

East Lothian Partnership

East Lothian by Numbers

A Statistical Profile of East Lothian

6. Housing

December 2016

Housing

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Housing

Housing is a basic requirement for all, at the heart of our everyday lives, and housing issues are complex. As East Lothian's population grows and changes in characteristics, new housing requirements will be needed to accommodate increasing demand. Homelessness issues provide a key issue for authorities to tackle. Changing issues around how housing benefit is provided also creates different demands and pressures on East Lothian's housing situation and the population therein. Homes tend to be more expensive in East Lothian than the Scottish average, and also have more rooms on average. Certain parts of the area also see relatively high proportions of dwellings that are used as second homes. By contrast, other parts of the council area have relatively high proportions of student housing, whilst others have higher levels of housing deprivation.



Summary:

- East Lothian has a higher proportion of terraced and detached houses and lower proportion of flats and semi-detached homes than Scotland.
- 65.1% of dwellings in East Lothian are owner-occupied, 18.5% are Council owned, 11.3% are private rented and 4.7% are housing association.
- House prices in East Lothian are relatively high compared with the Scottish average. Housing affordability is low in East Lothian. In 2016 Quarter 1, East Lothian was ranked 4th highest in Scotland in terms of property values.
- The ratio of median house prices to median income is higher than in most other parts of Scotland.
- Local Authority housing rents remain among the lowest in Scotland at an average of £58.29 per week in the year 2016/17.
- The number of private sector housing completions has fallen by 70.1% since 2005/06. Local authority and housing association completions peaked in 2010/11, the number has since declined by 76.1% to 61 completions in 2014/15.
- Forecast demand for new housing exceeds the number of houses that have been completed in recent years.
- 57.6% of homeless cases closed were housed in local authority housing.
- Housing repair enquiries dominate the total number of housing enquiries made to East Lothian Council's contact centre.

Dwellings

Figure 6.1: Percentage of dwellings by type in 2014 (National Records Scotland 2015).

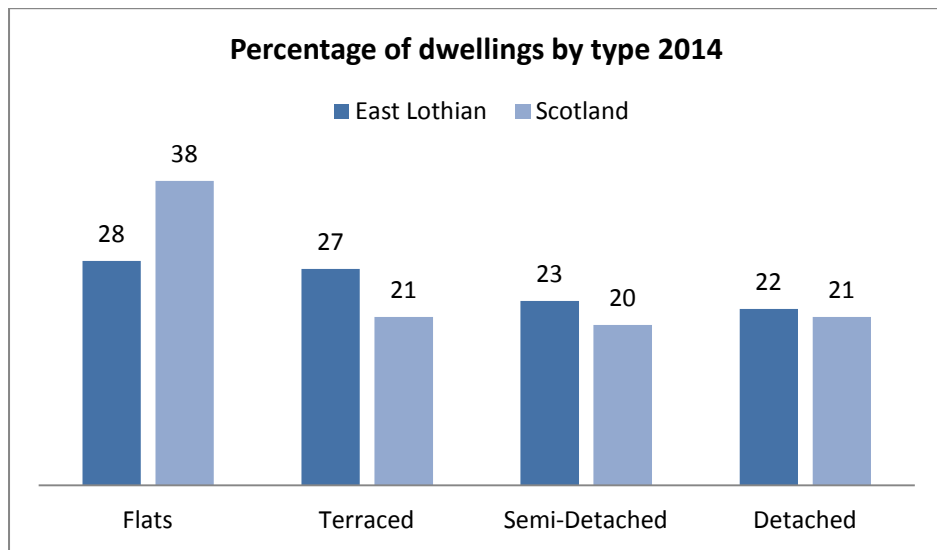
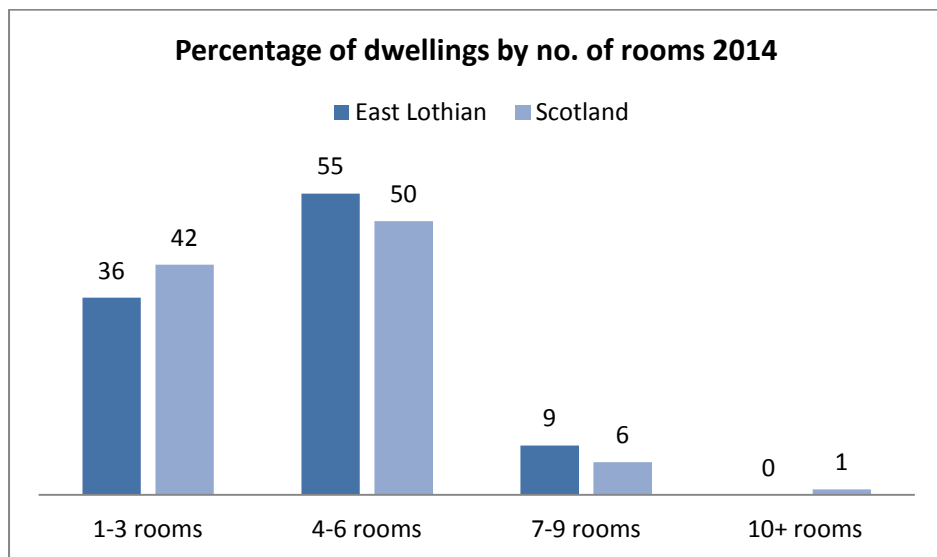


Figure 6.2: Percentage of dwellings by size in 2014 (National Records of Scotland 2015).

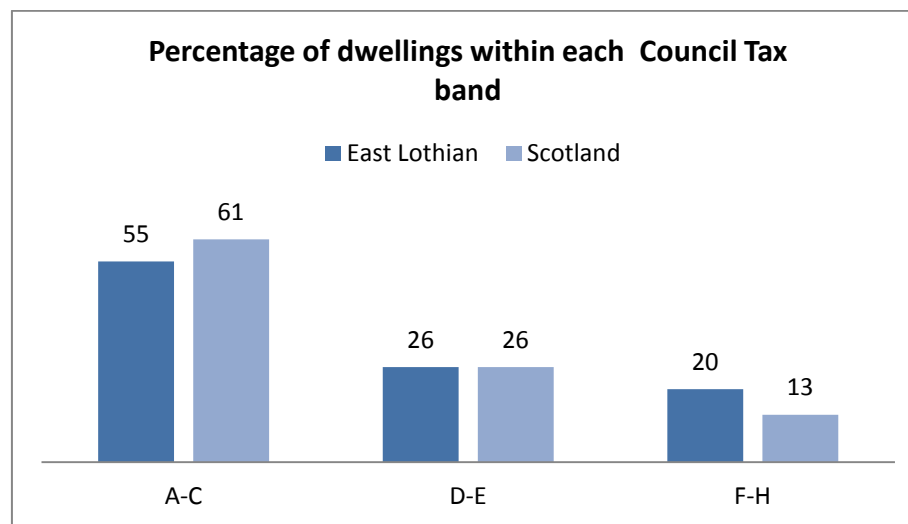


The housing stock in East Lothian tends to be made up of a larger proportion of terraced and semi-detached houses than Scotland as a whole. Figure 6.1 shows the percentage of types of dwelling as a percentage of the total number of dwellings in both East Lothian and Scotland. While East Lothian has a lower proportion of flats than Scotland as a whole, flats make up the highest percentage of dwellings in East Lothian.

Figure 6.2 shows that dwellings are generally larger in East Lothian than the Scottish average, with a greater proportion of dwellings having four or more rooms. Over half (55%) have 4-6 rooms.

