

EAST DUNBARTONSHIRE STRATEGIC HOUSING INVESTMENT PLAN

2021/22 TO 2025/26

Draft Strategic Housing Investment Plan Preparation and Consultation

This draft Strategic Housing Investment Plan (SHIP) 2021/22 to 2025/26 has been prepared for public consultation to gain stakeholder views on the investment priorities as set out in this document. This will ensure the Council has considered the range of views of partners in relation to the priorities for housing investment in East Dunbartonshire.

The SHIP is to be published for consultation from 16 October to 30 October 2020. Further information can be obtained by email at housing@eastdunbarton.gov.uk

Introduction

All Scottish local authorities are required to prepare and update a Strategic Housing Investment Plan (SHIP) annually. The SHIP sets out how investment in affordable housing will be targeted over the five year period 2021/22 to 2025/26, and outlines how the Council and its partners will deliver these priorities. The SHIP is supplementary to The East Dunbartonshire Local Housing Strategy (LHS) which has the core purpose of meeting the varying housing requirements of residents across East Dunbartonshire.

COVID-19 Pandemic

The Covid-19 pandemic has caused a delay in housing development across all tenures given that there was a national lockdown and closure of construction sites in March 2020. Subsequently this has resulted in delays in projects being progressed. The Council will continue to liaise with the Scottish Government, and other stakeholders to manage any risks associated with the pandemic whilst promoting the housing development programme, and to create a range of affordable housing options during the lifetime of this SHIP.

Although the future repercussions associated with the Coronavirus pandemic are currently unclear, the priorities previously identified within the Strategic Housing Investment Plan remain the same regarding housing development projects and delivery. However particular focus will be given to projects assessed as being high priority (see Appendix 1).

The Strategic Housing Investment Plan (SHIP)

The core purpose of the SHIP is to set out the strategic investment priorities for affordable housing over a five year period to achieve outcomes in the local authority's Local Housing Strategy 2017-22 (LHS).

The SHIP is a supplement to the LHS and shows how the priorities identified in the LHS will be delivered in practice. The SHIP sets out how investment in affordable housing will be targeted to meet the objectives of the LHS, focussing on prioritisation and deliverability. A key objective being to increase the supply and quality of affordable housing that will enable people to successfully access suitable housing in their community and tenure of choice. The SHIP will also highlight the use of the Council's Affordable Housing Policy as well as open market purchases in areas of high housing need and demand with limited supply across the local authority area.

East Dunbartonshire Local Housing Strategy

The Local Housing Strategy (LHS) is the local vehicle for delivering the national priorities of increasing housing supply across all housing tenures. The most recent LHS was implemented in April 2017. The Council continues to monitor the LHS and the delivery of agreed outcomes, and will

shortly commence development on the next LHS. The new LHS will take account of national and local priorities, housing need related evidence, and resource implications.

The LHS vision is:

“Every person in East Dunbartonshire has a home which is affordable, suitable and offers quality both now and in the future”.

In order to address this, the following five strategic priorities have been defined:

- Priority 1 - Enable a suitable, efficient and affordable supply of housing
- Priority 2 - Enhance the role of housing options in preventing homelessness
- Priority 3 - Encourage independent living
- Priority 4 - Address housing condition, fuel poverty and regeneration
- Priority 5 - Improve service delivery, quality and value for money.

Each of the LHS priorities has a series of actions that provide proposals for activities to address the housing system imbalances. The LHS has set a housing supply target for affordable housing of 1,300 from 2012 – 2024, which is based on the outcome of the HNDA2 and adjusted in line with local needs and circumstances.

Since approval of the current Local Housing Strategy, significant progress has been made in relation to the above five priorities. These outcomes and successes are conveyed through the publication of annual Local Housing Strategy updates.

The Housing Supply targets set within the LHS have been based on the outcome of the Housing Need and Demand Assessment 2 (HNDA2), which will be addressed through, amongst other things, housing land allocation within the Local Development Plan (LDP). It should also be noted that work is continuing through Glasgow Clyde Valley Housing Market Partnership (GCVHMP) on the HNDA3, which is dependent on the 2018-based NRS Household Projections becoming available in October 2020 and final HNDA3 timeline to be agreed.

Table 1 - Housing Supply Targets (LDP)

	Private	Affordable	All-Tenure
Final Housing Supply Target 2012 to 2024	2,400	1,300	3,700

Local Development Plan and Affordable Housing Policy

In February 2017, East Dunbartonshire Council adopted its first Local Development Plan (LDP). The Council is currently preparing a new Local Development Plan (LDP2) for the area. LDP2 will set out the Council’s long-term land use strategy, planning policies and will identify sites for development and protection. The Housing service has identified a range of sites to be included within LDP2 for affordable housing provision, and is in the process of undertaking feasibility studies on each site to determine their viability for housing development.

