

REPORT TO: Cabinet

MEETING DATE: 12 June 2012

BY: Executive Director (Services for Communities)

SUBJECT: Strategic Housing Investment Plan 2012/13-2014/15

1 PURPOSE

- 1.1 To inform Cabinet of the Strategic Housing Investment Plan (SHIP) for 2012/13 to 2014/15.

2 RECOMMENDATIONS

- 2.1 Cabinet is asked to note the contents of this Report and approve the content of the SHIP Context Statement as detailed in Appendices 1A and 1B.
- 2.2 Cabinet is also asked to note that the arrangements for Scottish Government funding through the Affordable Housing Supply Programme (AHSP) have changed and these are explained below at 3.9.

3 BACKGROUND

- 3.1 This is the fifth year local authorities have been required to submit a Strategic Housing Investment Plan (SHIP) to the Scottish Government. Local authorities were required to submit their SHIP to the Scottish Government no later than 30th March 2012, which East Lothian Council has complied with.
- 3.2 Scottish Government Guidance identifies the SHIP as part of the Council's new Local Housing Strategy (LHS), which was approved by Cabinet on 13 March 2012. Together with the LHS, the SHIP will be used as a key strategic planning document to allocate resources for housing provision.
- 3.3 The main purpose of the SHIP is to set out how investment in affordable housing will be directed over a three year period to achieve the outcomes set out in the Local Housing Strategy (LHS) through a range of funding

streams. The SHIP includes affordable housing supply through new provision, replacement, rehabilitation and modelling inclusive of any provision local authorities are planning.

- 3.4 The Scottish Government have made some revisions to the SHIP process aimed at streamlining the process, reduction in the number of tables and narrative and for the SHIP period to cover three years instead of five.
- 3.5 The SHIP has been developed through the Local Housing Strategy (LHS) Affordable Housing Group, which includes representatives from RSL's, Scottish Government, East Lothian Tenants and Residents Panel, Scottish Rural Property and Business Association and the Rural Housing Service.
- 3.6 The SHIP submission is based on three sub-areas which are contiguous with sub areas established in the Lothian Housing Needs and Market Study 2005:
 - East (Dunbar, North Berwick, Haddington etc.)
 - Central (Tranent, Prestonpans, Ormiston, Longniddry etc.)
 - West (Musselburgh, Wallyford, Whitecraig etc.)
- 3.7 The SHIP identifies that 928 affordable housing unit tender approvals could be delivered between 2012/13-2014/15. This is based on a tenure mix of 201 housing association rent, 178 intermediate tenures (predominantly Low Cost Home Ownership and Mid-market rent) and 549 local authority rent. Funding in the region of £14.091m from the Scottish Government's Affordable Housing Supply Programme (AHSP) would be required alongside funding of £75.195m from the Council for its new build programme. A further £1.315m is estimated from Second Homes Council Tax Discount, RSL funding of £7.512m and a further £9.978m from private finance to achieve these tender approvals.
- 3.8 The funding contribution in the SHIP identified from East Lothian Council includes prudential borrowing to fund its new build programme, General Fund capital utilised to bring empty below tolerable standard properties back into use through the Council's Scheme of Assistance, revenue raised through the reduced discount of long term empty and second homes council tax to be used for affordable housing delivery, contributions in kind through land sales at below market values and developer contributions for affordable housing.
- 3.9 The Scottish Government has indicated that the future AHSP will be moved to a resource planning approach from 2012/13. This means that:
 - a. Challenge funding will be discontinued for the main part of the AHSP;
 - b. The funding streams for RSLs and Councils will be brought into one budget, with each Council allocating funding based on three year resource planning assumptions in their area through to March 2015;

- c. Councils will put forward to the Scottish Government a programme of social and affordable housing developments based on Local Housing Strategies and SHIPs, which will be agreed by the Scottish Government Housing Supply Area Teams;
- d. The Scottish Government will hold and manage the AHSP budget centrally and make payments to both Councils and RSLs on completion of their approved projects.

4 POLICY IMPLICATIONS

- 4.1 The SHIP demonstrates that it will go a considerable way to helping achieve the affordable housing supply targets set out in the new LHS 2012-17.
- 4.2 In conjunction with the preparation of the SHIP, the Council submitted a screening report to the Scottish Government Strategic Environmental Assessment (SEA) Gateway in relation to identifying whether there was a requirement to undertake a full SEA. The Council has determined that there is no requirement to undertake a full Strategic Environmental Assessment (SEA).

5 EQUALITIES IMPACT ASSESSMENT

- 5.1 An Equalities Impact Assessment has been completed and no negative impacts have been found.

6 RESOURCE IMPLICATIONS

- 6.1 The SHIP budgets for East Lothian Council funding of £75.195m over the three-year period to fund the building of local authority housing.

Other funding from the sources identified in 3.7 is also required to help deliver this programme. The Council will be clearer about the Scottish Government's allocation shortly but remains fairly confident that this allocation will be forthcoming based on the initial distribution criteria.

- 6.2 Personnel - Existing temporary staff contracts will need to be extended or made permanent to help facilitate the delivery of this programme. Discussions are ongoing with Finance and Human Resources.
- 6.3 Other - None

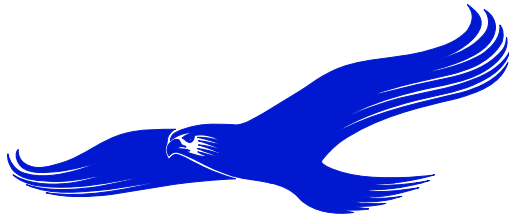
7 BACKGROUND PAPERS

- 7.1 Attached Appendix 1A : Strategic Housing Investment Plan Context Statement 2012/13 – 2014/15

Appendix 1B: Strategic Housing Investment Plan Tables

- 7.2 Guidance on Preparing Strategic Housing Investment Plans, HSGN 2012/13, Scottish Government
- 7.3 Cabinet Report 13 March 2012 – Local Housing Strategy 2012-17
- 7.4 Local Housing Strategy 2012-17 lodged in the Members' Library.

AUTHOR'S NAME	Richard Jennings
DESIGNATION	Head of Service (Communities)
CONTACT INFO	James Coutts, Service Manager – Housing Strategy, Development and Estates Ext 7361 Wendy McGuire, Senior Development Officer - Ext 7695
DATE	30 May 2012



East Lothian
Council

**EAST LOTHIAN COUNCIL
STRATEGIC HOUSING INVESTMENT PLAN 2012**

2012/13 to 2014/15

CONTENTS

	Page
1. Introduction	3
2. Local Housing Strategy 2012-17	4
3. Delivery Mechanisms	6
4. Scottish Government House-building initiatives	9
5. Partnership Process	10
6. Affordable Housing Investment Programme	12
9. Prioritisation Methodology	16
8. Energy Efficiency / Environmental Considerations	19
9. Equalities	20
10. Risk Management	20
11. Conclusion	21
Appendix A	Risk Register
Appendix B	Sub Area - Maps
Appendix C	Prioritisation Tool

1. INTRODUCTION

1.1 The purpose of this Strategic Housing Investment Plan (SHIP) is to clearly state East Lothian's housing development priorities which will deliver the outcomes set out in East Lothian's Local Housing Strategy (LHS). These priorities will guide the application of Scottish Government and Local Authority funding for housing development over the coming three year period. The SHIP includes affordable housing supply through new provision, replacement, rehabilitation, remodelling, housing provided or assisted by other Scottish Government initiatives and housing provided by Local Authorities.

The SHIP is a working tool to improve long-term strategic planning and to show how LHS investment priorities for affordable housing will be delivered in practice through a range of funding streams. It provides an opportunity for East Lothian Council to:

- Set out its investment priorities for affordable housing
- Demonstrate how these will be delivered.
- Identify the resources required to deliver these priorities
- Enable the involvement of key partners.