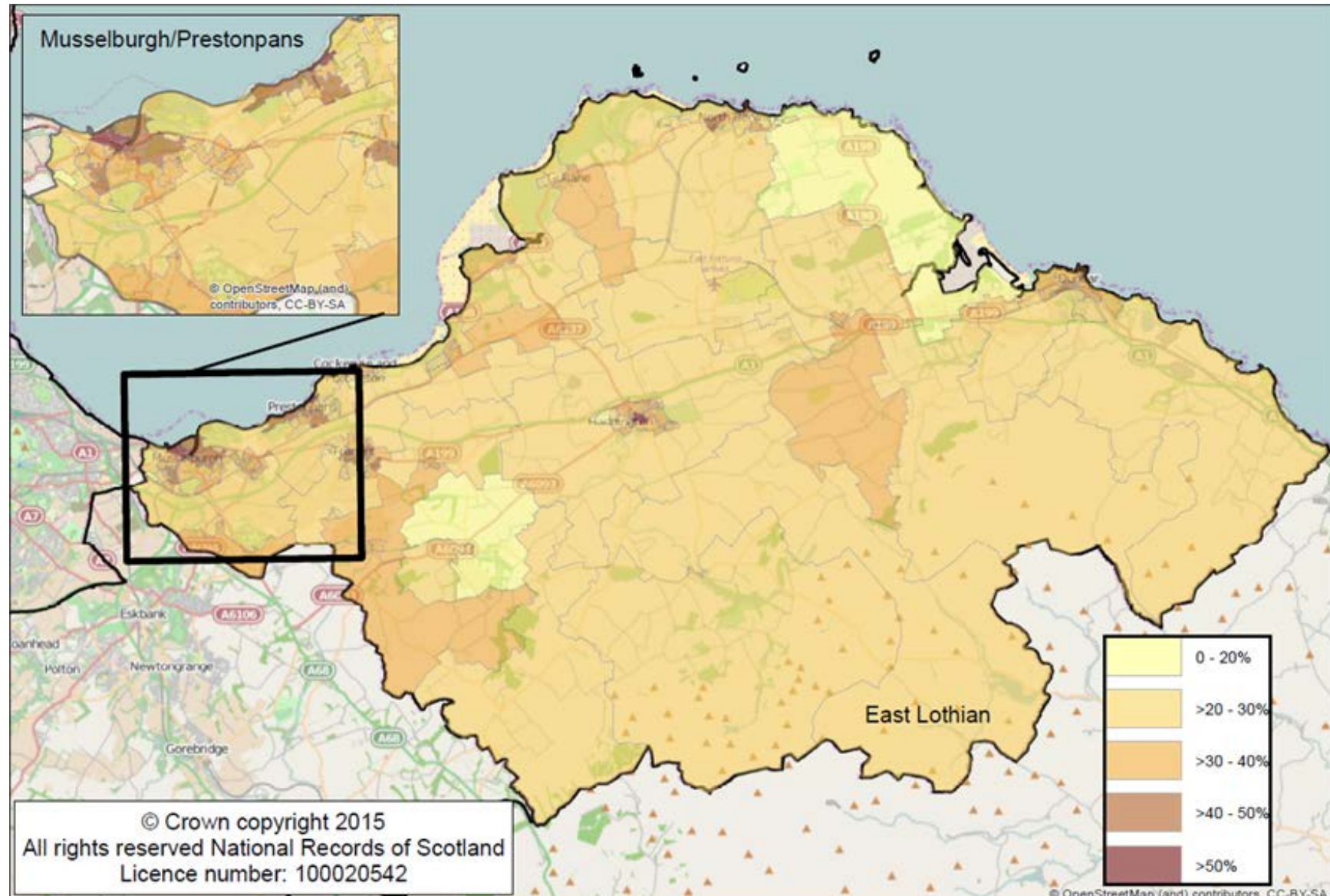
Figure 6.3 shows the proportion of dwellings in each Council Tax band. East Lothian has a greater proportion of dwellings within the higher Council Tax band of F-H and fewer in the lower band of A-C, although this band makes up over half of all dwellings in East Lothian.

Figure 6.3: Percentage of dwellings in each Council Tax band in 2014 (National Records Scotland 2015).



Parts of East Lothian have more homes that are occupied by single persons than others. These are concentrated largely in Musselburgh, Tranent and Prestonpans although there are clusters around the rest of the area. Figure 6.4 shows the percentage of dwellings that qualified and for Single Adult Discount - for council tax - in 2014. This gives a snapshot figure of where there are concentrations of households with single person occupancy.

Figure 6.4: Percentage of dwellings that qualified for Single Adult Discount in 2014 (NRS 2015).



Tenure

Households in East Lothian are predominantly (65.1%) owner-occupied. Figure 6.5 shows housing tenures as a percentage of the total number of houses in East Lothian.

The Scottish Household Survey 2014 also reported similarly high levels of owner-occupied housing in East Lothian. 68% of the survey's respondents in East Lothian answered that they were owner occupiers compared with 20.5% in social housing and 11.5% in privately rented or other dwellings.

Figure 6.5: Tenure as a percentage of all households (East Lothian Council 2016).

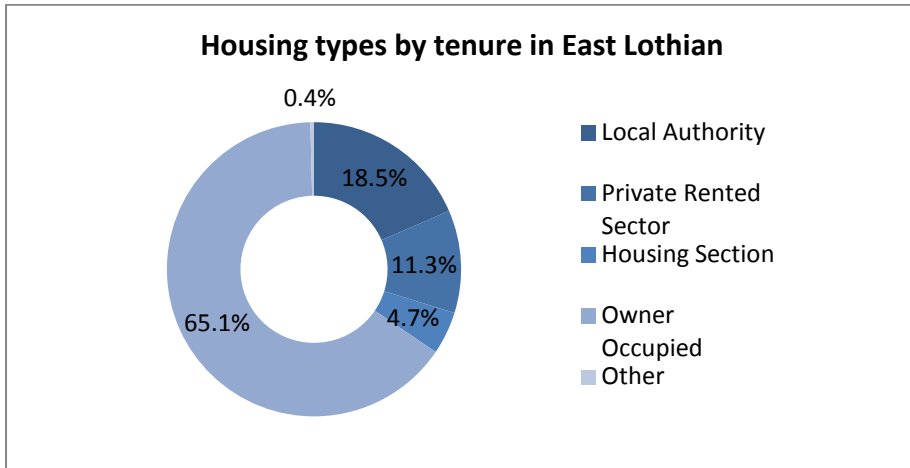


Figure 6.6 shows that owner occupiers have consistently been the largest housing category since 1999. Socially rented property levels have decreased by 21% since 2012, however the figure may well increase again as the figure has fluctuated since 2009, with peaks in 2000, 2006 and 2012. Figure 6.7 shows the average number of years people have been at their current address by tenure type. Owner occupiers have on average been at their address longer than other groups; those in private rents, the shortest. The 2014 figures for Social rented, Private rented and Other are not provided as

the base numbers are less than 50 and such numbers figures are not judged to be sufficiently reliable for publication.

Figure 6.6: Percentage of households in East Lothian by type of tenure, 1999 to 2014 (Scottish Household Survey 2014).

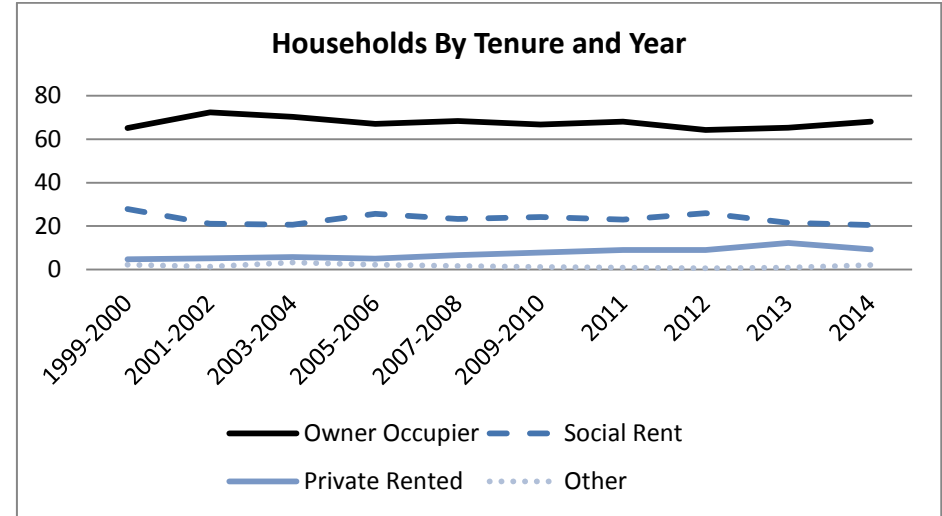
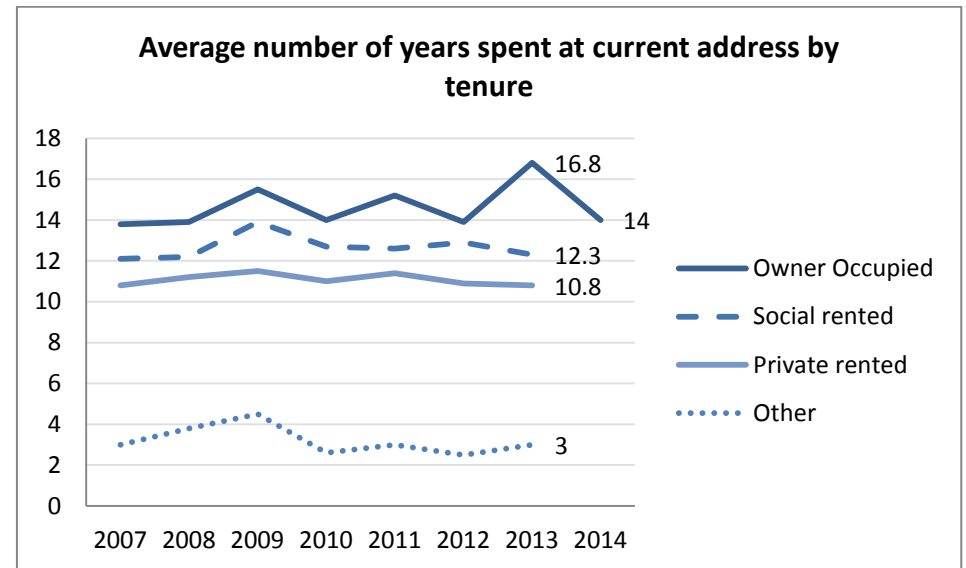


Figure 6.7: Average number of years spent at current address, by tenure type, in East Lothian 2007 to 2014 (Scottish Household Survey 2014).



