



*Housing Need and Demand Assessment
2015*

Minutes of Housing Market Partnership
and Sub-Group Meetings

South Ayrshire HNDA Housing Market Partnership
30th January 2014
Newton House Board Room

In attendance

Tom McFadyean South Ayrshire Council
John Hodge South Ayrshire Council
Laura Thomson South Ayrshire Council
Barry Sheridan South Ayrshire Council
James Hall South Ayrshire Council
Jeff Bell Scottish Government Housing investment division
Jim Whitson Ayrshire Housing
Gus Collins South Ayrshire Council
Allison Craig South Ayrshire Council

Apologies

Homes for Scotland
Hanover Housing

Apologies

Heather informed the group of who have forwarded their apologies for being unable to attend the meeting.

Welcome and Introductions

Heather Anderson welcomed everyone to the initial meeting of the Housing Market Partnership.

HNDA and the Housing Market Partnership

Heather Anderson outlined what is involved in the HNDA process, as well as highlighting the outputs and outcomes of the HNDA. It is anticipated that after the process is completed that the HNDA would achieve robust and credible status. The structure of the HMP as well as how the different sub groups would feed into the main group was explained. The purpose and meeting schedule was also explained.

- First meeting (Feb) Outline the process and present initial findings
- Second meeting (May) present findings
- Third meeting (Sept) agree findings and draft HNDA

The initial findings were outlined in relation to

Demographics

- slight increase in population
- Increase over 50s population

- Change in household composition, more single person households, high number of single pensioner households.

Affordability

- High income ratio required for housing in lowest quartile within South Ayrshire
- Ayr is the least affordable area
- Affordability is more acute in Ayr HMA
- Maybole and Rural South is most affordable
- 46% of households cannot afford the lowest quartile house price

Sustainability

- Fuel Poverty more prevalent on rural areas and older households
- 2015 SHQS targets
- 2016 Scottish Government fuel poverty targets
- 2020 energy efficiency milestones
- New build programme, additional £4,000 available for additional energy efficiency measures.

Specialist Provision

- Older people, greater variety required, housing with care, very sheltered, sheltered housing complexes.
- Housing Adaptations, must ensure that best use of housing stock is attained
- Younger people, 30% of population under 35
- Homeless Households, longer stays in temporary accommodation, longer to house households from temporary to settled accommodation, 2012 requirement for provision of housing with support. May have to look at different housing models
- Physical Impairment, DWP DLA figures indicate that 7% of population is in receipt of DLA.

The HNDA process will be developed through scenario planning, looking at economic conditions affordability, demographics.

Questions

Gus Collins asked if the HNDA process had linked in with the financial inclusion strategy, the implementation of health and social care, Welfare Reform Group

Jeff Bell commented that the process outlined seems alright and the HNDA guidance would assist this.

HNDA – the planning perspective

James Hall presented how the HNDA informs the planning perspective within the local authority area. The changes in the policy context to a Local Development Plan from the Joint Ayrshire Structure Plan and local plan were explained. James also informed the group that the Local Development would gain approval later in the year. James highlighted that there a political element to the process which incorporates economical as well environmental factors, as well as the strategic

vision within South Ayrshire. The sites for development have been chosen around Ayr, Troon and Prestwick. 27 sites have been chosen resulting in 1287 homes being developed. The breakdown of these developments is between market areas and affordable sites.

Questions

Heather Anderson commented that after the process the affordable housing policy would be revisited.

Allison Craig inquired about the constraints in delivering the targets. Heather Anderson commented that subsidy levels and other factors are taken into consideration.

Jim Whitson enquired about whether the housing supply target would take into consideration housing which is taken out of supply and therefore additional supply would be required to account for this.

AOB

Heather explained that the next HMP meeting would take place in late May where subsequent proposals would be discussed. The group was thanked for attendance. A meeting date will be forwarded in due course.

In attendance

David Burns South Ayrshire Council
Angela Duffy Margaret Blackwood HA
Allison Craig South Ayrshire Council
John Esslemont South Ayrshire Council
Tom McFadyean South Ayrshire Council
Jeff Bell Scottish Government Housing Supply Division
Mary Hepburn West of Scotland Housing Association
Ken Shepherd Hanover Housing
Jim Whitson Ayrshire Housing Association
Kevin Anderson South Ayrshire Council
Heather Anderson South Ayrshire Council
Barry Sheridan South Ayrshire Council
Ross

1. Welcome and Introductions

Heather Anderson welcomed the group to the initial meeting of the South Ayrshire HNDA Housing Supply Sub Group.

2. HNDA Overview

Heather Anderson presented a background and overview of the HNDA process and the key findings from the initial research carried out. Heather outlined that the Scottish Government will be publishing the HNDA refresh guidance in late February/early March which will comprise of four elements, including the HNDA Toolkit.

The funding of affordable housing by the Scottish Government through the Resource Planning Assumption within South Ayrshire was outlined for the period of 2012-2015. In terms of completions South Ayrshire Council built 87 units on 2012-2013, and 148 RSL units were completed during the period of 2013-2015, it is anticipated that 80 council units and 67 RSL units will be completed. The increased subsidy per unit for council housing and RSL units was also highlighted.

