

Members' Library Service Request Form

Date of Document	21/12/18
Originator	W McGuire
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Document Title	Strategic Housing Investment Plan

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For Publication

Additional information:

Authorised By	Douglas Proudfoot
Designation	Head of Development
Date	21/12/18

For Office Use Only:	
Library Reference	189/18
Date Received	21/12/18
Bulletin	Dec 18

REPORT TO: Members' Library Service

MEETING DATE:

BY: Head of Development

SUBJECT: Strategic Housing Investment Plan

1 PURPOSE

- 1.1 To note the submission of the Strategic Housing Investment Plan (SHIP) for 2019/20-2023/24 to the Scottish Government on 26th October 2018.

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 2019/20 – 2023/24 and has been prepared in accordance with revised Scottish Government Guidance, '*Preparing Strategic Housing Investment Plans*' (July 2018).

- 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.

In preparing the SHIP, the Council has reviewed its existing 2018/19-2022/22 SHIP taking into account the commitments made by the Scottish Government. This includes sites identified in the Local Development Plan (ELLDP2018).

- 3.4 The key aim of the SHIP is to deliver 1070 completed affordable units (excluding 159 unsubsidised units). This number is based on those high

priority sites identified within Appendix C and shown in Appendix F of the SHIP document.

- 3.5 This SHIP projects £57.871m of subsidy will be required to deliver the programme for those 1070 high priority projects, with a further £27.203m to deliver a total of 1567 completed units across all potential projects (excluding the 159 unsubsidised). 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.
- 3.6 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 innovative funding models delivering unsubsidised intermediate tenures such as those at Bowmont Terrace, Dunbar and the Council's Discounted Sale model.
- 3.7 This SHIP is ambitious to ensure that subsidy from the Scottish Government is maximised and this ambition has been encouraged by the Scottish Government.
- 3.8 There will inevitably be changes in the timing of projects, even 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

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. The East Lothian LHS 2018-23 sets out the strategic vision for housing, anticipating that by 2023 the county will comprise of:

'Healthy, sustainable homes in vibrant communities, that meet increasing levels of need, reduce inequalities and improve wellbeing across all stages of people's lives'.

The LHS aims to meet this vision by achieving a set of six outcomes, which reflect local priorities and national policy objectives as follows:

- Sustainable and vibrant communities are created and maintained;
- The supply of housing is increased and access to housing improved across all tenures;
- Homelessness is prevented as far as possible, with appropriate support in place to promote positive health outcomes and tenancy sustainment;
- A wider range of specialist housing is provided to enable

- independent living where appropriate;
- The condition, energy efficiency and where appropriate the management if existing stock is improved; and
- Fuel poverty is reduced and climate change targets exceeded.

4.2 The Council carried out a pre-screening SEA. No further action was required

5 INTEGRATED IMPACT ASSESSMENT

5.1 An Integrated Impact Assessment was carried out post submission, and no negative impacts were found.

6 RESOURCE IMPLICATIONS

6.1 Financial – 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.

The SHIP informs the development of the Council’s 2019-20 to 2024-25 HRA Capital Programme.

6.2 Personnel - A service review is being undertaken to assess the resources required to deliver an increased delivery programme.

6.3 Other - None

7 BACKGROUND PAPERS

7.1 Strategic Housing Investment Plan 2019/20-2023/24

7.2 Integrated Impact Assessment

AUTHOR’S NAME	Douglas Proudfoot
DESIGNATION	Head of Service (Development)
CONTACT INFO	Wendy McGuire ext 7695
DATE	21 December 2018