Local Authority Housing

Figure 6.8 demonstrates that the overall stock of public sector housing in East Lothian fell between 1998 and 2010 - as was the pattern across Scotland for this period. There were 10,572 local authority dwellings in 1998, falling to a low of 8,044 in 2010. There has subsequently been a continuing increase to 10,820 local authority owned dwellings in 2016.

Figure 6.8: Total public sector housing stock in East Lothian (Scottish Government 2016, the 2016* figure was supplied by East Lothian Council).

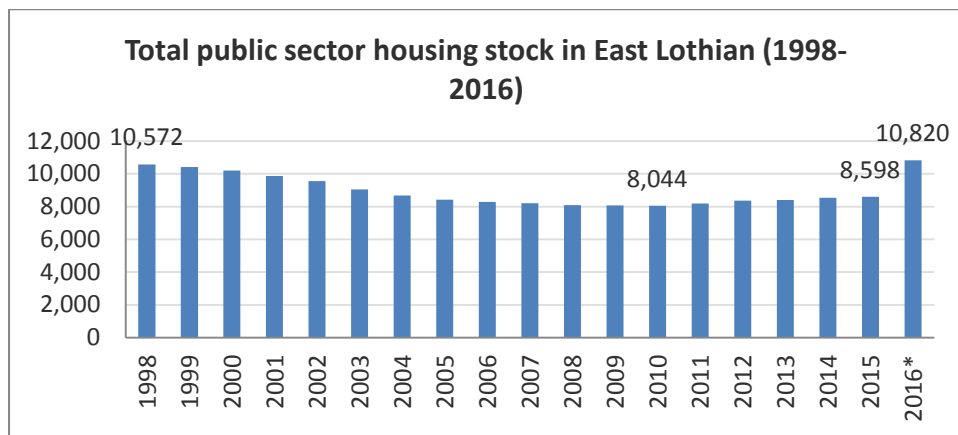
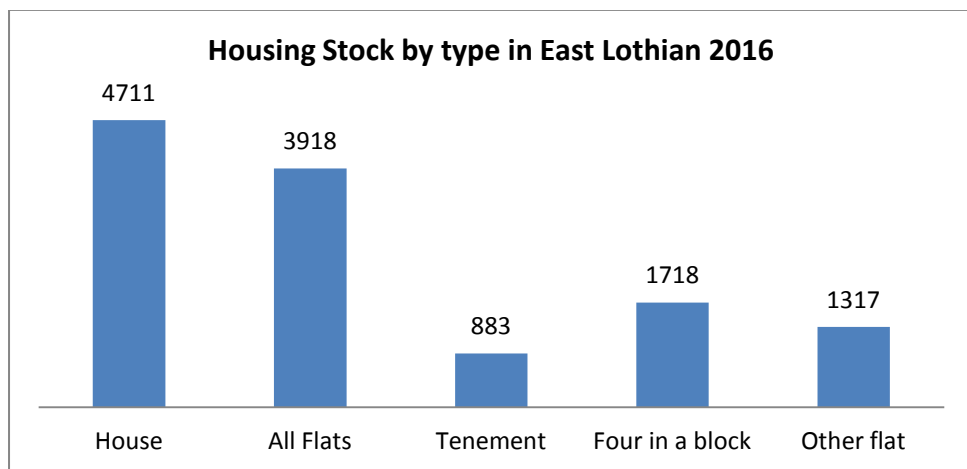


Figure 6.9: Housing stock numbers by type in East Lothian (East Lothian Council 2016).



Flats and houses make up the majority of local authority dwellings in East Lothian. Figure 6.9 shows the 2016 housing stock, by type of dwelling, in East Lothian. Out of 8,629 local authority dwellings in East Lothian, 54.6% stay in a house and 45.4 % in a flat. Table 6.1 shows that most were built between 1919 and 1980. Table 6.1 shows the number of local authority housing by era of construction in East Lothian. 1,137 have been built since 1980.

Table 6.1: Local Authority housing stock by year of construction in East Lothian (East Lothian Council 2016).

Year of Construction	Pre-1919	1919 - 1945	1946 - 1959	1960 - 1979	Post-1980
Number of dwellings constructed	62	2,595	3,041	1,794	1,137

Figure 6.10 shows the average weekly local authority rents in East Lothian, Moray and Edinburgh. East Lothian has the second lowest Local Authority housing rent per week in Scotland. East Lothian’s 2016/17 weekly rent is £58.29. This compares with Moray’s £54.94 (the lowest), and £94.64 in City of Edinburgh (the highest). Figure 6.11 shows a breakdown of how the average weekly local authority housing rent was spent in East Lothian in 2012/13. The majority of an average £50.30 rent is spent on housing repairs and maintenance, loan charges, and operating costs. A smaller proportion (£4.53) is spent on employee costs, and an even smaller proportion on voids and bad debts (£1.50).

Figure 6.10: Average rents per week in selected local authorities and Scotland average in 2015/16 and 2016/17 (Scottish Government 2016, the 2016/17* figures were supplied by East Lothian Council)

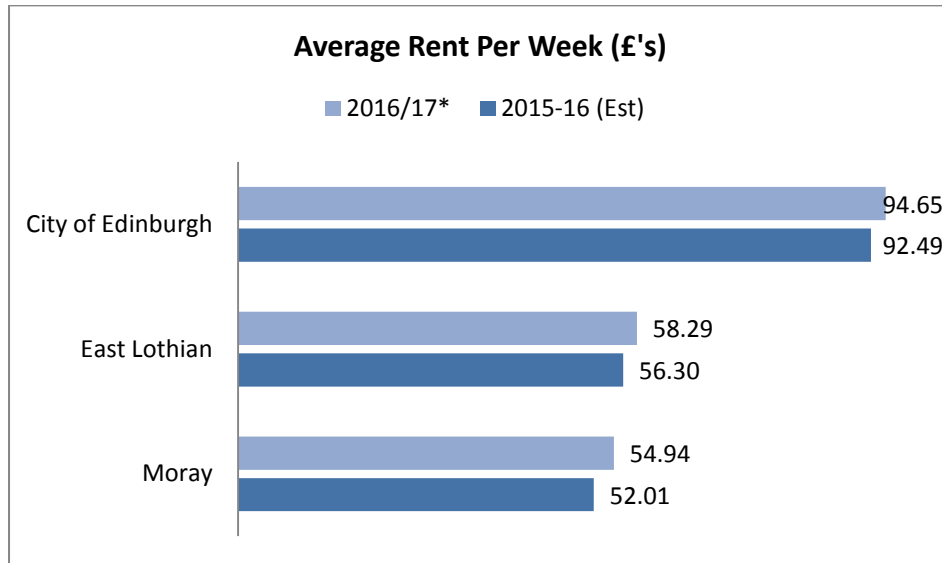
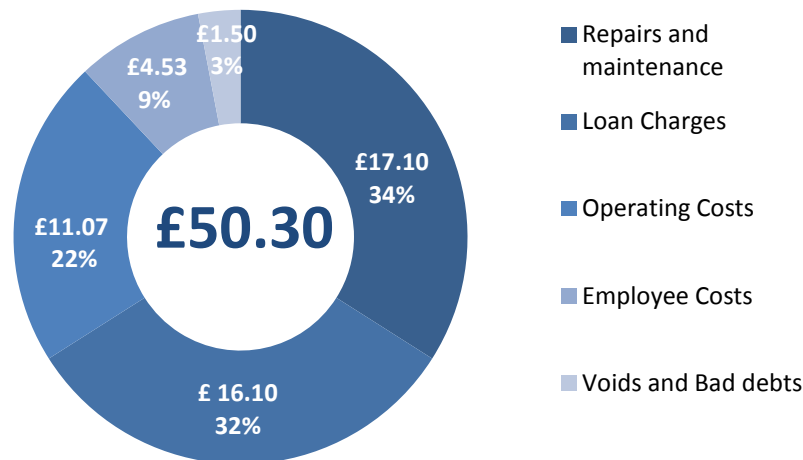


Figure 6.11: How the average weekly rent from local authority housing was spent by East Lothian 2012/13 (East Lothian Council 2013).

How the average rent of £50.30 per week was spent by East Lothian Council in 2012/13



Affordability

Table 6.2 shows the ratio of lower quartile, median and upper quartile house prices (in 2011) to lower quartile, median and upper quartile incomes (in 2012) respectively. East Lothian has a particularly high ratio between lower quartile house prices and lower quartile income. House prices are 8.64 times higher than incomes for people that fall within this category in comparison to 6.7 times higher for Scotland as a whole.

Table 6.2: Housing affordability - ratio of house prices to income (East Lothian council 2012).

Council Area Name	Lower Quartile	Median	Upper Quartile
East Lothian	8.64	5.76	4.92
Scotland	6.72	5.12	4.33

House Prices and House Sales

Figure 6.12 shows that house prices in East Lothian are higher than the Scottish average. Over the last 10 years house prices in East Lothian have increased by 21.2% which is similar to the Scottish average of 21.7%. The East Lothian and Scottish averages peaked in quarter 4 2014/15. In quarter 4 2015/16 East Lothian was ranked the fourth highest in Scotland in terms of the average house price.

