



<b>Meeting(s):</b>	<b>Development Committee</b>	<b>17 January 2022</b>
<b>Report Title:</b>	<b>Strategic Housing Investment Plan (SHIP) 2022 - 2027</b>	
<b>Reference Number:</b>	<b>DV-04-22-F</b>	
<b>Author / Job Title:</b>	<b>Anita Jamieson / Executive Manager - Housing</b>	

## **1.0 Decisions / Action Required:**

### **1.1 That the Committee:**

- 1.1.1 APPROVES the Strategic Housing Investment Programme 2022/23 – 2026/27 as set out in Appendix 1 (a) and (b) for submission to Scottish Government.
- 1.1.2 GRANTS delegated authority to the Director of Development Services (or his nominee) to assign approved projects from the SHIP to meet programme variations (including, but not limited to, power under delegated authority to pull forward an approved project from later years if additional funding becomes available).

## **2.0 High Level Summary:**

- 2.1 The Strategic Housing Delivery Plan (SHIP) is the key document to show how resources would be applied and prioritised in delivering the outcomes contained in the Local Housing Strategy, in line with Scottish Government guidance.
- 2.2 The SHIP looks ahead over a five year time period and is reviewed and reported annually.

## **3.0 Corporate Priorities and Joint Working:**

- 3.1 The key priority themes of the Local Housing Strategy are reflected in the Shetland Partnership Plan and increasing supply of housing is a key priority in the revised Corporate Plan 'Our Ambition'.
- 3.2 The SHIP is developed and delivered through a partnership approach involving Housing, Planning, Community Planning and Development, Asset, Commissioning and Procurement and Roads Services of the Council together with Hjaltsland Housing Association, NHS Shetland and Scottish Water.

<b>4.0 Key Issues:</b>	
4.1	The SHIP as presented continues to identify and deliver new housing supply in line with the Local Housing Strategy to meet the housing need and demand in Shetland.
4.2	This plan looks to deliver 376 units of accommodation across Shetland over the next 5 years, and seeking support of just under £26M of Scottish Government funding.
4.3	The annual review of the SHIP will allow for revisions to be made to reflect the ongoing impacts of Covid and Brexit which are not fully known at this time. Successful delivery of the attached plan will be subject to a number of caveats around contractor capacity and availability, materials and supply chain issues and development costs.
4.4	There is scope for new projects to be brought forward in future years. The advantage of having two master-planned projects in Lerwick is that these are projected to meet the arising need over the period of construction and can be phased accordingly.
<b>5.0 Exempt and/or Confidential Information:</b>	
5.1	None.
<b>6.0 Implications :</b>	
<b>6.1 Service Users, Patients and Communities:</b>	The Local Housing Strategy (LHS) identifies housing needs across all tenures, based on the evidence from the Housing Need and Demand Assessment (HNDA) and was the subject of extensive community consultation. The SHIP Is the delivery agent for the LHS.
<b>6.2 Human Resources and Organisational Development:</b>	None.
<b>6.3 Equality, Diversity and Human Rights:</b>	The Local Housing Strategy has had a full equalities impact assessment carried out.
<b>6.4 Legal:</b>	The local authority is the statutory enabling body for identifying housing needs in the area.
<b>6.5 Finance:</b>	The Scottish Government hold and manage the budget for housing supply centrally. Indicative minimum resource planning assumptions have been issued in line with period of the SHIP.
<b>6.6 Assets and Property:</b>	None.

<b>6.7 ICT and New Technologies:</b>	None.	
<b>6.8 Environmental:</b>	None – the LHS was exempt from Strategic Environmental Assessment.	
<b>6.9 Risk Management:</b>	<p>The SHIP seeks to put in place a deliverable programme of affordable housing development within the context of existing local and strategic priorities and resources available. The delegated authority sought allows a degree of flexibility to make changes to the programme to maximise external resources.</p> <p>There are current risks to the successful delivery of the programme due to Covid and Brexit implications as set out in section 4. These will be regularly monitored with partners including the Scottish Government's More Homes division.</p>	
<b>6.10 Policy and Delegated Authority:</b>	In accordance with Section 2.3.1 of the Council's Scheme of Administration and Delegations, the Development Committee has delegated authority to take decisions in relation to those functions within its remit which includes Housing.	
<b>6.11 Previously Considered by:</b>	n/a	

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**Appendices:**

Appendix 1 (a) and (b) – Strategic Housing Investment Plan – 2021/22 – 2025/26 (Text and Tables)

**Background Documents: n/a**