P40230	Longniddry South Ph 2	Longniddry	High	8	CRE	12					12			12	12	12			12	Y	20/21	12			12		12		12		0.396	0.132			0.528				
P41616	Longniddry South Ph 2	Longniddry	High	8	CRE	7	7				7			7	7	7			7	Y	20/21	7			7		7		7		0.252	0.200			0.452				
P40302	Longniddry South	Longniddry	High	9	ELC	40					40			40	36	4	Ambul		40	Y	21/22			40		40		40				2.360		2.360					
P41615	Longniddry South	Longniddry	High	8	DCHA	10					10			10	10				10	Y	21/22			10		10		10		0.330				0.330					
P40301	Brodie Road	Dunbar	High	9	Persimmon / ELC	7					7			7	7				7	N	20/21	7		7		7		7		0.413				0.413					
P41617	Newtonlees	Dunbar	Medium	10	ELHA	38					38			38	38				38	Y	20/21			38		38		38		2.000				2.000					
T36754	Bayswell Road ph 2	Dunbar	Medium	6	ELHA	8					8			8	8				8	N	20/21	8		8		8		8		0.576				0.576					
T36534	Pencraig	East Linton	Medium	9	Stuart Milne / ELC	28					28			28	28	24	4	Ambul	28	N	21/22			28		28		28				1.652		1.652					
	OMPs		High	10	ELC	50					50	50		50	50				50	N		10	10	10	10	10	10	10	10	10	10	10	10	10	10	10			
	Total					1383	244	20	0	0	0	1647	0	50	1597	1647	1370	277	1647			327	469	308	235	115	1454	172	395	505	332	163	1567	15.010	23.758	22.947	14.987	8.372	85.074

Table	
Numerical	Geographic Code
1	Authorities/Remote/Rural RSL - SR - Greener
2	Authorities/Remote/Rural RSL - SR - Other
3	Other Rural RSL - SR - Greener

Integrated Impact Assessment Form

Promoting Equality, Human Rights and Sustainability



Integrated Impact Assessment Form

Promoting Equality, Human Rights and Sustainability

Title of Policy/ Proposal	East Lothian Strategic Housing Investment Plan (SHIP)
Completion Date	26 October 2018
Completed by	Wendy McGuire (Team Leader, Strategic Investment)
Lead officer	Wendy McGuire (Team Leader, Strategic Investment)

Type of Initiative:

- | | | | |
|-----------------|-------------------------------------|--------------------|-------------------------------------|
| Policy/Strategy | <input type="checkbox"/> | New or Proposed | <input type="checkbox"/> |
| Programme/Plan | <input checked="" type="checkbox"/> | Changing/Updated | <input checked="" type="checkbox"/> |
| Project | <input type="checkbox"/> | Review or existing | <input type="checkbox"/> |
| Service | <input type="checkbox"/> | | |
| Function | <input type="checkbox"/> | | |
| Other | | | |

1. Briefly describe the policy/proposal you are assessing.

Set out a clear understanding of the purpose of the policy being developed or reviewed (e.g. objectives, aims) including the context within which it will operate.

The Strategic Housing Investment Plan (SHIP) is a key statement of housing development priorities for local authorities, which will guide the application of government (and other) funding.

The SHIP sets out how investment in affordable housing will be directed over a five-year period to achieve the outcomes set out in the Local Housing Strategy (LHS). It includes affordable housing supply through new provision, replacement, rehabilitation and remodelling.

It reinforces the local authority as the strategic housing body and the importance of the outcomes and targets set out in the LHS.

The SHIP:

- Provides an opportunity for local authorities to set out key investment priorities for
- Affordable housing and demonstrate how these will be delivered;
- Identifies resources which will help deliver these priorities; and
- Enables the involvement of key partners.

2. What will change as a result of this policy?

Key housing priorities for East Lothian Council are increasing the supply of affordable housing and the maximisation of Scottish Government funding. The priorities over the next 5 years will focus on delivery and making a strong contribution to sustainable communities and economic growth. This will include facilitating access to sufficient suitable and affordable housing across all tenures.