Figure 6.12: Average House prices in East Lothian and Scotland 2006/07 to 2015/16 (Registers of Scotland 2016)

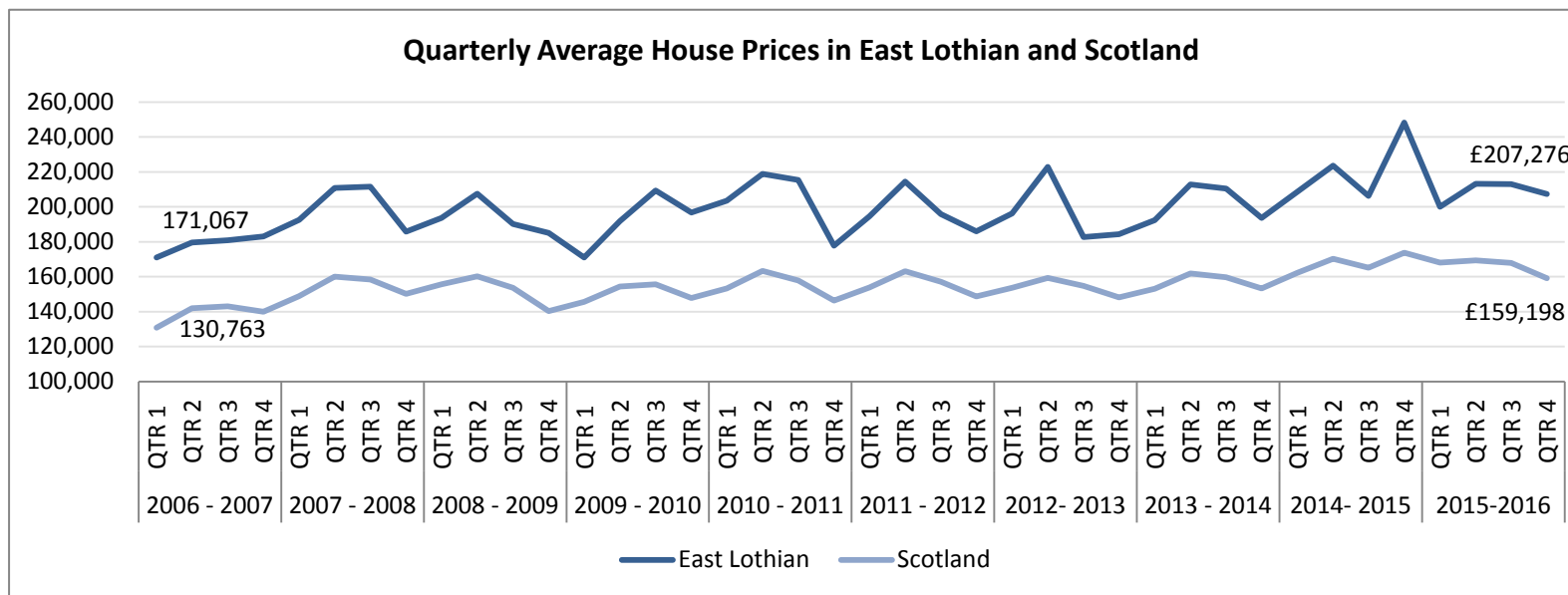
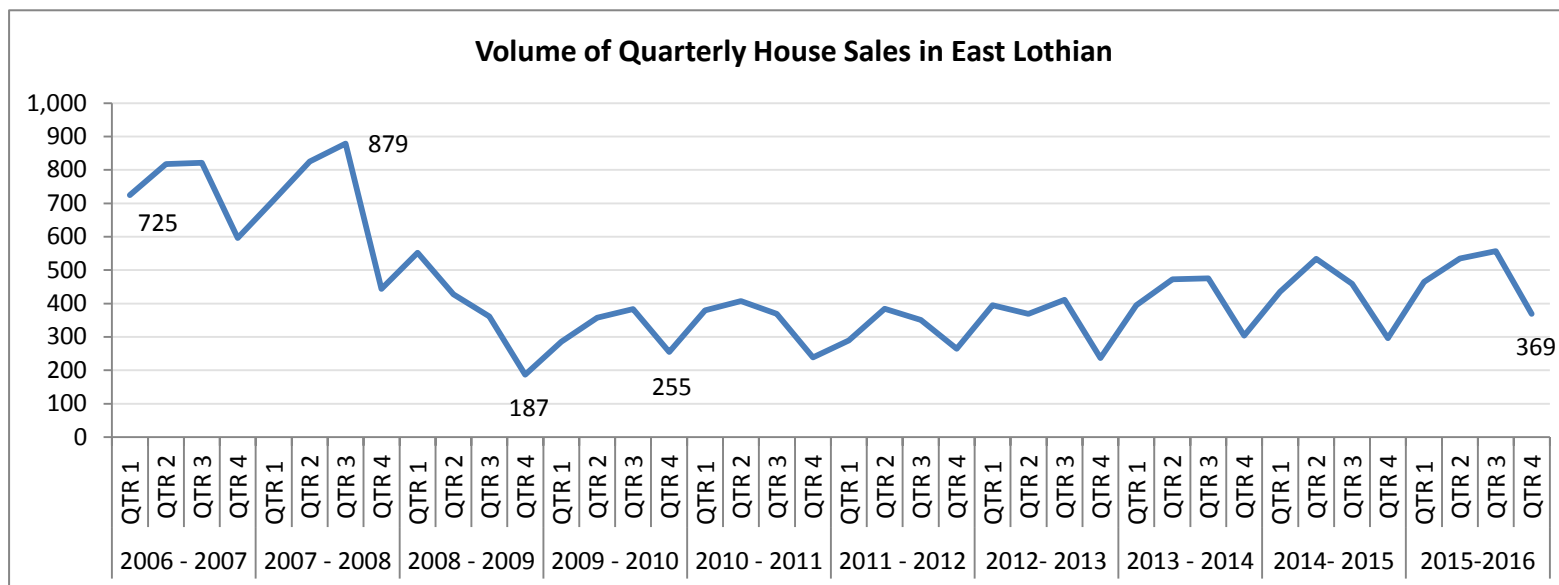


Figure 6.13: Volume of house sales in East Lothian 2006/07 to 2015/16 (Registers of Scotland 2016).

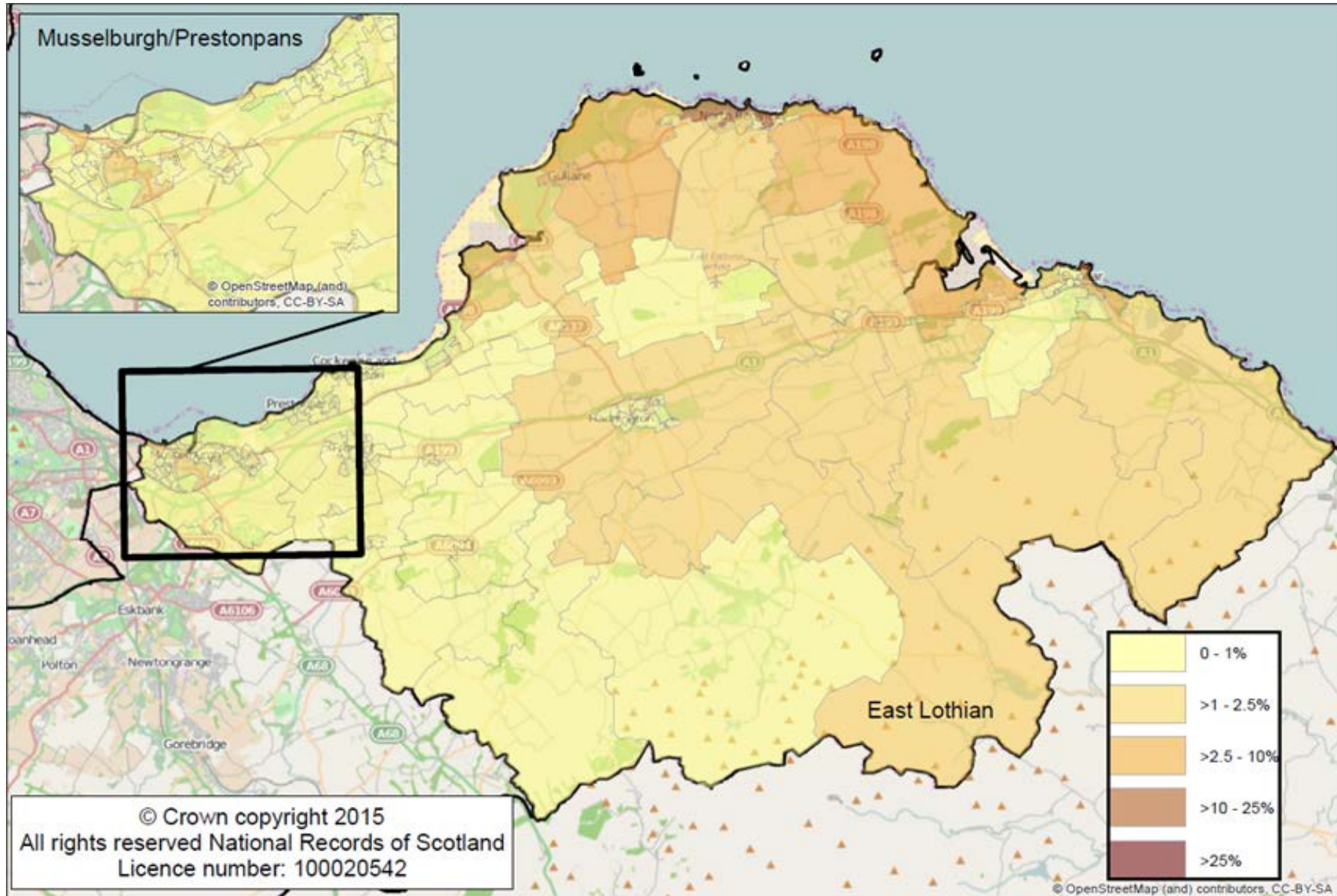
Figure 6.13 shows that although house prices have increased over the last 10 years, the volume of sales has decreased. During the recession the figure declined sharply between quarter 3 2007/08 and quarter 4 2008/09. The volume of sales has since increased, with the quarter 4 2016 level 97.3% greater than in quarter 4 2008/09. The quarter 4 figure is always the lowest sales