The LDP applies a 25% developer contribution towards affordable housing to all new developments over 10 homes and a commuted payment will be sought from developments of between two and 10

homes. A guidance note on the policy has been published to guide developers and RSLs. LDP2 proposes to continue this same policy requirement.

In 2017, the Council also introduced Planning Guidance on unsubsidised affordable housing which is applicable to sites of 25 homes or more. On such developments 15% of the total number of homes should be provided as unsubsidised affordable housing. This is in addition to the 25% quota for subsidised affordable housing required by LDP.

East Dunbartonshire Housing Context

The key affordability issue in East Dunbartonshire continues to be high house prices. Owner occupation is the predominant tenure in East Dunbartonshire, at 81% of the overall housing stock. House prices in the owner occupied sector remain high. According to the Register of Scotland, the average house price in East Dunbartonshire was £253,890 in 2019, compared to the Scottish Average of £181,339, a variance of 28%.

NOMIS suggests that the median earnings for 2019 were around £36,431 in East Dunbartonshire, higher than the Scottish Average of £30,040. This means that an individual on a median income would need to borrow a multiple of around 7 times their salary to afford an average property in the area. Therefore, there are very little affordable housing options available for residents of East Dunbartonshire on a modest or low income.

There are very few empty homes across East Dunbartonshire. The Council currently makes the best use of its own rented housing stock. Therefore, there is limited requirement to rehabilitate properties in the area.

Demand for Affordable Housing

East Dunbartonshire covers nine settlement areas, seven of which are situated within the Strathkelvin area. As at August 2020, the Council had circa 2000 applicants on the Housing List. Demand for each settlement area is shown in Table 2 below.

Table 2 - First Choice of Housing - Demand by Area

Settlement Area	Demand 2019	Demand 2020
Bearsden	37%	37%
Milngavie	5.4%	5.4%
Lennoxton	9.2%	9.1%
Milton of Campsie	5%	4.8%
Torrance	3.6%	2.9%
Twechar	2.3%	2.1%
Bishopbriggs	17.4%	18.2%
Kirkintilloch	15.3%	15.6%
Waterside	3.6%	4.03%
Hillhead	1.2%	1%

*Please note that an applicant can choose more than one area to be housed

Of the overall housing waiting list, the highest level of demand is for Bearsden and Milngavie followed by Kirkintilloch (including Hillhead and Waterside), and then Bishopbriggs. The villages generally experienced the lowest demand which may be down to their remote locations and low turnover and availability of affordable housing stock. In particular, the Bearsden and Milngavie market area generally has a limited supply of affordable housing, partly due to limited land ownership by East Dunbartonshire Council to facilitate affordable housing provision.

In line with the outcome of HNDA2, Council House/RSL Social Rent is the tenure of greatest need and therefore should be maximised where appropriate. However, HNDA2 also indicated that intermediate housing options including Shared Equity, Mid Market Rent and Shared Ownership could also contribute to meeting housing need in the area. Demand for affordable housing options based on interest from housing list applicants is detailed in the table below.

Table 3 - Intermediate Housing Demand

Tenure Type	% of applicants stating an interest (August 2020)
Council House/RSL Social Rent	100%
Council House/RSL Social Rent	
New Shared Equity	19%
Open Market Shared Equity	16%
Mid Market Rent	30%

Shared Equity

The Council has its own version of the LIFT New Supply Shared Equity (NSSE) scheme, known as Shared Equity Supply Scheme (SESS). The scheme is based on the same principles as NSSE. The Council's scheme, however, does not receive grant funding. The discount is achieved on the differential between the agreed purchase price and the market value. Properties need to be sold at least 20% below the market value to be affordable to lower income households.

SESS is primarily aimed at first time buyers. However, the Council prioritises applications to ensure that those with the greatest housing need are considered first. This includes:

- People who are homeless or threatened with homelessness and have had a homelessness assessment carried out by the Council
- People with a disability whose current home doesn't suit their needs
- Residents living in housing that is Below Tolerable Standard
- People leaving the armed forces, or veterans
- People who have experienced a significant change in their circumstances, such as separating households or are subject to mortgage stress.

To date the Council has sold 32 properties under the SESS scheme. All applicants that purchased were on the Council's housing list. The Council will continue to promote SESS in current and future housing developments as an affordable housing tenure.

