



Housing and Technical Resources
Executive Director **Daniel Lowe**

Mr Jamie Mann
(request-559263-
e601c9dd@whatdotheyknow.com)

Our ref: qA983732
Your ref:
If calling ask for: Sharon Mackie
Phone: 01698 454358
Date: 6 June 2019

Dear Mr Mann

Freedom of Information (Scotland) Act 2002 (FOISA)
Request for Information

I refer to your information request(s) received by the Council on 14 March 2019 in which you ask for the following information:

- 1) Please share your council's affordable housing planning policy.
Please also clarify the different affordable housing options offered by your council alone, which may include MMR, social rent, shared ownership, etc.
- 2a) Please specify how many affordable homes offered by your council alone have been built from 1 March 2016 until 1 March 2019.

Please break down this number by year and by tenure type (MMR, social rent, shared ownership, etc.).

- 2b) If the council has comparable local data on RSL activity in regards to the above, please supply this information.
- 3a) Please specify how many were demolished, sold or were made otherwise unavailable as affordable homes from 1 March 2016 until March 2019.

Please break down this number of affordable houses by year and by tenure type (MMR, social rent, shared ownership, etc.).

- 3b) If the council has comparable local data on RSL activity in regards to the above, please supply this information.
- 4a) Please detail how much your council has made from sales of affordable housing stock each year, over last five years.
- 4b) Please provide the addresses of sold properties and specify how much each one was sold for.
- 5a) Please outline the council's projections for the number of affordable homes to be added to its housing stock from 1 March 2019 until 1 March 2021. (Including any which may have been added from March 1- to the date this FoI was received).

Council Offices, Almada Street, Hamilton ML3 0AA Phone: 01698 454358.Fax: 01698 454592
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Please break down this number by year and by tenure type (MMR, social rent, shared ownership, etc.).

5b) Can you also specify the number of affordable houses which are ring fenced and guaranteed to remain affordable over the same time period?

5c) If the council has comparable data on RSL activity in the council area, please supply this information.

6a) Please specify how affordable homes are projected to be demolished, sold or made otherwise unavailable as affordable homes from 1 March 2019 until 01 March 2021 (Including any which may have been demolished, sold or made otherwise unavailable as affordable homes from March 1 to the date this FoI was received).

Please break down this number of affordable houses by year and by tenure type (MMR, social rent, shared ownership, etc.).

6b) If the council has comparable local data on RSL activity in regards to the above, please supply this information.

7a) Please clarify whether plans are put in place to replace demolished affordable homes.

I.e. Are demolished affordable homes guaranteed to be replaced? If so, will the affordable homes be in the same category? (MMR, social rent, shared ownership, etc.)

7b) If the council has comparable information in regards to RSL activity in the council area, please supply this information.

Holding the Information

The Council has searched its records and has located all of the information that you have requested

Response to Request(s)

The Council can give you all of the information that it has in relation to your request. This information is as follows:

1) A copy of the Council's Affordable Housing and Housing Choice Policy is available on the Council's website along with copies of the Affordable Housing Supplementary Guidance.

2a) The Council holds information in financial years. A total of 274 Council new build homes were built between 1st April 2016 and 31st March 2019, including 92 in 2016/17, 50 in 2017/18 and 132 in 2018/19. All the Council's new build homes are for social rent.

2b) The Scottish Government can provide information on the RSL programme.

3a) Over the period from 1st April 2016 and the 31 March 2019, the Council demolished a total of 62 low demand council homes (2018/19) in small rural settlements to address mismatch in supply and demand. Although RTB was abolished in July 2016, sales which started prior to this date continued with a total of 354 sales completed over the three years from 1st April 2016 as follows:-

2016 – 2017	221 Sold
2017 – 2018	131 Sold
2018 – 2019	2 Sold

3b) The Council does not hold this information. The Scottish Government can provide information on the RSL programme.

4a)	1 April 2014 – 31 March 2015	£5,584,860.00
	1 April 2015 – 31 March 2016	£6,063,958.50
	1 April 2016 – 31 March 2017	£9,463,619.50
	1 April 2017 – 31 March 2018	£6,101,118.00
	1 April 2018 – 31 March 2019	£88,300.00

4b) Please see attached spreadsheet

5a) The Council's projections on new affordable supply are publicly available in the Council's Strategic Housing Investment Plan and associated tables (attached). This plan is reviewed and refreshed annually and is due to be updated in October 2019.

5b) Right to buy was abolished in August 2016 and all the council's housing existing and new supply stock will be exempt from RTB and retained as affordable.

6a) The Council approved plans to demolish 378 low demand 4 and 5 story non-traditional tenement flats in East Whitlawburn in July 2016, and to redevelop the cleared site to provide 320 low rise homes for rent and affordable sale. Phase 1 of the demolition to clear 160 flats will be completed in 2019/2020. The remaining 218 flats will be demolished post March 2021. A detailed programme for this second phase is not currently available. A projection of the construction plan for the new housing in East Whitlawburn is contained within the Council's Strategic Housing Investment Plan.

6b) The Council does not hold this information. Individual RSL's would provide details of their own demolition plans.

7a) As noted above in 6a), the Council has approved a major housing regeneration masterplan for the East Whitlawburn area and is currently implementing proposals with phase 1 of new build anticipated to start on site within the current financial year. The masterplan provides for 230 new low rise homes for social rent and approximately 100 for private sale to improve the range, quality and tenure balance of housing in the area.

7b) While a detailed programme on future phases is not currently available, it is anticipated that all new housing in the masterplan area will be completed by March 2023.

Request for Review

The Council has a Review Panel to deal with complaints from people who are not happy about the way that it has handled their request. Staff not involved in the original decision will handle any review.

If you want to complain, you can ask the Review Panel to look at the way that we have dealt with your request. It will consider whether we have complied with the requirements of FOISA. Please note that if you wish to complain, you must do so by 14 June 2019. You must explain why you are not happy when requesting a review.

Please note that the Review Panel cannot look at any decisions taken by the Council or actions of the Council or any of its employees or a service provided by it that are not connected to the handling for request for information.

You should send your request for a review to:

Mr. W. Dunn
Information Compliance Manager
Finance and Corporate Resources
Floor 11
Council Offices
Almada Street
Hamilton
ML3 0AA

Alternatively, you can request a review at foi.reviews@southlanarkshire.gov.uk.

Appeal to the Scottish Information Commissioner

If you are not happy with the outcome of the review, you can appeal to the Scottish Information Commissioner. The Commissioner will decide whether the Council has dealt with your request properly. Please see the Commissioner's website at www.itspublicknowledge.info for further details.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Maureen Flynn', with a long horizontal stroke extending to the right.

Maureen Flynn
Strategy & Policy Advisor