Second Homes

Figure 6.14 shows the percentage of dwellings that are used as second homes. This is broken down by datazone and concentrations tend to be in the eastern areas of the council area. Datazones around North Berwick have a significantly higher proportion of homes that are classes as second home.

Figure 6.14: Percentage of dwellings which are second homes, by datazone, in East Lothian in 2014 (NRS 2015).

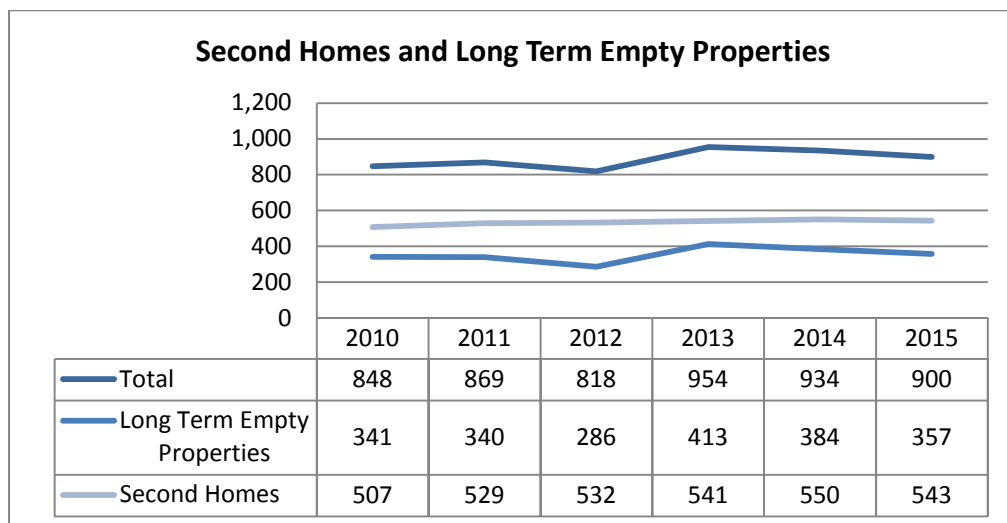


Second Homes and Empty Properties

From 1 April 2013 new legislative changes were put in place to allow local authorities the discretionary power to remove the empty property discount or set a council tax increase of 100% on certain properties which have been empty for one year or more. This provision only applies to long-term unoccupied properties and not second homes.

Figure 6:15 shows that the number of second homes in East Lothian increased for four consecutive years before declining by 1.3% in 2015. The number of long term empty properties peaked in 2013, the figure has decreased by 13.6% over the last two years.

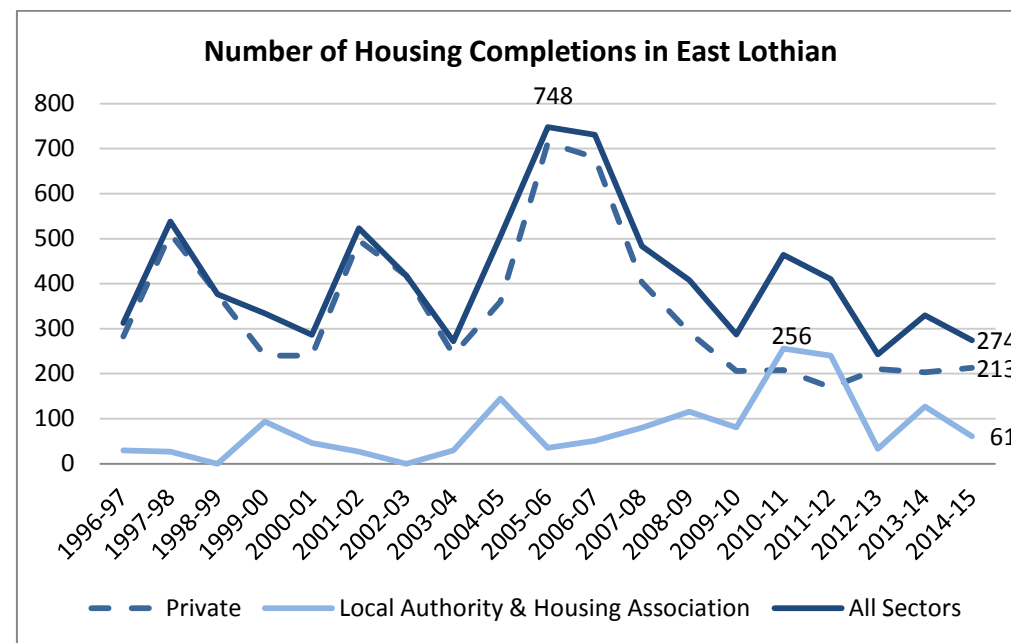
Figure 6.15: Number of second homes and long term empty properties in East Lothian (Scottish Government 2016)



House Building

Figure 6.16 shows that the number of housing completions in East Lothian has fallen from a peak of 748 in 2005/06 to 274 in 2014/15. The number of private sector housing completions has fallen by 70.1% during this period. The overall local authority and housing association trend peaked in 2005/06, the figure has since declined by 76.1% to 61 completions in 2014/15. The private sector accounted for 77.7% of completions in 2014/15.

Figure 6.16: Number of housing completions, East Lothian (Scottish Government 2016).



Housing Need

Assessments of housing need and demand are undertaken every 5 years, covering the SESplan or South East Scotland region (comprising the administrative areas of City of Edinburgh, East, Mid and West Lothian, Scottish Borders and the southern half of Fife). Table 6.4 sets out the requirement for new additional housing per annum identified in the second SESplan Housing Need and Demand Assessment (SESplan HNDA2). East Lothian shows a need for 553 new units of housing per annum to 2030, with the majority of this need (370 units of housing) being for affordable housing.

Table 6.4: East Lothian total housing need (net of turnover) – average applying over ten years (East Lothian Council 2016).

Area	Market Housing	Affordable Housing	Total Housing
City of Edinburgh	1,496	2,412	3,908
East Lothian	183	370	553
Fife SESplan	347	457	804
Midlothian	117	325	442
Scottish Borders	113	165	278
West Lothian	250	380	630
Total	2,506	4,109	6,615
%	37.9	62.1	-

Table 6.5 shows the housing supply targets that have been set and agreed by the SESplan authorities, taking account of identified need and factors that may impact upon the pace and scale of new housing delivery. An affordable housing target of 189 units per annum and a market housing supply target of 330 units has been agreed for East Lothian in partnership with the SESplan authorities, leading to a combined target of 519 units for the period 2018-30.

Table 6.5: Estimated number of new houses required (East Lothian Council 2016).

Area	Market Housing	Affordable Housing	Total Housing
City of Edinburgh	1,220	1,200	2,420
East Lothian	330	189	519
Fife SESplan	605	262	867
Midlothian	369	165	534
Scottish Borders	220	128	348
West Lothian	333	300	633
Total	3,077	2,244	5,321
%	57.8%	42.2%	-

Under Occupancy

Table 6.6 shows the number of households affected by the Under Occupancy Charge for social housing. Tenants with one additional spare room face a penalty of 14% on their Housing Benefit (based on a proportion of the eligible rent) and tenants with two or more additional spare rooms face a penalty of 25%.

More households in Musselburgh East, Preston Seton Gosford, and Fa'Side are affected than households in the rest of the area. The average reduction across East Lothian is £8.77 (one spare bedroom) and £15.91 (two or more spare bedrooms) per week.

Table 6.6: Number of households affected by the Under Occupancy Charge, and the average weekly reduction in Housing Benefit in Nov 2014 (East Lothian Council 2014).