This SHIP covers the period 2012/13 – 2014/15 and has been prepared in accordance with revised Scottish Government Guidance on Preparing Strategic Housing Investment Plans issued in January 2012.

1.2 The role of the LHS as the key strategic planning document for housing was highlighted through the publication of the Scottish Government's Firm Foundations document in 2007. In 2011 the Scottish Government published Homes Fit for the 21st Century which set out a vision for '...a housing system which delivers an affordable home for all by 2020' and focuses particularly on:

- Investigating new ways of generating investment in affordable housing;
- Making better use of existing housing stock;
- How people are supported in the housing market; and
- Reducing carbon emissions;

The key challenge facing affordable housing providers in the current funding climate is a reduction in the availability of public funding and the Scottish Government is asking providers to look at alternative ways of delivering housing, such as through: new sources of finance, alternative financial investment models, new products, wider income generation and improved management of existing resources.

To this end, Scottish Government Initiatives include;

- Affordable Housing Supply Programme Funding (AHSP) – including social rent, Low Cost Initiatives for First Time Buyers, LIFT and Mid Market Rent projects;
- National Housing Trust Initiative (NHT);
- Council House Building Programme; and
- House-building Infrastructure Loan Fund (HILF).

Local Authority Initiatives include:

- Prudential borrowing;
- Open Market Acquisitions;
- Use of Council Tax revenue from second and long term empty homes and Developer Contributions to assist affordable housing provision; and
- Other models – such as use of other Council funding mechanisms to deliver the SHIP

2. Local Housing Strategy

2.1 East Lothian Council received Cabinet approval for its new LHS covering the period 2012-2017 on 13th March 2012. The LHS sets out how its strategic vision will be achieved by meeting a set of outcomes which reflect local priorities and national policy objectives. The Strategy has five key outcomes:

- Increase housing supply and improve access to appropriate housing including affordable housing;
- Improve the condition and energy efficiency, and where appropriate the management, of existing housing stock;
- Fewer people become homeless;
- People with particular needs are able to access and sustain their choice of housing including independent living, where appropriate; and
- Fewer people live in fuel poverty.

The LHS was developed in the context of increasing pressure on the housing market in East Lothian and increasing the supply of affordable housing is a corporate priority for the Council. House prices are among the most expensive in Scotland and there is significant demand for social rented housing. The level of homelessness applications has stabilised in recent years but remains high. The adverse economic climate continues to impact on the ability of households to meet their housing needs. The East Lothian housing market operates within the wider South East Scotland Strategic Development Plan (SESplan) housing market area, the most pressured housing market area in Scotland, with a significant affordable housing requirement. The SESplan housing market area includes land within the administrative boundaries of the City of Edinburgh, East Lothian, Midlothian, West Lothian, Scottish Borders and the Southern half of Fife Council.

2.2 Housing Need and Demand

As at 1st April 2011, 4,403 households were on the Council's housing list. Until recently, the Council's turnover has remained at around 5% per annum with RSL's in East Lothian turning over around 4% of their stock. This represents an average of 610 social lets per annum and shows significantly lower turnover rates than the national average. However, as a result of an increase in supply through the Council's new build programme and increased transfer activity, the Council let a total 627 properties in 2010/11, a turnover rate of 7.5% and this trend is set to continue in 2011/12 and 2012/13 too.

Comparing the number of Council housing applicants currently looking for housing in a particular area, with the number of properties typically becoming available for rent each year provides an indication of how many housing list applicants might be competing for each property. This is known as 'waiting list pressure' and indicates to what extent there is a shortage of social housing. Across East Lothian waiting list pressure is 8.1, well above the national average of 6.1. Pressure is particularly evident in Haddington villages, North Berwick and Dunbar

A housing need and demand assessment has been undertaken across South East Scotland, to contribute to strategic planning for housing for the South East Scotland Strategic Development Plan (SESplan). This provides an estimate of total housing need by calculating current housing need and future housing need. The estimated supply from existing stock turnover is then deducted to provide the net housing need. Using the 2010 land audit, SESplan have estimated how much demand can be met using existing land allocations and how much additional land will be required. These estimates show that 6,835 new houses can be developed in East Lothian between 2009 and 2024. This information has been broken down over a 15 year period to provide an average requirement per annum over that period of 164 affordable units and 291 market units. This is not intended to be an annual target but gives an indication of the delivery which could be expected and provides a benchmark for monitoring performance against. These annual figures relate to the housing supply target and not the housing land requirement which is only broken down to 2009 -19, 2020-24 and 2025-32.

The primary requirement in relation to affordable housing is for social rented housing, however it is recognised that other affordable housing models may be required to meet need and demand.

The SHIP projects that in total 928 affordable units could receive tender approval during the period 2012/13 – 2014/15 and that £103.431m will be required to deliver this programme.

The ability to deliver these targets is dependent upon a combination of affordable housing providers, which includes Registered Social Landlords (RSLs), East Lothian Council and the private sector.

This SHIP has been produced within a challenging economic climate, with the Scottish Government facing a significant reduction in available resources in the immediate future. A range of options for funding affordable housing in the future are currently under consideration to mitigate against this and other negative impacts of the economic climate. To meet the challenges over the coming years, local and national government must also prioritise and target efforts more effectively, combine services with others and make best use of constrained public services. The SHIP process will be critical to achieving these aims.

3. Delivery Mechanisms

- 3.1** To reflect identified needs and meet the aim of increasing the supply of tenures, the split of social rented housing and alternative affordable housing tenures should be approximately 80:20. It is anticipated that the majority of these alternative forms of tenure will come forward as mid market rent or low cost home ownership.

With high demand for housing across all tenures, increasing the supply of affordable housing is a key priority for the Council and its partners. This SHIP sets out how it sees the investment being directed with the involvement of key partners.

The Council intend on undertaking a detailed assessment of the need and demand for different affordable housing tenures to supplement the evidence available through SESplan Housing Needs and Demand Assessment. It is intended that East Lothian Council's Planning Department will also review its affordable housing policy in line with development of the Local Development Plan (LDP) to be published in 2014.

3.2 Efficiencies / RSL Procurement

During 2010, the Council and Scottish Government Housing Investment Division East Region (HID) office jointly conducted a process to select a preferred RSL partner or partners to deliver the Government's Affordable Housing Investment Programme (AHIP) in East Lothian for a 3 year period from April 2011. Formal Preferred RSL Partner Status was however postponed when the Affordable Housing Investment Programme was superseded by the Investment & Innovation Fund. Occasionally, some projects may be developed by other RSLs.

3.3 Council House-building Initiatives

3.3.1 Prudential Borrowing

Local Authorities are in a position, where appropriate, to make additional funding for housing investment available through the Prudential Borrowing Regime. The Council took a decision in 2004 to commence its own new build programme and to date, has delivered 330 units through this funding arrangement.

3.3.2 Open Market Acquisitions

Approval was sought on 25th October 2011 to purchase houses on the open market on a time limited and selective basis to assist in delivering the provision of affordable housing.

The budget paper approved in February 2012 reported £11.2m was allocated during the current financial year towards acquiring houses on the open market, with a further £2.8m being made available for 2012/13, resulting in a total of £14m approved since October 2011. The Council will have purchased a total of 72 units at a cost of £8.046m by 31st March 2012. It is anticipated that a further 50 units will be purchased with the remaining £5.95m in 2012/13.

3.3.3 Lending Facility

The Council has put in place a lending facility of £25million for East Lothian Housing Association to fund the private finance element of its affordable housing programme in East Lothian. The opportunity to provide this facility arose as a result of increasing uncertainty in the credit markets and the significant risk this posed to the delivery of affordable housing. An article on the facility was included in the Chartered Institute of Housing Discussion Paper 'Investing in Affordable Housing – A Radical Rethink' published in December 2009 as an example of good practice.

