

**EAST LOTHIAN COUNCIL  
STRATEGIC HOUSING INVESTMENT PLAN 2008**

**2009/10 to 2013/14**

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# 1. INTRODUCTION

1.1 The purpose of this Strategic Housing Investment Plan (SHIP) is to set out how investment in affordable housing will be directed over a 5 year period to achieve the outcomes set out in the Local Housing Strategy (LHS). It refers to affordable housing supply through new provision, replacement, rehabilitation and remodelling.

1.2 East Lothian Council's first SHIP was submitted by the Council in November 2007. The Scottish Government treated this as a trial run in 2008/09, with no impact on resource allocation. Revised guidance published in May 2008 for the second round of SHIPs placed it as an annex to the LHS and in addition outlined how it would be used as the key strategic planning document to allocate resources for housing provision<sup>1</sup>. The role of the LHS as the key strategic planning document for housing was reinforced through the publication of the Government's 'Firm Foundations'<sup>2</sup> document, which outlined their proposals for housing. It identified:

- A significant increase in the rate of new housing building
- An increased role for local authorities in the provision of new rented housing
- Further developing the regional framework for planning new housing supply
- The development of mid rent as an alternative to both owner occupation and traditional social rented housing
- A new approach to procurement of new build housing aimed at reducing costs
- Promoting housing developments that contribute to the creation of sustainable, mixed communities

1.3 The Plan is a working tool to improve long-term strategic planning and to show how the Local Housing Strategy investment priorities for affordable housing will be delivered in practice through a range of funding streams.

1.4 This current SHIP (2009/10 to 2013/14) reflects economic and policy changes over the last year, taking account of critical factors in the delivery of affordable housing including the impact of unprecedented economic conditions currently facing not just this country but the world as a whole.

1.5 The East Lothian Local Housing Strategy (LHS) 2003-2013 sets out the housing challenges in East Lothian. The Strategy has five strategic objectives:

- To promote and enable sustainable communities;
- To increase the supply of affordable housing;
- To provide and enable appropriate housing provision (including support) for those people with particular needs;
- To promote and enable sustainable housing; and

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<sup>1</sup> <http://www.scotland.gov.uk/Topics/Built-Environment/Housing/investment/guidancenotes/hign200803>

<sup>2</sup> <http://www.scotland.gov.uk/Publications/2007/10/30153156/0>

- To prevent and reduce homelessness.

The overall aim is to develop an additional 2,750 affordable homes in East Lothian over the lifetime of the Strategy. Of these 2,750 homes, 2220 (80%) are to be for rent, 550 (20%) are to be for Low Cost Home Ownership (LCHO) and 300 are to be in small/intermediate settlements. A target of 10% of the total has been set for the delivery of particular needs housing.

To date 362 units have been delivered since the LHS targets were introduced in 2003. This has been reflected in the SHIP target within **Annex C, Table 1b**. The targets from the East Lothian LHS 2003 – 2013 are ambitious but do not reflect the practicalities of delivery within East Lothian and are therefore now viewed as unrealistic. A significant proportion of the forecasted delivery was reliant upon the capacity of the strategic land supply, the outputs of which have been seriously restricted by the economic climate and the uncertainty in the housing market.

The SHIP projects that in total 1035 units could receive tender approval during the period of this SHIP and that £110.593m will be required to deliver this programme.

The ability to deliver these targets is dependant upon a mixed economy of affordable housing providers. This involves a combination of RSLs, East Lothian Council and the private sector.

## 2. HOUSING MARKET AREA CONTEXT

- 2.1 East Lothian Council operates within the wider Edinburgh Housing Market Area, the most pressured housing market area in Scotland with substantial affordable housing needs. This area comprises the 4 Lothian Authority areas and further extends into parts of Fife and the Scottish Borders. The role of the Lothian region as a key driver of Scotland's economy coupled with significant house price inflation has led to increased commuting and the Lothian labour market now extends into Fife, the Scottish Borders, North and South Lanarkshire, Falkirk, Stirling and beyond.
- 2.2 The Council is an active participant in the Lothian Housing Forum. The purpose of the Forum is to provide an opportunity for inter-local authority working in the wider housing market area and to encourage the co-ordinated development and effective implementation of respective Local Housing Strategies and Development Plans, including the development of the South East Scotland Strategic Development Plan (SESPLAN). Membership is drawn from housing and planning staff from the six local authorities of the housing market area.
- 2.3 As a part of its strategic remit, the Forum commissions research. At the end of 2005 the Lothian Housing Needs and Market Study was published covering the four Lothian Authorities. The Study provides a comprehensive analysis of the housing market area based on a review of a range of secondary data and household survey of 3,207 Lothian households. This

Study found that over the period of 2005-2010 a shortfall of 17,060 homes was projected. In East Lothian a shortfall of 2,007 homes was projected over the same time period.

- 2.4 The Forum commissioned an update to this Study in 2008 in line with new guidance published by the Scottish Government to inform the Local Housing Strategy and Strategic Development Plan processes. This work is due to be completed in December 2008, following which further work is scheduled to be commissioned by the Forum to draw together housing need and market data across the wider six local authority areas. This integrated process will identify future housing supply targets which will be reflected in the LHS and SESPLAN

### **3. LINKAGES TO OTHER STRATEGIES AND PLANS**

#### **3.1 Community Plan**

A revised Community Plan was published in 2007, which will run from 2007 – 2016 and outlines the core principles for the East Lothian Community Planning Partnership (ELCPP). These core principles provide the basis of activity for the ELCPP over the next 10 years to move us toward the 2020 Vision for East Lothian. Within each of these core priorities are a range of targets.

It is a core principle and priority of the Community Plan to increase the supply of affordable housing.

In addition under the Clean and Green principle is a target to:

- Develop and implement sustainability standards for existing and new affordable housing: increase in the % of Council and RSL homes meeting the standards by 2012 (LHS)

#### **3.2 Our Contract With The People**

In August 2007 East Lothian Council launched the publication '*Our Contract With The People*'. This document outlines the Council's priorities from 2007-2011 and emphasises its commitment to a substantial increase in the provision of affordable housing for rent. The housing priorities identified in the document are:

- Review the of Local Housing Strategy
- Maximise Housing Association Grant funding
- Ensure the spread of affordable housing is East Lothian wide and available to a wide range of social needs
- Deliver the Scottish Housing Quality Standard
- Accelerate the refurbishment programme for the existing housing stock
- Invest and expand council housing land stock
- Expand through innovation the Council's ability to purchase land

### **3.3 Corporate Plan**

The priorities set out in 3.2 are supported in the East Lothian Council Corporate Plan 2008, which also identifies how the Council will focus delivery on those priorities and specifically relates to:

- Increasing the supply of affordable housing
- Improving and effectively managing the housing stock and be responsive to the needs of tenants
- Promoting effective land use and increasing the land for affordable housing

### **3.4 Single Outcome Agreement**

The core priority: “Increase the supply of affordable housing” is supported in East Lothian Council’s Single Outcome Agreement (SOA) which reflects local priorities and concerns, within an over-arching national context. The purpose of the SOA is to provide a greater focus on delivering outcomes.