The SHIP shows potential site starts of 866 new affordable homes with 1007 completions across East Lothian over the period of the plan (excluding completions of 159 unsubsidised units). It SHIP projects £58.871m of subsidy will be required to deliver the programme for high priority projects, with a further £27.088m to deliver a total of 1597 completed units across all potential projects (excluding the 159 unsubsidised). It clearly demonstrates that there are opportunities for the Scottish Government to invest in the provision of affordable housing in East Lothian.

3. Do I need to undertake an Integrated Impact Assessment?

High Relevance	Yes/no
1. The policy/ proposal has consequences for or affects people	Yes
2. The policy/proposal has potential to make a significant impact on equality	Yes
3. The policy/ proposal has the potential to make a significant impact on the economy and the delivery of economic outcomes	Yes
4. The policy/proposal is likely to have a significant environmental impact	No
Low Relevance	
5. The policy/proposal has little relevance to equality	No
6. The policy/proposal has negligible impact on the economy	No
7. The policy/proposal has no/ minimal impact on the environment	Yes
If you have identified low relevance please give a brief description of your reasoning here and send it to your Head of Service to record.	
East Lothian Council does not consider there to be any significant environmental	

effects arising from the SHIP as it does not take the lead role in identifying land for new housing. Instead, land for new housing will continue to be brought forward in accordance with the hierarchy of development plans set out in Scottish Planning Policy (2014).

If you have answered yes to 1, 2, or 3 above, please proceed to complete the Integrated Impact Assessment.

If you have identified that your project will have a significant environmental impact (4), you will need to consider whether you need to complete a Strategic Environmental Assessment.

4. What information/data/ consultation have you used to inform the policy to date?

Evidence	Comments: what does the evidence tell you?
Data on populations in need	<p>The SHIP is underpinned by the Local Development Plan, which sets out an affordable housing quota of 25%. It states that a 25% affordable housing contribution is required from developers of new housing developments consisting of five or more units. The 25% housing quota is based on evidence from the first South East Scotland Housing Need and Demand Assessment (SESplan HNDA1) (2011), which estimates 232 households to require affordable housing per annum net of turnover, over a ten-year period. This equates to a 41% requirement for affordable housing. Since the publication of SESplan HNDA1 in 2011, SESplan HNDA2 was approved as robust and credible in March 2015. It estimates a need for 370 units of affordable housing per annum over the period 2012-30. This equates to a 67% requirement for affordable housing.</p> <p>The Housing Land Audit which is prepared in tandem with the LDP provides the data on the number of units which can be built per area.</p> <p>To enhance the data set out in HNDAs, East Lothian Council commissioned independent research to improve the knowledge and understanding of need and demand for intermediate tenures in East Lothian. The study published in 2015, estimated that around 2,300</p>

	<p>households in East Lothian would make up the potential pool of demand for mid market rent and other tenures.</p> <p>Particular Needs – A comprehensive study is underway to assess the need and demand for housing, specialist housing and housing related services for particular needs groups. Again, this study has been undertaken to enhance evidence provided in HNDAs. Once the study is complete, the evidence will be used to inform the SHIP with regard to the requirements for specialist housing for particular needs groups.</p>
Data on service uptake/access	<p>A wide range of data has been considered in addition to data captured within HNDAs; research on intermediate rents and specialist housing need and demand i.e. general housing market activity; housing list data; allocations; transfers; housing stock etc. Much of the data considered is set out within the East Lothian Local Housing Systems Analysis report (2011). An up to date Local Housing Systems Analysis report is currently in preparation to inform the LHS 2018-23.</p>
Data on quality/outcomes	<p>LHS outcomes provide a clear statement of what East Lothian Council is trying to achieve and the LHS provides a clear set of indicators against which progress can be measured. The LHS 2018-23 contains six outcomes as follows:</p> <p>The SHIP directly contributes to outcome 1, however increasing housing supply also has a positive impact upon all of the other outcomes.</p>
Research/literature evidence	<p>As stated above, the SHIP is informed by SESplan HNDA1; research into intermediate tenures and the assessment of the specialist housing needs of particular needs groups.</p> <p>SESplan HNDA1 was approved by the Scottish Government in June 2011. It provides an</p>

