

## Members' Library Service Request Form

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Originator	Wendy Mcguire
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Document Title	Strategic Housing Investment Plan 2018/19-2022/23

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Additional information:

Authorised By	Douglas Proudfoot
Designation	Head of Development
Date	23/02/18

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**REPORT TO:** Members' Library Service

**MEETING DATE:**

**BY:** Head of Service (Development)

**SUBJECT:** Strategic Housing Investment Plan

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## **1 PURPOSE**

- 1.1 To note the submission of the Strategic Housing Investment Plan (SHIP) for 2018/19-2022/23 to the Scottish Government on 27 October 2017.

## **2 RECOMMENDATIONS**

- 2.1 Members are asked to note the contents of the Strategic Housing Investment Plan.

## **3 BACKGROUND**

- 3.1 This SHIP covers the 5 year period 2018/19 – 2022/23 and has been prepared in accordance with revised Scottish Government Guidance, '*Preparing Strategic Housing Investment Plans*' (July 2017).
- 3.2 The purpose of the SHIP is to clearly set out East Lothian's strategic housing investment priorities for the next five years. The SHIP contributes towards achieving the outcomes set out in the Local Housing Strategy (LHS) and demonstrates how they will be delivered through a range of funding streams. It is the key document for identifying the strategic housing projects which will assist in the successful achievement of the Scottish Government's target, to deliver 50,000 affordable houses by 2021/22, 35,000 of which should be social rent.
- 3.3 The SHIP ensures that the priorities set out nationally align with the priorities identified within the local authority's LHS, and prioritises developments around need and deliverability.
- 3.4 In preparing the SHIP, the Council has reviewed its existing 2017/18-2020/21 SHIP taking into account the commitments made by the Scottish Government. It has also included sites identified in the proposed Local Development Plan (LDP). As the LDP progresses through the remainder of the adoption process, some modifications may be made.

- 3.5 The key aim of the SHIP is to deliver 852 completed affordable units (excluding 150 unsubsidised units). This number is based on those high priority sites identified within Appendix C and shown in table 2 of the SHIP document.
- 3.6 This SHIP projects £45.07m of subsidy will be required to deliver the programme for those high priority projects, with a further £26.088m to deliver a total of 1322 units across all potential projects. The Scottish Government, Council and its partners will collectively look at those projects that can deliver over this period and allocate resources in the best way to maximise delivery and funding.
- 3.7 The ability to deliver will be dependent upon a combination of affordable housing providers, which includes Registered Social Landlords (RSLs), East Lothian Council and the private sector. It will also be dependent on complex funding models to deliver other tenures.
- 3.8 This SHIP is ambitious to ensure that subsidy from the Scottish Government is maximised and this ambition has been encouraged by the Scottish Government.
- 3.9 There will inevitably be changes in the timing of projects, even to those included in this year's programme, but it is important to identify as many opportunities as possible to address the clear and pressing need for affordable housing. The delivery of the programme is flexible and subject to change - some developments may not proceed while others may come forward, particularly if additional resources were to become available
- 3.10 The funding contribution in the SHIP is complemented by the Councils funding through prudential borrowing, private sector funding through the RSL programme, revenue raised through the reduced discount of second homes council tax and developer contributions for affordable housing, as well as those units delivered directly through the private sector with no subsidy at all.

#### **4 POLICY IMPLICATIONS**

- 4.1 The SHIP demonstrates that it is helping to increase the supply of affordable housing across East Lothian through a range of measures in line with our LHS. A new Local Housing Strategy is currently being developed for the period 2018-2023, to be in place by March 2018.
- 4.2 The Council carried out a pre-screening SEA

#### **5 EQUALITIES IMPACT ASSESSMENT**

- 5.1 An Equalities Impact Assessment was carried out post submission, however no negative impacts were found.

## **6 RESOURCE IMPLICATIONS**

- 6.1 Financial – The Council has set its HRA budget in February 2017 for £85.5m over the five year period to fund the building of Council housing for rent.
- 6.2 Personnel - None
- 6.3 Other - None

## **7 BACKGROUND PAPERS**

- 7.1 Strategic Housing Investment Plan 2018/19-2022/23

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