

Item: 10

Education, Leisure and Housing Committee: 11 September 2019.

Strategic Housing Investment Plan.

Report by Executive Director of Education, Leisure and Housing.

1. Purpose of Report

To consider the Strategic Housing Investment Plan covering the period 2020 to 2025.

2. Recommendations

The Committee is invited to note:

2.1.

That the Strategic Housing Investment Plan for the period 2020 to 2025, attached as Appendix 1 to this report, which has been produced in partnership with the Housing Forum, proposes the following:

- 173 social rented and low-cost home ownership properties to be delivered by the Council and Orkney Housing Association Limited.
- 151 low cost home ownership properties delivered by the private sector and partners including islands development trusts among others.
- Four major infrastructure projects.

It is recommended:

2.2.

That the Strategic Housing Investment Plan for the period 2020 to 2025, attached as Appendix 1 to this report, be approved for submission to the Scottish Government.

3. Background

3.1.

The Strategic Housing Investment Plan is expected to be a short, succinct document focussing on the prioritisation and delivery of affordable housing, closely linked to, and forming an Appendix to, the Local Housing Strategy.

3.2.

The Strategic Housing Investment Plan is an aspirational document and outlines the affordable housing development priorities and preferences of the Council and its partners.

3.3.

It is recognised that the Council does not have an agreed house build programme beyond the 32 outstanding properties being developed at Carness Road, Kirkwall, and that the projects listed in the Strategic Housing Investment Plan are aspirational and any projects proposed for Council development will require approval through the Capital Project Appraisal process prior to any developments being funded and agreed. It is hoped that Capital Project Appraisals for a number of projects will be developed over the coming months.

3.4.

In line with the Scottish Government's target of 50,000 affordable homes over the lifetime of this parliament, it is anticipated that significant levels of overall funding for affordable housing development will be made available to Orkney through the Affordable Housing Investment Programme. The financial capacity of both the Council and Orkney Housing Association Limited is not sufficient to maximise the use of all of the funds that may become available and discussions have taken place with the Scottish Government to outline this.

3.5.

A request has been made to the Scottish Government that flexibility is increased around the types of affordable housing that can be developed through the main Affordable Housing Investment Programme and that this flexibility is also extended to cover some other developers. This would enhance the number of properties that could be developed and maximise the funding that could be utilised in Orkney. Discussions will continue with the Scottish Government over the request.

3.6.

The Council has worked with Orkney Housing Association Limited and other partners to draft a five-year Strategic Housing Investment Plan that seeks to deliver affordable housing where it is most needed and maximise the available funding to Orkney.

4. Proposed Strategic Housing Investment Plan

4.1.

Whilst the draft Strategic Housing Investment Plan 2019 to 2024, attached at Appendix 1 this report, outlines an aspirational and ambitious programme it is nonetheless considered achievable and the required funding from the Scottish Government is in place.

4.2.

This Strategic Housing Investment Plan builds on the Plan for the period 2019 to 2024 that was approved by Council in October 2018.

4.3.

In total the Strategic Housing Investment Plan aims to deliver 324 affordable housing units. 173 of these would be delivered by the Council and Orkney Housing Association Limited, while the other 151 would be delivered by private developers and other bodies including island development trusts. Any projects proposed for Council delivery would require to be progressed through the Capital Projects Appraisal process.

4.4.

The proposed projects cover all areas of Orkney. However, the majority of developments are proposed for Kirkwall which has the highest level of demand on the Common Housing Register waiting list for social rented housing.

4.5.

New affordable housing provision in the Isles will come from Islands Housing Fund projects developed by isles development trusts. Officers from the Council's Housing Services and Highlands and Islands Enterprise are currently providing support to eight development trusts to progress applications for funding.

4.6.

A group has been established in St Margaret's Hope with the aim of developing a co-housing project in the village. Again, officers from Housing Services are supporting this group to look at developing the project further. Robert Gordon University is also involved in discussions around development of the project. The group is in the feasibility phase of project development and will bid for funding via the Islands Housing Fund once the project is sufficiently developed over the coming months.

4.7.

Development of infrastructure projects for a number of key sites have been included in the Strategic Housing Investment Plan. These include the former Papdale Halls of Residence, the former Balfour Hospital, Soullisquoy, Kirkwall, and St Peter's House, Stromness.

5. Links to Council Plan

5.1.

The proposals in this report support and contribute to improved outcomes for communities as outlined in the Council Plan strategic priority of Thriving Communities.

5.2.