House Sizes

Of all applicants presently on the Council's housing list, 54% require a one bed property; around a quarter require two beds and 15% require three beds, as illustrated in Table 4. There is little demand for larger four and five bed properties; at 4% collectively, although this low number could be partly attributed to limited supply of larger properties.

Table 4 - Demand by Area and Bedroom Size

Settlement Area	Bedroom Size				
	1 bed	2 bed	3 bed	4 bed	5 bed
Bearsden	408	191	118	35	8
Milngavie	67	28	14	1	1
Lennoxtown	100	42	34	9	2
Milton of Campsie	47	29	17	6	0
Torrance	29	20	8	0	0
Twechar	19	12	7	3	1
Waterside	39	27	15	1	0
Bishopbriggs	207	108	42	12	2
Kirkintilloch	176	82	52	9	1
Hillhead	10	6	4	0	0
Total	1102	545	311	76	15

In view of the above, East Dunbartonshire requires a mix of one, two and three bed properties. For Council House/RSL Social Rent, smaller one bed properties are in greatest need. Nevertheless, building a high proportion of one bedroom properties will not give East Dunbartonshire the flexibility to meet people's varying housing needs in-situ or create a mixed sustainable community.

The target percentages for each size are suggested at Table 5. However, this may need to vary to take cognisance of individual circumstances, client group, location and management issues.

Table 5 - New Build Requirement by Bedroom Size

1 bed	25%
2 bed	50%
3 bed	15%
4 bed	10%
*5 bed	5%

*Subject to demand

Open Market Purchases

Since 2012 the Council has operated an open market purchase scheme which has played a pivotal role in increasing housing supply since its implementation. This has involved the purchases of homes in areas of high housing need to increase the supply of affordable housing. Buying on the open market allows the Council to target high demand for particular property types that are difficult to address through new development – such as family homes in Lenzie, Bishopbriggs, Bearsden and Milngavie, where land values mitigate against building larger homes. Growing the housing stock also allows the Council to better address homelessness which is a key priority of the LHS.

As part of the scheme, the Council also targets mixed tenure flats. This helps the Council meet its Scottish Housing Quality Standard (SHQS) and Energy Efficiency Standards for Social Housing (EESH) requirements, helping reduce fuel poverty. During 2019/20 there were 25 open market purchases with a further 20 purchases made in 2018/19. The additional Rental off The Shelf Purchases (ROTS) funding received from the Scottish Government in recent years has enabled the Council to subsidise the purchase of more affordable homes for rent and has proved to be fruitful in helping increase housing supply across East Dunbartonshire.

Unfortunately the Covid-19 pandemic has had an impact on the Council's ability to purchase homes since March 2020, given that property inspection visits cannot take place as per the Council's policy

on progressing purchases. To date only one property has been purchased from the open market during 2020/21. It is hoped that inspections will be allowed to resume in the near future to allow the Council to make use of this vital scheme.

Rapid Rehousing Transition Plan

The Scottish Government issued Guidance on 'Rapid Rehousing Transition Plans' in late 2018 following recommendations from the Homeless and Rough Sleeping Action Group. Funding has been allocated by the Scottish Government to support local authorities' transition to Rapid Rehousing.

Each Local Authority is required to develop their plan in collaboration, over a planned and costed phase of five years (2019/20 to 2023/24). The Rapid Rehousing Transition Plan was submitted to the Scottish Government in May 2019. RRTPs will then be an integral part of the Strategic Housing Investment Plan (SHIP) and reviewed annually as part of the SHIP process.

A Monitoring Report on the Implementation of the Rapid Rehousing Transition Plan was submitted to the Scottish Government by June 2020 indicating progress during 2019/20.

In terms of the affordable supply of housing which aligns with one of the outcomes in the Rapid Rehousing Transition Plan, five homeless households which represents 55% of new build lets had their housing needs met during 2019/20. In addition, eleven homeless households were housed in open market purchase properties (buy backs) during 2019/20, representing 58% thus fulfilling the requirement to meet the housing needs of homeless households. During this period four Council shared equity homes became available for sale, one of which was sold to an applicant who had been assessed as homeless, equating to 25% allocation to homeless households.

During 2019/20 in order to reduce the waiting time on the homelessness list for larger families; 8 properties were converted from temporary accommodation to settled accommodation for existing households. Properties were replaced with smaller properties to meet current demand for homelessness accommodation.

Prioritisation of Projects

It is essential that the SHIP maximises the provision of affordable housing to meet the high level of housing need. This can be achieved through delivery of a variety of tenure types and by encouraging non-subsidised housing to be developed alongside subsidised.