### **3.5 Homelessness Strategy**

The Council is currently in the process of developing a new Homelessness Strategy. This identifies significant homelessness pressures arising principally from the shortage of affordable housing in East Lothian. Changes in homelessness legislation up to and including 2012 present the Council and its partners with significant challenges which will be difficult to overcome. The Homelessness Strategy will be published in Spring 2009.

### **3.6 Structure Plan and Local Plan**

The SHIP operates in the context of the following key planning documents:

- East Lothian Local Plan 2008
- Edinburgh & the Lothian’s Structure Plan 2015

Work is commencing on the development of the South East Scotland Strategic Development Plan which it is anticipated will be submitted to Ministers in 2010/2011. Future housing supply targets will be set through the mechanism outlined in 2.

### **3.7 Regeneration Outcome Agreement**

In June 2008 East Lothian Council submitted its third Regeneration Outcome Agreement to the Scottish Government. The Regeneration Outcome Agreement has provided the framework to tackle social exclusion in East Lothian, with a focus on Prestonpans and Tranent, parts of which have been identified as amongst the most deprived areas in the county. The East Lothian Community Planning Regeneration objectives quoted in the Regeneration Outcome Agreement are as follows:

- Building strong safe and attractive communities in East Lothian;
- Getting people into work in East Lothian;
- Improving health across East Lothian;
- Raising educational attainment in East Lothian; and
- Engaging young people in East Lothian.

### **3.8 Community Care**

Joint Community Care Planning Groups focusing on Older People, People with Learning Disabilities and People with Physical Disabilities and Sensory Impairment are currently in the process of developing strategies that will incorporate housing issues. The requirements of these strategies will inform the LHS and the SHIP. A Joint Mental Health Strategy is currently in place which identifies a need for supported accommodation. Funding and delivery mechanisms for this are currently being assessed. Funding for any supported accommodation is difficult due to significant pressures on the Council's adult social care budget and housing support budget which was effectively decreased by 30% when ring-fenced as Supporting People funding.

### **3.9 Scottish Housing Quality Standard, Standard Delivery Plan**

East Lothian Council submitted its Scottish Housing Quality Standard (SHQS) Standard Delivery Plan (SDP) to the Scottish Government in 2005 and submitted a revised plan in 2006. The SDP demonstrates that East Lothian Council can meet the SHQS by 2015 and estimates £49million of capital investment is required to achieve this. None of the other Registered Social Landlords operating in East Lothian have reported any difficulties in meeting the Standard by 2015.

### **3.10 Fuel Poverty Strategy**

The Council has recently completed a Fuel Poverty Strategy which will be presented to Cabinet for approval in December 2008. The Strategy provides the strategic framework for tackling fuel poverty in East Lothian and delivering the Scottish Government's target of eliminating fuel poverty by 2016. It identifies strategic objectives it wishes to achieve and how it will deliver them.

## 4. CURRENT ECONOMIC CLIMATE

4.1 In the past twelve months, turbulence in global financial markets stemming from mortgage repossessions in the US sub-prime market has led to a severe downturn in the availability of credit across the global economy (the 'credit crunch') and a substantial economic slowdown, the effects of which are now manifest in this country. The impact of the current economic climate on the housing system and on housing supply in particular, presents itself in a number of different ways:

- 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 with house prices falling in many places;
- 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;
- Housebuilders are shedding jobs and halting projects with immediate effect. It is estimated that housing output is likely to decrease by 50% in 2009. This reduction could last anything between 18 months and 5 years. 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 stall, impacting equally on affordable housing provision.

4.2 In response, the Government published "Responding to the Changing Economic Climate" (August 2008) which sets out proposals to accelerate the supply of new affordable homes in the short term by:

- Relaxing the requirement to comply with Housing for Varying Needs for 'off the shelf' products
- Bringing forward £100 million of funding to assist RSLs to take advantage of the downturn in the housing market.

4.3 The Council, the Scottish Government and RSL partners are working to realise opportunities to take advantage of these proposals.



## 5. PARTNERSHIP PROCESS

- 5.1 The Strategic Housing Investment Plan has been developed through the East Lothian Affordable Housing Group. This Group's remit includes the implementation of the LHS affordable housing objective and membership includes:
- Homes for Scotland;
  - Scottish Government;
  - Scottish Rural Property and Business Association;
  - Rural Housing Service;
  - Places for People Group;
  - East Lothian Housing Association;
  - East Lothian Tenants and Residents Panel;
  - Housing Strategy and Development, East Lothian Council;
  - Planning, East Lothian Council;
  - Community Housing and Property Maintenance, East Lothian Council;
- 5.2 The requirements for the SHIP were reported to the June 2008 Affordable Housing Group meeting and the draft SHIP was discussed at the Affordable Housing Group of 16<sup>th</sup> September 2008.
- 5.3 East Lothian Council's Adult Social Care and Children's Services divisions are not members of the Affordable Housing Group. They were therefore consulted separately on the Plan.
- 5.4 Developing Registered Social Landlords (RSLs) were also consulted in detail on their development proposals to enable the completion of the SHIP tables (attached as **appendix C**). Those consulted included:
- Places for People Group, acting as development agent for both Castle Rock Edinvar and East Lothian housing associations
  - Cairn Housing Association
- 5.5 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 were consulted on their funding requirements:
- Margaret Blackwood Housing Association;
  - Bield Housing Association;
  - Ark Housing Association;
  - Homes for Life Housing Partnership;
  - Viewpoint Housing Association;
  - East Lothian Housing Association; and
  - Castle Rock Edinvar Housing Association.

## **6. SELECTION OF SUB-AREAS**

- 6.1 East Lothian has presented its Strategic Housing Investment Plan on the basis of three sub-areas (See **Appendix B**). These are based on secondary school catchment areas and are as follows:
- A - East - including Haddington, North Berwick and Dunbar;
  - B - Central - including Prestonpans and Tranent; and
  - C - West - including Musselburgh.
- 6.2 The sub-areas were approved by the Affordable Housing Group on 12<sup>th</sup> June 2008 where it was agreed to use this approach to sub-areas to reflect the sub-areas identified in the updated Housing Need and Market Assessment.
- 6.3 The other sub-area options for the Affordable Housing Group were:
- The 25 Local Investment Framework (LIF) areas identified in the LHS; These areas are based on the primary school catchment areas; and
  - The 4 sub-areas set out in the 2007 SHIP submission which identified the smaller settlements.
- 6.4 The option of using LIF areas was agreed as too detailed for the purposes of the SHIP. The four sub-areas identified in the 2007 SHIP submission did not correlate with sub-areas used for assessing housing need and given the updating of housing need information, it was felt that the approach should be aligned.

## **7. INVESTMENT STRATEGY**

- 7.1 The investment strategy in East Lothian is based on the overall aim of the Local Housing Strategy, which is to deliver 2,750 new supply affordable housing units between 2003-2013. The LHS sets out that 80% of the affordable housing supply should be for social rent, 20% for low cost home ownership and for 300 units should be developed in small and intermediate settlements. To date the annual targets set out in the LHS for both overall affordable housing development and low cost home ownership have not been met; 362 new supply affordable units were provided as at March 2008, of which 12 are low cost home ownership. On the other hand the target for affordable housing supply in small and intermediate settlements is likely to be exceeded with 147 units already completed.

