

REPORT TO: Cabinet

MEETING DATE: 13 May 2025

BY: Executive Director for Place

SUBJECT: East Lothian Local Housing Strategy Annual Update 2024/25

1 PURPOSE

1.1 The purpose of this report is threefold:

- To provide an update on progress of the delivery of actions within the LHS 2024-2029.
- To update on relevant changes to the national policy and planning context for the development and delivery of the East Lothian LHS.
- To outline the key priorities for 2025/26.

2 RECOMMENDATIONS

- 2.1 Cabinet is asked to note the progress which has been made during 2024/25 on the actions set out in the 2024-2029 LHS.
- 2.2 Cabinet is asked to note the key priorities for 2025/26.

3 BACKGROUND

- 3.1 The Housing (Scotland) Act 2001 requires local authorities to prepare a Local Housing Strategy (LHS) for their area, supported by an assessment of housing need and demand. The Act also states that the LHS must be supported by an assessment of housing provision and related services, that it must be submitted to Scottish Ministers and that local authorities must keep their LHS under review.
- 3.2 The LHS is the sole strategic document for housing, bringing together a wide range of housing related priorities into one place and enabling a co-

ordinated response in terms of action. The LHS plays a number of important roles, including:

- Setting out the strategic direction of the Council and its partners to delivering high quality housing and related services, to meet identified need across the county.
- Outlining the Council's approach to meeting its statutory housing responsibilities, i.e. in relation to fuel poverty, house condition and homelessness.
- Summarising the response to national housing priorities, i.e. the Scottish Housing Quality Standard; town centre living; reduction in carbon emissions and supporting the development of sustainable communities, while also reflecting the needs and priorities of the local area.
- Demonstrating how housing can contribute to improvements in health and wellbeing and influence the effective integration of health and social care.

3.3 The current LHS approved at Cabinet in January 2024, and brought into policy in April 2024, sets out the strategy, priorities and plans for the delivery of housing and related services across East Lothian from 2024-2029.

3.4 Officers are required to provide annual updates on the progress of the LHS and submit these to Cabinet and to the Scottish Government. This is the first annual update of the current LHS and covers the period April 2024-March 2025.

2024/25 East Lothian LHS Annual Review

3.5 The LHS Update does not seek to re-align the LHS with any new or forthcoming document, given the scale of change proposed in Housing to 2040 and the close proximity of LHS 2023-2028. Instead, the Update has taken a light touch approach and highlights progress on existing actions.

3.6 Covid-19 has impacted on the delivery of a number of actions within the LHS. As the local authority remains in business continuity mode, and a significant proportion of strategic works includes strong partnership working, non-statutory requirements have been delayed.

3.7 Despite the pressures on East Lothian Council and EL H&SCP due to Covid-19 pandemic, Brexit, and the care at home crisis, a number of significant developments have been made, including those which require intensive partnership working.

3.8 **Highlights of our Key Achievements** in meeting targets identified within the LHS action plan include:

- The delivery of 126 units of affordable housing during 2024/25 including 38 council properties for social rent, 5 open market

acquisitions and 83 housing association properties for social rent.¹ This also included the provision of 7 core and cluster properties, in partnership with East Lothian HSCP.

- The number of homeless live cases has decreased significantly between January 2024 and March 2025, from 667 to 463. The number of breaches of the Unsuitable Accommodation (Scotland) Order has also declined from 140 breaches as of January 2024 to 75 breaches in March 2025.
- Several measures put in place in early 2024/25 to address high void levels, have resulted in a reduction by over 25% year on year.
- Delivery of over 200 energy efficiency measures to fuel poor households in the private sector through Scottish Government EES: ABS funding.
- A range of tenant, owner and landlord events focusing on tenement building repairs in partnership with Dunbar CARS and Under One Roof.
- 19 grants totalling £459k delivered under Dunbar CARS to help properties in serious states of decay, enabling owners to carry out extensive repairs using appropriate traditional skills and materials.

National Legislative and Policy Context

3.9 The LHS Annual Review provides an opportunity to bring the LHS in line with changes to the national legislative and policy context. During 2024/25, there have been six key features of legislation and policy which have and will affect housing:

- Scottish Budget 2024-25
- National Housing Emergency
- Improving the Lives of Gypsy/Travellers 2: Action Plan 2024-26
- Prisoners (Early Release) (Scotland) Act 2025
- Scottish Budget 2025/26

Local Policy Update

3.10 The LHS Annual Review takes account of the following changes to the local policy landscape:

- East Lothian Economy Strategy 2024-34
- Homelessness Action Plan 2024-26

¹ Reporting on completions differ between the Scottish Government and Local Authority with the Scottish Government reporting a total of 201 completions, including 141 Council and 56 Housing Association.

- Affordable Housing Emergency
- East Lothian Poverty Plan 2024-28
- East Lothian Community Wealth Building Charter
- Local Heat and Energy Efficiency Strategy & Delivery Plan
- Strategic Housing Investment Plan 2025/26-2029/30

Key Priorities for 2025/26

- 3.11 The Key Priorities set out on page 8 of the annual report reflect the need to try to balance the housing system in East Lothian and address the National Housing Emergency. The priorities are monitored quarterly and agreed upon annually by the East Lothian Housing Partners Board.