3.3.4 Below Tolerable Standard/Empty Homes Grant

As part of its Scheme of Assistance, East Lothian Council provide discretionary grant funding to assist owners of empty properties, that are below tolerable standard, bring them back into use in the private rented sector. In 2011/12, £80,000 was made available for this purpose and will be made available in 2012/13 also. It is anticipated that around five properties will be brought back into use as a result. It is likely that properties will be predominately in rural areas. As a condition of grant funding, owners are required to let the property at 20% below the applicable Local Housing Allowance rate for a minimum of 5 years.

The Council is also participating in a one-year Shared Services Empty Homes Pilot Project in 2012/13 called Homes Again. The project will see a Regional Empty homes Officer working across three local authorities, including East Lothian. The project aims to bring 20 properties back into use during the pilot. It is likely that this project will increase uptake of the BTS/empty homes grant by enabling greater promotion and awareness raising.

3.3.5 Second Homes Council Tax

Income raised by reducing Council Tax Discount on second homes and long-term empty properties can be used to support:

- RSL or Council New Build Programme;
- Bringing empty properties back into housing use; and
- Land acquisition for affordable housing

For the purposes of the SHIP an assumption has been made that this funding source could be used as top up funding to assist in the delivery of both the RSL and Council new build programme.

The Scottish Government has recently introduced an Unoccupied Properties etc (Scotland) bill, which proposes enabling local authorities to increase the Council Tax levy on long-term empty properties. If approved, this increased revenue could be used to fund a range of affordable housing or empty homes projects although will not be ring fenced for such.

3.3.6 Commuted Sums

Commuted Sums are obtained through the Council's Affordable Housing policy, when on site provision cannot be achieved. These sums contribute towards the overall provision of affordable housing within East Lothian. Since the approval of the East Lothian Affordable Housing Policy in 2003, £199,707.50 has been received. The Council has used this funding stream to acquire sites in Tranent and Ormiston and will continue to identify new sites for potential acquisition with a further £80,000 anticipated this year.

3.3.7 Opportunities

East Lothian Council has had a clear long-term strategy in place to increase the delivery of affordable housing in the county. Much of this delivery is dependent on the Council's Affordable Housing Policy, which specifies that 25% of new housing should be affordable. However, the economic climate and its resulting effect on the housing market and house building industry are clearly having a negative impact on the delivery of affordable housing. This has enabled the Council to enter into discussions with a number of developers regarding opportunities they may have to deliver affordable housing. To date, the council have secured 63 new units through exploring opportunities to help kick-start some mothballed sites.

3.3.8 Infrastructure Options

The current economic climate has impacted on the ability of private developers to fund infrastructure requirements 'up front'. The contribution falls equally on affordable housing providers, which can become prohibitive if sums are large. In response to this, the Council has contacted the landowners and private developers involved in all the larger strategic sites offering to look at financial solutions to front fund infrastructure within strategic sites, until the economic climate improves. Discussions in this regard are progressing well on a number of sites.

4. Scottish Government House Building Initiatives

4.1 Scottish Government Funding for Council House-Building

The Council has submitted a total of four bids for funding from the Scottish Government's Kick-starting Council House-building and latterly through the Innovation and Investment Fund in 2011/12. The Council has been successful in securing a total of £11.4m to date towards the delivery of 411 units. The first draw down of funding, totalling £2.95m for 118 units was undertaken in March 2011. A further £3.06m will be received before the end of March 2012.

4.2 National Housing Trust

The Council participated in procurement Phases 1 and 2 of the NHT that aims simultaneously to deliver intermediate rented housing and kick start house construction. Unfortunately, no tenders were received at the 'Invitation to Tender' stage for either phase.

4.3 Low Cost Initiatives for First Time Buyers (LIFT)

In January 2008, the Scottish Government introduced a range of initiatives for first time buyers known as LIFT. LIFT is aimed at broadening the range of financial products and other forms of assistance available to help people achieve and sustain home ownership.

4.3.1 Open Market Shared Equity (OMSE)

OMSEP assists households to purchase on the second hand market by an RSL taking an equity stake of up to 30% of the property. The Scottish Government's Open Market Shared Equity Scheme (OMSE) budget for South East Scotland was increased in September 2011.

In 2011/12, East Lothian has seen the greatest number of sales across the six local authority areas to date, a total of 15 sales between April 2011 and February 2012 representing 40% of sales across Edinburgh, Lothians, Borders and Fife.

4.3.2 New Supply Shared Equity:

New Supply Shared Equity assists people on low to moderate incomes to become home owners where ownership is expected to be affordable for them over the long term. It is part of a range of assistance from the Scottish Government under the Low-cost Initiative for First-Time Buyers (LIFT). Under this scheme, the Scottish Government will keep a financial stake in the property which is secured by a standard security on the property. Recent activity in East Lothian includes:

- Windygoul J, Tranent – Construction of nine units started on site in

November 2010 and is currently being marketed.

- Redrow Homes, Mid Road, Prestonpans – two shared equity units were delivered last financial year.

4.3.4 New Supply Shared Ownership:

Although this scheme is no longer in operation, recent activity in East Lothian has delivered:

- Elphinstone Road, Prestonpans – five units were delivered in 2010/11.
- Rollo's Yard, Prestonpans – eight units will complete at the end of April 2012

4.3.5 New Supply Shared Equity with Developers

Outline approval was given for 10 units to be delivered under this scheme in 2011/12, although no units were delivered. Developers will have a further opportunity to bid for this fund in April 2012

- 4.3.6** The Council and its partners will continue to explore new ways of facilitating the funding of affordable housing, working together to maximise efficiencies through initiatives such as joint procurement to reduce development constraints and construction costs.

The Council's new build programme continues to be one of its core priorities and the Council continues to have a clear long-term strategy in place to increase the delivery of affordable housing in the county. Much of this delivery will come through the Council's own new build investment programme along with the Council's affordable housing planning policy which specifies that 25% of new housing should be affordable.

5. Partnership Process

- 5.1** Officers from the Housing Strategy and Development Unit of the Council developed the SHIP in draft form prior to consulting with its affordable housing group members. The East Lothian Affordable Housing Group is one of five strategic housing groups, which forms part of the East Lothian LHS Group Structure and reports to the overarching East Lothian Housing Partnership (ELHP).

The Affordable Housing Group's remit includes the implementation of the LHS affordable housing objective and more specifically, responsibility to 'Develop and Produce the East Lothian SHIP'. Membership includes:

- Scottish Government
- Scottish Rural Property and Business Association
- Rural Housing Service
- Places for People Group
- East Lothian Housing Association
- Dunedin Canmore Housing Association

- East Lothian Tenants and Residents Panel
- Housing Strategy and Development, East Lothian Council
- Legal, East Lothian Council
- Finance, East Lothian Council
- Policy and Projects, East Lothian Council
- Community Housing and Property Maintenance, East Lothian Council

5.2 A draft SHIP was due to be discussed at a meeting of the Affordable Housing Group, however, due to timescales, this meeting did not take place. Instead a draft was issued to members of the group prior to submission to the Scottish Government.

5.3 The finalised SHIP will also be reported to the members of the East Lothian Housing Partnership (ELHP) in June 2012. A final draft was issued to members of the Partnership prior to submission to the Scottish Government. Membership of the ELHP includes:

- Scottish Government
- Castle Rock Edinvar Housing Association
- Dunedin Canmore Housing Association
- East Lothian Housing Association
- East Lothian Tenants and Residents Panel
- Adult Social Care, East Lothian Council
- Community Housing and Property Maintenance, East Lothian Council
- Environment and Consumer Services, East Lothian Council
- Homelessness, East Lothian Council
- Housing Strategy and Development, East Lothian Council
- Policy and Projects, East Lothian Council

5.4 The draft SHIP was published on the Community of Practice (COP) for Local Government website, which provides a forum for members of the wider SESplan Housing Market Partnership to exchange views and provide feedback on housing related documents. The draft was also circulated directly to a wide range of stakeholders for comment and input prior to finalisation.