Table 1 below shows the amount of affordable housing provided to date.

**Table 1: Affordable Housing Delivery in East Lothian 2003/04- 2007/08**

Affordable housing provided to date	Target	Actual provision	Particular Needs Target	Actual Provision
03/04	150	50	5	10
04/05	150	95	15	24
05/06	200	96	20	3
06/07	209	67	20	11
07/08	300	54	30	2
Total	1109	362	90	50

Our target for particular needs housing is 10% of the affordable housing target. Therefore our aim is to provide 275 houses for particular needs up to 2013. To date up to 2006/7 there have been 50 particular needs properties provided out of our target of 90. This represents 14% of actual affordable housing delivered to date. This target has been met through the provision of wheelchair accessible housing and supported accommodation. Therefore although targets listed for the provision of particular needs housing have not been achieved we are exceeding our target of 10%.

7.2 The LHS does not set out the tenure balance to be achieved at a sub-area level. The Housing Need and Demand Assessment undertaken in 2005 did not identify tenure split at a sub-area level either. The LHS policy of 80% of affordable housing being for rent and 20% of LCHO therefore has been applied across each sub-area. The split of units geographically indicates that provision has been made to reflect housing need across the County. There is a slight bias towards delivery of the new homes to the West and Central area. This reflects the fact that the balance of development opportunities and the strategic sites are in these areas. The total number of units identified in the SHIP, are broken down by sub-area below:

- Sub Area **A - 214 units** - East (including Haddington, North Berwick and Dunbar)
- Sub Area **B - 228 units** - Central (including Prestonpans and Tranent)
- Sub Area **C – 184 units** - West – (including Musselburgh)

7.3 The Local Investment Framework (LIF), included in the LHS, consists of a range of over 30 different housing, homeless, income and other indicators collected across 25 areas. The original purpose of the LIF was to:

- Inform local area priorities for new affordable housing.
- Set out indicators that can be monitored on an annual basis to track changes in the housing system.

7.2.1 In practice, however, the LIF framework has been used to monitor changes in the housing system rather than set investment priorities. This has partly been due to the difficulties in populating indicators but also because in

practice there has not been a requirement to rank affordable housing sites in terms of priority for funding.

To date there has not been an excess of development opportunities over funding which would necessitate prioritisation of developments for funding.

- 7.5 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% of all new build rented developments for special needs accommodation, through a combination of supported housing and wheelchair accessible housing. This priority is split as below:

- Supported Accommodation - 26 units (24% of total special needs provision)
- Wheelchair Accommodation - 32 units (55% of total special needs provision)

## **7.6 Delivery Mechanisms**

### **7.6.1 Efficiencies / RSL Procurement**

East Lothian Housing Association (ELHA) and Castle Rock Edinvar (CRE) have had preferred partner status in East Lothian since 2004. They formed a strategic alliance in 2007, agreeing which association will develop particular sites. They will also work with East Lothian Council and the Scottish Government to secure the maximum possible investment into new social housing for the area.

A streamlined RSL procurement structure operates in East Lothian. Places for People Group provide development services for both ELHA and CRE.

The vast majority of the HAG programme in East Lothian will be developed through these two RSLs. Occasionally, however, development may be undertaken, on specific projects, by other RSL's. For example, Cairn Housing Association are currently working on a housing project in conjunction with Women's Aid.

### **7.6.2 Council House-building / 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 currently have a 3-year programme in place from 2008/09 – 2010/11 to deliver 223 units.

In April 2008, the Scottish Government announced that it planned to invest £25 million to encourage new Council house building.

The overall aim in allocating the money is to maximise the number of new houses built of sufficient quality, in the right places. To do this, the following six overarching principles will govern the allocation:

- the council has the ability to manage the new stock effectively;
- the council has prudential borrowing capacity and/or uses other financial resources;
- the subsidy for any proposed development from the Scottish Government will be less than £25,000 per home;
- the area has housing need and the new homes will contribute to the council meeting its 2012 homelessness target; and
- the council can demonstrate that it has well developed plans to ensure delivery of the proposed new housing, and the number of units that are built is maximised within the resources available but not at the expense of having to compromise on design quality.

The Council will submit a bid for this funding stream in early January 2009.

### **7.6.3 Low Cost Initiatives for First Time Buyers (LIFT)**

In January 2008, the Scottish Government introduced a range of shared equity schemes for first time buyer 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.

#### Open Market Shared Equity (OMSE)

This assists households to purchase on the second hand market by an RSL taking an equity stake of up to 40% of the property. This scheme assists around 70 households in East Lothian per annum with investment of approx £3.5m

The current market situation has seen the rate of increase of house prices drop dramatically in East Lothian, recent indicators reveal an increase of 0.1% across East Lothian as a whole. Dependent on the credit market and the ability to secure a mortgage, this may enable more first time buyers to access the property market through LIFT. In addition, the property thresholds for LIFT have been increased and both these factors may contribute to increased uptake of LIFT across the county.

#### New Build Shared Equity

This model allows households to purchase a new build property from an RSL who retains an equity stake in the property of up to 40%. The property is sold on the basis of its open market value.

### **7.6.4 Rural Homes for Rent**

The Scottish Government's Rural Homes for Rent Pilot Scheme will fund additional new-build housing for affordable rent in rural Scotland. Grant funding will be targeted at landowners in pressured rural housing markets

where registered social landlords have been constrained in meeting local housing and homelessness need.

East Lothian Council area has 2 applications which are successfully through to the 2<sup>nd</sup> stage of the bidding process. This has not been reflected within the annexes as we do not yet have any detail of the applications or the funding available.

#### **7.6.5 Below Tolerable Standard/Empty Homes Grant**

A discretionary grant from the council funded through Private Sector Housing Grant of around £230k over the next 2 years will assist in bringing approximately 14 below tolerable standard, empty properties back into use in the private rented sector at below market rates. These properties are predominantly in rural areas.

#### **7.6.6 Second Homes Council Tax**

The Scottish Government and COSLA have recently reviewed the way in which income raised by reducing council tax discount on second homes and long-term empty properties is spent. This has resulted in several key changes that provide increased flexibility for local authorities. Local authorities will now be permitted to use income raised by reducing council tax discount on second homes and long-term empty properties for its own new build programme, as well as retaining the option to transfer these resources to RSLs. In addition to provision of new build affordable housing, funding of Rural Home Ownership Grants and funding of specified elements of water and sewerage infrastructure, this income can now be used to support:

- Bringing empty properties back into housing use; and
- Land acquisition for affordable housing more fully

This decision was only recently announced, therefore we have had to make an assumption that this funding will deliver approx 3 units each year within the annexes.

7.7 The recent announcement that £100m of Government funding is to be brought forward for affordable housing means that higher levels of investment may be able to be achieved sooner. The programme is therefore subject to change in response to this.