The Key Priorities are structured under the LHS chapter headings, as follows:

Vibrant & Connected Communities

- Prepare a Local Investment Framework (LIF) with communities, to direct strategic investment in and around homes. (1.1)
- Implement a new East Lothian Council Management IT System. (1.4)

Housing Supply & Affordability

- Maximising the delivery of affordable housing to meet the Housing Supply Target (HST) of 891 homes between 2025-29. (2.1)
- Update the Affordable Housing Supplementary Planning Guidance for Local Development Plan 2 (LDP2) and associated documents. (2.7)
- Develop an Empty Homes Strategy. (2.11)
- Develop a 30-year Housing Revenue Account (HRA) Business Plan. (2.14)
- Undertake a review of rent setting for East Lothian Council housing properties. (2.15)
- Develop an Acquisitions and Disposals Strategy (2.16)

Preventing & Responding to Homelessness

- Review the current provision of Supported Accommodation for Adults and Young People in East Lothian to ensure it meets identified need. (3.7)
- Delivery of the Homelessness Action Plan. (3.9)

Suitable Housing & Support

- Develop up to 12 units of core and cluster housing provision per annum. (4.10)
- 10% of the total supply of affordable housing will be wheelchair accessible, with a minimum of 100 units delivered over the five years. (4.12)

- Through LDP2, East Lothian Council will establish mechanisms to ensure a target of 5% of new build market housing is built to wheelchair accessible standards. (4.13)
- Prepare an all-tenure review of major adaptations. (4.15)

High Quality & Sustainable Homes

- Develop an Interim Energy Efficiency Policy. (5.4)
- Develop an Integrated Asset Management Strategy. (5.6)
- Review & implement a range of Private Sector Housing Policies

4 POLICY IMPLICATIONS

- 4.1 There are no policy implications arising from this report.

5 INTEGRATED IMPACT ASSESSMENT

- 5.1 An integrated impact assessment was carried out alongside a Health Impact Assessment and a Children's Rights and Wellbeing Impact Assessment of the LHS when it was published in January 2024. This can be found [here](#).

6 RESOURCE IMPLICATIONS

- 6.1 Financial – There are no financial implications arising from this report.
- 6.2 Personnel - Significant staff time will be required to complete, monitor and oversee the development of the LHS.

7 BACKGROUND PAPERS

- 7.1 [East Lothian Local Housing Strategy 2024-2029 and associated documents](#)
- 7.2 [Local Housing Strategy Guidance \(2019\)](#) Scottish Government
- 7.3 [Housing to 2040](#) Scottish Government

Appendix A - LHS Annual Review 2024-25

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DATE	22 nd April 2025

Local Housing Strategy 2024-29

Annual Update 2024/25

Contents

Introduction.....	3
1. Legislative and Policy Change	3
2. Key Achievements 2024-25.....	6
3. Key Priorities 2025-26.....	8
4. Review of Action Plan	8

Introduction

East Lothian's Local Housing Strategy (LHS) covers the period 2024-2029 and provides the strategic direction to tackle housing need and demand to inform future investment in housing and related services across the local authority areas. In keeping with Scottish Government best practice, this is the first annual update of the LHS, covering the period 2024-25.

The LHS is the sole strategic document for housing in East Lothian. It outlines the housing system in East Lothian, including key trends, local pressures and challenges. The LHS sets out a proposed vision for East Lothian across all tenures with a range of outcomes which enable the Council and partners to meet the vision over a five-year period. The LHS brings together a wide range of housing related priorities into one place and enables a co-ordinated response.

As far as possible the LHS was aligned with other key strategic documents both nationally and locally such as Housing to 2040, the East Lothian Council Plan, and the IJB Strategic Plan. The annual update allows for us to re-align the LHS with any new (published after the LHS, during 2024 or early 2025) or forthcoming strategic and policy directions. The result of which may include revisions to actions or new actions.

The LHS is governed via the East Lothian Housing Partners Board which reports direction to Cabinet or Council.

As a reminder, the 2024-25 LHS strategic vision for housing over the next 5 years is that by 2029:

People in East Lothian have access to warm, high quality, affordable homes which meet their needs and enables them to live in communities with the support and services they require.

Five priority outcomes help achieve the vision and contribute to the Council's wider policies of improving equalities and eradicating poverty:

Communities are supported to flourish, be distinctive and well connected.	Housing supply is accessible, affordable and provides a range of choices to meet the needs of households.	Homelessness is prevented as far as possible, where unavoidable a rapid response with the appropriate support is provided.	Housing and support services are effective, accessible to, and will meet the needs of those most vulnerable in the community.	All homes are maintained to a high standard, are energy efficient and contribute to meeting climate change targets.
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1. Legislative and Policy Change

National Legislative and Policy Change 2024-25

Scottish Budget 2024-25

2024-25 Scottish Budget saw an almost £200m cut to the affordable housing budget. The outcome of the cuts, saw decreases in the number of affordable homes able to be delivered across Scotland, and 13 local authorities during 2024-25 declared housing emergencies. The Affordable Housing Supply Programme continues to be allocated to local authorities on an annual basis, with 2025-26 budget seeing a reversal of the budget cuts.

National Housing Emergency

In May 2024, the Scottish Government declared a National Housing Emergency after five local authorities declared housing emergencies in their areas, this has now risen to 13. Common themes amongst these local authorities include pressures on homelessness services, high levels of people in temporary accommodation, high need and demand for affordable housing and a lack of affordable homes.

Improving the Lives of Gypsy/Travellers 2: Action Plan 2024-26

This document outlines the Scottish Government's commitment to improving the lives of Scotland's Gypsy/Traveller community. It sets out a range of actions which should ensure that Gypsy/Travellers are supported to thrive in every aspect of life, including:

- Accommodation and planning.
- Education.
- Health
- Social security, work and combatting poverty.
- Empower communities, improve representation and tackle racism and discrimination.

Prisoners (Early Release) (Scotland) Act 2025

The 2025 Act will see the automatic early release of prisoner's serving sentences of less than four years after serving 40% of their sentence (not including perpetrators of sexual or domestic abuse). This follows initial releases from individuals of short-term prison services in June 2024.

Empty Homes

The Scottish Government announced £2million of funding for 2025-26 to accelerate the pace that privately owned empty homes come back into use. This will extend match funding available for more empty homes

officer posts, deliver local and national initiatives and boost capacity for Scottish Empty Homes Partnership (SEHP) to facilitate the work. SEHP and the Scottish Government are exploring ways to support local authorities to actively pursue Compulsory Purchase Orders (CPOs), a process which has proved to be time and resource intensive for local authorities.