Wards	No. of Households Affected by UOP		Average weekly reduction in Housing Benefit	
	14%	25%	14%	25%
Musselburgh	242	30	£8.57	£15.71
Preston Seton Gosford	138	25	£8.66	£15.06
Fa'Side	175	21	£9.02	£16.89
Eastern	179	15	£8.89	£16.35
East Lothian	734	91	£8.77	£15.91

Two thirds, 67.0%, of those affected by a 25% reduction in Housing Benefit are receiving Discretionary Housing Payments in East Lothian. Of those affected by a 14% reduction, 58.9% are receiving the same payment. Figure 6.17 shows the average weekly housing benefit reduction across East Lothian as of November 2014. For those receiving a 25% reduction, the average amount in pounds was £15.91; the amount was £8.77 for those receiving a 14% reduction.

Figure 6.17: Average weekly housing benefit reduction in East Lothian in Nov 2014 (East Lothian Council 2014).

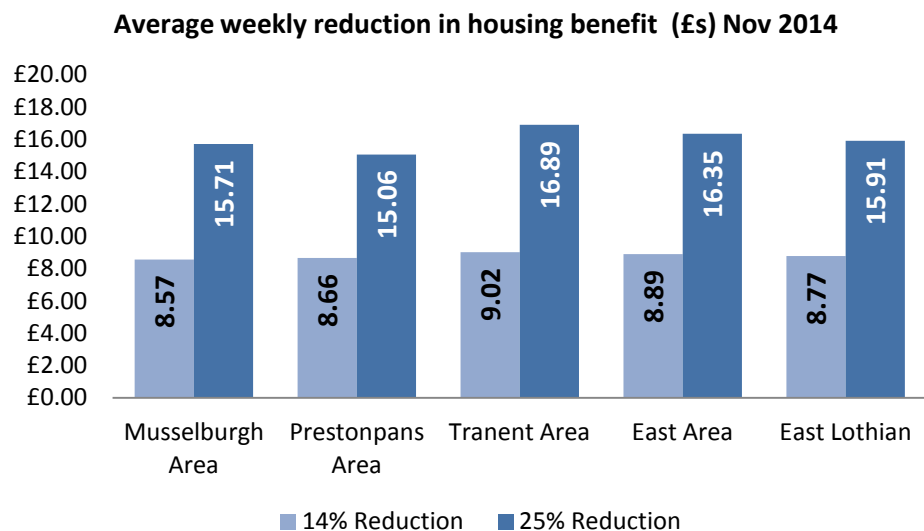


Table 6.7 shows the number of households receiving Discretionary Housing Payments as of November 2014. The table also expresses this number as a percentage of the overall households affected by the Under Occupancy Charge. Figure 6.18 highlights the difference in these percentages across East Lothian areas.

Figure 6.18: Percentage of people affected by the Under Occupancy Charge receiving Discretionary Housing Payments in Nov 2014 (East Lothian Council 2014).

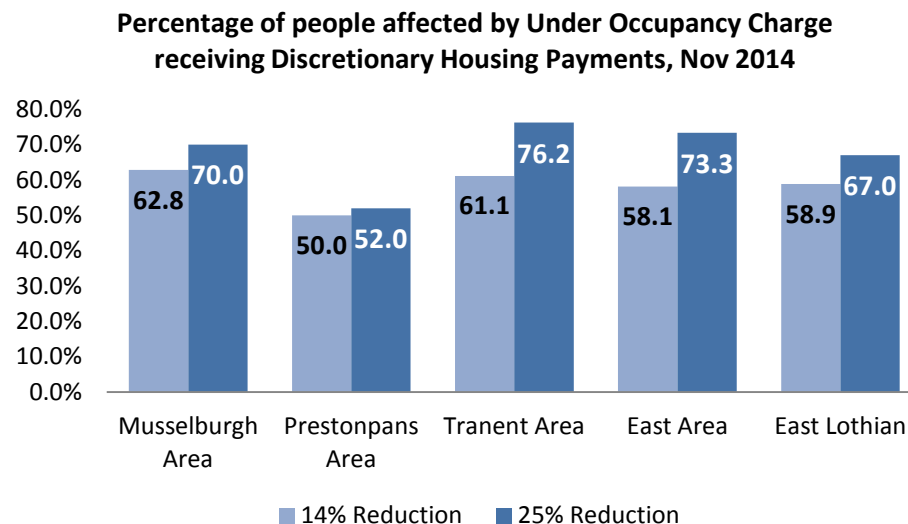


Table 6.7: Number of households receiving Discretionary Housing Payments and as a percentage of those affected by Under Occupancy Charge (East Lothian Council 2014).

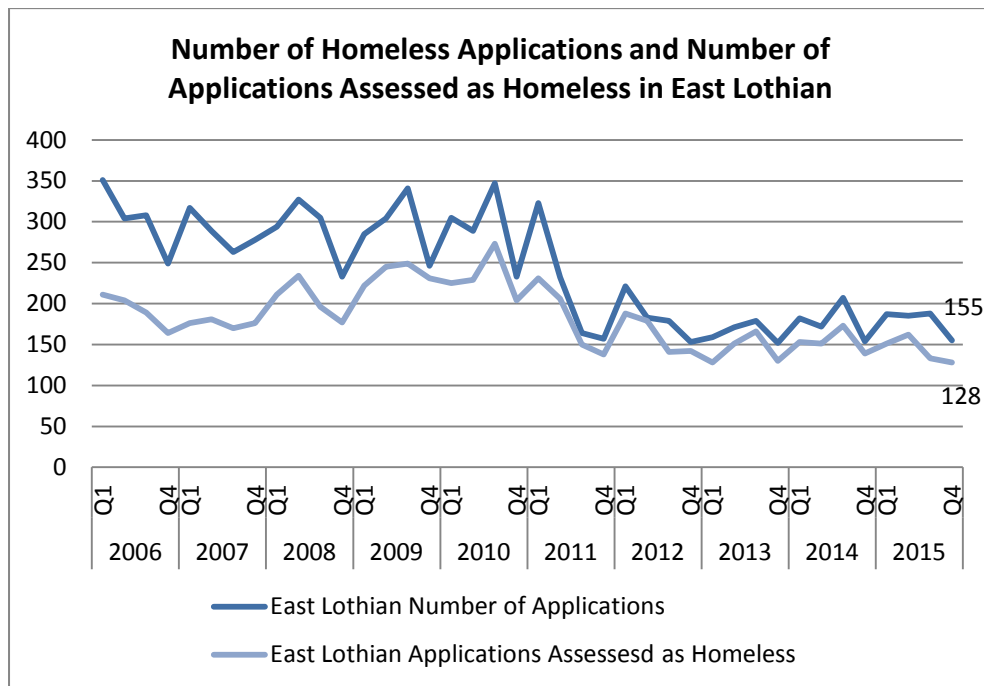
Area	Number of Households Receiving DHP		No. Receiving DHP as % of No. Affected by UOP	
	14%	25%	14%	25%
Musselburgh – West and East	152	21	62.8	70
Preston Seton Gosford	69	13	50.0	52.0
Fa’Side	107	16	61.1	76.2
Eastern Wards	104	11	58.1	73.3
East Lothian	432	61	58.9	67.0

Homelessness

Figure 6.19 displays the trend in homelessness applications between January 2006 and December 2015. In April 2011 the Homelessness Unit introduced a housing options approach to complement previous homelessness prevention activity. The impact of this has been a reduction in the number of homelessness assessments carried out however overall activity within the Homelessness Unit (options, prevention and assessments) has remained constant.

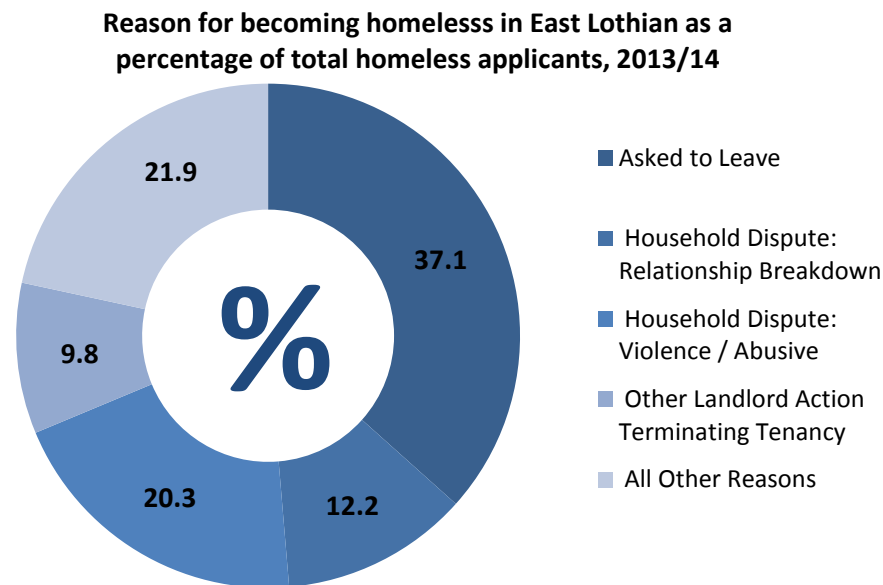
The number assessed as homeless has recently changed to measure the number assessed as intentionally homeless - these figures are not comparable.

Figure 6.19: Number of homelessness applications and number assessed as homeless in East Lothian (Scottish Government 2016).



