

I just wanted to follow up on Tuesday's meeting. I hope you found it useful, at least with regard to North Ayrshire's position.

The two main areas I took from the discussion with respect to North Ayrshire's MATHLR where SG have a query were: the number of newly forming households and the degree to which our housing need figure reflects households living in accommodation which is below tolerable standard and cannot be addressed in situ. Hopefully I have picked that up correctly. Addressing both of these points in turn:

1) Newly forming households

In our response in June we advised that we were content to use the principle household projection. Partly the reason for this was that applying the high-migration scenario made little difference to the output. In hindsight, this isn't necessarily a good reason not to use the projections based on high-migration. While the output doesn't necessarily match our aspirations and understanding of the improving market for private development in North Ayrshire, it does align with our policy aspirations, of increasing the population in North Ayrshire, for example through the implementation of LDP2, and the anticipated impact of e.g. the Ayrshire Growth. Our Draft HNDA includes an 'Economic Resilience' Scenario which adopts the high migration figures to take a more optimistic view based on a positive outcome from local economic recovery strategies.

As such we would prefer to use the high-migration scenario and attach an updated calculator to this effect.

2) Housing Need

Trudi and Murdo are meeting on Monday, when I believe this issue will be discussion. Unfortunately I am unable to attend the meeting, however, if an adjusted Housing Need figure can be agreed which takes into account the issue of households in below tolerable standard accommodation more accurately than it does at the moment, in line with our HNDA, I expect we would be happy to use this in setting the MATHLR.

I don't envisage either adjustment will make a significant difference to the overall figure, however, acknowledge the need for robust approach to that process.

Thankfully (from my perspective!) I am on leave for the next two weeks, however, if there is any further clarification or update I can provide on my return and it is not too late, I would be happy to do so.

Dear Sir/Madam

In response to the Chief Planner and Director for Housing and Social Justice's letter dated 23 February 2021, please find attached a completed response template and updated Excel calculator setting out North Ayrshire Council's locally adjusted estimate of the minimum all-tenure housing land requirement.

I understand the Scottish Government will now consider the robustness of the evidence and estimates, prior to them being included in the draft NPF. We would be happy to assist this process and discuss any aspect of our response as required. Please contact me in the first instance to arrange.