Local Strategic and Policy Change 2024-25

East Lothian Local Economy Strategy 2024-2034

The Strategy is built around five key principles that the council and its partners consider fundamental to the area's economic future: fairness, enterprising, thriving and resilient, community wealth building and, green and sustainable. The strategy was developed to support the delivery of the national and regional economic development goals and aspirations contained within the UK Growth Plan and Levelling Up agenda, National Strategy for Economic Transformation (NSET), and Regional Prosperity Framework. The concept of Community Wealth Building (CWB) has also been embedded through the strategy. The Scottish Government has adopted the internationally recognised CWB approach to economic development as a practical means by which progress can be made towards realising their wellbeing economy vision.

Homelessness Action Plan 2024-26

In response to the National Housing Emergency declared by the Scottish Government and the Scottish Housing Regulator report naming East Lothian Council as one of eight local authorities being at heightened risk of systematic failure regarding the delivery of homelessness services, East Lothian published a Homelessness Action Plan 2024-26. The actions were:

- Interim changes to the allocations policy to allow single person homeless applicants to access two-bedroom properties as well as;

- ensuring that selected areas and house types are as wide as possible for all homeless households.
- Working with social landlord partners to allow nomination of single households to two-bedroom properties.
- Reviewing the voids process and implementing a performance framework to reduce the re-let times for our void properties.
- Reducing use of temporary accommodation generally, and unsuitable accommodation specifically, whilst aiming to get homeless households into secure accommodation more swiftly and without the need to enter temporary accommodation where it can be avoided.
- Reviewing and transforming the Housing Options Service to improve processes and procedures.
- Exploring all options to help maximise the supply of new affordable housing.

East Lothian Poverty Plan 2024-28 was published in August 2024. The plan aligns with the LHS, prioritising actions that will ensure:

- A supply of good quality jobs that pay fairly and supporting people to gain the skills and training needed to find and maintain work, in secure, flexible jobs.
- Residents get enough money from benefits, supporting people to claim the income that they are entitled to and provide support with the cost of living.
- Residents have a good life with access to the essentials – housing, good health, quality food and a resilient community. This will prioritise a preventative approach to homelessness, hunger and health inequalities caused by poverty.

- East Lothian is climate change ready by taking preventative action to protect and support communities from the effect of climate change.

East Lothian Community Wealth Building Charter

The East Lothian Community Wealth Building Charter set out the commitment to long-term collaboration between East Lothian anchor institutions supporting shared CWB goals to improve collective wellbeing and create a strong, resilient and inclusive local and regional economy. The charter sets out six “pillar purposes” alongside objectives and pledges. These cover six key areas:

- **Procurement:** We commit to using our spend to support a diverse local business base.
- **Fair Employment:** We commit to being a fair employer.
- **Land and Assets:** We commit to the productive use of our land and assets to support communities and enterprises.
- **Plural Ownership:** We commit to supporting plural ownership of the local economy.
- **Financial Power:** We commit to harnessing and growing local wealth.
- **Climate Change:** We commit to tackling the climate and nature emergency.

Local Heat and Energy Efficiency Strategy & Delivery Plan

The Local Heat and Energy Efficiency Strategy (LHEES) sets out East Lothian Council’s long-term vision for improving energy efficiency and decarbonising heat in both domestic and non-domestic buildings. LHEES sets out the vision for all properties in East Lothian to have access to

affordable, reliable and low carbon heat. To achieve this vision, the following priority outcomes were identified:

1. East Lothian's communities and property decision makers are engaged and empowered to deliver net zero heating targets.
2. Every property owner will be supported to make a decision on their Net Zero heating solution.
3. East Lothian's homes and buildings are as energy efficient as possible.
4. Heat solutions are delivered to tackle fuel poverty and meet the 2045 net zero target.
5. A significant proportion of the benefits of Net Zero investment remain within the East Lothian economy.

Strategic Housing Investment Plan 2025/26-2029/30

Following the submission of Strategic Housing Investment Plan 2025/26-2029/30 which set out the Scottish Government allocation of £7million per annum, a reduction of £5million from the previous 5 years' allocation and a potential loss of 1,226 affordable housing units over the period, East Lothian Council declared an Affordable Housing Emergency.

2. Key Achievements 2024-25

Delivery of Affordable Housing

Despite the reduction in the allocation of Affordable Housing Supply Programme funding from Scottish Government, a total of 126 affordable properties were delivered in East Lothian during 2024/25. This included:

- 38 of Council properties for.
- 5 Open Market Acquisitions.
- 83 of housing association for social rent.

Within the 126 properties, 7 core and cluster properties were created in partnership with East Lothian Health & Social Care Partnership, allowing those with social care packages to live independently. Our target of 10% of new affordable housing to be delivered as wheelchair accessible was also surpassed.

Homelessness

The total number of live homelessness cases in January 2024 was 667, this has decreased to 463 as of March 2025. This has been the result of a number of changes made in the delivery of homelessness services in East Lothian. This includes:

- Introduction of a case management system
- Programme of tenancy conversions
- Joint working with RSL partners
- Interim Allocations Policy measures allowing single households to qualify for two-bedroom properties.

Since the introduction of the Unsuitable Accommodation Order in October 2021, East Lothian has recorded significant levels of breaches. However, since the introduction of the actions listed above and the Council being able to reduce its reliance on unsuitable emergency accommodation, the number of breaches has declined from 140 in January 2024 to 75 in March 2025.

Reduction in Voids

Following the post pandemic backdrop of severe external and internal labour supply issues, we have continued to tackle an unprecedented backlog of voids built up over several years. Several measures were put in place early in 2024/25 to address void levels, including an enhanced cross-service Void Monitoring Group, a new dedicated resource for major projects and a period of craft worker overtime. Despite the sustained

levels of properties becoming empty during the period, these measures brought a reduction in overall void numbers by over 25% in the financial year 2024/25.