In 2013/14 the average stay in temporary accommodation unit was 255 days – an increase from 176 days in 2012/13. Figure 6.20 displays the reason why homeless applicants became homeless as a proportion of all of the homelessness applications that were received during 2013/14. Four categories account for 79% of all applications: asked to leave; household dispute from a relationship breakdown; household dispute from violence or abuse; and other action by landlord resulting in the termination of tenancy. Other reasons included but weren't limited to: termination due to arrears; discharges from hospital, prison or care; applicants terminating secure accommodation themselves. 831 applicants presented as homeless in total.

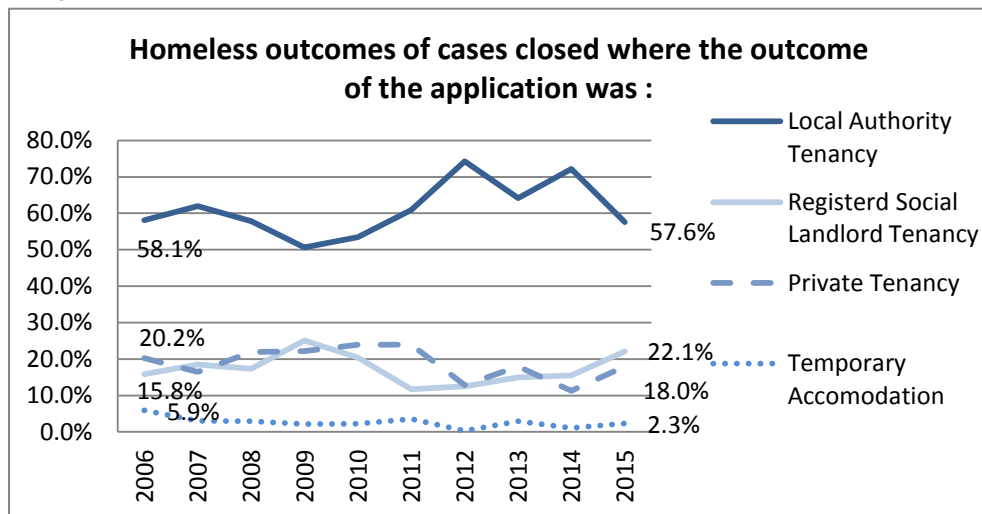
Figure 6.20: Reason for becoming homeless as a percentage of all homeless applications in East Lothian, 2013/14 (East Lothian Council 2014).



In 2013/14 a total of 683 homelessness applications were made to East Lothian Council. 291 (or 42.6%) were provided with temporary accommodation and the average stay here was 255 days. 351 (or 51.4%) were provided with Bed and Breakfast accommodation, with the average stay here being 47 days. The remaining applicants either had other provisions provided or a different outcome.

Figure 6.21 shows the outcomes of homelessness applications as a percentage of the total from 2006 to 2015. Local Authority tenancy has remained the highest provider of housing over the last 10 years. The percentage of applications that are provided with temporary accommodation has decreased from 5.9% in 2006 to 2.3% in 2015.

Figure 6.21: Housing outcomes of cases closed in East Lothian (Scottish Government 2016).



Housing Enquiries

Table 6.8 shows the number of housing-related enquiries made to East Lothian Council’s contact centre over the period 2010 to 2014. Special uplifts enquiries have more than tripled with a 340.1% increase over the period due to the re-introduction of free uplifts by East Lothian Council. The majority of housing enquiries relate to housing repairs.

Table 6.8: Housing related enquiries made to East Lothian Council’s contact centre, 2010 to 2014 (East Lothian Council 2014).

	2010	2011	2012	2013	2014
Housing Repairs	41,758	49,633	79,341	70,378	64,114
Emergency Housing Repairs	2,991	4,042	3,673	2,316	2,307
Planned Housing Improvements	1,084	1,243	1,005	1,141	1,211
Special Uplifts	2,118	2,263	2,155	5,819	7,202

Household Conditions

The Scottish House Condition Survey is the largest housing survey in Scotland, looking at physical characteristics of houses and households. The 2012-2014 included indicators on fuel poverty, energy efficiency and carbon emissions and building standards amongst others.

Table 6.9 shows the percentage of households that are overcrowded and under occupied in East Lothian and Scotland by housing type. Only 5% of owner occupier households in East Lothian were overcrowded, although this was higher than the figure for Scotland. For social housing households this figure was 3% which was lower than Scotland..

Table 6.9: Percentage of households that overcrowded and under occupied in East Lothian and Scotland (Scottish Household Condition Survey 2012-14).

Percentage of Households that are overcrowded and under occupied.				
	Owner Occupied Housing		Social housing	
	Over Crowded	Under Occupied	Over Crowded	Under Occupied
East Lothian	5	42	3	7
Scotland	2	41	5	8

The EPC Energy Efficiency Rating (EER) is derived by combining SAP ratings into 7 bands labelled A through G. and forms part of the Energy Performance Certificate (EPC). Band A represents low energy cost and high energy efficiency, while band G denotes high energy cost and low energy efficiency.

Table 6:10 shows the percentage of households in East Lothian and Scotland that have a low (F&G) energy efficiency rating. East Lothian is below the Scottish average in all categories.

Table 6.10: Percentage of households that have a low (F & G) energy efficiency rating, (Scottish Household Condition Survey 2012-14).

Local Authority	% of LA	Poor Energy (F&G) Efficiency by Dwelling Characteristics		Poor Energy Efficiency by Household Attributes (F & G)		
		Age of Dwelling		Tenure		
		Pre-1945	Post-1945	Owner-occupied	Social Housing	Private Rented
East Lothian	1%	3%	-	1%	-	*
Scotland	4%	9%	1%	4%	1%	6%

Table 6.11 shows the percentage of households in urgent disrepair and in disrepair in East Lothian and Scotland. East Lothian is above the Scottish average in all categories.

Table 6.11: Percentage of households that are in disrepair and urgent disrepair in East Lothian and Scotland (Scottish Household Condition Survey SHCS 2012-14).

Percentage of households that are in disrepair or urgent disrepair.				
	Owner Occupied Housing		Social housing	
	Urgent Disrepair	Disrepair	Urgent Disrepair	Disrepair
East Lothian	36	79	37	87
Scotland	34	74	35	81

The Scottish Household Condition Survey looked at long term sickness and disabilities in relation to housing and tenure. Table 6.12 indicates the percentage of households with one (or more) person who is long term sick or disabled. Social Housing and households with pensioners tend to have higher proportions than other tenures or households. However, more significantly, table 6.13 shows the proportion of households that have a long term sick or disabled person who is restricted by their dwelling. 11% of those LTSD in social housing are restricted by that building’s design.

Table 6.12: Percentage of households with one or more person that is long term sick or disabled (LTSD) by household type (Scottish Household Survey 2012-2014).

Percentage of households with one or more LTSD					
	Tenure		Household		
	Owner Occupier	Social Housing	Families	Pensioners	Adults Only
East Lothian	35	48	26	57	30
Scotland	32	55	23	55	30

Table 6.13: Percentage of households containing LTSD who are restricted by the dwelling (Scottish Household Survey 2012-2014).

Percentage of households with LTSD who are restricted by the dwelling					
	Tenure		Household		
	Owner Occupier	Social Housing	Families	Pensioners	Adults Only
East Lothian	4	11	5	9	5
Scotland	5	10	3	10	4

Table 6.14: Percentage of dwellings requiring adaptations (SHCS 20112-2014).

Percentage of dwelling that require adaptations					
	Tenure		Household		
	Owner Occupier	Social Housing	Families	Pensioners	Adults Only
East Lothian	1	3	-	3	2
Scotland	2	5	1	4	2

Table 6.15: Percentage of dwellings with adaptations (SHCS 2012-2014).