	<p>estimate of total housing need by calculating current housing need and estimating future demand. SESplan HNDA identifies a need within East Lothian for 10,050 dwellings from 2009-24 with 6,250 up to 2019 and a further 3,800 from 2019-24.</p> <p>Research into intermediate tenures estimated a demand for circa 2,300 mid-market rent units.</p> <p>The assessment of need and demand for specialist housing is incomplete, although early indications show a need for circa 600 units for older people (across all tenures, affordable and market) over a ten-year period.</p> <p>The SHIP sits within the context of the following local strategic and policy documents:</p> <p>The East Lothian Plan (Single Outcome Agreement) 2017-27 is the overarching plan for the future of East Lothian. It sets out how Community Planning Partners will contribute to the 16 national outcomes; local needs & priorities</p> <p>The East Lothian Council Plan 2017-22 supports the priorities of the East Lothian Plan SOA and sets out four objectives including 'Growing our communities – to give people a real say in the decisions that matter most and provide communities with the housing, transport links, community facilities and environment that will allow them to flourish'.</p> <p>The LHS 2012-17 (preparation of the LHS 2018-23 is underway, with publication anticipated mid 2018) will be the overarching strategic document that detail housing requirements and sets targets for new housing provision. The SHIP is a tool to target resources for a particular project and to meet those targets.</p> <p>The East Lothian Housing Contribution Statement 2016-19 acts as a bridge between the LHS and the East Lothian Health and Social Care Partnership's Strategic Plan to assist in the development of a seamless strategic process, focused on shared outcomes, priorities and investment decisions that positively contribute to health and wellbeing.</p>
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<p>Service user experience information</p>	<p>The SHIP contributes towards achieving the outcomes set out in its Local Housing Strategy and demonstrates how they will be delivered through a range of funding streams. Given this, the SHIP is underpinned by LHS consultation processes. Consultation on the LHS 2012-17 included a number of formal events with stakeholders; i.e. statutory agencies, third sector organisations, RSLs and tenants and residents. Consultation on the LHS 2018-23 is ongoing and has to date included 20 focus groups with particular needs groups, a range of themed events i.e. rural housing; housing need and demand and large scale formal consultation events for stakeholders and members of the public.</p>
<p>Consultation and involvement findings</p>	<p>A draft Strategic Housing Investment Plan was prepared for consultation with Registered Social Landlords who are currently developing or are considering development in East Lothian. It has also been informed through discussions with East Lothian Council's Planning Department to ensure alignment with the Housing Land Audit along with information through ongoing discussions with private developers.</p> <p>The draft SHIP was circulated to the following:</p> <ul style="list-style-type: none"> • Places for People • Castle Rock Edinvar Housing Association • Dunedin Canmore Housing Association • East Lothian Housing Association • Hillcrest Housing Association • LAR • East Lothian Council's Asset Team • Adult Wellbeing, East Lothian Council • Community Housing, East Lothian Council

	<ul style="list-style-type: none"> Housing Asset Team, East Lothian Council Planning, East Lothian Council
Good practice guidelines	The SHIP has been prepared in accordance with revised Scottish Government Guidance on <i>Preparing Strategic Housing Investment Plans</i> (July 2018).
Other (please specify)	n/a
Is any further information required? How will you gather this?	Current council documents provide satisfactory detailed information to inform the SHIP.