## 8. AFFORDABLE HOUSING INVESTMENT PROGRAMME

### 8.1 Prioritising Sites

Sites have been prioritised according to when they will become available for affordable housing development in line with how they will enable the Council to meet its strategic objectives.

In light of the current conditions, the SHIP is fluid and will be flexible to change. Some developments may slip while others may come forward if additional resources were to become available.

### 8.2 The Programme

The SHIP projects that in total 1035 units could receive tender approval during the period of the 2009/10 – 2013/14 and that £110.593m will be required to deliver this programme taking all funding streams into account. Appendix E contains a list of all sites included in the SHIP, according to the years that it is anticipated they will receive tender approval<sup>3</sup>. It is estimated £28.439m will be required from the Scottish Government's Affordable Housing Investment Programme and £41.823m will be required from the Council's own investment in new build affordable housing.

**Table 2: Summary of Funding and Units**

Years	Total Units	AHIP Funding (In ms)	ELC Funding (In ms)	RSL PF Funding (In ms)	Units East Main	Units Central Other	Units West Main	Units Not Area Specific*
2009/10	280	4.959	9.540	2.551	88	78	28	86
2010/11	186	5.626	11.793	3.927	13	52	35	86
2011/12	185	6.034	7.730	4.666	18	88	0	79
2012/13	180	6.648	6.090	1.635	35	0	66	79
2013/14	204	5.172	6.670	2.419	60	10	55	79
<b>Total</b>	1035	28.439	41.823	15.198	214	228	184	409

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

8.3 Scottish Government funding in recent years has ranged from £2.3m in 2004/05 to £5.6m in 2007/08. It is acknowledged that the investment requirements identified in Table 2 represents an assumption of a consistent level of around £5m allocation each year. The anticipated funding levels are, however, 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. There are sites in the current draft Housing Land Audit (HLA) that may progress during the SHIP period but which have

<sup>3</sup> Tender approval is defined as the stage when a project is formally approved prior to a site start.

not been included, as neither the Council nor RSLs have been contacted by developers. In addition to this the Scottish Government's decision to bring forward £100 million of funding to assist RSLs to take advantage of the downturn in the housing market, will ensure further opportunities arise in the short term.

- 8.4 Appendix E has been checked against the draft HLA to minimise anomalies. The draft HLA estimates completions while the SHIP estimates tender approvals. It is based on the land available as at 31<sup>st</sup> March 2008 and utilises RSL Strategy and Development Funding Plans from 2007. The SHIP includes Council owned sites, sites that don't currently have planning consent. Moreover the SHIP only includes sites, which either the Council or RSLs consider are likely to obtain tender approval and site starts within the next 5 years. There are therefore some differences between sites included in the SHIP and those included in the draft HLA.
- 8.5 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.
- 8.6 In total the number of new supply affordable units projected to be delivered over the LHS period is in the region of 1379. This is based on the 362 completions to March 2008 and the tender approvals identified above. This represents 51% of the LHS target of 2750 new affordable homes. The Council and its partners will continue to look at possibilities to increase the number of affordable units. At present, however, this is a realistic estimate and is particularly dependent on when strategic sites can reasonably be anticipated to come forward.
- 8.7 The tenure mix of the affordable units is anticipated as follows:

**Table 3: Tenure / Supplier Mix**

	<b>Housing Association (HA) Rent</b>	<b>Low Cost Home Ownership (LCHO)</b>	<b>Units, Not Area Specific</b>	<b>Local Authority (LA) Rent</b>	<b>Total</b>
<b>2009/10</b>	42	54	86	98	280
<b>2010/11</b>	71	9	86	20	186
<b>2011/12</b>	40	22	79	44	108
<b>2012/13</b>	47	22	79	32	180
<b>2013/14</b>	69	26	79	30	204
<b>Total</b>	269	133	409	224	615

- 8.8 The number of new supply rented units over the 5-year period is anticipated to be 493. The breakdown between housing association and local authority rented units is one which will be carefully reviewed by the Council's Scottish National Party and Liberal Democrat coalition administration. The Council welcomes any opportunity to maximise Scottish Government's investment in new supply affordable housing in East Lothian.



- 8.9 The number of new supply Low Cost Home Ownership (LCHO) units over the period of the SHIP is anticipated to be 133. This represents 22% of the total affordable housing tender approvals, which is in line with the LHS target of 20%. It should also be noted that open market LIFT is being supplied in addition to new supply LCHO, which benefits approximately 70 households per year

## **9. KEY DELIVERY CONSTRAINTS**

### **9.1. Housing Association Grant**

- 9.1.1 Recent changes to Housing Association Grant (HAG) subsidy levels has increased the level of private finance which Registered Social Landlords (RSLs) require to deliver new affordable housing. This may limit the number of associations who can both develop and manage new build stock. This could well apply to the housing associations, which have preferred partner status for housing development within East Lothian. Both East Lothian Housing Association and Castle Rock Edinvar Housing Associations are currently reviewing their positions in relation to developing new affordable housing. The results of these reviews could impact on some of the sites detailed within the SHIP and the programme outlined is highly likely to be subject to change.
- 9.1.2 The Council has adopted a policy of maximising HAG in East Lothian. In 2007/08 it was identified that there was a significant underspend in the HAG programme. The Council therefore took the decision to sell one of its new build projects on completion to ensure HAG was 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 HAG is realised.
- 9.1.3 The Scottish Government is expected to publish a consultation paper on Housing Investment Reform at the end of November. This is likely to provide further detail on the proposals set out in Firm Foundations to replace the existing funding regime for RSLs with a new approach based on the Scottish Government channelling subsidy for a number of years through a few, large scale regional programmes. The Government would appoint one developer to take the lead in developing a regional programme on behalf of a number of RSLs within that region. To ensure best value for money, the Government would run competitions to identify these 'lead developers' on the basis of their ability to work with partner RSLs, private lenders and the construction industry to meet specified need and standards for the lowest level of Government subsidy. It is unlikely that this will be implemented before the financial year 2010/11. Invariably, this will impact on the affordable housing development landscape in East Lothian in future years.

## **9.2 Landbanking / Development Opportunities**

- 9.2.1 The availability of land that can be developed for affordable housing is a key resource issue and we have concerns regarding the impact that this has on the delivery of programmes and our strategic objectives, particularly in light of the current economic climate.
- 9.2.2 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.
- 9.2.3 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. This approach has been supported by Homes for Scotland who have assisted the Council by identifying key developer contacts.

## **9.3 Infrastructure**

- 9.3.1 In East Lothian, there will be challenges with respect to infrastructure costs as the bulk 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 5 of the 6 strategic land allocations in East Lothian. These land allocations all require new school provision, which must be provided prior to the bulk of housebuilding proceeding.
- 9.3.2 Clearly the current economic climate has an impact on the ability of private developers to fund these infrastructure requirements 'up front'. The contribution burden falls equally on affordable housing providers, which can become prohibitive if sums are large, particularly as these costs are not eligible for Housing Association Grant.
- 9.3.3 The Council has taken a decision in the past to assist RSLs 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.