The proposals in this report relate directly to Priority 3.8 We will review the Local Housing Strategy of the Council Delivery Plan.

6. Links to Local Outcomes Improvement Plan

The proposals in this report support and contribute to improved outcomes for communities as outlined in the Local Outcomes Improvement Plan priorities of Strong Communities, Living Well and A Vibrant Economy.

7. Financial Implications

7.1.

The core purpose of the Strategic Housing Investment Plan is to set out the key priorities for affordable housing development in Orkney which will then inform Scottish Government and Council investment decisions. It is a working tool that sets out what affordable housing developments can be delivered and identifies the resources required.

7.2.

The Strategic Housing Investment Plan does not commit the Council to undertaking the projects listed in Appendix 1 and any proposed Council projects would require the standard Capital Project Appraisal procedure to be completed prior to development.

7.3.

The level of second homes Council Tax utilised in delivery of affordable housing from April 2008 to 31 March 2019 was £2,155,955.

7.4.

The demands on the Housing Revenue Account over coming years include the Energy Efficiency Standard for Social Housing as well as works to keep properties at the Scottish Housing Quality Standard. These demands mean that the level of house building to be delivered by the Council and outlined in the Strategic Housing Investment Plan are only sustainable with additional per-property grant funding from the Scottish Government.

8. Legal Aspects

There is a legal requirement on the Local Authority to produce both a Local Housing Strategy and a Strategic Housing Investment Plan, as set out in section 89 of the Housing (Scotland) Act 2001.

9. Contact Officers

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10. Appendix

Appendix 1: Strategic Housing Investment Plan and Tables.



Orkney Islands Council
Strategic Housing Investment Plan

2020/21 – 2024/25

August 2019



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Introduction

The Strategic Housing Investment Plan (SHIP) is Orkney's five-year development plan for affordable housing provision and is updated yearly in line with Scottish Government guidance. The SHIP forms part of the Local Housing Strategy (LHS) process and is updated yearly. New build housing is developed by the Council, its housing association partner, Orkney Housing Association Limited (OHAL), and the private sector. Affordable housing provision may be delivered by Scottish Government funding schemes including the main Affordable Housing Supply Programme, Help to Buy, Open Market Shared Equity and the Islands Housing Fund or via private sector provision.

The SHIP forms part of the Local Housing Strategy (LHS) process and is the key statement of affordable housing development priorities in each local authority area which will guide the application of Scottish Government and other funding. The last SHIP covering 2019/20 – 2023/24 was submitted to the Scottish Government in October 2018.

Orkney's SHIP for 2020/21 – 2024/25, in common with previous plans, seeks to show how Orkney Islands Council will continue to support and facilitate the use of available funding to provide much need affordable housing across the county. The Council, in partnership with OHAL and private developers, is continuing to build new affordable properties in an effort to meet the increasing demand for affordable housing. However, as both the Council and OHAL have built significantly over the last five to ten years there is no longer the financial capacity within either organisation to build at the levels which were seen between 2011 and 2015. So smaller more focused programmes will be delivered over the lifetime of this SHIP.

The Council has held discussions with Scottish Government officials and other key partners over summer 2019 to try to ensure that despite the various constraints and challenges of delivering significant affordable housing provision in a small island community the maximum level of funding can be utilised within Orkney.

As in previous years this document has been produced in partnership with a range of agencies.

Annexed to the SHIP are the standard tables that the Scottish Government requires each authority to complete. These tables include the projects prioritised within the SHIP programme over the period 2020/21 – 2024/25.

Methodology

The Methodology used to identify areas for development includes an assessment of the social housing waiting list which is shared by the Council and Orkney Housing Association. The waiting list has grown to over 700 households, with over 400 households having Kirkwall as their first-choice area. The majority of households that have an identified social housing priority pass are also looking for housing in Kirkwall.

The Housing Needs and Demand Assessment shows demand for social housing and affordable low-cost home ownership across Orkney and the SHIP provides a mix of housing types across key Mainland Orkney locations to try and cater for households looking for other areas in Orkney.

The Islands Housing Fund allows island communities to look to develop their own housing and the Council is actively supporting the majority of Orkney's outer islands and three other bodies to develop Islands Housing Fund applications. The SHIP has not identified any development by the Council or housing association in the outer islands due to low levels of demand on the waiting list. However, both organisations, along with Highlands and Islands Enterprise are keen to support islands delivering housing which is flexible and adaptable to meet the needs of their communities. The Islands Housing Fund is seen as the best opportunity to do this and the Council is looking to enhance the level of support it can offer communities to assist them in developing projects over the coming months.