Each project has been prioritised according to the following methodology:

High

A Council or Board decision has been made on the use of funding, and;
An agreement has been reached over the use of land, and;
The site is significantly progressed towards a Planning Application

Medium

A feasibility study has been undertaken demonstrating the viability of a project, and;
Discussions are advanced in relation to the ownership of land, and;
The site is identified in the LDP or favourable pre-application discussions have been undertaken with the Planning department.

Low

The site has either landowner/developer interest and may be considered developable or may be included within the Housing Land Audit or LDP but does not necessarily have a formal planning status.

Development Constraints

It is important that any development constraints are highlighted early on in the development process to allow time for mitigation in order to achieve the delivery of affordable housing within the planned timescales.

Table 6 highlights known constraints and puts in place potential resolutions and timescales to ensure that any constraints are resolved by the estimated start date.

Table 6 Development Constraints – Council Sites

Project Address	Development Constraints	Potential Resolutions	Timeframe	Lead Responsibility
Glasgow Road	Access from West High Street requires land to be purchased Fibre Optic Cable to be relocated	- Talks ongoing with landowner - Council in legal dispute with BT over costs of relocating services	Jan 2021	Council Housing Service
The Loaning, Kirkintilloch	Significant deposit of peat below existing buildings	Digging out and underpinning	Nov 2020	Council Housing Service
Cleddans, Kirkintilloch	Form of partnership agreement to be agreed between landowners	Decision on delivery options to be taken	Oct 2020	Council Housing Service, Legal Services, Bield Housing and Care.
Nithsdale Crescent	Consolidation of ownership at mixed tenure block	Agreement over sale of land through CPO	Oct 2020	Council Housing Service, Legal Services.
Derrywood, Milton of Campsie	Not identified as residential within the LDP2	Reserve site – Potential windfall or consideration for development as part of the next LDP	2025 or later	Council Housing Service

Non Grant Funding Resources

The Council has budgeted to invest £72.6m in new affordable housing over the lifetime of the SHIP – for all priorities of site delivery. This includes an outline assumption of around £17.47m of grant funding in AHIP – directly contracted new build, Rental off the Shelf and Off the Shelf Purchases.

The remaining funding for the programme is comprised of:

- £1.2m of Council Tax Second Homes discount money (see below)
- £0.6m of Developer Contributions (from S75)
- £9.8m of Shared Equity Sales Income
- £43.53m of Prudential Borrowing against the HRA 30-year business plan.

Council Tax Second Home Discount

The level of discount on second and empty homes is currently 10%. It is estimated that around £160k is received each year and this will be used to support the delivery of affordable housing to maximise provision. The total cumulative sum available stands at approximately £479,000 up to the year 2019/2020.

The funds generated from Developer Contributions and from Council Tax Second Home Discount are held in reserve and applied selectively on a site-by-site basis in order to support the viability of new build development projects. For 2020/2021 funds will be applied to offset costs of developing the former Lairdsland Primary, Blackthorn Grove and The Loaning. Further funding will be required to support Cleddans, Glasgow Road and Nithsdale once significant constraints are addressed.

Delivery of Affordable Housing

As part of the Council's existing Affordable Housing Investment Programme (AHIP) Thirty two homes were complete in August 2020, and a further 22 homes are in the process of being constructed, with the expected completion date being late September 2020. The development of a further 38 new homes at the former Lairdsland School site comprising shared equity and council rent is due to commence in late 2020, alongside 6 new accessible homes at Blackthorn Grove in Lenzie and 3 at The Loaning in Kirkintilloch..

In addition, 87 affordable homes, which again will be a mix of shared equity and social housing, are being developed at the former Tom Johnston House site in Kirkintilloch. Construction work commenced in September 2020 with an expected completion date of January 2022.

Two mid-rise blocks located at Nithsdale Crescent, Bearsden are presently in a state of disrepair, and are difficult to let. To help regenerate the area, and introduce better quality and more popular housing types it is anticipated that both blocks will be demolished in the near future with new build affordable housing of 26 homes being constructed on the site. This project is however contingent upon the ownership interests of four property owners being transferred to council; a Compulsory Purchase Order process is underway which should conclude during 2020.

A recent feasibility study has identified a range of potential additional sites, which have gone onto inform the Local Development Plan 2 process. These sites include existing council owned land identified as being surplus to requirements over the lifetime of the SHIP. Subject to land availability, suitability and deliverability, these sites may also be used for affordable housing provision.