- 9.3.4 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 of them to provide the necessary requirements as development progresses. The Coastal Interceptor Sewer is the key link provision of sewage disposal capacity for the West Sector of East Lothian and some of the larger sites in this area remain constrained.
- 9.3.5 Resolution to land stability is also an issue in some areas e.g. £6m grouting programme on one of our strategic land allocations.

#### **9.4 Affordable Housing Policy**

- 9.4.1 East Lothian Council has had an Affordable Housing Policy in place since December 2003. Following on from the Lothian Housing Needs and Market Study 2005, a revised Affordable Housing Policy was approved by Council in January 2006.
- 9.4.2 The adoption of the 2008 Local Plan, was approved on the 29<sup>th</sup> October 2008. This will ensure the Affordable Housing Policy is adopted within the structure of the Local Plan, as opposed to its current status as Supplementary Planning Guidance.
- 9.4.3 In 2007/08, 13 units were agreed or in process through the Affordable Housing Policy and 4 of these units were approved or recommended as commuted sums. This means that in total, since the affordable housing policy came into effect, 27 units have been agreed or in process through the Affordable Housing Policy. Of these, 15 were approved or recommended as commuted sums.
- 9.4.4 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. It is difficult at this time to accurately predict the impact of current economic conditions on programme delivery in respect of Affordable Housing Policy sites.

#### **9.5 New Build Shared Equity**

- 9.5.1 There are concerns that the open market values of new build properties in East Lothian may be too high to target those people for whom the scheme is intended. One contributing factor is the funding criteria, which means that no allowance can be made for discounted value sales of new units to our RSL partners.
- 9.5.2 Issues are beginning to present themselves in relation to this model in response to the current economic climate. The open market value used at tender stage in the calculations for grant have fallen and First Time Buyers cannot achieve the higher values. Our partners are now seeking comfort from the Scottish Government that this can be considered a reason for adjustment of grant. The Council and its partners will continue to work

closely with the Government to resolve some of the issues and seek comfort so that they are confident that the risk is minimised and we maximise all the opportunities available.

## **10. SUSTAINABLE DEVELOPMENT**

10.1 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 Strategic Environmental Assessment on the Plan. They advised that there was not as the Local Plan should address the main environmental impacts associated with allocating land for housing and housebuilding. The Council therefore determined that there was no requirement to undertake a full SEA.

10.2 In January 2007, the Council signed up to Scotland's Climate Change Declaration. All Scottish Councils have signed up and the Declaration demonstrates East Lothian's commitment to working towards reducing greenhouse gas emissions and adapting to the inevitable effects of climate change. This includes working to reduce the emissions from our own operations.

10.3 As a planning authority a number of key policy documents shape East Lothian's approach to sustainable development across the County:

- The Planning etc (Scotland) Act 2006 places the principles of sustainable development at the heart of the development process.
- SPP6 Renewable Energy (2007) advises that a key role of the planning system will be to support a move towards new low and zero carbon developments through the use of energy efficient, microgenerating and decentralised renewable energy systems, so that carbon reductions are considered and secured at the design stage of projects. Consequently, the Council will seek to ensure that the layout, design and construction of developments maximises its sustainability credentials. Consistent with SPP6, all development should incorporate on-site zero and low carbon equipment contributing at least an extra 15% reduction in CO<sub>2</sub> emissions beyond the 2007 Building Standards CO<sub>2</sub> standard.

10.4 As a developing Council, the East Lothian new build standard for housing guides the Council's own new build programme and addresses the principles of sustainable development through its requirement for high quality design, safe interconnected movement, accessibility, and enhanced biodiversity.

10.5 Acting upon the Home Energy Conservation Act (HECA) East Lothian Council has facilitated the delivery of targets for domestic energy efficiency improvement in all tenures. Whilst the HECA period drew to a close in

March 2007 the installation of measures and provision of energy advice will continue. East Lothian Council will continue to target Fuel Poverty directed by a strategy that outlines how East Lothian Council intends to facilitate achievement of the Scottish Executive's target of eliminating fuel poverty by 2016.

- 10.6 East Lothian Housing Association (ELHA) recently completed a renewable energy development of 54 new homes, built in partnership with East Lothian Council and Scottish Government. This development, known as The Hedges, Tranent, contains Scotland's largest development of homes heated by ground source heat pumps which will help reduce carbon dioxide emissions and reduce fuel bills. In addition, previous developments have included a district heating system, and the Association is currently working with an Austrian company in trialling a pioneering skirting heating system that could see ground source heat pump technology easily installed into existing housing (something that is generally prohibitively expensive at present as underfloor heating systems are normally required). ELHA has established its own Green Team and is working actively to reduce energy use, recycle and lower its corporate carbon footprint.
- 10.7 In March 2006, Places for People (representing Castle Rock Edinvar) prepared a Scottish Sustainability Strategy which recognised that a sustainable development is one which ensured their approach to environmental sustainability is focused primarily on conserving energy. Their strategy is focused on three key areas – Places, People, and Power.

**Places**-our focus is on designing developments that are energy-efficient first and foremost, and only considering the integration of renewable energy technologies where practical.

**People**- buildings can be designed to minimise the amount of energy needed to run them, but it is more difficult to control how much energy is actually used by building occupants. Places for People are able to educate our customers about how to get the most out of the buildings they develop.

**Power**- On each new development project, we will consider if the buildings' energy needs can be satisfied, through the provision of low-carbon and renewable energy sources.

- 10.8 Castle Rock Edinvar currently has a planning application in progress for 12 units in East Lothian which utilises solar power to heat the domestic water supply and is using enhanced insulation beyond the standard regulations. In other areas, Castle Rock Edinvar have utilised district heating systems and have used timber products from certified sustainable sources on a number of sites again with enhanced insulation.

## 11. EQUALITIES

- 11.1 East Lothian Council's corporate approach to the 6 equalities strands - gender, disability, sexual orientation, religion or belief and age - is set out in the LHS Update 2007. With specific regard to the LHS and the SHIP, two key pieces of work have recently been completed. These are the Black and Minority Ethnic (BME) Housing Needs Assessment and the Gypsy/Traveller Accommodation Needs Assessment.
- 11.2 In October 2007, the BME Housing Needs Assessment was commissioned by West Lothian, East Lothian, Midlothian, City of Edinburgh, Fife and Scottish Borders Councils. East Lothian Council sees the research as key to understanding the needs of BME communities in East Lothian and the wider housing market in all six local authority areas.
- 11.3 The study has identified several key recommendations that are relevant to the SHIP:
- Owner-occupation was the preferred tenure among many people from minority ethnic communities. As with most young people in East Lothian it is therefore becoming increasingly difficult for young people from a minority ethnic background to afford to enter the owner occupied housing market;
  - On average, households from minority ethnic communities tend to be larger than the 'White' communities and therefore require larger homes;
  - Registered Social Landlords should ensure that LIFT properties are promoted to minority ethnic communities as an affordable way of accessing owner occupation. RSLs should also consider the needs of a range of house sizes in undertaking Homestake projects;
  - Many migrant workers cannot afford to buy a home and cannot access social housing because of the time they would need to spend on housing registers; and
  - East Lothian Council should make provision to build up the capacity of minority ethnic groups to engage with the council upon a range of topics, including new housing developments and related issues.
- 11.4 Heriot Watt University completed a Gypsy/Traveller Accommodation Needs Assessment in 2007. The overall aim of the study was to identify the accommodation needs, preferences and aspirations of Gypsy/Travellers, in the geographic areas administered by East Lothian Council, Midlothian Council, City of Edinburgh Council and Scottish Borders Council. The study recommended that East and Midlothian Council's:
- Consider alternative long stay residential provision to the site at Whitecraig; and
  - Additional site provision should also be considered, including residential, short stay or transit provision, to accommodate Gypsy/Travellers living in and using East Lothian and Midlothian for seasonal travelling.

