

REPORT TO: Cabinet

MEETING DATE: 13 September 2016

BY: Depute Chief Executive (Partnerships and
Community Services)

SUBJECT: Council House Completions

1 PURPOSE

- 1.1 The purpose of this report is to provide Cabinet with an overview of Council house completions and projected completions over the ten year period 2007 – 2017.

2 RECOMMENDATIONS

- 2.1 It is recommended that Cabinet note the contents of this report.

3 BACKGROUND

- 3.1 At its meeting on 14th June 2016, Cabinet requested that a report be brought forward to its next meeting setting out council house completions and projected completions.
- 3.2 Two sets of figures are set out in Appendix 1 in relation to new build council house completions. The figures come from two separate sources – statistical reporting to the Scottish Government by the Council (NB1) and statistics compiled to report Local Housing Strategy progress in increasing the supply of affordable housing. The two sets of figures are compiled in different ways, hence the difference between the two.
- 3.3 In 2016/17, it is anticipated that there will be 83 new build council house completions.
- 3.4 Appendix 2 sets out total affordable housing new build completions over the ten year period from 2007/08 to 2016/17 which totals 1330. This includes provision by the council, housing associations and private housing developers.

3.5 Appendix 3 sets out the detail of projects delivered during this 10 year period.

3.6 There are many variables which contribute significantly to the delivery timeline of affordable housing units including new build council housing. These include, but are not limited to:

- Land ownership
- Planning process
- Level and timing of subsidy
- Infrastructure constraints
- Land values
- Economic stability

4 POLICY IMPLICATIONS

4.1 There are no policy implications arising from this report

5 INTEGRATED IMPACT ASSESSMENT

5.1 The subject of this report does not affect the wellbeing of the community or have a significant impact on equality, the environment or economy

The Local Housing Strategy has been through the Integrated Impact Assessment process and no negative impacts have been identified.

6 RESOURCE IMPLICATIONS

6.1 Financial - none

6.2 Personnel - none

6.3 Other – none

7 BACKGROUND PAPERS

7.1 East Lothian Local Housing Strategy 2003-13

7.2 East Lothian Local Housing Strategy 2012-17

7.3 Local Plan 2008

7.4 Local Plan 2000

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Appendix 1**New build council house completions 2007/08 – 2016/17**

Year	NB1	Local Housing Strategy
2007/08	0	0
2008/09	74	15
2009/10	0	13
2010/11	170	170
2011/12	187	123
2012/13	24	46
2013/14	96	125
2014/15	61	61
2015/16	48	48
TOTAL	660	601
2016/2017 Projected	83	83
TOTAL	743	684

Appendix 2

All Affordable Housing Completions

Year	Local Housing Strategy
2007/08	54
2008/09	63
2009/10	144
2010/11	256
2011/12	156
2012/13	121
2013/14	156
2014/15	61
2015/16	84
TOTAL	1095
2016/2017 Projected	235
TOTAL	1330

Appendix 3

East Lothian New Affordable Housing Supply Programme Projects 2007/08 – 2016/17

Provider Key

ELC – East Lothian Council

ELHA – East Lothian Housing Association

DCHA – Dunedin Canmore Housing Association

CRE – Castle Rock Edinvar Housing Association

CHA – Cairn Housing Association

LAR – Local Affordable Housing Rent Trust

RSL – Registered Social Landlord (Housing Association)

Tenure Key

SR – Social Rent

SO – Shared Ownership

SE – Shared Equity

MMR – Mid Market Rent

DS – Discounted Housing for Sale

Project	Location	Units	Provider	Tenure	Year Completed
Windygoul A	Tranent	54	ELHA	SR	2007/08
2007/08 TOTAL = 54		ELC TOTAL = 0		RSL TOTAL = 54	
Balcarres Road	Musselburgh	24	ELHA	SR	2008/09
Co-op	Ormiston	4	ELHA	SR	2008/09
Parkside	Wallyford	9	DCHA	SR	2008/09
Parkside	Wallyford	8	DCHA	SO	2008/09
North High Street	Musselburgh	3	ELHA	SR	2008/09
Macbeth Moir Road	Musselburgh	5	ELC	SR	2008/09
Delta Drive	Musselburgh	10	ELC	SR	2008/09
2008/09 TOTAL = 63		ELC TOTAL = 15		RSL TOTAL = 48	
Project	Area	Units	Provider	Tenure	Year Completed
Cockburn Drive/Moffat Road	Ormiston	28	CRE	SR	2009/10
Edinburgh Road	Prestonpans	30	ELHA	SR	2009/10
Under Bolton Steading	Haddington	5	ELHA	SR	2009/10
Windygoul D phase 1	Tranent	42	CRE	SR	2009/10
Windygoul D phase 1	Tranent	10	CRE	SE	2009/10
Edinburgh Road	Prestonpans	10	ELHA	SR	2009/10
High Street	Prestonpans	6	CHA	SR	2009/10
Fa'side Ave Court	Wallyford	4	ELC	SR	2009/10
Drummohr Gardens	Wallyford	2	ELC	SR	2009/10
Monkrigg	Haddington	7	ELC	SR	2009/10
2009/10 TOTAL = 144		ELC TOTAL = 13		RSL TOTAL = 131	
Potters path	Tranent	12	ELHA	SR	2010/11
Moffat road	Ormiston	12	CRE	SR	2010/11
Mclaughlin Gardens	Prestonpans	28	ELHA	SR	2010/11
Edinburgh Road	Prestonpans	11	ELHA	SR	2010/11
Rollos Yard	Prestonpans	8	DCHA	SR	2010/11