Gypsy/Travellers Housing Requirements

The LHS Guidance of September 2019 indicates that the needs of Gypsy/Travellers are identified, understood and addressed with a requirement for local authorities to evidence recent engagement with Gypsy/Traveller communities in better understanding their needs. The LHS Guidance says that engaging directly with Gypsy/Travellers timeously on unauthorised encampments is a better way to understand their needs. Engagement over a period may be the most effective way of building up a clear picture of local need because of travel patterns.

A ministerial action plan was published in October 2019, which drives forward cross-government actions to improve the lives of Scottish Gypsy/Traveller communities and includes a focus on housing.

So far, during 2020, there have not been any unauthorised encampments in East Dunbartonshire, which would identify housing need.

The Council has begun a process of engagement with a small group of Gypsy/Traveller communities in the current preparations of a new Local Development Plan 2 to ascertain need and demand for the existing unused site at Primrose Way, Lennoxton. The Council continues to liaise with a neighbouring local authority to identify any movements that might exist between council areas.

The Scottish Government intends to undertake a survey of Gypsy/Travellers with findings to be available in 2021/22. Local authorities will then be required to undertake the survey annually or every two years. The survey results would be available for East Dunbartonshire's LHS, which is due in 2022 and will be important in identifying housing need and demand from engagement with Gypsy/Travellers.

Housing Infrastructure Funding Provision (HIF)

The Council is currently in the process of overcoming constraints to development at Glasgow Road in Kirkintilloch (circa 58 Council House/RSL Social Rented homes), which is one of the larger of the AHIP sites being brought forward for 100% affordable development. One of the key issues relating to this site is the cost of access, which is intended to be taken from West High Street via a steeply sloping area of land at the south-western corner of the site. The development of this access is key to the development of the site and is considered to be a good candidate for the provision of Housing Infrastructure Funding in order to support its viability and to its potential.

Delivery of Wheelchair Accessible Housing

The Council is committed to the delivery of wheelchair accessible homes in all new residential developments provided through the Strategic Housing Investment Plan. The Council's existing Developer Contributions Planning guidance, advises that 10% of any affordable new build development should adhere to the wheelchair standard. The Housing Service targets this across the SHIP programme, tailoring the balance on each site to context and to local needs. The Council's own Housing programme targets 10% of homes as being wheelchair housing, with additional forms of amenity housing in excess of this.

The LDP2 Proposed Plan contains an all tenure target to underpin and extend the requirements across the private and RSL sectors. The Plan proposes the need to provide a minimum of 10% of the total units for each tenure type as wheelchair and accessible housing.

Additionally, as part of the Council new build programme, a number of developments will include housing for the ambulant disabled, particularly older people. This term embraces a wide group of people with a range of mobility problems or lack of agility and strength, but whose physical disability

permits them to walk with or without the use of walking aids. The design need is for a home that, is easy to move around with a walking frame or sticks or crutches, has a bathroom that can be adapted to their needs and fittings and service controls that are within reach and easy to use.

Older People

The Council commissioned research in partnership with the Health and Social Care Partnership, during 2019 on Older People and Specialist Housing in East Dunbartonshire. The research which was conducted with a face-to-face sample of 500 residents indicates that around 41% of older people in East Dunbartonshire have a life limiting condition or disability. Of this overall group:

- 7% have health needs requiring aids and adaptations, which can be met through 'in situ' solutions or in new mainstream new build developments
- 10% have physical frailties which mean they are unable to get up and down stairs
- 5% are unable to easily access their own property due to the presence of steps. This category has a need for dedicated wheelchair options.

There is a requirement to ensure that all suitably accessible housing is provided for all those most in need of it. As such the Council has a set a target of at least 10% of properties to be provided as wheelchair and accessible housing, the target for which is aligned with that proposed in the LDP2.

Over the lifetime of this SHIP, the Council will further review the wheelchair space standards in order to determine if the Housing for Varying Needs designs are sufficient to meet the needs of older people and other specialist needs groups. Consideration will be given towards utilising the requirements set out within the Glasgow Standard in advance of the next SHIP being prepared.

It is anticipated that there will be circa 100 wheelchair accessible homes for affordable housing during the next five years. Additionally, private sector developers will need to adhere to the 10% requirement in the approved LDP2 Proposal. The design of wheelchair housing will, as a minimum, meet requirements as outlined in Section 3 of the wheelchair accessible Housing Guidance. It is expected that around £15,500,000 will be invested in wheelchair accessible housing throughout the SHIP period.

As part of the development of the next Local Housing Strategy, which is due in 2022, targets for the number of wheelchair accessible homes on new build developments will be produced and will be subject to regular review.