Energy Efficiency Measures in the Private Sector

During 2024/25, energy efficiency measures were delivered via our EES: ABS schemes to private sector properties and mixed tenure blocks across East Lothian. This included: 44 loft top ups, 82 CWI, 79 Solar PV & Battery installations and 4 battery-only installations.

Dunbar Conservation Area Regeneration (CARS) Project

Dunbar CARS began in 2023 and has now offered over 19 grants to properties in the target area under the repair grant schemes. The grants have helped properties in serious states of decay, enabling owners to carry out extensive repairs using appropriate traditional skills and materials. The repairs will regenerate the area by securing and enhancing Dunbar's historic buildings and in doing so preserve the distinctiveness of Dunbar's built environment.

- 1 grant has been provided to a property on the Building at Risk Register.
- 4 grants provided to a building that has been served a Dangerous Building Notice due to structural instability.
- 10 grants have been provided to deal with defective buildings deemed a potential risk to the public due to structural defects.
- 4 grants provided that will directly improve energy efficiency through sash and case window repair or replacement.

- Two empty properties have been identified through the scheme, with work now underway working to try and bring them back in to use.

As of March 2025, Dunbar CARS has awarded £459,000 to repair grants, which is matched with owner investment totalling £330,700, providing a direct investment in the repair and improvement of the building fabric within Dunbar town centre of nearly £800,000. A further funding round is scheduled to take place in April 2025.

Tenant, Owner and Landlord Events

During 2024/25 East Lothian Council in conjunction with Under One Roof hosted two free events. The first of these, "Navigating tenement building repairs with East Lothian Council" was held in Musselburgh. The event featured a presentation from Under One Roof providing an overview of tenemental repairs with a focus on mixed tenure repairs, roofing repairs, and gutters. There was also a presentation from an East Lothian Council officer discussing the approach the Council take to mixed tenure repairs. A second event "Preserving our tenements with East Lothian Council and Dunbar CARS" took place in Dunbar, covering essential topics for tenement maintenance and repair management, such as understanding relevant legislation and the steps to take when organising common repairs, there was also a presentation from a Conservation Accredited Architect who spoke with attendees. Both events were well attended, and advice given at the events provided attendees with a starting point to begin the process of working with owners in their blocks towards making communal repairs.

East Lothian Council have led meetings with energy advice providers in September 2024 and January 2025. The meetings discussed referral pathways between organisations including Changeworks, CAB Bureaux, BeGreen Dunbar, East Lothian Council and local Registered Social

Landlords (RSLs). The intention of the group is to ensure a more joined up approach to energy advice, so that those in need can access the advice they require, as well as sharing best practice and improving knowledge across organisations. The Council hosted an energy advice event in Musselburgh during December, attended by advice providers, vulnerable residents were able to access ongoing support.

3. Key Priorities 2025-26

The following actions are key priorities for delivery during 2025-26. Each action is set out under the priority outcome and its action number is given in brackets to allow for cross referencing with section 4 of this report.

Vibrant & Connected Communities

- Prepare a Local Investment Framework (LIF) with communities, to direct strategic investment in and around homes. (1.1)
- Implement a new East Lothian Council Management IT System. (1.4)

Housing Supply & Affordability

- Maximising the delivery of affordable housing to meet the Housing Supply Target (HST) of 891 homes between 2025-29. (2.1)
- Update the Affordable Housing Supplementary Planning Guidance for Local Development Plan 2 (LDP2) and associated documents. (2.7)
- Develop an Empty Homes Strategy. (2.11)
- Develop a 30-year Housing Revenue Account (HRA) Business Plan. (2.14)
- Undertake a review of rent setting for East Lothian Council housing properties. (2.15)
- Develop an Acquisitions and Disposals Strategy (2.16)

Preventing & Responding to Homelessness

- Review the current provision of Supported Accommodation for Adults and Young People in East Lothian to ensure it meets identified need. (3.7)
- Delivery of the Homelessness Action Plan. (3.9)

Suitable Housing & Support

- Develop up to 12 units of core and cluster housing provision per annum. (4.10)
- 10% of the total supply of affordable housing will be wheelchair accessible, with a minimum of 100 units delivered over the five years. (4.12)
- Through LDP2, East Lothian Council will establish mechanisms to ensure a target of 5% of new build market housing is built to wheelchair accessible standards. (4.13)
- Prepare an all-tenure review of major adaptations. (4.15)

High Quality & Sustainable Homes

- Develop an Interim Energy Efficiency Policy. (5.4)
- Develop an Integrated Asset Management Strategy. (5.6)
- Review & implement a range of Private Sector Housing Policies including:

Housing Renewal Area

Below Tolerable Standard Strategy

Scheme of Assistance

Missing Shares (5.9)

4. Action Plan

The East Lothian Housing Partners Board reviewed and agreed to the updated actions below. This includes a number of reprioritisations and new actions.

Vibrant and Connected Communities						
Ref	Action	Baseline	Indicator	Timeline	Co-ordinator	2024/25 Update
1.1	Prepare a Local Investment Framework with communities, building on Area Plans, to direct strategic investment in and around homes.	No Local Investment Framework in place.	<p>Prepare Project Initiation Document (PID) with timelines.</p> <p>Members library report submitted for each phase of LIF.</p> <p>Primary Research Commissioned.</p>	2024/25-2025/26	Housing Strategy	<p>-PID & timelines approved</p> <p>-Primary research will have a contractor mid-March.</p> <p>-Secondary research is completed for Musselburgh area and work is ongoing with Census Scotland to enable more efficient data collection.</p> <p>The end date has been revised to 2025/26.</p>
1.2	Build on existing links with other organisations and be open to engaging with organisations who have an interest in improving housing and housing services in East Lothian.	Existing ties with various organisations and groups.	Maintain a list of existing contacts which is up to date, adding each year to the range of contacts.	2024/25-2028/29	Housing	Housing continues to engage with partners and stakeholders.