5.5 Developing Registered Social Landlords (RSLs) were consulted in detail on their development proposals to inform the SHIP, including:

- Places for People Group, acting as development agent for both Castle Rock Edinvar and East Lothian Housing Association; and
- Dunedin Canmore Housing Association.

5.6 The following organisations have been identified as having the capacity to deliver stage 3 adaptations for the East Lothian programme, based upon their track record in the county and an assumption has been made based on historical data as to stage 3 funding over the next 3 years:

- Margaret Blackwood Housing Association;

- Bield Housing Association;
- Homes for Life Housing Partnership;
- Cairn Housing Association;
- East Lothian Housing Association; and
- Castle Rock Edinvar Housing Association.

6. Affordable Housing Investment Programme

6.1 As set out in 2.2 above, the investment strategy in East Lothian is based on the overall aim of the current Local Housing Strategy, which is to deliver around 164 affordable units per year.

6.2 Table 1 below shows the amount of affordable housing provided between 2009 and 31st March 2011.

Table 1: Affordable Housing Delivery in East Lothian 2009/10 – 2010/11

Year	Overall Completions	Particular Needs Completions*	LCHO
2009/10	144	11	10
2010/11	256	12	13
Total	400	23	23

* Includes specialised accommodation for single homeless people

6.3 Development Priorities

The LHS 2012-17 does not specifically set out the tenure balance to be achieved nor does it set out a sub- area level. Whilst broad targets have been set, more research will be undertaken in 2012/13 to ascertain the demand for alternative tenures in particular mid-market rent.

The Housing Need and Demand Assessment undertaken in 2005 did not identify tenure split at a sub-area level either. A target for sites that come through the affordable housing policy however remains at 80% of affordable housing being for rent and 20% for LCHO. There are more new homes being proposed in the West and East, in comparison with Central area.

This reflects the fact that there are more development opportunities and strategic sites in these areas and that delivery in previous years has been concentrated in the central area. The total number of units identified in the SHIP, are broken down by sub-area below:

- Sub Area **A** – **323 units** - East (including Haddington, North Berwick and Dunbar)
- Sub Area **B** – **153 units** - Central (including Prestonpans and Tranent)
- Sub Area **C** – **362 units** - West – (including Musselburgh)

6.4 An assumption has been made in the SHIP for 10% particular needs

development across each of the three sub-areas. The SHIP makes provision for 10% provision in all new build rented developments through a combination of supported housing and wheelchair accessible housing, although this will be reviewed in light of recently commissioned research in relation to Particular Needs and the commitment to undertaking further work at a strategic level to set a Particular Needs supply target against various client groups.

6.5 The Programme

The SHIP projects that in total 928 units could receive tender approval¹ during the period 2012/13 – 2014/15 and that £103.431m will be required to deliver this programme taking all funding streams into account. It is estimated £14.091m will be required from the Scottish Government's Affordable Housing Supply Programme and £75.195m will be required from the Council's own investment in new build affordable housing. A further £1.315m is estimated through Second Homes Council Tax Discount with £7.512m from the RSL funding and a further £9.978m from private finance.

Table 2: Summary of Funding and Units

Years	Total Units	AHSP Funding (£m)	ELC Funding (£m)	ELC (CHT)	RSL Funding	RSL PF	Other
2012/13	313	5.308	28.815	0.595	0.900	1.742	
2013/14	343	5.220	25.828	0.225	5.390	3.320	
2014/15	272	3.557	20.552	0.495	1.222	4.916	
TOTAL	928	14.091	75.195	1.315	7.512	9.978	

*Includes Empty Homes, 2nd Homes Council Tax and Open Market Shared Equity – which are not allocated to a specific sub-area

Table 3: Summary of Projects

Years	Total Units Rent	Total Units Other tenures
2012/13	313	0
2013/14	247	96
2014/15	190	82
Total	750	178

¹ Tender approval is defined as the stage when a project is formally approved prior to a site start.

- 6.6** The Scottish Government outlines key areas for strengthening investment in the social housing sector and consideration of alternative sources of private finance and approaches to funding affordable housing. In November 2010 the Scottish Government announced that access to and the amount of subsidy it would provide for new affordable housing projects would change significantly. A new £50million competitive funding arrangement (which was later increased to £111m) was put in place to allow all suppliers of affordable housing to place bids to the Scottish Government to receive funding to provide new affordable homes. East Lothian Council was awarded £4.3m + £900k last year through this fund.

This year the Scottish Government has announced that the challenge funding for the main part of the affordable housing supply programme will be discontinued and they will bring together the council and RSL funding streams into one budget and from this, subject to agreement with COSLA, give each council a combined 3 year resource planning assumption through to March 2015. Following agreement of new ways to operate the Scottish Government's Affordable Housing Supply Programme announced in January 2012, the Scottish Government is inviting each local authority, working with housing associations, to put forward a strategic local programme of social and affordable housing developments for delivery over the next 3 years to meet needs identified through the Housing Need and Demand Assessment, local Housing Strategy and Strategic Housing Investment Plan.

- 6.7** The Scottish Government have advised that resource planning assumptions would not be provided for this round of SHIPs; however, the Council together with its RSL partners have tried to be as realistic as possible in detailing the project costs.
- 6.8** The anticipated funding levels are based on named sites that have a realistic prospect of achieving tender approvals in the timescales stated. The Council and its partner Registered Social Landlords (RSLs) have been through a process of considering a number of sites and eliminating those, particularly in the case of Affordable Housing Policy windfall sites, where there has been no recent contact with the developer.
- 6.9** The SHIP spreadsheets have been checked against the draft Housing Land Audit (HLA) to minimise anomalies, some of which arise as the information is presented in different ways, for example the draft HLA 2011 estimates completions while the SHIP estimates tender approvals. The HLA is based on the land available as at 31st March 2011 and utilises RSL Strategy Plans for the period 2012/13 to 2014/15. The SHIP includes Council owned sites that don't currently have planning consent. Most importantly the SHIP only includes sites, which either the Council or RSLs consider are likely to obtain tender approval and site starts within the next three years. There are therefore some differences between sites included in the SHIP and those included in the draft HLA.

It is highly likely that expenditure will be required on windfall sites identified

through the Affordable Housing Policy, which as yet have not been brought forward by private developers. An assumption has been made that approximately 40 additional units will come forward over the next three years as a result of potential windfall sites.

6.10 The tenure mix of the affordable units is anticipated as follows:

Table 4: Tenure / Supplier Mix

	Housing Association (HA) Rent	Intermediate Tenures	Local Authority (LA) Rent	Total
2012/13	139	0	174	313
2013/14	21	96	226	343
2014/15	41	82	149	272
Total	201	178	549	928

6.11 The number of new supply affordable units over the 3-year period is anticipated to be 928. The breakdown between housing association and local authority rented units will be carefully reviewed by the Council's administration after the election period. The Council welcomes any opportunity to maximise the Scottish Government's investment in new supply affordable housing in East Lothian.

The number of new intermediate tenure supply over the period of the SHIP represents 19.2% of the total affordable housing tender approvals.

7. PRIORITISATION METHODOLOGY

7.1 Prioritising Sites – Need and Demand

Sites have been prioritised according to alignment with strategic objectives and deliverability.

In light of current economic and housing market conditions, the SHIP is flexible and subject to change. Some developments may not proceed while others may come forward if additional resources were to become available

7.2 Deliverability

7.2.1 Economic Climate

The recession of 2009 and resulting credit crunch is continuing to have an impact on the housing system in a number of different ways:

- Demand for new build housing has plummeted, which is in part a consequence of the availability of mortgages. Mortgages have become expensive or difficult to obtain for house purchasers leading to a significant decrease in movement within the housing market;
- There has been a sharp decrease in consumer confidence in the housing market, although house prices in East Lothian are continuing to increase, just at a slower pace than they were in 2008.
- Organisations and businesses (Registered Social Landlords and private housing developers) seeking to borrow to fund new housing projects are facing difficulty in accessing credit and less generous interest rates;
- Over the past year house builders have continued to shed jobs and delay or halt projects which has meant that nationally, private sector new build start and completion figures continue to be significantly lower than pre-recession levels. When conditions improve and housing projects, restart, it is likely to take some time to build capacity back up in the construction industry to pre-downturn levels; and
- There is likely to be a significant impact on new affordable housing supply delivered through the Council's planning policy for affordable housing as developer led projects are delayed, impacting equally on affordable housing provision.