As well as demand drivers the development of housing sites is driven by the availability of sites and stock numbers and locations of previous developments. Both the Council and housing association have developed extensively in rural Mainland Orkney, which means that stock to waiting list ratios are quite healthy. The SHIP proposes some additional development in some rural areas where the housing association has available land and where we feel there is an appropriate level of demand.

The Strategic Framework

The Local Housing Strategy's main aim is to ensure 'that every citizen in Orkney has access to a warm, dry, secure, and affordable home, suited to their particular needs and, wherever possible, in a community of their choice'.

Ongoing work around housing need and demand, supply and changes within the wider housing market, as well as the development of the Housing Needs and Demand Assessment (HNDA), have fed into the development of the SHIP.

Consideration must also be given to how development in areas which don't necessarily exhibit explicit demand for social housing can contribute to the sustainability of Orkney's more fragile communities. Support through the Islands Housing Fund is seen as essential to housing options in the isles.

Financial considerations and constraints

The majority of the projects listed in the SHIP have not yet been approved by the Council or Orkney Housing Association and would need to progress through the normal Capital Project Appraisal process to gain approval. The financial commitments required by both organisations to develop the projects listed will be a key consideration before any projects progress.

Positive discussions have taken place with the Scottish Government and other partners about how best to utilise the funding made available to Orkney for affordable housing, and these discussions will continue over the coming months.

Additional Council Investment

The Council's Strategic Reserve Fund has supported the Council's House Build Programme with £4.328M in funding between 2010 and 2019. A detailed assessment has been undertaken in respect of the Housing Revenue Account (HRA) to determine its future capacity to support further building and the business plan for the Housing Revenue Account that will be developed over the coming months will provide a firmer picture on what the Housing Revenue Account can afford to fund in the way of further housing development.

Second Homes Council Tax

The Council uses Second Homes Council Tax funds to support both its own House Build Programme and in the past that of Orkney Housing Association Ltd. A total of £2,155,955 in Second Homes Council Tax has been invested in the social housing development programme since 2008. Income is expected to stay around the same level going forward.

Infrastructure Constraints

Due to the rapid expansion of Kirkwall over the last 10 years there has been additional pressure placed on various elements of infrastructure including roads, schools and water and sewage. The Council is working closely with Scottish Water and other partners to ensure that there is adequate infrastructure to support the continued development of Kirkwall. Other areas of Orkney do not have the same levels of constraint around infrastructure.

Housing Needs of Specific Household Groups

Whilst this SHIP has been developed with the intention of meeting the outcomes of Orkney's Local Outcomes Improvement Plan (LOIP) and the objectives of the Local Housing Strategy, specific consideration has also been given to the conclusions of

the Housing Needs and Demand Assessment (HNDA) which was approved by the Scottish Government in 2012. The updated HNDA is currently being finalised.

Older People

As outlined above there is forecast to be a significant increase in the number of older people in Orkney over the coming 20 years. By 2025 it is anticipated that 4,286 or 20% of Orkney's population will be aged 70 and over. This figure is expected to rise further to 5,625 or 26% of the population by 2041. The housing needs of this very significant proportion of the population will require to be clearly identified and any planned development must ensure that the needs of older people are effectively catered for. In terms of this Strategic Housing Investment Plan most of the units being proposed will be of single storey semi-detached and terraced construction which will aid accessibility.

The need for Housing Support has been identified as an issue in other areas across Orkney, and where the development of extra care housing is neither practical or viable then other options, such as linking housing into existing care facilities or the development of telecare services, will be considered. New developments of additional housing provision will take the needs of this increasingly large group into consideration.

There is the potential for a number of co-housing projects for older people over the coming years, with a group in St Margaret's Hope leading the developments in this sector with a project under development in collaboration with Robert Gordon University.

Younger People

No specific younger persons housing has been included in this SHIP, however, there are a significant amount of low cost home ownership options being proposed and one of the key groups targeted by this housing type is first time buyers. Orkney's aging demographic will bring challenges to housing provision over the coming years, and there will also be challenges to retain and attract young people to help support and sustain Orkney's working age population. Affordable housing opportunities across the tenures will be key to attracting and retaining younger people in Orkney and the Council is keen for support to be provided for low cost home ownership, mid-market rent and self-build projects throughout Orkney that will help meet the aspirations of our younger people and those looking to move to Orkney.