1.3	Support private landlords and tenants, through ongoing and meaningful engagement on current reforms.	Private Rented Sector study completed in 2023.	Number of landlord engagement letters and events held.	2024/25-2028/29	Housing Strategy	Quarterly newsletters have continued to go out from licencing. 2 x fuel poverty events were held – one in Dunbar and one in Musselburgh. 2 x Under One Roof events were also held in Dunbar and Musselburgh.
1.4	Implement a new East Lothian Council Management IT System	Need to replace existing IT solutions with modern, integrated, customer-friendly digital solution.	New Housing Management System (HMS) IT solution implemented.	2025/26	Housing - Service Development	-HMS Project Board meets regularly. -New supplier is working on a key requirement which won't be ready until June 2025. -New implementation date of September 2025 -End date was revised to 2025/26.

1.5	Maximise Opportunities for area-based regeneration.	Dunbar CARS commenced in 2023.	Successful applications to HES and other relevant organisations. Meeting outcomes of Dunbar CARS project.	2024/25-2028/29	Economic Development & Regeneration	<ul style="list-style-type: none"> -Delivery of Dunbar CARS is ongoing (23/24 – 26/27). -Funded by Historic Environment Scotland (HES) with a focus on Traditional Building Repairs in a defined town centre area. Links to the wider community being made through engagement activity, and facilitation by CARS Officers of the formation of a community led Town Centre Action Group. - Potential future area-based regeneration schemes to be explored to follow on from Dunbar CARS.
1.6	Complete the review of the Anti-Social Behaviour (ASB) Strategy & prepare a revised draft.	Existing ASB Strategy out of date.	<p>Engagement & Consultation sessions held.</p> <p>New ASB Strategy approved by Council.</p>	2025/26	Protective Services	<ul style="list-style-type: none"> -A consultant has been commissioned to undertake this work set to complete September 2025. This is a joint piece of work with Protective Services. -End date has been revised to 2025/26.

Housing Supply & Affordability						
Ref	Action	Baseline	Indicator	Timeline	Co-ordinator	2024/25 Update
2.1	Deliver 891 affordable homes over the period of the LHS.	Over 1,000 homes delivered over the period 2018-2023.	The number of affordable housing units supplied year on year.	2024/25 - 2028/29	Housing Strategy & Housing Assets	200 affordable homes for social rent were delivered in 2024/25. This is above HST, which on average would determine a delivery of around 178 per annum to reach a total of 891 affordable homes over the lifetime of the LHS.
2.2	Explore the effects of the cost-of-living crisis on households in East Lothian with regards to housing options, more specifically examining multigenerational households across all tenures.	No local research exists.	PID completed Project Team established MLR submitted	2026/27-2027/28	Housing Strategy	Start date 2026/27
2.3	Carry out a review of the Council's Allocations Policy.	Allocations Review last took place in xxx	To align with outcomes of action 2.15.	2027/28 - 2028/29	Housing Strategy & Service Development	Start date 2027/28
2.4	Develop a voids performance management framework.	Void policy last reviewed in 2019.	Review submitted to Members Library. Recommended changes approved and implemented.	2025/26	Performance (Housing)	Not yet complete – various reports associated with voids have been developed but key information needs to be subsumed into integrated scorecard to allow more effective monitoring. End date was revised to 2025/26.

2.5	Increase the supply of mid-market housing.	There are currently 301 Mid-Market Rent (MMR) properties within East Lothian.	The number of mid-market rent properties has increased within the county.	2024/25 - 2028/29	Housing Strategy	No MMR homes have been delivered in 2024/25.
2.6	Continue to monitor the viability of delivering affordable home ownership options within East Lothian including investigating whether schemes such as OMSE and NSSE can be more widely utilised.	Current Open Market Shared Equity (OMSE) thresholds mean the number of qualifying homes on the market is low. New Supply Shared Equity (NSSE) has not been utilised since 2018.	Number of affordable home ownership options delivered year on year is monitored.	2024/25 - 2028/29	Housing Strategy	No new Low-Cost Home Ownership (LCHO) properties came forward in 2024/25. However, 5 LCHO owners moved on from their LCHO properties in 2024/25, therefore, allowing new owners to benefit from the program.
2.7	Update the Affordable Housing Supplementary Planning Guidance (SPG) for LDP2 and associated documents.	The current Affordable Housing SPG is out of date.	Members Library Report. Approved Affordable Housing SPG.	2024/25 – 2025/26	Housing Strategy	PID has been completed and signed off. Working Group has been formed and initial writing began. This action relies heavily on completion of the LIF.
2.8	Explore the need for a Build to Rent Policy	No policy currently exists	PID. Research. MLR submitted.	2025/26	Housing Strategy	Work to begin in third quarter of 2025/26.

2.9	Explore the Scottish Government's Rural Housing Fund to see where it could allow for innovative rural developments to take place.	No uptake within East Lothian of the Rural Housing Fund for affordable housing.	Rural Housing Fund utilised. Feed into LDP2 on need for small scale affordable housing developments.	2024/25 - 2028/29	Housing Strategy	Rural Housing Fund is limited in its ability to support developments in East Lothian, a recent FOI has shown that only 2 local authorities have been successful in accessing the fund.
2.10	Explore innovative methods of delivery including utilizing second homes council tax income.	Currently no detailed information exists in terms of the viability of innovative and alternative forms of financing housing within the county.	Innovative financing and delivery models investigated, and report prepared into their viability within East Lothian.	2024/25 - 2028/29	Housing Strategy	An initial options appraisal has begun to look into effective ways to use second homes council tax income including part funding an empty homes officer and boosting the affordable housing supply program.
2.11	Develop an Empty Homes Strategy.	Previous 2018 Empty Homes Strategy in draft.	PID developed. Project Team established. Engagement with owners complete Report submitted to MLR.	2025/26- 2026/27	Housing Strategy	An initial Empty Homes briefing paper has been prepared to give an overview of Empty Homes in East Lothian. Deeper analysis will now be conducted within North Berwick Coastal and Musselburgh, as the two area partnerships with the highest number of empty properties.
2.12	Continue to monitor Short Term Lets to investigate if they negatively impact the PRS and wider housing system.	Initial monitoring difficult without licensing fully in place.	Monthly tracking. Report to Housing Partners Board annually.	2024/25 - 2028/29	Housing Strategy	This action has been slightly altered to allow for an additional action to be developed.