7.3 Scottish Government Investment

The Council has adopted a policy of maximising Scottish Government Investment in East Lothian. Where potential under spend is identified in the Scottish Government Programme, the Council will explore any opportunity to ensure this investment is fully spent.

The Council will continue to work closely with the Scottish Government and its partners to identify opportunities, which ensure maximum delivery of affordable housing and ensure that the Council's policy of maximising investment is realised.

7.4 Landbanking / Development Opportunities

The availability of land that can be developed for affordable housing is a key resource issue and there are concerns regarding the impact that this has on the delivery of programmes and the Council's strategic objectives, particularly in light of the current economic climate.

To identify potential development opportunities, the Council has established an internal working group to assess land in the Council's ownership and its

potential for affordable housing development. To date, land identified has been used to facilitate both the RSL and Council's new build development programmes. There are few additional opportunities, which remain. The Council has in the past and will continue to make land available to RSLs at below market value to assist where possible.

In light of the economic issues identified, a number of additional steps are being taken to identify opportunities in conjunction with the private sector. Discussions are being held with house builders operating across the County, regarding the possibility of the Council or RSLs purchasing some new suitable sized houses directly. This approach is combined with targeting both house builders and landowners regarding the potential purchase of land for the Council's or RSLs new build programmes.

A number of off the shelf opportunities are being assessed and a number of developments are being progressed by both the Council and developing RSLs in partnership with landowners and house builders that either own or have an option to develop land for housing.

7.5 Infrastructure

In East Lothian, there will be challenges with respect to infrastructure costs as the majority of new housing development in East Lothian requires associated infrastructure investment. Increasingly this is funded through Section 75 developer contributions. An example of this is for education. Existing school capacities impose a development constraint on five of the six strategic land allocations in East Lothian. These land allocations all require new school provision, which must be provided before the bulk of house building begins.

Clearly the current economic climate has an impact on the ability of private developers to fund these infrastructure requirements 'up front'. The contribution falls equally on affordable housing providers, which can become prohibitive if sums are large, particularly as these costs are not eligible for Scottish Government funding.

In response to this the Council has taken a decision in the past to assist RSLs to fund s75 contributions on a number of specific projects. It has taken this decision on the basis that the Council would expend a larger amount of money delivering its objective of increasing the supply of affordable housing through its own new build programme and losing inward investment of both Housing Association Grant and private finance through RSLs. The Council cannot continue to fund these costs if sums become exceptionally large resulting in a financially unviable development.

In addition to this the Council has contacted the landowners and private developers involved in all the larger strategic sites offering to look at financial solutions to front fund infrastructure within strategic sites, until the economic climate improves. Discussions in this regard are progressing well on a number of sites.

Lack of drainage capacity has been a development constraint in the past. Scottish Water is responsible for the provision of water and drainage in East Lothian and we are therefore reliant on them to provide the necessary requirements as development progresses.

Resolution to land stability is also an issue in some areas, for example a £6m grouting programme on one of the strategic land allocations.

7.6 Affordable Housing Policy

East Lothian Council has had an Affordable Housing Policy in place since December 2003.

Rates of new build developments have seen a significant slowdown in the numbers of developers contacting the Council to progress affordable housing policy sites.

To date only ten units have been completed through the Affordable Housing Policy, including three units in Musselburgh, two units in Prestonpans and five in a rural steading conversion in Under Bolton, just south of Haddington. A further five are expected to start on site at Kingston Farm in North Berwick in 2012/13.

The Council and its RSL partners are actively in discussion with a range of developers on a number of the sites listed within the programme.

8. Energy Efficiency and Environmental Considerations

8.1 Strategic Environmental Assessment

In September 2008 and again in October 2010 the Council submitted a screening report to the Scottish Government Strategic Environmental Assessment (SEA) Gateway to identify whether there was a requirement to undertake a full Strategic Environmental Assessment on the SHIP for the corresponding year. On both occasions, the SEA Gateway advised there was no such requirement as the Local Plan should address the main environmental impacts associated with allocating land for housing. The Council subsequently determined that there is no requirement to undertake a full SEA.

The same process was followed in development of the LHS 2012-2017,

where again it was determined that no requirement for the assessed plan to undergo a full screening report as the environmental impacts of house building would be addressed through the local plan.

As this process has been followed when developing two previous SHIPS and on the LHS, which stand further up in the hierarchy of plans and strategies, the current SHIP has not been through an SEA screening process.

8.2 Energy Efficiency in New Build Housing

Sustainability is a key priority for the LHS 2012 – 2017 and remains so for the SHIP where the drive towards low-carbon standards in new housing is regulated by planning and building standards legislation, guidance and policy, which have made improvements in energy standards for new housing over many years. In 2007 a carbon dioxide emissions based methodology for assessing carbon and energy performance in new buildings was introduced. The standards introduced in the 2010 Building regulations are intended to achieve an improvement on this target, reducing emissions by approximately 30% compared to 2007 standards, and a further 30% reduction will be required by 2013, leading to zero carbon developments by 2016.

In order to meet building regulations a number of new build Council houses have been equipped with renewable technologies. The approach to date has been to increase the insulation standards in properties and to provide solar thermal hot water. As building standards increase other alternatives are being explored by increasing the insulation even further and by introducing alternative site specific renewable, low carbon and ventilation solutions. Other house builders operating in the county are formulating similar responses to meet the building regulations and this is resulting in an increase in renewable technologies being introduced into the new build sector.

In terms of meeting carbon targets the proportion of the total stock made up by new-build is relatively small, this is certainly the case for East Lothian where, over the past few years, less than 1% of the total housing stock has been provided as new build. As a housing developer (the largest housing developer in East Lothian in 2011) East Lothian Council will continue to revise its strategy in response to the appropriate planning legislation, guidance and policy and to Building Standards.

9. Equalities

- 9.1** A comprehensive approach to equalities was taken with regard to developing the LHS 2012-17, to enable equalities issues to be flagged up and addressed throughout the process of developing the strategy. Adhering to an LHS Equalities Plan ensured the LHS took account of the needs of equality groups; equality and diversity were systematically considered;

meaningful engagement with equalities groups and consultative bodies could influence the LHS and there were clear links from the outset with East Lothian Council's single Equality Scheme.

An Equalities Impact Assessment (EIQA) was carried out in conjunction with key stakeholders at an Affordable Housing Group meeting on 28th September 2010, to consider the equalities issues relating to the area of affordable housing in the LHS more generally and the production of the 2011/12 Strategic Housing Investment Plan (SHIP).

Further to this a series of equalities impact assessments were carried out at key stages of developing the LHS, which included all activities in relation to the development of affordable housing and the provision of new housing as detailed in the SHIP.

The SHIP reflects a commitment to equalities with 10% of new affordable housing provision for particular needs housing.

An LHS Equalities Report sets out how equalities issues have been considered and how statutory public sector equality duties have been met with a systematic approach to equalities embedded throughout the LHS. This Report is available on request.

10. Risk Management

10.1 The key risks identified in the delivery of the SHIP are as follows:

- Land is not available to develop for affordable housing;
- Insufficient HAG, particularly when strategic sites are developed;
- Dependence on the market for delivery of sites/units, especially Affordable Housing Policy sites. Programming is therefore largely out with the control of the Council and RSLs;
- Educational capacity is insufficient;
- Sewerage capacity is insufficient;
- Insufficient prudential borrowing to fund the Council's programme; and
- The emergence of serious problems in the international credit market has resulted in a cumulative effect upon the ability for first time buyers to secure a mortgage, and in turn will present a major obstacle of access to the housing market.