Child Poverty Action Report

The Child Poverty (Scotland) Act 2017 set out a new duty for Councils and NHS Boards to publish a report and an action plan to contribute to reductions in child poverty in Scotland. East Dunbartonshire Council's Child Poverty Report and Action Plan 2019, outlines measures taken in the area during the reporting year 2018-19 by the Council and relevant Health Board of NHS Greater Glasgow and Clyde (NHS GGC) for the purpose of contributing to the meeting of targets to reduce child poverty set by Scottish Government in the Child Poverty (Scotland) Act 2017.

The Child Poverty Report and Action Plan 2020-2021 outlines that there are around 12.4% of children in low-income households / material deprivation in East Dunbartonshire. It is important to note however that figures cannot be compared year-on-year due to changes to qualifying benefits (East Dunbartonshire moved to Universal Credit in December 2018) which is the basis of the calculation of the statistics. East Dunbartonshire children are less likely to be in poverty than the national average of 24%; however, we do still have some way to go to reach the overall aim of eradicating child poverty in the area. Therefore, it is crucial that the Council bring equal efforts in East Dunbartonshire in order to meet the aim of eradicating child poverty.

One of the actions of the Child Poverty Action Plan 2020-2021 is to reduce essential living costs. In terms of affordable housing, East Dunbartonshire Council through the SHIP will increase the supply of Council House/RSL Social Rented and intermediate housing. Of the new affordable housing supply, it is anticipated that 978 grant funded affordable homes will be delivered during the lifetime of the current SHIP. The focus upon achieving the Silver Standard of energy efficiency in new Affordable Housing throughout the SHIP has also contributed towards reducing fuel poverty. In the preparation of the next SHIP, consultation will be undertaken on extending these measures further; for instance targeting Passivhaus Standard in order to reduce heating bills to negligible amounts.

Affordable Housing Supply Programme Funding (AHSP)

The Scottish Government encourages Local Authorities to over-programme within their SHIP in order to ensure that, where slippages occur, there remains a healthy and viable stock of projects to take forwards. Regional variations in the actual delivery of SHIP programmes also means that grant can be reallocated from less to more active areas to support areas of greater activity. Due to the high level of housing need and demand in East Dunbartonshire, it is essential that as many homes are built over the SHIP period as possible.

The total minimum level of Resource Planning Assumption (RPA) funding for the Council's strategic local programme for 2019/20 to 2020/21 was £16.289M which represented only a proportion of the overall projected grant requirements for this period of the SHIP. The Scottish Government has not yet announced RPA levels for future years but the Council anticipates that these grant aid levels will continue as a minimum, given the abundant housing programme in East Dunbartonshire. An announcement is anticipated in early 2021 which will inform the next SHIP.

New Supply

In total during the five-year lifetime of the SHIP 1074 new homes could be built, 1001 of which would be eligible for Scottish Government grant funding; including RSL Shared Equity, MMR and Council House/RSL Social Rent. The remainder are comprised of Council Shared Equity and Shared Ownership homes, which are to be funded without subsidy. In addition, the SHIP assumes 100 homes to be purchased on the Open Market using the Rental off the Shelf subsidy (20 per annum).

The highest proportion of new supply is either Council Housing or RSL Social Rent. Some tenure types may change in future years given demand for intermediate housing tenures, particularly for sites which are unallocated presently. A breakdown of the projects by settlement area and tenure type is shown in table 7 below.

Table 7 - New Affordable Housing Supply

Settlement Area	Tenure Type			
	Council House/RSL Social Rent	Mid Market Rent	Shared Ownership	Shared Equity (RSL and Council)
Twechar	15	0	0	24
Lenzie	55	0	5	8
Kirkintilloch	448	0	0	51*
Bearsden	58**	0	0	9*
Bishopbriggs	203	12	0	0
Milngavie	30	0	0	0
Lennoxton	54	0	0	0
Torrance	59	0	0	0

Settlement Area	Tenure Type			
Milton of Campsie	43	0	0	0
Rental off the Shelf - All	100	0	0	0
Total	1065	12	5	92

*Funding approval will be sought from Committee for new shared equity acquisitions, to help deliver affordable intermediate housing by East Dunbartonshire Council

** Some units may change to Shared Equity in the future

Affordable Housing Standards

The development of any new rented homes in East Dunbartonshire will be built to comply with the applicable Building Regulations and will include all the 'Housing for Varying Needs Standards' essential features as set out by the Scottish Government's guidance. The Council's own Affordable Housing Investment Programme (AHIP) will be designed to achieve, as a minimum, Scottish Building Standards Silver Level of Sustainability. The Council would also like to improve on this standard to Gold or Passivhaus level where viable and will also be considering the applicability of the Glasgow Standard within the East Dunbartonshire Housing context prior to the adoption of the 2021 SHIP.