11.6 The SHIP reflects East Lothian Council's commitment to equalities with 10% of new affordable housing provision being for particular needs.

## **12. RISK MANAGEMENT**

12.1 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.
- 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 for access to the housing market.
- Recent changes in HAG regulations could reduce the capacity of RSLs to develop and potential issues with accessing credit
- New Build Shared Equity Model is causing concern for our RSL partners

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

12.3 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, that windfall sites will arise and to ensure the efficient working of the Affordable Housing Policy these sites may require HAG or PB 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.

## **13. CONCLUSION**

13.1 Key housing priorities for East Lothian Council are increasing the supply of affordable housing and the maximisation of Housing Association Grant funding.

13.2 The Strategic Housing Investment Plan sets out an investment programme of £110.593m delivering tender approvals of 1051 affordable housing units. It clearly demonstrates that there are opportunities for Scottish Government to invest around £5.5m per annum in the provision of affordable housing in East Lothian. This is in line with advice by the Government to assume that its allocation in relation to affordable housing will reflect previous years allocations.

13.2 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.



## APPENDIX A – RISK REGISTER

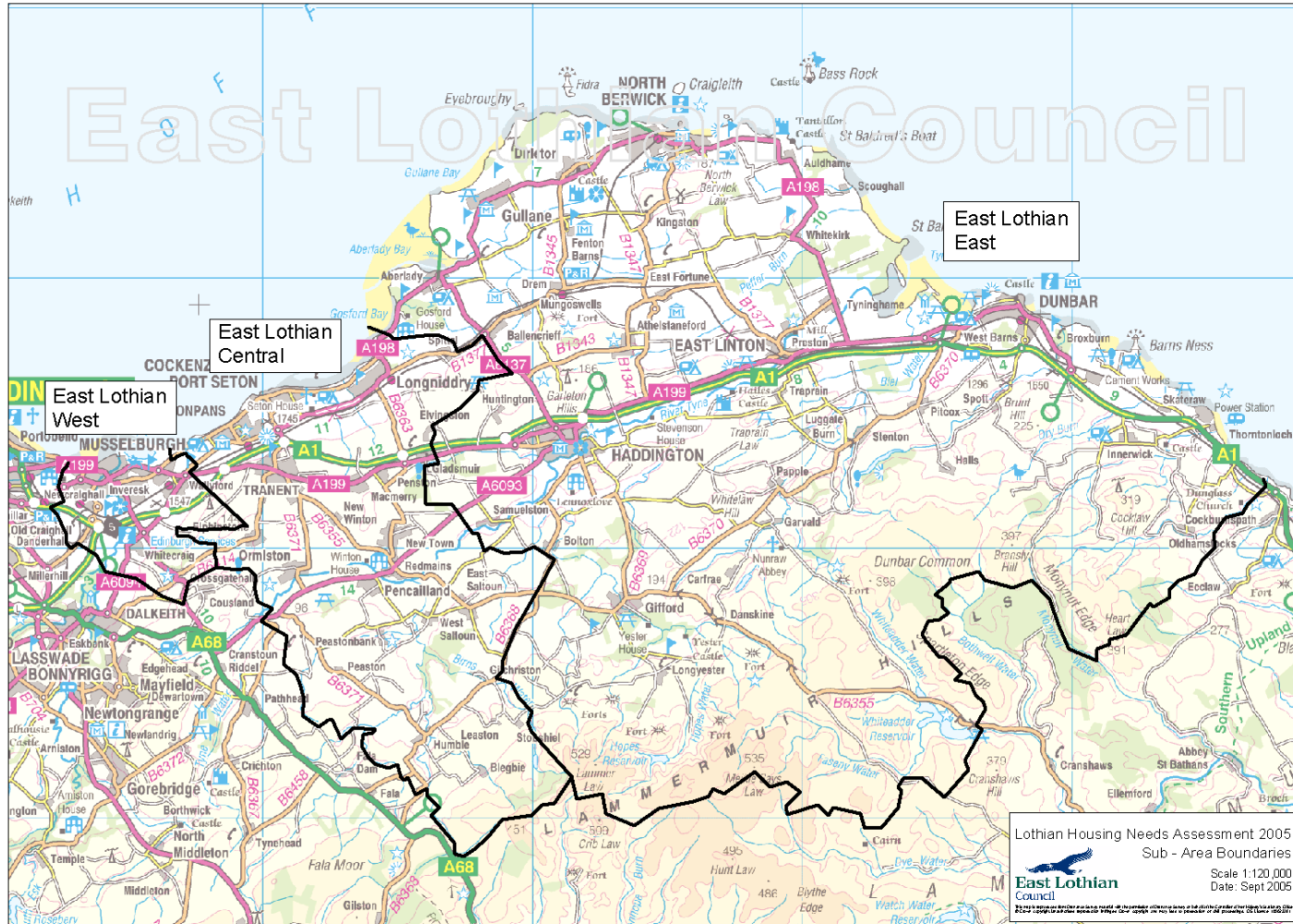
Risk Description	Probability	Impact	Risk Score	Actions	Process Owner
Land is not available to develop for affordable housing.	2	3	6	<ul style="list-style-type: none"> <li>▪ Sites included in SHIP are sites most likely to be delivered.</li> <li>▪ ELC/RSLs to buy land for development whenever possible.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

'Credit crunch' and housing market decline	3	3		<ul style="list-style-type: none"> <li>▪ Work with Private developers to identify opportunities</li> <li>▪ Make use of Scottish government's proposals to bring forward funding</li> </ul>	ELC/RSLs
Changes in HAG regime	3	2	6	<ul style="list-style-type: none"> <li>▪ Work closely with Scottish Government and RSL partners to highlight the issues that arise</li> <li>▪ Identify innovative and more cost effective development solutions</li> </ul>	ELC/RSLs
RSL Capacity	3	3	9	<ul style="list-style-type: none"> <li>▪ Await outcome of partners capacity reviews and make decision on seeking a new developing RSL to operate in East Lothian within the next few months</li> </ul>	ELC/RSL/ SG
New Build Shared Equity	2	2	4	<ul style="list-style-type: none"> <li>▪ Continue to work closely with the Scottish Government and our Partners to help minimise risk</li> </ul>	ELC/RSL/ SG

**Probability:** 3 high, 2 medium, 1 low

**Impact:** 3 high, 2 medium, 1 low

# APPENDIX B - HOUSING MARKET SUB-AREA MAP



## **APPENDIX D - COMPILATION OF TABLES IN RELATION TO GUIDANCE**

This appendix aims to further illustrate the information provided within the main body of the SHIP, to explain our approach to programming and to outline our priorities.