10.2 Appendix A assesses the likelihood and potential impact of the key risks and what actions can be taken to address these.

10.3 In the preparation of the SHIP East Lothian Council and its partners have focused on identified sites, where work has commenced and there is a realistic chance of achieving a site start. It is the case, however, where windfall sites will arise and to ensure the efficient working of the Affordable Housing Policy these sites may require HAG or prudential borrowing funding. An approach to the SHIP in future years should therefore consider planning for a provisional sum for affordable housing windfall sites. This would be part of the Council's overall approach to minimising risk.

11. Conclusion

- 11.1** Key housing priorities for East Lothian Council are increasing the supply of affordable housing and the maximisation of Scottish Government funding.
- 11.2** The Strategic Housing Investment Plan sets out an investment programme of £103.431m delivering tender approvals of 928 affordable housing units. It clearly demonstrates that there are opportunities for the Scottish Government to invest in the provision of affordable housing in East Lothian.
- 11.3** The current economic climate is providing both challenges and opportunities. The Council will continue to work closely with its partners and the private sector to ensure that we make the most of any opportunities available.

Contact Details

Wendy McGuire
Senior Development Officer
East Lothian Council
Penston House
Macmerry
EH33 1EX

Direct Line 01620 827695

Email: wmcguire@eastlothian.gov.uk

APPENDIX A – RISK REGISTER

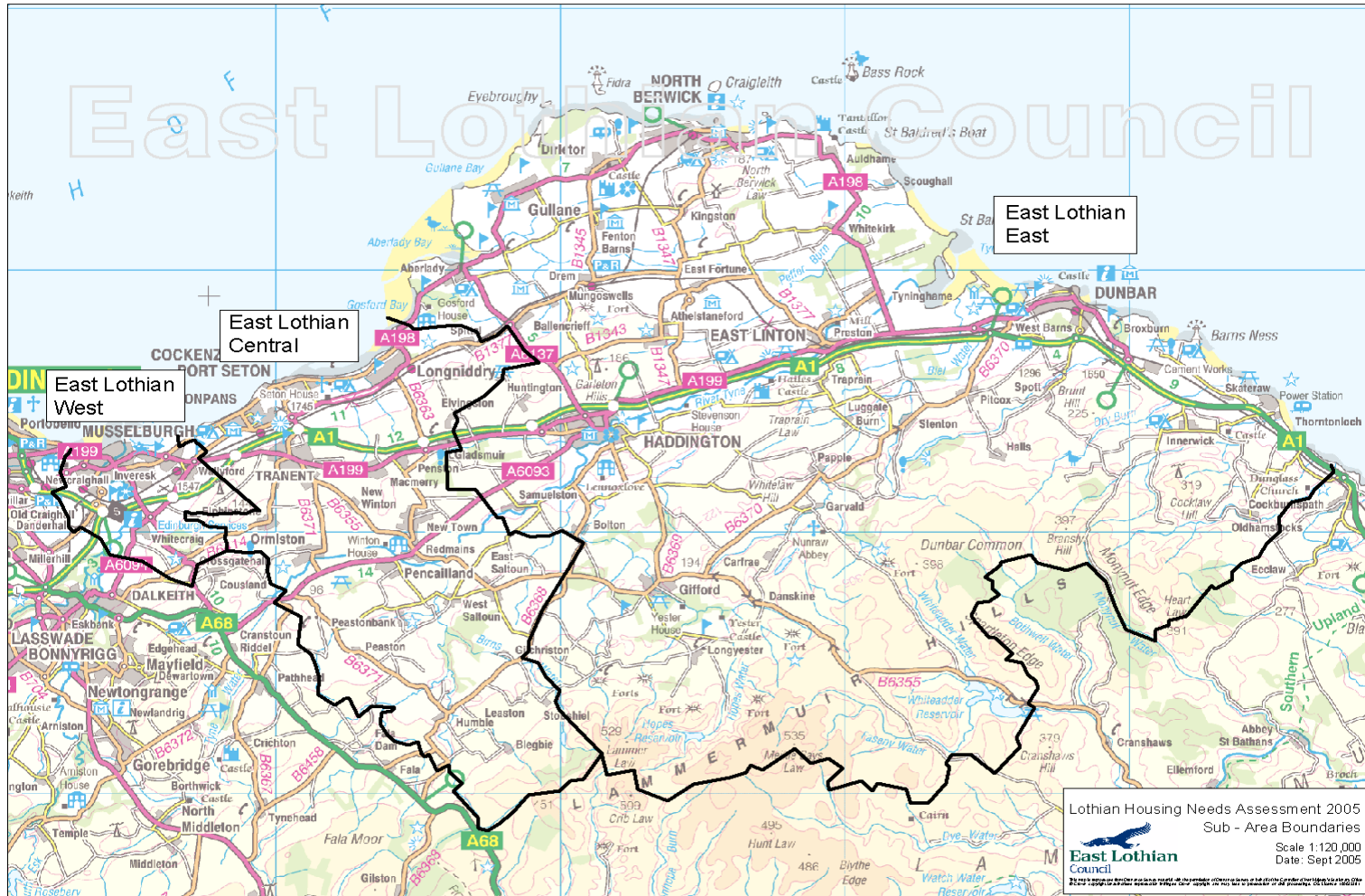
Risk Description	Probability	Impact	Risk Score	Actions	Process Owner
Land is not available to develop for affordable housing.	2	3	6	<ul style="list-style-type: none"> Sites included in SHIP are sites most likely to be delivered. ELC/RSLs to buy land for development whenever possible. 	ELC/RSLs
Insufficient funding, particularly when strategic sites are developed.	2	3	6	<ul style="list-style-type: none"> Programme development of sites as far as possible (most are privately owned). ELC to make case with other Lothian authorities for increase in HAG funding. 	ELC/CS
Delivery of units, especially through AHSP, dependent on the market and decisions of private developers.	3	3	9	<ul style="list-style-type: none"> Try and purchase sites at an early stage whenever possible Agree allowance for windfall and AHP sites in future SHIPs 	ELC/RSLs ELC/CS
Educational capacity is insufficient.	3	3	9	<ul style="list-style-type: none"> Discuss with Education service interim measures to increase capacity to avoid risk of delays. Continue to engage with developers regarding funding infrastructure 	ELC

Sewerage capacity is insufficient.	3	2	6	<ul style="list-style-type: none"> ▪ Continue to engage with developers regarding funding infrastructure ▪ Meet with Scottish Water to identify and plan for issues with water capacity. 	ELC
'Credit crunch' and housing market decline	3	3	9	<ul style="list-style-type: none"> ▪ Work with Private developers to identify opportunities ▪ Make use of Scottish government's proposals to bring forward funding 	ELC/RSLs
Changes in funding regimes	3	2	6	<ul style="list-style-type: none"> ▪ Identify innovative and more cost effective development solutions 	ELC/RSLs

Probability: 3 high, 2 medium, 1 low

Impact: 3 high, 2 medium, 1 low

APPENDIX B - HOUSING MARKET SUB-AREA MAP



APPENDIX C – PRIORITISATION TOOL

METHOD FOR CALCULATING PRIORITY

Housing Need

- High [3] - Little opportunity & Highest demand
- Medium [2] - High Demand
- Low [1] - High Demand, but a lot of opportunity

Project Deliverability

- High (3) – No constraints and consents in place
- Medium (2) – No major constraints, but need consents
- Low (1) – Constraints and no consents