Sustainable Development

The Council is committed to promoting energy efficiency and tackling climate change in East Dunbartonshire and this is reflected in the main LHS framework through actions and activities of Outcome 4. There are eleven key actions and commitments by local partners for LHS Outcome 4 that aims to address and eradicate fuel poverty.

The Scottish Government's design policy is set out in Designing Streets, which the Council has adopted and implements as its own policy. Designing Streets Policy puts place and people before the movement of vehicles and sets out the Government's aspirations for design and the role of the planning system. A design-led approach is required in order to make streets more vibrant, safe and attractive places.

The Council and RSLs are committed to developing sustainable homes and will promote sustainable design and energy efficiency measures in all new affordable homes taking account of the most relevant standards and guidance and Climate Change (Scotland) Act 2009.

Consultation

In the development of the SHIP, the Service continues to engage with other Council Services and key partner organisations such as Social Work, Planning, Developers, RSLs, Tenants' and residents to ensure that shared priorities and their wider remits are incorporated in the SHIP. This engagement activity is carried out regularly through several forums including:

- The Tenant Participation Working Group
- RSL Programme Meetings
- Planning Liaison Meetings
- Liaison Meetings with Developers

As part of the consultation process, the draft SHIP was placed on the Council's website with comments invited from a range of interested parties including local tenants and residents. The resulting feedback received through this engagement activity will be used to inform the finalised Strategic Housing Investment Plan.

Equalities and Strategic Environmental Assessment

In line with The Equality Act 2010, an Equalities Impact Assessment has been prepared in conjunction with the SHIP.

The aim of the Equalities Impact Assessment was to identify the likely or actual effects of this draft Strategic Housing Investment Plan on residents and stakeholders. This includes identifying any aspect of the SHIP that could indirectly, intentionally or unintentionally discriminate against the users of our services or our staff. Where there are any potential negative impacts identified, action will be taken to eliminate or mitigate these negative impacts.

Additionally, a Strategic Environmental Assessment has been carried out on the SHIP. This involved undertaking a pre-screening assessment of the SHIP in accordance with Schedule 2 of the Environmental Assessment (Scotland) Act 2005.

Monitoring Arrangements

The key to delivering successful projects is thorough effective partnership working between a range of skilled agencies and organisations. Securing the necessary additional resources is fundamental if the SHIP is to be delivered successfully. It is equally essential that commitment is made to the management of the funds to maximise the provision of new affordable housing to meet local housing needs.

The LHS is reviewed annually and any progress towards delivering the LHS priorities is presented to Committee. Since the implementation of the LHS there has been significant progress towards delivering the key actions in the LHS related to the delivery of affordable housing, and it is anticipated that further progress will be made. The Council has regular discussions with RSLs operating in the local authority area which has helped deliver Outcome 1 and will continue to deliver affordable housing during the lifetime of the LHS.

Should additional funding be made available and/or new projects are brought forward, discussion will take place with the Council and the Scottish Government to agree funding of the projects. All new projects will be assessed against the Council's prioritisation methodology.

Progress on the delivery of affordable housing will be assessed against the range of actions against the LHS outcomes and SHIP investment programme. The results will be used to update the LHS and succeeding years SHIP programme as appropriate.

Finalising the new Strategic Housing Investment Plan

Following consultation, the development programme will be finalised to support an ambitious development programme to deliver affordable homes across East Dunbartonshire for a range of different needs groups across the local authority. This will be undertaken in a timely and flexible manner complementing all resources that become available to East Dunbartonshire.