2.13 (NEW)	Investigate whether Short Term Let Control Areas are necessary in areas where Local Place Plans recommend them.	No short term let control areas in place.	Project Group Formed. Research undertaken. Policy decision made.	2027/28-2028/29	Planning Policy	NEW
2.14 (NEW)	Develop a 30-year HRA Business Plan.	No long-term business plan in place.	Project Plan completed. Working Groups formed. Plan approved.	2025/26-2028/29	Head of Housing & Housing Strategy	NEW
2.15 (NEW)	Undertake a review of rent setting for East Lothian Council properties.	Rents out of date and unequal.	Project Plan completed. Work commissioned. Working group formed Review approved.	2025/26-2028/29	Housing Strategy & Service Development	NEW
2.16 (NEW)	Develop an Acquisitions and Disposals Strategy.	No Strategy in place.	Project Plan agreed. Short life working group formed. Approved Strategy in place.	2025/26-2028/29	Housing Strategy & Service Development	NEW

Preventing & Responding to Homelessness						
Ref	Action	Baseline	Indicator	Timeline	Co-ordinator	2024/25 Update
3.1	Update and roll-out Housing Workshops within high schools and extend to primary schools across East Lothian.	Material and resources used for Housing Workshops within high schools due updating. Housing Workshops not delivered within primary schools.	Review of resources and material for Housing Workshops completed and approved. Number of primary schools who receive Housing Workshops.	2025/26	Housing Service Development	This has been reprioritized due to capacity within the team and will now be undertaken during 2025/26.
3.2	Prepare and implement a service transformation plan to enable compliance with the new Prevention Duty.	Prevention duties not in place.	Awareness of new duties. Short life working group formed. Service transformation complete	2025/26-28/29	Community Housing & Housing Options	The Housing Options Team is awaiting clarity around the detail of the prevention duties, resources available etc., prior to development of the transformation plan. The Housing Bill is currently at stage 1, with stage 2 anticipated to complete by 29 May 2025.
3.3	Carry out training and awareness raising sessions ensuring expectations are managed appropriately regarding pressurised housing system.	No training and awareness session regarding the pressurised housing system.	Number of training and awareness sessions conducted. Number of departments/services who have received training and awareness sessions.	2024/25-2028/29	Community Housing & Housing Options	Awaiting details of prevention duty. Identify appropriate agencies. Identify resources from Community Housing & Homelessness to develop materials, deliver sessions etc.

3.4	Make formal consideration of the wellbeing needs of accompanying children (with a focus on domestic abuse) using a trauma informed approach and implement recommendation.	No specific policy approach which recognises the role of children	Domestic Abuse Policy & Protocol in place.	2025/26	Community Housing & Housing Options	The number of households with dependent children in temporary accommodation reduced significantly in 2024 to circa 50 households (levels not seen for 20 years). A range of measures has led to households with children moving quickly into permanent housing and in some instances, temporary accommodation has been bypassed completely. Initial discussions are ongoing regarding the development of a Domestic Abuse Protocol, to include a focus on children.
3.5	Implement a rolling programme to re-designate temporary accommodation as permanent tenancies.	Number of households in temporary accommodation. Length of time spent in temporary accommodation.	The number of temporary accommodation re-designated as permanent tenancies.	2024/25-2028/29	Community Housing & Housing Options	Qualifying households who had been in temporary accommodation for significant periods were offered the opportunity to have the property converted to a permanent Scottish Secure Tenancy. 29 conversions took place in 2023/24 and 5 in 2024/25.

3.6	Explore flat-share arrangements for single people in emergency accommodation.	33 shared tenancy arrangements in place (March 2023) in emergency accommodation.	Number of flat-sharing arrangements in emergency accommodation units. Monitoring of UAO breaches.	2024/25-2028/29	Community Housing & Housing Options	Work at early stages of development.
3.7	Review the current provision of Supported Accommodation for Adults and Young People in East Lothian to ensure it meets identified need.	No review undertaken.	Report and Recommendations submitted to Members Library. Procurement exercise complete.	2025/26	Community Housing & Housing Options	No progress to date. Action to be rewritten to include young persons accommodation. Timeline altered for action to be undertaken in 2025/26.
3.8	Prepare a revised Rapid Rehousing Transition Plan (RRTP)	RRTP currently out of date.	RRTP signed off by Housing Partners Board. RRTP approved and MLR submitted	2024/25	Community Housing & Housing Options	A revised RRTP has been drafted and is now in its final stages. The aim is to have the document approved by 31 March 2025.

Suitable Housing & Support						
Ref	Action	Baseline	Indicator	Timeline	Co-ordinator	2024/25 Update
4.0	Develop a Housing & Health Oversight Group to sit under the HSCP Strategic Planning Group.	No joint strategic group takes place	Terms of Reference agreed. Group meets quarterly.	2025/26-2028/29	Housing Strategy & HSCP	Terms of Reference have been approved and the first meeting has been arranged for April 2025.
Children and Young People						
4.1	Review supported accommodation for all young people in East Lothian and develop a range of options to meet the gaps for housing and support.	Review Group established in July 2023. Remit approved under Transformation of Children's Services.	Report to Transformation of Children's Services. Procurement program established.	2024/25	Community Housing & Housing Options	No progress. Delete action and combine with action 3.7.
4.2	Develop a new Children's Residential home and a satellite flat nearby.	Existing children's residential home is no longer fit for purpose.	Design team established. Design confirmed. Development underway. Development completed.	2026/27-2028/29	Housing Assets & Housing Strategy	Updated the action to include the development of the children's residential home as well as the satellite flat.
4.3	Prepare a Young Person's Housing Pathway in line with The Promise and Prevention of Homelessness Duties.	No pathway in place.	Approved pathway in place. Report to Members Library.	2025/26-2028/29	Community Housing & Housing Options	No progress to date and timeline has been altered to reflect any updates with the Housing Bill.
4.4	Work collaboratively with Education, the Children's Strategic Partnership, and the Poverty Working Group to create an environment in which children can thrive and health inequalities are reduced.	Housing attends the existing Poverty Working Group.	Attendance and input into the poverty working group and sub-groups.	2024/25-2028/29	Housing	Housing currently attends the Poverty Working Group and the Quality-of-Life sub-group. More work will be focused on engaging with Education and the Children's Strategic Partnership in 2025/26 onwards.