Priority = Housing Need x Deliverability

3	6	9
2	4	6
1	2	3

PROJECT	SUB-AREA	Constraints	HOUSING NEED	DELIVERABILITY	PRIORITY
Nethershot Road, Prestonpans	Central	Awaiting consent	High	High	HIGH
Eskmills phase 1, Musselburgh	West	None	High	High	HIGH
Abbeylands, Dunbar	East	None	High	High	HIGH
Jooglie Brigg, Musselburgh	West	Awaiting consent	High	High	HIGH
Bayswell Road, Dunbar	East	Funding	High	Medium	MEDIUM
Orchardfield, East Linton	East	Private Developer	High	Low	MEDIUM
Lidl, High Street, Prestonpans	Central	None	High	High	HIGH
Station Road, Macmerry	Central	None	High	High	HIGH
Kilwinning Street, Musselburgh	West	None	High	High	HIGH
Kilwinning Street, Musselburgh	West	None	High	High	HIGH
Goosegreen, Musselburgh	West	None	High	High	HIGH
Law Site, North Berwick	East	None	High	High	HIGH
Cockenzie Harbour, Cockenzie	Central	Private Developer	High	Low	MEDIUM
Ideal Garage Site, Haddington	East	Private Developer	High	Medium	HIGH
Wallyford Strategic (Rent), Wallyford	West	Private Developer / Infrastructure	High	Medium	HIGH
Wallyford Strategic (other), Wallyford	West	Private Developer / Infrastructure	High	Medium	HIGH
Limeylands, Ormiston	Central	Funding	High	Medium	MEDIUM

(other)						
Market Street, Musselburgh (other)	West	Awaiting consent	High	Medium		MEDIUM
Kingston Farm, North Berwick	East	None	High	High		HIGH
Letham Mains, Haddington (Rent)	East	Private Developer / Infrastructure	High	Medium		HIGH
Letham Mains, Haddington (other)	East	Private Developer / Infrastructure	High	Medium		HIGH
Hallhill, Dunbar (Rent)	East	Private Developer / Infrastructure	High	Medium		HIGH
Hallhill, Dunbar (other)	East	Private Developer / Infrastructure	High	Medium		HIGH
Victoria Park, Haddington	East	Awaiting consent	High	Medium		HIGH
Pinkie Mains, Musselburgh (Rent)	West	Private Developer / Infrastructure	High	High		HIGH
Pinkie Mains, Musselburgh (other)	West	Private Developer / Infrastructure	High	High		HIGH
Wallyford Strategic, Wallyford (Rent)	West	Private Developer / Infrastructure	High	Medium		HIGH
Wallyford Strategic, Wallyford (other)	West	Private Developer / Infrastructure	High	Medium		HIGH
Redmains Farm, Pencaitland	Central	Awaiting consents	High	Low		MEDIUM
Whitecraig Crescent, Whitecraig (Rent)	West	Private Developer	High	Low		MEDIUM
Whitecraig Crescent, Whitecraig (other)	West	Private Developer	High	Low		MEDIUM
Pinkie Road, Musselburgh (other)	West	Private Developer	High	Medium		HIGH
Eskmills, Musselburgh phase 2 (rent)	West	Awaiting consent / funding	High	Medium		HIGH
Eskmills, Musselburgh	West	Awaiting consent	High	Medium		HIGH

STRATEGIC HOUSING INVESTMENT PLAN (SHIP)

2012/13 - 2014/15

LOCAL AUTHORITY

East Lothian Council

TABLE 1 - HOUSING PRIORITIES (PROJECTS NOT YET APPROVED OR ON SITE)

PRIORITY	PROJECT	SUB-AREA	UNITS	PROGRAMME <small>(Select from Drop Down List)</small>	EST. START Fin. Year	EST. COMPLETION Fin. Year	SCOTTISH GOVERNMENT FUNDING £0.000m				COUNCIL FUNDING £0.000m			OTHER FUNDING £0.00m			TOTAL £0.000m	
							AHSP	COP	CHB	NHT	OTHER	CHT	DEVELOPER	OTHER	RSL	PUBLIC		PRIVATE
Medium	Nethershot Road, Prestonpans	Central	9	Social Rent (LA)	2012/13	2013/14	0.27		0.765									1.035
High	Eskmills phase 1	West	31	Social Rent (RSL)	2012/13	2013/14	0.929					0.325					1.742	2.996
High	Abbeylands, Dunbar	East	24	Social Rent (LA)	2012/13	2014/15	0.720		2.780									3.500
High	Joogie Brigg, Musselburgh	West	16	Social Rent (LA)	2013/14	2014/15	0.510		1.840									2.350
High	Bayswell Road, Dunbar	East	18	Social Rent (RSL)	2012/13	2013/14	0.810					0.270						1.980
Medium	Orchardfield, East Linton	East	13	Social Rent (RSL)	2014/15	2015/16	0.585					0.195			0.900	0.650		1.430
Medium	Lidl Site, Prestonpans (Rent)	Central	24	Social Rent (LA)	2012/13	2013/14			2.800									2.800
High	Station Road, Macmerry	Central	14	Social Rent (LA)	2011/12	2012/13			1.850									1.850
High	Kilwinning Street, Musselburgh	West	20	Social Rent (LA)	2012/13	2013/14	0.600		1.740									2.340
High	Kilwinning Street, Musselburgh	West	6	Social Rent (LA)	2012/13	2013/14	0.180		0.510									0.690
High	Goosegreen, Musselburgh	West	19	Social Rent (LA)	2012/13	2013/14	0.540		1.640									2.180
High	Law Site, North Berwick	East	42	Social Rent (LA)	2012/13	2014/15	1.260		4.240									5.500
Low	Cockenzie Harbour, Cockenzie	Central	31	Social Rent (LA)	2013/14	2014/15	0.990		2.060									3.050
Medium	Ideal Garage Site, Haddington	East	27	Social Rent (LA)	2013/14	2014/15			3.240									3.240
High	Wallyford Strategic Site (Rent)	West	34	Social Rent (LA)	2013/14	2015/16			5.060									5.060
High	Wallyford Strategic Site (LCHO)	West	10	LIFT (Developers)	2013/14	2015/16	0.260							0.260		0.780		1.300
Low	Limeyards, Ormiston (LCHO)	Central	12	LIFT (Developers)	2014/15	2015/16	0.312							0.312		0.936		1.560
Medium	Market Street, Musselburgh	West	19	Mid Market Rent (RSL)	2013/14	2014/15	0.570							1.520				2.090
High	Kingston Farm, North Berwick	East	5	Other	2013/14	2014/15												0.000
High	Letham Mains, Haddington (Rent)	East	47	Social Rent (LA)	2014/15	2015/16			5.452									5.452
High	Letham Mains, Haddington (LCHO)	East	10	LIFT (Developers)	2014/15	2015/16	0.260							0.260		0.780		1.300
High	Hallhill, Dunbar (Rent)	East	50	Social Rent (LA)	2013/14	2015/16			5.750									5.750
High	Hallhill, Dunbar (LCHO)	East	10	LIFT (Developers)	2013/14	2015/16	0.260							0.260		0.780		1.300
High	Victoria Park, Haddington	East	20	Social Rent (LA)	2013/14	2014/15			2.320									2.320
High	Pinkie Mains, Musselburgh (Rent)	West	24	Social Rent (LA)	2013/14	2015/16			2.780									2.780
High	Pinkie Mains, Musselburgh (MMFR)	West	10	Mid Market Rent (Developers)	2013/14	2015/16	0.300							0.800				1.600
High	Wallyford Strategic (RSL)	West	20	Mid Market Rent (RSL)	2014/15	2016/17	0.800									1.600		2.400
High	Wallyford Strategic (rent)	West	24	Social Rent (LA)	2014/15	2016/17			2.760									2.760
High	Redmains Farm, Pencaitland	Central	45	Social Rent (LA)	2014/15	2016/17			5.220									5.220
Medium	Whitecraig Crescent, Wallyford	West	33	Social Rent (LA)	2014/15	2016/17			3.800									3.800
Medium	Whitecraig Crescent, Wallyford (MMFR)	West	20	Mid Market Rent (RSL)	2014/15	2016/17	0.800											1.600
Medium	Pinkie Road (Garage site)	West	20	Mid Market Rent (RSL)	2013/14	2015/16	0.600							1.600				2.200
High	Eskmills phase 2 (DCHA)	West	20	Mid Market Rent (RSL)	2014/15	2015/16	0.800					0.3				1.600		2.700
High	Eskmills phase 2	West	8	Social Rent (RSL)	2014/15	2015/16			0.920									0.920
Medium	Olivebank	West	22	Mid Market Rent (Developers)	2013/14	2015/16	0.880									1.760		2.640
Medium	Olivebank	West	6	Social Rent (LA)	2013/14	2015/16			0.708									0.708
Medium	Westbank, Macmerry	Central	18	Social Rent (LA)	2013/14	2015/16			2.070									2.070
Medium	Kellie Road, Dunbar	East	16	Social Rent (LA)	2012/13	2014/15			1.850									1.850
High	Minugulay	East	8	Social Rent (RSL)	2013/14	2014/15	0.360					0.120			0.400			0.880
High	Dirleton Court	East	9	Social Rent (RSL)	2013/14	2014/15	0.315					0.105			0.350			0.770
Medium	Workshop Home, East Linton	East	4	Social Rent (RSL)	2013/14	2014/15	0.180								0.200			0.380
Medium	Tranent Infant School	East	20	Social Rent (RSL)	2014/15	2016/17			2.400									2.400
Medium	Windfall	East Lothian	40	Social Rent (RSL)	2012/13	2012/13			4.700									4.700
Medium	Open Market Acquisition	East Lothian	50	Social Rent (RSL)	2012/14	2012/14			5.940									5.940
SG PROGRAMMES			928	COUNCIL PROGRAMMES			14.091	0.000	75.195	0.000	0.000	1.315	0.000	69.255	7.512	0.000	9.978	103.431