Appendix 1: East Dunbartonshire Affordable Housing Projects – 2021/22 – 2025/26

Development	Area	Developer	Council House/RS L Social Rent Units	Shared Equity Units	Mid Market Rent Units	Shared Ownership Units	Priority
Former Lairdsland School	Kirkintilloch	East Dunbartonshire Council	26	12	0	0	High
Former Tom Johnston House	Kirkintilloch	East Dunbartonshire Council	72	15	0	0	High
Glasgow Road	Kirkintilloch	East Dunbartonshire Council	53	0	0	0	Medium
Merkland School	Kirkintilloch	East Dunbartonshire Council	47	0	0	0	Low
Moss Road	Kirkintilloch	East Dunbartonshire Council	6	0	0	0	Low
The Loaning	Kirkintilloch	East Dunbartonshire Council	3	0	0	0	High
Cleddans Playing Fields	Kirkintilloch	East Dunbartonshire Council	48	12	0	0	Medium
Whitehill Court	Kirkintilloch	Bield Housing & Care	37	0	0	0	Medium
High Street	Kirkintilloch	Clyde Valley Housing Association	16	0	0	0	High
Fauldhead Road	Kirkintilloch	Hillhead Housing Association 2000	23	0	0	0	Medium
Chryston Road	Kirkintilloch	Hillhead Housing Association 2000	20	0	0	0	Medium
Broomhill Hospital	Kirkintilloch	Link Group	45	0	0	0	High
Kilsyth Road	Kirkintilloch	Link Group	23	0	0	0	High
Whitegates	Kirkintilloch	Sanctuary Scotland Housing Association	21	0	0	0	Medium

Development	Area	Developer	Council House/RS L Social Rent Units	Shared Equity Units	Mid Market Rent Units	Shared Ownership Units	Priority
Townhead	Kirkintilloch	Caledonia Housing Association	8	0	0	0	Low
Adamslie Park	Kirkintilloch	East Dunbartonshire Council	0	9	0	0	Medium
Former St Agatha's School	Kirkintilloch	East Dunbartonshire Council	0	3	0	0	High
Blacklands Place	Lenzie	East Dunbartonshire Council	18	8	0	0	High
Meadowburn Avenue	Lenzie	To Be Confirmed	10	0	0	0	Low
Campsie View School	Lenzie	East Dunbartonshire Council	21	0	0	0	Low
Blackthorn Grove	Lenzie	East Dunbartonshire Council	6	0	0	0	High
Lenzie Primary	Lenzie	Bield Housing & Care	0	0	0	5	High
Beech Road (former Auchinairn Primary)	Bishopbriggs	East Dunbartonshire Council	55	0	0	0	Medium
Stanley Drive	Bishopbriggs	East Dunbartonshire Council	59	0	0	0	Low
South Crosshill Road	Bishopbriggs	Cube Housing Association	40	0	0	0	Medium
Crofthead	Bishopbriggs	Cube Housing Association	12	0	0	0	Low
Jellyhill, Bishopbriggs	Bishopbriggs	Link Group	22	0	12	0	High
Huntershill	Bishopbriggs	East Dunbartonshire Council	15	0	0	0	Low
Bearsden Golf Course	Bearsden	East Dunbartonshire Council	20	0	0	0	Medium

Development	Area	Developer	Council House/RS L Social Rent Units	Shared Equity Units	Mid Market Rent Units	Shared Ownership Units	Priority
Nithsdale Crescent*	Bearsden	East Dunbartonshire Council	26	0	0	0	Medium
Netherton Farm Lane	Bearsden	To Be Confirmed	3	0	0	0	Low
Colqhoun Park School	Bearsden	East Dunbartonshire Council	2	0	0	0	Low
Milngavie Road	Bearsden	East Dunbartonshire Council	7	0	0	0	Low
Kilmardinny	Bearsden	East Dunbartonshire Council	0	9	0	0	High
Craigton Road	Milngavie	To Be Confirmed	30	0	0	0	Low
Campsie Golf Club	Lennoxtown	To Be Confirmed	5	0	0	0	Low
Lennox Castle Hospital	Lennoxtown	East Dunbartonshire Council	30	0	0	0	Medium
Lennoxlea	Lennoxtown	To Be Confirmed	13	0	0	0	Low
St Machans Way	Lennoxtown	East Dunbartonshire Council	2	0	0	0	Low
Bencloch Road	Lennoxtown	To Be Confirmed	4	0	0	0	Low
Derrywood Road	Milton of Campsie	East Dunbartonshire Council	43	0	0	0	Low
Kelvindale Nursery	Torrance	East Dunbartonshire Council	12	0	0	0	Low
Torrance Main Street	Torrance	East Dunbartonshire Council	5	0	0	0	Low
East of Ferrymill Motors	Torrance	To Be Confirmed	8	0	0	0	Low
Kelvin View	Torrance	Clyde Valley Housing Association	34	0	0	0	Medium
Glen Shirva Lea	Twechar	Castle Rock Edinvar	5	24	0	0	Medium

Development	Area	Developer	Council House/RS L Social Rent Units	Shared Equity Units	Mid Market Rent Units	Shared Ownership Units	Priority
Canalside	Twechar	Castle Rock Edinvar	10	0	0	0	Medium
Rental Off the Shelf	All	n/a	100	0	0	0	High
Total Number of Units			1065	92	12	5	1174

*some units may change to shared equity tenure at a later date