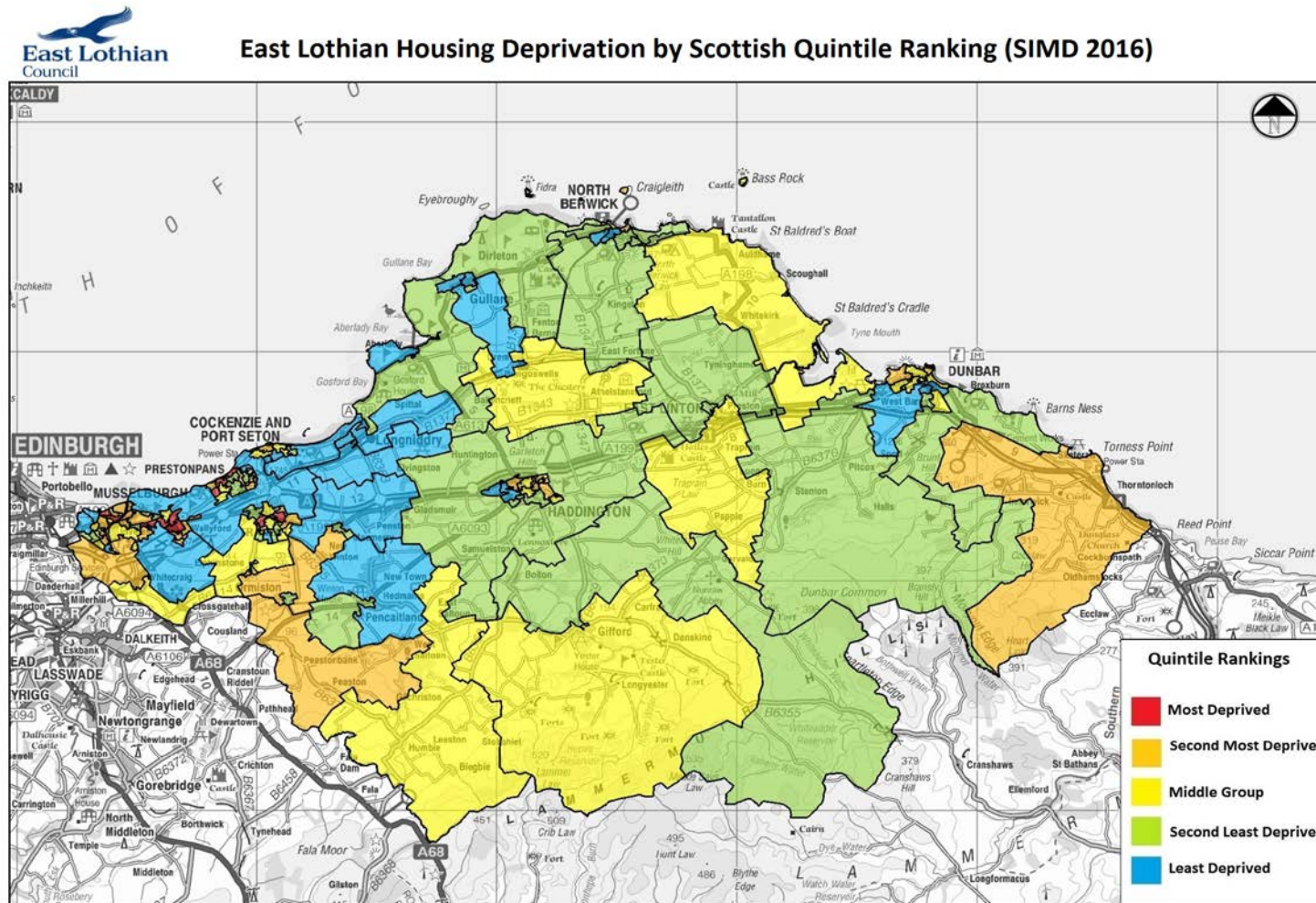
Percentage of dwellings with adaptations					
	Tenure		Household		
	Owner Occupier	Social Housing	Families	Pensioners	Adults Only
East Lothian	20	32	14	38	16
Scotland	17	31	11	32	17

The survey also considers the number of dwellings that require adaptations. Table 6.14 shows the proportion of dwellings that require adaptations in East Lothian and Scotland by tenure and household types. Much higher proportions of dwellings already have adaptations made to them as shown by table 6.15. Social housing and households with pensioners are more likely to have adaptations to their dwellings.

Scottish Index of Multiple Deprivation

The SIMD 2016 Housing domain is based on two factors: Persons in households which are over-crowded; persons in households without central heating. Figure 6.22 shows the Housing Deprivation by the SIMD 2016 Scottish quintile ranking.

Figure 6.22: East Lothian Housing Deprivation by Scottish Quintile Ranking (SIMD 2016)

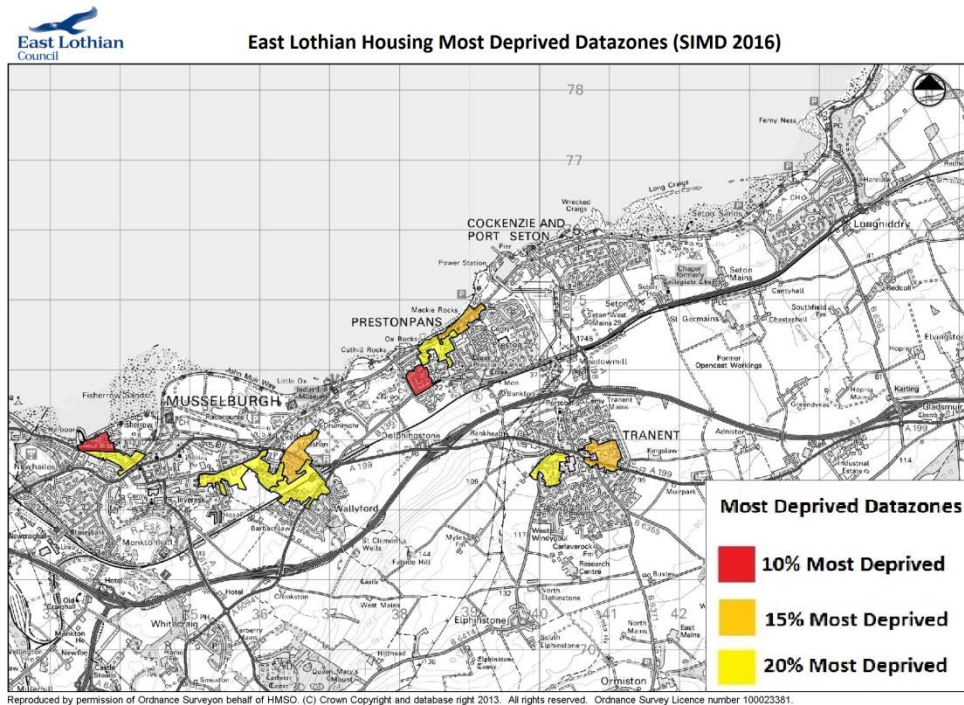


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East Lothian has 2 datazones amongst the 10% most housing deprived in Scotland, 5 amongst the 15% most housing deprived, and, 11 amongst the 20% most housing deprived.

The most housing deprived datazones are New St/ North High St/ Promenade (Musselburgh West) and Cuthill/ North bank (Preston/ Seton/Gosford).

Figure 6.23: East Lothian Housing Most Deprived Datazones (SIMD 2016)



Anti Social Behaviour (Lettable Homes)

Figure 6.24 shows the number of ASB cases per 100 lettable homes in East Lothian and comparable local authorities. Table 6.16 shows that the number of ASB cases per 100 lettable homes in East lothian has declined over the last 3 years.

Figure 6.24: ASB cases per 100 lettable homes (Scotland’s Housing Network 2016)

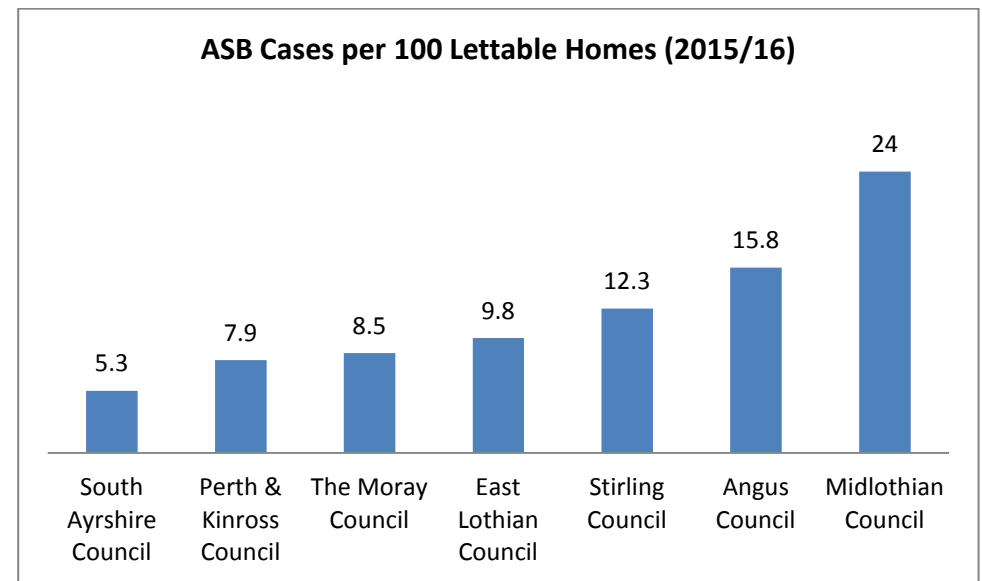


Table 6.16: ASB Cases per 100 Lettable Homes 2013/14 -2015/16 (Scotland’s Housing Network 2016)

	2013/14	2014/15	2015/16
East Lothian	11.5	10.8	9.8

Sources

In preparing this profile every attempt has been made to use the most recent information publically available for each theme. The information has come from a variety of external sources as well as internal council services. Sources include:

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City of Edinburgh Council www.edinburgh.gov.uk

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Department of Work and Pensions
www.gov.uk/government/organisations/department-for-work-pensions

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Loretto School www.lorettoschool.co.uk

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www.isdscotland.org

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Student Evaluation of Experience Survey www.eastlothian.gov.uk

The Compass School www.thecompassschool.org.uk

Transport Scotland www.transportscotland.gov.uk

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Visit Scotland www.visitscotland.com

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East Lothian by Numbers

A Statistical Profile of East Lothian

6. Housing

Published December 2016

Find this document at: www.eastlothian.gov.uk/StatisticsAndData



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