Wheelchair Housing

In line with the Scottish Government guidance on wheelchair housing and the requirement for each local authority to set targets across all housing tenures for the delivery of wheelchair housing Orkney Islands Council has set a target for two properties a year across all tenures. This may seem like a small figure, but the information available to the Council and partners is that demand for wheelchair housing fluctuates and that a higher target may lead to properties being developed that are not required by wheelchair using households. The Council will review the target yearly to assess the demand for wheelchair housing and will

work with partners in Health, Social Care and Orkney Housing Association to explore options for evidencing need for wheelchair housing further.

The above targets would see an additional 10 wheelchair properties delivered over the lifetime of the SHIP. The majority of these would probably be in the social rented or low-cost home ownership tenures.

Empty Homes

The Council has developed an Empty Homes Project in partnership with the Scottish Empty Homes Network. The Council employ a Development and Empty Homes Officer who works with households and development trusts to try and bring empty properties back into use. In the first two years of the project over 40 properties were brought back into use.

Child Poverty Strategy

The Orkney Child Poverty Strategy is currently under development and the actions and targets of the Strategy will feed into the development of future Strategic Housing Investment Plans.

Rapid Rehousing Transition Plan

The key priority of the Rapid Housing Transition Plan that links with the SHIP is: the increased supply of social rented housing by Orkney Islands Council and Orkney Housing Association Limited to increase the number of properties that are available to rent to households in housing need. This will reduce the time homeless households need to remain in temporary accommodation and speed up permanent rehousing.

Islands (Scotland) Act 2018

The Islands (Scotland) Act 2018 requires public agencies to ensure that their policies and strategies are not detrimental to island areas. As an island authority Orkney Islands Council strives to provide quality services to all households.

The delivery of affordable housing in Orkney's outer islands is focused around the Islands Housing Fund, with the Council and Highlands and Islands Enterprise providing support to island development trusts to develop affordable housing of different tenures that will help meet housing need on each island. At present the Islands Housing Fund expires on 31 March 2021 and while the Council will continue to lobby the Scottish Government for a continuation of what has proven a hugely useful fund. Should the Islands Housing Fund not continue post March 2021 future SHIPS will reflect a different approach to housing development in the outer islands, which would most likely include some provision by either the Council or housing association. However, this provision could not match the level of funding or the number of properties that can be developed through the Islands Housing Fund due to demand pressures elsewhere in Orkney.

Housing for Gypsy/Travellers

Specific housing or pitches for Gypsy/Travellers are not provided in Orkney due to the fact there has historically been very little evidence of Gypsy/Travellers staying in Orkney outside the summer months.

Other SHIP Priorities

Rural Housing Fund and Islands Housing Fund

The Scottish Government's Rural Housing Fund and Islands Housing Fund offer exciting opportunities for affordable housing development in Orkney. The fund allows partner agencies, that had limited access to affordable housing funding prior to the Islands Housing Fund, the chance to develop individual affordable housing projects that will help their area. The fund provides excellent flexibility around tenure type and delivery and is ideal for areas that require a flexible approach.

Orkney Islands Council Housing Services, with assistance from Highlands and Islands Enterprise, are currently assisting eight local islands development trusts and a local co-housing group and two private developers to develop applications for the Islands Housing Fund. The Islands of North Ronaldsay and Papa Westray have already been awarded project funding through the fund, while six other projects have received Feasibility Funding. It is hoped that through 2019/20 a number of other projects will also receive project funding and start on-site development of projects.

The projects under development will help meet housing need in some of Orkney's island communities and other areas where mainstream affordable housing development may not be appropriate or affordably deliverable by the Council or Orkney Housing Association. The Council is committed to supporting groups looking at delivering housing projects in their area wherever possible, primarily through the assistance of development staff based in the Council's Housing Service. Housing Services is hoping to enhance the existing support to organisations interested in exploring options for community led housing provision.

Housing Infrastructure Fund

There are a number of Housing Infrastructure Fund projects outlined in tables 2 and 3 of the attached Appendix. These projects aim to utilise land that is in the ownership of the public sector, but that will require additional investment, either for demolition or servicing, to make them viable for housing developments. Two sites are owned by the Council, with the Balfour Hospital being in the ownership of NHS Orkney.

Initial work is being undertaken on the potential housing options for St Peter's House in Stromness and discussions will be held about the best strategic uses for former Papdale Halls of Residence and Balfour Hospital sites with relevant partners over the coming months. The Council has had initial discussions with NHS Orkney around the Balfour Hospital site NHS Orkney are looking into options for the future use of the site. Significant work has been undertaken to develop plans for the Soullisquoy site in Kirkwall and positive discussions have been held with Scottish Water and the Scottish Government about options to open the site up for the development of Kirkwall's new care home and up to 138 new houses.