5. How does the policy meet the different needs of groups in the community?

	Issues identified and how the strategy addresses these
<p>Equality Groups</p> <ul style="list-style-type: none"> Older people, people in the middle years, Young people and children Women, men and transgender people (includes issues relating to pregnancy and maternity) Disabled people (includes physical disability, learning disability, sensory impairment, long-term medical conditions, mental health problems) Minority ethnic people (includes Gypsy/Travellers, migrant workers, non-English speakers) Refugees and asylum seekers People with different religions or 	<p>The SHIP will increase the supply of affordable housing generally and also increase the supply of mid-market rent properties, which are likely to be suitable for first time buyers, those on low incomes and young families. The SHIP will enable increased numbers of households to have the option to buy or rent affordable housing.</p> <p>The SHIP will enable housing suitable for a wide range of particular needs i.e. older people and people with a physical disability.</p> <p>An increased supply of affordable housing will provide a range of benefits around health and wellbeing, having a positive impact upon the groups set out here, particularly disabled people i.e. quality housing with high levels of energy efficiency; thermal comfort,</p>

<p>beliefs (includes people with no religion or belief)</p> <ul style="list-style-type: none"> • Lesbian, gay, bisexual and heterosexual people • People who are unmarried, married or in a civil partnership 	<p>ventilation; appropriate space for the household; and provision of safety features. Social rented housing will meet the SHQS and EESSH.</p> <p>The populations set out here have the highest potential to benefit i.e. people on low incomes; homeless people and pensioners.</p> <p>The SHIP may have an adverse effect upon some groups i.e. some ethnic minority families may comprise of relatively large households compared with the average household size, which may not be well catered for.</p>
<p>Those vulnerable to falling into poverty</p> <ul style="list-style-type: none"> • Unemployed • People on benefits • Single Parents and vulnerable families • Pensioners • Looked after children • Those leaving care settings (including children and young people and those with illness) • Homeless people • Carers (including young carers) • Those involved in the community justice system • Those living in the most deprived communities (bottom 20% SIMD areas) • People misusing services • People with low literacy/numeracy • Others e.g. veterans, students 	<p>An increased supply of affordable housing will provide a range of benefits around health and wellbeing, having a positive impact upon households in poverty i.e. quality housing with high levels of energy efficiency; thermal comfort, ventilation; appropriate space for the household; and provision of safety features. Social rented housing will meet the SHQS and EESSH.</p> <p>The populations set out here have the highest potential to benefit i.e. people on low incomes; homeless people and pensioners.</p> <p>Indirectly, the SHIP will result in economic benefits (through investment in housebuilding) which will have positive impacts on health, particularly for those people who gain employment as a result.</p>
<p>Geographical communities</p>	<p>East Lothian Council held a Rural Housing Event in October of this</p>

<ul style="list-style-type: none"> • Rural/ semi rural communities • Urban Communities • Coastal communities 	<p>year to help promote the Rural Housing Fund and engage with key stakeholders who have an interest in developing in rural East Lothian. The Council will continue to liaise with partners and stakeholder to identify opportunities.</p> <p>There is likely to be increased levels of affordable housing in all of these community types across the county as a result of the SHIP, which will have a positive impact on building family support networks, resilience and community capacity. Increasing supply of affordable housing in rural outlying areas of East Lothian will be particularly important in enabling generations of families to remain in smaller villages. This is critical in mitigating social isolation and will contribute to improvements in health and wellbeing, particularly for households containing a person with particular needs.</p> <p>Rural communities face particular difficulties in relation to new affordable housing provision in East Lothian. There is some indication that house prices are higher in some rural areas than in the main settlements. There is particularly high pressure on rural housing and housing need in response to a shortage of affordable housing in rural areas. This is in part due to the Right to Buy, which had a relatively high impact on rural areas, with high losses of Council stock. There is also evidence that households living in rural areas typically need to spend 10-20% more on everyday requirements than those in urban areas.</p>
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6. Are there any other factors which will affect the way this policy impacts on the community or staff groups?

The development of new housing will impact on the demand for local schools and GP surgeries. The Proposed Local Development Plan covers place-making and joint-working to develop communities around housing developments. The LHS 2018-23 includes an outcome around creating and maintaining vibrant and sustainable communities, acknowledging that housing is more than just bricks and mortar, but also about social and community interaction.

7. Is any part of this policy/ service to be carried out wholly or partly by contractors?

If yes, how have you included equality and human rights considerations into the contract?