The impact of the Right to Buy of Council housing on housing supply was discussed. South Ayrshire council housing with stock has been depleted by 11,000 units since 1980. The phasing out of the Right to Buy through the Housing Bill was also discussed and if this would further diminished supply in the run up to this being phased out.

The issue of affordability was outlined with 46% of households being unable to afford to meet their housing need in the market. Demand for council housing is most acute in Prestwick, and less so in Maybole and Girvan. In terms of population, over the past decade the population within South Ayrshire has seen a rise of around 1%, with 30% of the population over 60 years of age.

Households have increased by 6% in the decade to 52,500 in 2012. A large proportion on these are single households accounting for 34% of all households. The difficulties in current housing stock were discussed.

3. HNDA Toolkit

Barry Sheridan gave a brief overview of the working of the forthcoming HNDA Toolkit and how it will assist scenario planning in economic conditions, populations and households as well as affordability. The main elements of the toolkit were explained. The toolkit examine population projections, household growth, calculation of backlog need and existing need, income growth and distribution, prices and affordability, and the possibility of mid market renting.

4. Discussion

Discussion took place regarding the increase in people 65 and over. It was confirmed that there had been an increase in this age group of 14% over the past decade. The possible provision of different types of housing, as well as housing, support and care were discussed. The possible requirement for intermediate market rental accommodation within South Ayrshire was also highlighted and how it will form an element of the scenario planning.

The upcoming Local Development Plan was discussed in relation to land availability and matching the findings of the HNDA. In addition the policy cycle of the two documents was considered about and if there were gaps in the implementation period. There was discussion about planning for housing within the LDP and how the document looks as specific, localised and affordable housing. The availability of land within rural areas and whether it would be viable option for RSLs to consider development opportunities within the period of the next HNDA and beyond was discussed. In addition, land use in specific areas, including Ballantrae and Tarbolton and the contrast between approaches by the local communities. Furthermore, the difficulties surrounding infrastructure was discussed in delivering possible housing developments.

Demand pressure within South Ayrshire was outlined. This most acute pressure is in the Prestwick area. There was a general consensus regarding this across from the group that this was the case across all tenures in the area in the area. In addition there were discussions around the methodology surrounding pressured area status in 2011.

The effect of the private sector tenure on housing supply was illustrated, considering that it accounts for around 11% of the existing tenure profile within South Ayrshire.

A brief discussion took place about the house sales transactions. Heather Anderson explained that the active market was generally self contained within South Ayrshire.

There was a brief discussion about whether the Scottish government would accept an alternative plan to develop housing in other areas if land was not available with areas of high demand. Jeff Bell agreed that it was reasonable to assume this.

The level of subsidy was discussed. It was felt that the rise had helped development; however it has been hindered by land supply and land prices. In addition, there was general consensus from RSLs that there has been additional focus placed on pension provision by the Scottish Housing Regulator. In addition, the added pressure placed on RSLs to get properties to meet the SHQS in 2015 and the

EESH in 2020 was highlighted. The impact of the new building standards in relation to energy efficiency was highlighted as a factor that they have to account for.

The impact of household formation and how it fits with the national requirement to build housing for varying needs was highlighted. In addition the management issues of these types of households was commented on.

There was a feeling the impact of welfare reform and the political direction that the current administration at Westminster is at odds with the requirements set out by the Scottish Government of providing housing for varying need.

Discussion took place regarding whether the amount of new housing supply would be offset by bring private sector properties back into supply. Jeff Bell confirmed if this occurred then it would be subtracted from the amount of need.

The impact of the phasing out of the right to buy was discussed. There was a feeling that this would have to be taken into consideration, albeit the levels RTB sales had been minimal in recent years.

It was felt that the figures should take into consideration into what is deliverable as well as achievable given subsidy levels.

The group was informed that the housing policy and strategy team would complete various scenarios and forward papers outlining the various scenarios prior to the next meeting for their consideration. These will be considered at the next meeting.

5. AOB

None.

6. DONM

Meeting dates will be circulated in July/August

Communication Strategy – Draft HNDA

Purpose

Achieve a consistent approach to sharing the HNDA with HMP partners

Objective

Ensure all members of HMP have an opportunity to comment on the draft HNDA

Approach – Dissemination

- *An 'issues' spreadsheet will be prepared for each of the HMP groups outlining specific items within the whole document that require comment.*
- *A quick phone call should be made to let HMP member know an email (or letter) is on its way should be sent (or letter if no email address is available).*
- *An email with draft HNDA and Issues spreadsheet should be sent to each member of the relevant HMP.*
- *A checklist should be used to ensure no-one is missed off of the list. [Housing Partnership Membership 2.10.13.xlsx](#)*
- *A deadline for comments should be given, as well as an opportunity to express an interest in a meeting to discuss the findings.*

Approach – Collating Comments

- *A spreadsheet should be compiled for each HMP group to allow all comments to be reviewed and integrated into the HNDA.*
- *The emails should be saved in the HMP folder, as evidence of consultation and communication.*