Discussions will continue between the Council, Scottish Water and other partners about how best to deal with potential infrastructure constraints around Kirkwall to free up as much housing land as possible.

Private Developers

Local developers remain committed to exploring the range of ways in which they may be able to assist in the delivery of affordable housing. There are a few developers in Orkney that are registered on the Scottish Government's Help to Buy scheme and the scheme is proving popular. Developers are also looking to utilise Open Market Shared Equity for the development of new low-cost home ownership properties.

The Scottish Government's Islands Housing Fund provides an opportunity for local development trusts, land owners and developers to access funding for the delivery of affordable housing on a scale that has not been seen before. The Council is offering what assistance it can to developers who are looking to apply for Islands Housing Fund funding.

Orkney's housing shortage and growing population means that the provision of housing across all tenures is becoming even more important. The impacts are already being felt of a lack of housing with recruitment proving difficult for various organisations. The provision of affordable housing outside the traditional social housing provided by the Council and housing association is a key tenure type and will become even more important over the coming years as the Council and partners try and tackle the demographic imbalance in Orkney and retain and attract more young households to live, study and work in Orkney. Low cost home ownership and mid-market rent, which can house several household types including young people, students and key workers, are going to be key tenure types over the coming years.

Consultation

The SHIP has been developed in consultation with Councillors and Orkney's Housing Forum which includes representatives from Orkney Islands Council, The Scottish Government, Highlands and Islands Enterprise, Orkney Housing Association and Scottish Water.

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STRATEGIC HOUSING INVESTMENT PLAN 2019/20-2023/24

Table 3 - POTENTIAL HIF AFFORDABLE HOUSING PROJECTS WHICH MAY BE DEVELOPED FOLLOWING HIF INVESTMENT

LOCAL AUTHORITY: Orkney Islands Council

PROJECT	SUB-AREA	PRIORITY Low / Medium / High	GEOGRAPHIC COORDINATES (X-EASTING Y-NORTHING)	GEOGRAPHIC CODE (Numeric Value - from Drop Down Table Below)	DEVELOPER	UNITS - TENURE					UNITS - BUILT FORM					UNITS - TYPE			GREENER STANDARDS Enter Y or N	APPROVAL DATE Financial Year (Estimated or Actual)	UNIT SITE STARTS				UNITS - COMPLETIONS				SG AHSP FUNDING REQUIREMENT (€0,000)				TOTAL AHSP FUNDING REQUIRED OVER SHIP PERIOD							
						Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	PSR	Total Units	Rehab	Off the Shelf	NB	Total Units	GN	Specialist Provision			Type of Specialist Particular Need (if Known)	Total Units by Type	2018/19	2019/20	2020/21	POST 2020/21	TOTAL SITE STARTS OVER PERIOD OF SHIP	2018/19	2019/20	2020/21	POST 2020/21	TOTAL COMPLETIONS OVER PERIOD OF SHIP		2018/19	2019/20	2020/21	POST 2020/21			
Corse West/Soulsquoy, Kirkwall	Kirkwall	High		9	Orkney Islands Council and Orkney Housing Association	78		8				86			36	36	38	40	Extra care and all age disability	78	Y	2018/19			20	12	46	78				20	58	78			€1,001,000.00	€800,000.00	€3,532,800.00	€5,333,800.00
St Peter's House, Stromness	Stromness	Medium		9	Orkney Islands Council	N/K						0	N/K		0	N/K				0	Y	2021/22				N/K	0			N/K	0						€0.00			
Former Papdale Halls of Residence, Kirkwall	Kirkwall	Medium		9	Orkney Islands Council	16						16		16	16	16				16	Y	2021/22				16	16			16	16							€0.00		
Former Balfour Hospital	Kirkwall	Medium		9	Orkney Housing Association	N/K						0		0	0					0	Y	2021/22					0			0								€0.00		
Total						94	0	8	0	0	0	102	0	0	52	52	54	40	0	94			0	20	12	62	94	0	0	20	74	94	0.000	1001000.000	800000.000	3532800.000	5333800.000			