For the purposes of the SHIP an assumption has been made of approximately 5m per annum for the AHIP. The East Lothian AHIP has not been finalised for 2008/09, therefore the 5m is based upon indicative discussions with Scottish Government, previous allocation and projected deliverability.

### **SHIP Spreadsheet Annex 1**

#### **Table 1a Sub Areas**

The sub areas have been clarified within section 7.2 of the main body of the Context Statement

#### **Table 1b**

The targets entered in this table from the East Lothian LHS 2003 – 2013 are unrealistic. In addition a significant proportion of this forecasted delivery was reliant upon the capacity of the strategic land supply to deliver, the outputs of which has been seriously restricted by the economic downturn. For the purposes of table 1b we have therefore reduced our targets to reflect achievable goals. These targets are split into sub areas and we have prioritised sites that are deliverable.

#### **Table 1c**

The East Lothian AHIP has not been finalised for 2008/09, therefore the 5m is based upon indicative discussions with Scottish Government, previous allocation and projected deliverability

### **SHIP Spreadsheet Annex 2**

Assumptions have been made in line with the following principles:

- Units have been included based upon the year of tender approval
- Units were not added if already approved, but still spending.
- Spend has therefore been profiled

Within the “Guidance on Preparing Strategic Housing Investment Plans” Local authorities were asked to place their proposed projects in the year they anticipate that the works will commence on site. However a decision was made not to follow this guidance as it would not allow us to show spend on those projects already on site. Therefore, we have listed all projects regardless of their start date, but have only inserted unit numbers against those who were expecting tender approval in that year. This allowed for spend profiling which we felt allowed the SHIP to become a more practical and useable document for the purposes of prioritising delivery.

- We have added one entry for RSL Adaptations each year to allow us to input expenditure in the later tables.
- We have also done this for Open Market Shared Equity and Second Home Council tax.

### **SHIP Spreadsheet Annex 3**

- Where no s75 is required, we have recorded as agreed and noted within the description
- Where section 75’s were in progress, we have had to record has not begun as there was no other option.
- Comments have been added under the section “Steps being taken to address constraints”

### **SHIP Spreadsheet Annex 4**

The guidance advises that we are not required to profile expenditure within individual years, however this was not possible within the constraints of the spreadsheet and did not reflect the practicalities of delivery and investment.

For example if the total project costs were input against each project for each year, we would have missed those projects currently on site and already spending. In addition, towards the end of Annex 4, the figures would have become almost meaningless as spend would have been unlikely to have been drawn down in that year.

### **Council Contributions**

- We have added figure within the Spreadsheet for Second Homes Council Tax. As guidance has only recently changed, we have therefore assumed that this could deliver approx 3 additional units a year between both Council and RSL.
- Under our cash or land contribution, we have reported on the difference between market value for land and the affordable housing value that we sold it for.

- Prudential Borrowing reports on our own new build projects
- Other funding shows what we have contributed to the RSL's to pay for education contributions to allow the developments to proceed.

## APPENDIX E PROJECTS AND PROPOSED YEAR OF TENDER APPROVAL

### PREVIOUS YEARS

Blue box indicates project could be brought forward with required funding

#### RSL Tender Approvals

Developments	Rented	LCHO	ELC/RSL Owned	Private Owned	Comments
Edinburgh Road, Prestonpans – Homestake	0	10	0	10	This is a private development. Current market conditions may result in the developer stalling on the delivery of these units. Our RSL partners will continue to work closely with the Private developer to monitor progress
Edinburgh Road, Prestonpans - Rent	30	0	0	30	
Cockburn Drive/Moffat Road, Ormiston	28	0	28	0	RSL Development – On-Site November 2008
Balcarres Road, Musselburgh	24	0	24	0	ELHA Development – Completed April 2008
Main Street, Ormiston (refurbishment)	4	0	4	0	ELHA Development – Completed June 2008
Womens Aid Development	8	0	8	0	
<b>Total</b>	<b>94</b>	<b>10</b>	<b>64</b>	<b>40</b>	

#### Council Tender Approvals – Previous Years

Developments	Rented	LCHO	ELC/RSL Owned	Private Owned	Comments
Monkrigg, Haddington	7	0	7	0	Completion March 2009
Delta Drive Musselburgh	10	0	10	0	Completion January 2009
MacBeth Moir Road, Musselburgh	5	0	5	0	Completion January 2009
Windygoul, Plot D	42	0	42	0	Council development – Units expected to complete August 2009 – 10 LCHO Units to be transferred to RSL for LCHO
<b>Total</b>	<b>64</b>	<b>0</b>	<b>64</b>	<b>0</b>	

## 2008/09 TENDER APPROVALS

### 2008/09 RSL Tender Approvals

Blue box indicates project could be brought forward with required funding

Developments	Rented	LCHO	ELC/RSL Owned	Private Owned	Comments
253 North High Street, Musselburgh	3	0	0	3	AHP Project - Developer on site – Contract Agreed with RSL. Completion 2009/10
Windygoul, Plot D	0	10	10	0	Council development – Units expected to complete August 2009 – 10 LCHO Units to be transferred to RSL for LCHO
Potters Path, Tranent – Rent					Planning application in process – Anticipated Site Start 2009/10
Snooker Hall, Moffat Road, Ormiston	12	0	12	0	Planning application in process – Anticipated Site Start 2009/10
Courier Buildings, Haddington	14		14		Advised by our RSL partners that this should receive approval this year with a site start 09/10
<b>Total</b>	<b>29</b>	<b>10</b>	<b>36</b>	<b>3</b>	

### 2008/09 Council Tender Approvals

Developments	Rented	LCHO	ELC/RSL Owned	Private Owned	Comments
Brierbush Road, Macmerry	35	0	35	0	Planning consent granted – anticipated site start 2009/10
Drummohr Gardens, Wallyford	2	0	2	0	On site – expected to complete end of 2008/09
Fa'side Avenue Court, Wallyford	4	0	4	0	On site – expected to complete end of 2008/09
<b>Total</b>	<b>41</b>	<b>0</b>	<b>41</b>	<b>0</b>	



## 2009/10 RSL Tender Approvals

Blue box indicates project could be brought forward with required funding

Developments	Rented	LCHO	ELC/RSL Owned	Private Owned	Comments
Windygoul Plot J Tranent	42	0	42	0	Late tender approval in 09/10 with little spend. Should start on site early 10/11
Windygoul Plot J, LCHO		9	9		
Edinburgh Road, Prestonpans	0	11	0	11	A private development. This is linked with the project listed in 'previous years' table. Market conditions means the timing of delivery is unclear. Our RSL partners will continue to work closely with the Private developer to monitor progress
The Potteries, Prestonpans	0	4	0	4	Late tender approval in 09/10 with little spend. Should start on site early 10/11
Brunt Court, Dunbar	0	18	18	0	Council project – approval 1 <sup>st</sup> quarter of 2009/10 year with a site start mid year.
Elphinstone Road, Tranent	0	3	0	3	Developer planning to go on site last quarter of this year. We would be looking to purchase properties 09/10. We have potential here to acquire more units if funding available
Westbank Road, Macmerry	0	5	0	5	Developer planning to go on site last quarter of this year. We would be looking to purchase properties 09/10.
Rollo's Yard, Prestonpans	0	4	0	4	Developer has advised that he wishes to bring this forward as quickly as possible. Our Partners have advised that they will be looking for a tender approval 09/10 with purchase on completion in 10/11
<i>Total</i>	<b>42</b>	<b>54</b>	<b>69</b>	<b>27</b>	