Not applicable

8. Have you considered how you will communicate information about this policy or policy change to those affected e.g. to those with hearing loss, speech impairment or English as a second language?

New housing developments, including affordable homes will be advertised through the Council website and through Housing Officers when they deliver Housing Options advice. Information can be provided in a range of formats.

The LHS 2018-23 includes actions around improving communication in relation to housing for particular needs groups i.e. producing handbooks and easy read guides in relation to housing processes.

9. Please consider how your policy will impact on each of the following?

Objectives	Comments
Equality and Human rights	
Promotes / advances equality of opportunity e.g. improves access to and quality of services, status	The SHIP will promote equality of opportunity through the delivery of 25% affordable homes. On completion of a comprehensive needs assessment, to assess the specialist housing needs of particular needs groups, the evidence will be used to inform the SHIP with regard to the requirements for specialist housing for particular needs groups. In increasing the supply of affordable housing

	<p>generally, this will assist in tackling homelessness across the county.</p> <p>The SHIP will also create equalities around improving energy efficiency and tackling fuel poverty</p>
Promotes good relations within and between people with protected characteristics and tackles harassment	The SHIP does not directly impact this, but the LDP and LHS which are overarching strategies of the SHIP will seek to promote good relations, through place-making, regeneration and the creation of vibrant and sustainable communities.
Promotes participation, inclusion, dignity and self control over decisions	<p>The SHIP does not directly impact participation, inclusion, dignity and self-control over decisions. The LHS which is used to inform the SHIP, consults with services users and members of the public, promoting participation in decision making. Upon completion and occupancy of new affordable housing, support is provided to empower tenants to establish / join existing tenants and residents groups.</p> <p>For those households allocated a new affordable home, this will have a positive impact upon individual self-worth and inclusion, particularly in respect of homeless households and those with particular needs.</p>
Builds family support networks, resilience and community capacity	<p>The SHIP does not directly impact building support networks, this is covered in the LDP and LHS, although in creating employment and training opportunities, housing investment has an indirect role to play in building resilience and capacity for those households gaining employment from construction.</p> <p>Increasing the supply of affordable housing will enable different generations of families living in the community to have more opportunity to remain living in their local area, helping to build family support networks.</p>
Reduces crime and fear of crime	The SHIP does not directly impact on reducing crime and fear of crime, although consideration to neighbourhood design and density; greenspace and play facilities and the principles of designing streets and place-making should help to reduce crime and fear of crime. Housing providers should aim to provide affordable homes within high quality neighbourhoods with well laid out walkable environments.

<p>Promotes healthier lifestyles including</p> <ul style="list-style-type: none"> • diet and nutrition, • sexual health, • substance misuse • Exercise and physical activity. • Lifeskills 	<p>There is a positive impact from an increase in energy efficient and affordable homes on health and wellbeing. Housing investment in more energy efficient homes will maximise the ability for people to heat their homes and live in affordable warmth, supporting people to live independently in their own homes, who may otherwise struggle to do so.</p> <p>Affordable housing will provide appropriate indoor space for households to function, exercise and maintain a level of physical activity. It will also provide greenspace and outdoor play areas / play facilities, supporting the right of children to play and promoting health and lifeskills.</p>
<p>General</p>	<p>It is difficult to calculate or to quantify the impact of the SHIP on equalities, human rights, health and wellbeing, communities etc. Cunningham Housing Association commissioned social value lab UK to consider the social return on investment for the Vineburgh Regeneration Initiative, which is a good example of work to calculate social return on housing investment. The study found that while individual housing developments may provide different returns on homelessness, health and wellbeing etc. for every £1 investment in housing led regeneration, £4.63 social value was created.</p> <p>http://www.socialvalueuk.org/app/uploads/2016/03/Vineburgh%20SROI%20Report%20Final%20Assured.pdf</p>
<p>Environmental</p>	
<p>Reduce greenhouse gas (GHG) emissions in East Lothian (including carbon management)</p>	<p>East Lothian Council does not consider there to be any significant environmental effects arising from the SHIP as it does not take the lead role in identifying land for new housing. Instead, land for new housing will continue to be brought forward in accordance with the hierarchy of development plans set out in Scottish Planning Policy (2014).</p> <p>In East Lothian, the SESplan Strategic Development Plan (SDP) identifies a specific housing requirement and a spatial strategy for the provision of new housing. The East Lothian LDP (in accordance with the SESplan SDP) identifies and allocates land for development including specific sites to meet the housing requirement. Integral to this process, the environmental effects of</p>
<p>Plan for future climate change</p>	
<p>Pollution: air/ water/ soil/ noise</p>	
<p>Protect coastal and inland waters</p>	
<p>Enhance biodiversity</p>	
<p>Encourage resource efficiency (energy, water, materials and</p>	