Drop Down Table Values	
Numerical Value	Geographic Code
1	West Highland/Island Authorities/Remote/Rural Argyll - RSL - SR - Greener
2	West Highland/Island Authorities/Remote/Rural Argyll - RSL - SR - Other
3	Other Rural - RSL - SR - Greener
4	Other Rural - RSL - SR - Other
5	City and Urban - RSL - SR - Greener
6	City and Urban - RSL - SR - Other
7	All - Greener
8	All - Market Rent - Other
9	All - Council - SR - Greener
10	All - Council - SR - Other

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STRATEGIC HOUSING INVESTMENT PLAN 2018/19-2022/23

LOCAL AUTHORITY: Orkney Islands Council

TABLE 4 - AFFORDABLE HOUSING PROJECTS FUNDED OR SUPPORTED BY SOURCES OTHER THAN THE RPA/TMDF BUDGET

PROJECT ADDRESS	SUB-AREA	PRIORITY Low / Medium / High	GEOGRAPHIC COORDINATES (EASTING Y-NORTHING)	DEVELOPER	FUNDING SUPPORT SOURCE	APPROVAL DATE					TOTAL					TOTAL UNIT COMPLETIONS	NON SS FUNDING TOTAL £0.000M	OTHER NON-AHSP SG FUNDING (IF APPLICABLE) £0.000M	TOTAL FUNDING £0.000M
							Financial Year (Actual or Estimated)	2020/21	2021/22	2022/23		2023/24	TOTAL SITE STARTS	2020/21	2021/22				
North Ronaldsay	Isles	Medium		Islands Development Trust	Islands Housing Fund	2019/20	1				1	1				1	£100,000	£80,000	£180,000
Eday	Isles	Medium		Islands Development Trust	Islands Housing Fund	2019/20	3				3	3				3	£220,000	£255,000	£475,000
Rousay, Egilsay and Wyre	Isles	Medium		Islands Development Trust	Islands Housing Fund	2019/20	4				4	4				4	£200,000	£510,000	£710,000
Sanday	Isles	Medium		Islands Development Trust	Islands Housing Fund	2019/20	4				4	4				4	£300,000	£510,000	£810,000
Shapinsay	Isles	Medium		Islands Development Trust	Islands Housing Fund	2019/20	2	2		2	6	2		2	2	6	£300,000	£510,000	£810,000
Stronsay	Isles	Medium		Islands Development Trust	Islands Housing Fund	2019/20	2				2	3				3	£200,000	£255,000	£455,000
St Margaret's Hope Co-Housing project	East Mainland & Linked South Isles	Medium		Community group	Islands Housing Fund	2019/20	6				6	6				6	£370,000	£350,000	£720,000
Self build equity scheme	Orkney wide	High		Orkney Islands Council	Islands Housing Fund	2019/20	10	10	10	10	40	10	10	10	10	40	£5,000,000	£2,000,000	£7,000,000
Open Market Shared Equity developments	Kirkwall	High		Various developers	Open Market Shared Equity	2018/19 - 2023/24	20	20	20	20	80	20	12	20	12	64	£7,200,000	£4,800,000	£12,000,000
Help to Buy	Kirkwall	Medium		Various developers	Help to Buy	2018/19 - 2023/24	10				10	10	10			20	£2,700,000	£1,800,000	£4,500,000
Total							62	32	30	32	156	63	32	32	24	151	£16,590,000	11,070,000,000	27,660,000,000

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STRATEGIC HOUSING INVESTMENT PLAN 2019/20-2023/24

LOCAL AUTHORITY: Orkney Islands Council

TABLE 5.1: COUNCIL TAX ON SECOND AND EMPTY HOMES(£0.000M)

	TAX RAISED OR IN HAND	TAX USED TO SUPPORT AFFORDABLE HOUSING	TAX CARRIED FORWARD TO SUBSEQUENT YEARS
PRE - 2015/16			
2015/16	£226,894	£226,894	0.000
2016/17	£233,481	£233,481	0.000

TABLE 5.2: DEVELOPER CONTRIBUTIONS (£0.000M)

	SUMS			UNITS		
	RAISED OR IN HAND	USED TO ASSIST HOUSING	SUM CARRIED FORWARD TO SUBSEQUENT YEARS	AFFORDABLE UNITS FULLY FUNDED FROM CONTRIBUTIONS	UNITS PARTIALLY ASSISTED FROM CONTRIBUTIONS	UNITS TOTAL
PRE - 2015/16						
2015/16	£0.000	£0.000	0.000	0	0	0
2016/17			0.000			0

Note: These tables are used to capture financial information. Details of how this has been used to fund/a housing should be contained in the text of the SHIP as described in the guidance.