Elphinstone Road	Tranent	13	ELHA	SR	2010/11
Brierbush Road	Macmerry	35	ELC	SR	2010/11
Brunt Court	Dunbar	88	ELC	SR	2010/11
Middleshot Square	Prestonpans	8	ELC	SR	2010/11
Balfour Square	Tranent	14	ELC	SR	2010/11
Links Avenue	Musselburgh	12	ELC	SR	2010/11
Windygoul D, ph 2	Tranent	13	ELC	SR	2010/11
Edinburgh Road	Prestonpans	2	CRE	SE	2010/11
2010/11 – TOTAL = 256 ELC Total = 170 RSL Total = 86					
		33	RSL	SR	2011/12
Muirpark Wynd	Tranent	100	ELC	SR	2011/12
North High Street	Musselburgh	9	ELC	SR	2011/12
Whitecraig Avenue	Whitecraig	14	ELC	SR	2011/12
2011/12 – TOTAL = 156 ELC Total = 123 RSL Total = 33					
Project	Area	Units	Provider	Tenure	Year Completed
Whitecraig Avenue	Whitecraig	14	ELC	SR	2012/13
Labour Club	Tranent	10	ELC	SR	2012/13
Station Road	Macmerry	14	ELC	SR	2012/13
West Windygoul	Tranent	44	CRE	SR	2012/13
West Windygoul	Tranent	9	Lothian Homes	SE	2012/13
Rollos	Prestonpans	8	DCHA	3 SO 5 MMR	2012/13
Rollos	Prestonpans	8	ELC	SR	2012/13
Courier	Haddington	14	ELHA	SR	2012/13
2012/13 TOTAL - 121 ELC Total = 46 RSL Total = 75					
Goosegreen	Musselburgh	19	ELC	SR	2013/14
Lochbridge Road	North Berwick	42	ELC	SR	2013/14
Lidl Site	Prestonpans	24	ELC	SR	2013/14
Kilwinning Street	Musselburgh	20	ELC	SR	2013/14

		6			
Nethershot Road	Prestonpans	9	ELC	SR	2013/14
North High Street	Musselburgh	5	ELC	SR	2013/14
Eskmills	Musselburgh	31	DCHA	SR	2013/14
2013/14 TOTAL = 156		ELC Total = 125		RSL Total = 31	
Victoria Park	Haddington	20	ELC	SR	2014/15
Pinkie Mains Ph. 1	Musselburgh	41	ELC	SR	2014/15
2014/15 TOTAL = 61		ELC Total = 61		RSL Total = 0	
Kellie Road	Dunbar	16	ELC	SR	2015/16
Joogie Brig	Musselburgh	14	ELC	SR	2015/16
Orchardfield	East Linton	13	ELHA	SR	2015/16
East Saltoun workshops	East Saltoun	4	ELHA	SR	2015/16
Dirleton Court	North Berwick	7	CRE	SR	2015/16
Pinkie Mains ph 2	Musselburgh	18	ELC	SR	2015/16
Pinkie Mains ph 2	Musselburgh	12	LAR	MMR	2015/16
2015/16 TOTAL = 84		ELC Total = 48		RSL Total = 24 Other = 12	
Pinkie Mains ph 2	Musselburgh	12	ELC	SR	2016/17
Hallhill Strategic Site	Dunbar	60	CRE	24 SR 18 MMR 18 SE	2016/17
Hallhill ph2	Dunbar	41	ELC	SR	2016/17
Hallhill ph3	Dunbar	30	ELC	SR	2016/17
Gilsland	North Berwick	12	CALA	DS/MMR	2016/17
Gateside East	Haddington	20	Persimmon	DS	2016-17
Mingulay Court	Haddington	7	CRE	SR	2016-17
Bayswell Road	Dunbar	18	ELHA	SR	2016-17
Inglis Farm	Cockenzie	35	ELHA	SR	2016-17
2016/17 TOTAL = 235		ELC Total = 83		RSL Total = 120 Others Total = 32	
2007/08 – 2016/17 TOTAL = 1330					
ELC = 684		RSL = 614		Others = 32	