## 2009/10 Council Tender Approvals

Developments	Rented	LCHO	ELC/RSL Owned	Private Owned	Comments
Whitecraig Avenue, Whitecraig	28	0	28	0	Council project which is programmed to be approved in the last quarter of 09/10, with a site start in the first quarter of 10/11
Brunt Court, Dunbar	70	0	70	0	Council project
<b>Total</b>	<b>98</b>	<b>0</b>	<b>98</b>	<b>0</b>	

Blue box indicates project could be brought forward with required funding

### 2010/11 RSL Tender Approvals

Developments	Rented	LCHO	ELC/RSL Owned	Private Owned	Comments
34 Whitecraig East, Whitecraig	14	0	0	14	Developer has gone quiet, but we will continue to work closely with the developer to monitor progress and identify any potential opportunities.
High Street, Musselburgh (Cairn)	9		9		This site is being taken forward by Cairn, for particular needs
Orchardfield, East Linton	13	0	0	13	RSL partners are looking to acquire this site 09/10 with a tender approval in 10/11
Muirpark Wynd, Tranent - Rent	35	0	35	0	Looking to acquire this year, working towards planning application in 09/10 with a tender approval early 10/11. The Council have agreed to fund the education contribution to allow this project to go ahead
Muirpark Wynd, Tranent Homestake	0	9	0	9	
<i>Total</i>	<b>71</b>	<b>9</b>	<b>44</b>	<b>36</b>	

### 2010/11 Council Tender Approvals

Developments	Rented	LCHO	ELC/RSL Owned	Private Owned	
Links Avenue, Musselburgh	12	0	12	0	Council development which is due to start on site 10/11. This development is advanced in planning and if funding became available, could be brought forward
Middleshot Square Prestonpans	8	0	8	0	Council development which is due to start on site 11/10. This development is advanced in planning and if funding became available, could be brought forward
<b>Total</b>	<b>20</b>	<b>0</b>	<b>20</b>	<b>0</b>	

Blue box indicates project could be brought forward with required funding

### 2011/12 RSL Tender Approvals

Developments	Rented	LCHO	ELC/RSL Owned	Private Owned	Comments
Aberlady Mains Farm, Aberlady	0	4	0	4	No planning consent but a number of detailed discussions held
Wellwynd, Tranent	0	3	0	3	developer has advised that he may bring this development forward if Elphinstone Road is successful. He would also be willing to sell more units for affordable housing should funding become available.
Station Road Field, Dunbar	0	4	0	4	Developer has gone quiet, but we will continue to work closely with the developer to monitor progress and identify any potential opportunities.
Redmains Farm, Pencaitland	30	0	30	0	Council owned site allocated for 30 units. This site could be brought forward should additional funding become available.
Cheviot Mill, Haddington	10	0	0	10	Developer has gone quiet, but we will continue to work closely with the developer to monitor progress and identify any potential opportunities.
73-77 High Street, Tranent	0	4	0	4	Planning consent granted but difficulty determining when developer is to go on site.
Tranent Mains Farm, Tranent	0	7	0	7	
<b>Total</b>	<b>40</b>	<b>22</b>	<b>30</b>	<b>32</b>	

### 2011/12 Council Tender Approvals

Developments	Rented	LCHO	ELC/RSL Owned	Private Owned	Comments
Balfour Square, Tranent	14	0	14	0	Council site. This site could be brought forward should additional funding become available.
Station Road, Macmerry	18	0	18	0	Council site. This site could be brought forward should additional funding become available.
Winton Place, Tranent	12	0	12	0	Council site. This site could be brought forward should additional funding become available.
<b>Total</b>	<b>44</b>	<b>0</b>	<b>44</b>	<b>0</b>	

Blue box indicates project could be brought forward with required funding

### 2012/13 RSL Tender Approvals

Developments	Rented	LCHO	ELC/RSL Owned	Private Owned	
Salters Road, Wallyford		1		1	No recent contact with developer - we will continue to work closely with the developer to identify potential opportunities.
105 High Street, Musselburgh		4		4	No recent contact with developer - we will continue to work closely with the developer to identify potential opportunities.
Gasworks site, Musselburgh	15			15	No recent contact with developer - we will continue to work closely with the developer to identify potential opportunities.
Ideal Garage, Haddington	0	3	0	3	No recent contact with developer - we will continue to work closely with the developer to identify potential opportunities.
Pinkie Mains, Musselburgh (Strategic)	22	8	0	30	Strategic site. Advanced discussions held. The timescales of which are uncertain due to the current instability in the housing market.
Olivebank Road, Musselburgh		6	0	6	No recent contact with developer - we will continue to work closely with the developer to identify potential opportunities.
Grandisons Garage site, Musselburgh	10	0	0	10	Draft s75 in place but no recent contact with developer - we will continue to work closely with the developer to identify potential opportunities.
<b>Total</b>	<b>48</b>	<b>22</b>	<b>0</b>	<b>69</b>	

### 2012/13 Council Tender Approvals

Developments	Rented	LCHO	ELC/RSL Owned	Private Owned	
Coastguard Site, Dunbar	6	0	6	0	Council site. This site could be brought forward should additional funding become available.
Victoria Park, Haddington	16	0	16	0	Council site. This site could be brought forward should additional funding become available.
Herdmanflatt, Haddington	10	0	10	0	Council site. This site could be brought forward should additional funding become available.
<b>Total</b>	<b>32</b>	<b>0</b>	<b>32</b>	<b>0</b>	

### 2013-2014 RSL Tender approvals

Blue box indicates project could be brought forward with required funding

Developments	Rented	LCHO	ELC/RSL Owned	Private Owned	
Wallyford (strategic) phase 1	22	8	0	30	Strategic site. Advanced discussions held. The timescales of which are uncertain due to the current instability in the housing market.
Hallhill, Dunbar (strategic)	22	8	0	30	Strategic site. Advanced discussions held. The timescales of which are uncertain due to the current instability in the housing market.
Westerwood Homes, Ormiston	0	10	0	10	
Pinkie Mains, Musselburgh (strategic)	25			25	Strategic site. Advanced discussions held .The timescales of which are uncertain due to the current instability in the housing market.
<b>Total</b>	<b>69</b>	<b>26</b>	<b>0</b>	<b>121</b>	

### 2013-2014 Council Tender approvals

Developments	Rented	LCHO	ELC/RSL Owned	Private Owned	Comments
Letham Mains (strategic)	30			30	Strategic site. Advanced discussions held .The timescales of which are uncertain due to the current instability in the housing market.
<b>Total</b>	<b>30</b>			<b>30</b>	