minerals)	<p>specific development proposals are subject to environmental assessment through the hierarchy of development plans. The LDP is subject to full screening in relation to the potential environmental impacts of all developments and both the East Lothian LDP and SESplan SDP are accompanied by SEA environmental reports.</p> <p>The SHIP is a resource planning tool and has limited or no influence on other plans or strategies. It does not create any significant environmental effects which would not have already been considered and addressed as above. It is therefore the opinion of East Lothian Council that the SHIP will have no significant direct impact on the environment.</p> <p>The East Lothian LHS 2018-2023 provides the strategic direction to tackle housing need and demand and inform future investment in housing and related services. It also provides a framework for projects related to improving the standard of existing stock. Increased investment in more energy efficient housing will have a positive impact upon health and wellbeing and climate change, reducing energy bills and carbon emissions, although the social return is difficult to quantify.</p>
Public Safety: Minimise waste generation/ infection control/ accidental injury /fire risk	
Reduce need to travel / promote sustainable forms or transport	
Improves the physical environment e.g. housing quality, public and green space	
Economic	
Maximises income and /or reduces income inequality	<p>Housing investment has a significant economic impact upon the construction industry, by creating employment and training opportunities in relation to new housing construction and also employment and training opportunities in relation to the repair and maintenance of existing housing.</p> <p>Increasing jobs reduces the reliance upon the benefits system, indirectly helping to reduce income inequality.</p> <p>There is evidence to show high need and demand for affordable housing across the county. Increasing the supply of affordable housing will be critical for those households who cannot afford to buy or rent on the open market, with accessing mortgage finance and obtaining credit difficult for many household groups, not just first time buyers. Affordable housing will provide people with a safe secure base from which to access education, training and / or employment, improving their earning potential. It will also assist in</p>
Helps young people into positive destinations	
Supports local business	
Helps people to access jobs (both paid and unpaid)	
Improving literacy and numeracy	
Improves working conditions, including equal pay	

	reducing fuel poverty.
Improves local employment opportunities	The SHIP does not directly impact building support networks, this is covered in the LDP, LHS and Need and Demand Assessments.

10. Action Plan

Identified negative impact	Mitigating circumstances	Mitigating actions	Timeline	Responsible person
There may be displacement effects if some social housing becomes less desirable with clustering of more vulnerable tenants.		<p>This is likely to be mitigated by making appropriate allocations; good housing management; carrying out estate inspections; empowering communities through support to tenants and residents and enforcing anti-social behaviour policy where necessary.</p> <p>Initial input to good neighbourhood design in relation to the geographical placing of affordable housing in relation to market housing and location of mid-market housing will also assist in mitigating displacement</p>	Ongoing	Community Housing Team / Planning / Housing Providers
The increase in affordable housing is likely to have a limited positive impact		The number of households affected is likely to be very minimal and can be mitigated by	Ongoing	Community Housing

on some ethnic minority households requiring larger house types		converting two houses into one in very exceptional circumstances.		
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11. Sign off by Head of Service

Name

Date