Older People & Dementia						
4.5	Redevelop the former Herdmanflat Hospital Site for affordable housing for over 55-year-olds.	Initial consultations taken place.	Planning permission granted. Full public consultation. Delivery of affordable housing on site.	2024/25-2028/29	Housing Assets & Housing Strategy	Phase 1 (Ph1) of the project (51 units of Social Rented flats) has a projected site start of July 2025. Completion of Ph1 is expected in January 2027.
4.6	Develop 200 units across different affordable housing tenures for older people over the course of the LHS.	Older People's Needs Assessment completed to calculate need.	Number of affordable homes for older people developed year on year.	2024/25-2028/29	Housing Strategy	Work continues to be made on the Herdmanflat Hospital Site which will provide housing for older people.
4.7	Work alongside East Lothian H&SCP to ensure the development and implementation of the Dementia Strategy has strong strategic links to housing and housing related services.	Minimal involvement.	Formation of the HSCP & Housing Delivery Group.	2024/25-2028/29	Housing Strategy / HSCP	This work will be taken forward through the formation of a new HSCP & Housing Delivery Group which will sit under the new IJB IJB Structure.

4.8	Support the development of the Post Diagnostic Support for Dementia route map.	Minimal involvement.	Formation of the HSCP & Housing Delivery Group.	2024/25-2028/9	Housing Strategy / HSCP	This work will be taken forward through the formation of a new HSCP & Housing Delivery Group which will sit under the new IJB Structure.
Social Care Users (Mental Health, Physical Disabilities, Learning Disabilities and Sensory impairments)						
4.9	Review the process of Housing Episodes forms, so it can be rolled out to further client groups.	Housing Episode Forms were introduced in 2017 primarily for clients with learning disabilities.	Formation of the HSCP & Housing Delivery Group.	2025/26-2028-29	Housing Strategy / HSCP	This work will be taken forward through the formation of a new HSCP & Housing Delivery Group which will sit under the new IKB Structure.
4.10	Develop up to 12 units of core and cluster housing provision per annum.	Previous LHS target achieved.	Number of units delivered year on year.	2024/25-2028/29	Housing Strategy	7 new properties were allocated as core & cluster for HSCP. This reflected HSCP commitment to funding the social care to be delivered within the properties.
4.11	Work closely with East Lothian's H&SCP as they develop a Physical Disability Action Plan and a See/Hear Action Plan for Sensory Impairment, to ensure that housing and housing related services meet the needs of these client groups.	Limited understanding of the needs of individuals with sensory impairment using housing services in East Lothian.	Formation of the HSCP & Housing Delivery Group.	2025/26-2028/29	Housing Strategy / HSCP	This work will be taken forward through the formation of a new HSCP & Housing Delivery Group which will sit under the new IJB Structure.

Wheelchair Accessible Housing						
4.12	10% of the total supply of affordable housing will be wheelchair accessible, with a minimum of 100 units delivered over the five years.	No target currently in place.	The number of wheelchair accessible housing delivered year on year.	2024/25-2028/29	Housing Strategy	For 24/25 a total of 12 units have been delivered as wheelchair compliant or ambulant disabled.
4.13	Through LDP2, East Lothian Council will establish mechanisms to ensure a target of 5% of new build market housing is built to wheelchair accessible standards.	No current target for wheelchair accessible homes in the private sector	Short life working group established Input from Scottish Government received Delivery of LDP	2025/26-2028/29	Housing Strategy / Planning	This action is tied to the timescales allocated to LDP2. An initial review of local authorities has been completed as well as contact with Scottish Government to establish best way to take forward.
Adaptations						
4.14	Review Care & Repair East Lothian.	Review group established in August 2023.	Review complete. Recommendations established. Report to EMT and Members Library.	2024/25	Housing Strategy	Complete – recommendations were approved by EMT and members library report submitted in February 2025.
4.15	Prepare an all-tenure review of major adaptations	Existing policies and protocols for major adaptations is outdated.	Working group established Review complete & recommendations given. Report to EMT and Members Library	2024/25-2025/26	Housing Strategy / Service Development / HSCP	Working Group established and chaired by Fiona Wilson, Chief Officer EL HSCP. The group primarily focused on the review of Care & Repair during 2024/25. A wider review will now be monitored via the HSCP & Housing Delivery Group.