SG PROGRAMMES

COUNCIL PROGRAMMES

AHSP

CHT Council Tax on Second/Empty Homes

COP

Developer Developer Contributions to assist Affordable Housing

Medical Adaptations	2012/13	2013/14	2014/15
Estimated Requirement (£0.000m)	0.135	0.14	0.145

STRATEGIC HOUSING INVESTMENT PLANS 2012-2013

LOCAL AUTHORITY East Lothian Council

TABLE 4 - Council Contributions to Affordable Housing Programmes

1. COUNCIL TAX ON SECOND/EMPTY HOMES (£0.000m)

	2010/11
Tax Raised *	1.700
Tax Used to Assist Housing	
Sum Carried Forward to 2011/12	1.700
Units Assisted	

*Including underspend carried forward from previous years and interest earned

2. Projects Funded by Council Tax Contributions

2010/11 (£0.000m)		
Project	Tax Used	Units Assisted***
Total	0.000	0

2011/12 (£0.000m)		
Project	Tax Used**	Units Assisted***
Total	0.000	0.000

** Where not yet spent, indicate expected expenditure and units assisted

*** Please include any units have also been funded by Council Tax from previous financial years, but mark in brackets any numbers of units which may have been counted in other years as well

3. DEVELOPER CONTRIBUTIONS*

	2010/11	2011/12
Sum Raised *		
Sum Used to Assist Housing		
Sum Carried Forward to 2011/12	0.000	
Units Assisted		

4. Projects Funded by Developer Contributions

2010/11 (£0.000m)		
Project	Sum Used	Units Assisted
Total	0.000	0

2011/12 (£0.000m)		
Project	Sum Used	Units Assisted
Muirpark Wynd, Tranent	0.069	100
Total	0.069	100

* Contributions to include Commuted Sums. Section 75 Contributions etc.

PROGRAMME CODES

AHIP Legacy - Home Ownership (GRO-Developers)

AHIP Legacy - Private Rent (GRO - Developers)

AHIP Legacy - Rural Empty Property Grant

AHIP Legacy - Rural Home Ownership Grant

Community Ownership Re provisioning (RSL)

Housebuilding Infrastructure Loan Fund (HIFL)

LIFT (Developers)

LIFT (RSL)

Mid Market Rent (Developers)

Mid Market Rent (RSL)

National Housing Trust (LA)

National Housing Trust (RSL)

Other

Other (Developers)

Other (LA)

Other (SG)

Social Rent (LA)

Social Rent (RSL)

COMPLETION NOTES - TABLE 1

TABLE 1 - HOUSING PRIORITIES (PROJECTS NOT YET APPROVED OR ON SITE).	
COLUMN HEADING	
PRIORITY	Enter Priority as High, Medium, Low
PROJECT	Insert name of Project. Note: Mixed tenure projects should be entered on separate lines.
SUB-AREA	Insert Name of Sub-Area.
UNITS	Insert number of units - or estimated number if project details have yet to be finalised.
PROGRAMME	Click in cell and then on drop down arrow - select Programme from list.
ESTIMATED START/ COMPLETION DATES	Enter Financial Year for estimated Site Start/Completion date e.g. 2012/13. For SHIP purposes dates should be best estimates of when the project could start if funding was secured and all other constraints had been removed.
SCOTTISH GOVERNMENT FUNDING COLUMNS	Enter any Scottish Government Funding requirements under the appropriate Programme Headings. Figures should be entered in £'0.000m i.e. in £'millions to 3 Decimal Places. Note: Please enter total costs not annual breakdowns.
COUNCIL/OTHER FUNDING COLUMNS	Complete as for the Scottish Government funding columns above.
MEDICAL ADAPTATIONS	If local authorities consider medical adaptations to be a priority please enter an estimated annual requirement for each of the 3 years in the appropriate box.

COMPLETION NOTES - TABLE 2

TABLE 2 - COMMITTED PROJECTS (ON SITE OR WITH SCOTTISH GOVERNMENT APPROVAL)	
COLUMN HEADING	
PROJECT	Insert name of Project. Note: Mixed tenure projects should be entered on separate lines.
SUB-AREA	Insert Name of Sub-Area.
PROGRAMME	Click in cell and then on drop down arrow - select Programme from list.
PLANNED EXPENDITURE	Enter any annual Scottish Government Funding requirements under the appropriate Year column. Figures should be entered in £'0.000m - i.e. in £'millions to 3 decimal places. Note: Some projects may only be funded on completion.

NOTE: This should be an update on last year's SHIP.

COMPLETION NOTES - TABLE 3

TABLE 3 - COMMITTED PROJECTS (ON SITE OR WITH SCOTTISH GOVERNMENT APPROVAL) - UNIT COMPLETIONS	
COLUMN HEADING	
PROJECT	Insert name of Project. Note: Mixed tenure projects should be entered on separate lines.
SUB-AREA	Insert Name of Sub-Area.
PROGRAMME	Click in cell and then on drop down arrow - select Programme from list.
UNITS EXPECTED TO COMPLETE	Enter number of units expected to complete by Year. Note: Units should be counted on practical completion of the whole project and not on a phased basis.

NOTE: This should be an update on last year's SHIP.

COMPLETION NOTES - TABLE 4

TABLE 4 - COUNCIL CONTRIBUTIONS TO AFFORDABLE HOUSING PROGRAMME

These tables should be relatively self-explanatory.

Financial figures should be entered in £'0.000m - i.e. in £'millions to 3 decimal places.

phase 2 (other)		/ funding			
Olivebank, Musselburgh (rent)	West	Private Developer / funding	High	High	HIGH
Olivebank, Musselburgh (other)	West	Private Developer / funding	High	High	HIGH
Westbank Road, Macmerry (Rent)	Central	Private Developer	High	Medium	MEDIUM
Kellie Road, Dunbar (rent)	East	Private Developer	High	Medium	MEDIUM
Queens Road, Dunbar (other)	East	Private Developer	High	Low	MEDIUM
Mingulay Cottage, Haddington (rent)	East	Consents	High	Medium	HIGH
Dirleton Court, North Berwick (rent)	East	Consents	High	Medium	HIGH
Workshop Homes, East Saltoun (rent)	Central	Consents	High	Low	MEDIUM
Tranent Infant School, Tranent (rent)	Central	Consents	High	Low	MEDIUM
Windfall		Consents			