People involved in the justice system						
4.16	Implement the Sustainable Housing on Release for Everyone (SHORE) standards.	SHORE standards beginning roll out.	<p>Number of people entering custody with a housing plan in place.</p> <p>Number of people leaving custody with a housing plan in place.</p>	2026/27	Community Housing & Housing Options	<p>-A protocol has been drafted although due to competing priorities, this has not yet been completed.</p> <p>-In the meantime, a revised approach to people leaving prison has been rolled out, with weekly information provided on releases and discussion at monthly Transition group to enable a co-ordinated and timely approach.</p> <p>Revised end date 2026/27.</p>

Violence Against Women and Girls (VAWG)						
4.17	Develop an Equally Safe Housing Policy which recognises all VAWG.	No up-to-date domestic abuse policy is in place.	Establish working group. Review current policy and procedures. Approve Policy. Submit MLR.	2027/28	Housing Strategy & Service Development	Start date of 2027/28
Ethnic Minorities						
4.18	Use the 2022 Census results to better understand how race and ethnicity impact housing and health inequalities.	Limited knowledge of race and ethnicity in East Lothian.	Reporting of outcomes in LHS update.	2027/28-2028/29	Housing Strategy	Start date of 2027/28
4.19	Work with Volunteer Centre East Lothian and other third sector partners to help identify housing need and challenges faced by ethnic minorities in East Lothian.	Limited evidence on challenges faced by ethnic minorities in East Lothian.	Increase in local evidence base through number of engagement events, 1:1 interview or focus groups.	2027/28-2028/29	Housing Strategy	Start date of 2027/28
Refugees & Asylum Seekers						
4.20	Implement a strategic approach to accommodating refugees and asylum seekers.	No strategic approach in place. Temporary team in position.	Strategic approach in place.	2025/26	Community Housing & Housing Options	To date, refugees and asylum seekers have been accommodated via Housing Options Team, and a joined-up approach will be required to accommodating refugees, particularly with the roll out of the new Communities for Afghans Scheme and ongoing Mears procurement. Suggested date 2027.

Gypsy/Travellers						
4.21	Continue to work with the Scottish Government to improve data to estimate the need and demand for a site in East Lothian.	Ongoing discussions with Scottish Government and COSLA.	Improved access to data. Ability to estimate need/demand for a site in East Lothian.	2024/25-2028/29	Housing Strategy	Ongoing dialogue with Scottish Government.
4.22	We will explore the need for a Gypsy/Traveller site and if required, carry out a review to identify a new site in a suitable location.	Site closed due to disrepair.	Needs assessment completed. Report to Members Library.	2024/25	Housing Strategy / Planning	East Lothian and Midlothian have both carried out a needs assessment. Midlothian's has been signed off by Council. East Lothian's is awaiting further direction by the Housing Partners Board.
4.23	Prepare a multi-agency policy on Roadside Encampments.	Working group formed.	Approved multi-agency policy on roadside encampment. Members Library Report.	2025/26	Protective Services	Revised date of 2025/26 set to align with wider commitments.
LGBTQ+						
4.24	Work with Volunteer Centre East Lothian and Working for Change Collective to ensure people identifying as LGBTQ+ are represented in engagement and consultation.	Limited input by LGBTQ+ community.	Increased engagement from LGBTQ+ across all housing and housing services.	2024/25-2028/29	Housing Strategy	No engagement has taken place in 2024/25 as it's the first year of the LHS.

High Quality & Sustainable Homes						
Ref	Action	Baseline	Indicator	Timeline	Co-ordinator	2024/25 Update
5.2	Improve knowledge and understanding of private housing stock.	Report commissioned in 2022, requires cross tabulation with a range of other sources.	LHSA updated to reflect increased knowledge.	2024/25-2028/29	Housing Strategy & Housing Assets	A range of data including new Census outputs are currently being analysed and adding to our understanding of private housing stock. This is being fed into the Private Sector Working Group overseeing Scheme of Assistance and related policies.
5.3	Engage with local colleges, universities and East Lothian Works, in the provision of training and education in sustainable construction.	No options currently exist.	Pathways established for those wanting to work in sustainable construction.	2024/25-2028/29	Economic Development & Regeneration	<p>East Lothian Works is working closely with Edinburgh College and The Energy Training Academy (ETA) offering and currently delivering a wide range of construction related certificated provision for both school and post school individuals. Examples include funded places for adults to complete a 27-week full time Gas Managed Learning Programme with ETA- this is for those that meet the NOLB or Parental Employability Support fund criteria.</p> <p>We also have offered funding for ELC Electricians to complete the Solar and PV training with ETA. This course, alongside Air Source Heat Pumps (4 days), have been offered on a fully funded basis to East Lothian businesses subject to funding.</p>

5.4	Develop an Interim Energy Efficiency Policy.	There is currently no policy 'in place.	Policy in place. Report submitted to member's library.	2025/26	Housing Strategy	No progress has been made during 2024/25 as ELC waited for further clarification from the Scottish Government on energy reforms. An Interim Energy Efficiency Policy will be developed during 2025/26.
5.5	Monitor and review the new processes from the condensation and mould working group	New processes in place	Ongoing monitoring and review.	2025/26-2028/29	Housing Strategy & Service Development	Work due to start in quarter 3 of 2025/26.
5.6	Develop an Integrated Asset Management Strategy.	No current strategy.	Both phases of the asset strategy completed.	2025/26	Housing Strategy	Project delayed until wider strategic approach is in place. This includes actions set out in 2.3, 2.14, 2.15 and 5.11.
5.7	Updates are made to the affordable housing specification and design guide to reflect net zero and sustainability ambitions.	Current specification in place is out of date.	Working Group established. Specification & design guide consultation alongside affordable housing policy. Incorporated into LDP2 process.	2025/26-2027/28	Housing Assets	Work to begin in quarter 3 of 2025/26.
5.8	Explore opportunities to combine funding streams to provide holistic approaches to both improvements and conditions.	No current approach in place.	Evidence of combined funding streams and positive results	2025/26-2028/29	Housing Assets	This action will be a key task for the newly appointed Team Manager – Investment & Modernisation and will be progressed once they are in post.

5.9	<p>Review & implement a range of Private Sector Housing Policies including:</p> <ul style="list-style-type: none"> • Housing Renewal Area • Below Tolerable Standard Strategy • Scheme of Assistance • Missing Shares 	All policies are currently out of date.	<p>Revised policies in place.</p> <p>Report submitted to Member's Library.</p>	2024/25-2028/29	Housing Strategy / Protective Services	<p>All policies currently on track to be delivered by August Cabinet 2025.</p> <p>Additional Policy added into action – Missing Shares Policy.</p>
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