

# Local Housing Strategy: Action Plan 2023 – 2028

## Outcome 1: Delivering more homes at the heart of great places and communities

**Supporting National Priorities, Plans and Targets and links to Local Outcome Improvement Plan:** Housing to 2040, Glasgow City Region HNDA3, Planning Advice Note (PAN) 2/2010: Affordable Housing and Land Audits, East Dunbartonshire Local Development Plan 2022, Scottish Planning Policy (SPP), 'A Place to Stay, A Place to Call Home: a Strategy for the Private Rented Sector in Scotland', Public Health Priority, Scotland's National Performance Network, Creating Places – A Policy Statement on Architecture and Place for Scotland, Designing Streets, Green Infrastructure: Design and Placemaking, Planning Advice Note 77: Designing Safer Places, Community Empowerment Act 2015, Place Standard, Town Centre First Principle.

Action No.	Action(s) and Commitments for Delivery of Outcome	Baseline	Indicator or Measure	Milestone	2025 Update	Action Lead /Coordinator	Signed and Date	
1.1	Maximise the development of social housing through the Strategic Housing Investment Plan, delivering a diverse mix of property sizes and more accessible, adaptable homes	New build Completions 2021/22 2022/23 2023/24	Annual New build Completions  Effective Land Supply  Wheelchair Target Achieved  Robust and Credible HNDA (anticipated Aug/Sept 2023)	<ul style="list-style-type: none"><li>• Annual SHIP Approved</li><li>• More Homes Division Liaison Meetings</li><li>• Regular RSL Progress Meetings</li><li>• Identification of wheelchair requirements</li><li>• New build Completions</li><li>• Meet annual HSTs</li><li>• Identify mismatch of supply and demand in social rented housing to inform investment priorities</li><li>• Maximise partnership opportunities to access housing infrastructure funding streams, easing brownfield development</li></ul>	The findings of HNDA3 have been factored into the identification of the Council's preferred Local Housing Land Requirement for East Dunbartonshire (which increases the HNDA target from 2,450 to 2,700 homes) as set out in the Local Development Plan 3 (LDP3) Evidence Report.  The draft 2025 Housing Land Audit anticipates that around 50%	Executive Officer – Assets & Facilities  Executive Officer - Land Planning & Development		

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					<p>of completions to 2035 will be classified as affordable.</p> <p>The Planning Service is continuing to support the delivery of additional social housing through the planning application process.</p> <p>Continued partnership with Scottish Government and RSL partners to continue to deliver affordable housing, ensuring that the target for accessible housing is met.</p> <p>Continue to progress the AHIP 2 new build programme for up to 9 sites with appointed contractors. The team is currently at RIBA stage 4 for six of the AHIP 2 sites.</p>				

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					<p>Working with Housing Developers to receive affordable units in line with Affordable Housing Policy requirements.</p> <p><b>Completed Council projects include:</b></p> <p>EDC, Thorn Road Bearsden – 20 units. a Completion date March 2025. .</p> <p>Loretto HA – 44 units at South Crosshill Road, Bishopbriggs. Completion Date September 2025</p> <p>Hillhead HA – 41 units at Fauldhead, Kirkintilloch. Completion Date November 2025</p> <p>Trust HA, - 5 units at Milngavie Bowling Club, Completion Date November 2025</p>				

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					<p>Live projects include:</p> <p>Clyde Valley HA – High Street, Kirkintilloch 41 SR units 16 MMR Units Estimated completion date February 2026</p> <p>Caledonia Housing Association – 22 units at Whitehill Court. Estimated completion date February 2026</p> <p>EDC - 15 units Canalside, Twechar Expected completion date September 2026.</p>				
1.2	Pursue a proactive master planning approach to land assembly (affordable and private housing) in partnership with landowners, developers, infrastructure providers,	Effective Land Supply 2022/23	Annual HSTs delivered via Effective Land Supply – number of completions	<ul style="list-style-type: none"> <li>• Develop collaborative master planning framework for land assembly with partners</li> <li>• Contribute to strategic planning for housing in Glasgow City Region</li> </ul>	The Council is currently preparing the next Local Development Plan (LDP3), with the Evidence Report having been submitted	SMcN			

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	funders, housing and planning services			<ul style="list-style-type: none"> <li>Land available for both affordable and private sector HSTs</li> </ul>	<p>to the Scottish Government's Planning and Environmental Appeals Division (DPEA) in August 2025. This is expected to run until November 2025. In the meantime, a Call for Ideas and Sites public consultation exercise was carried out in August and September 2025. As part of this exercise, the Land Planning Policy and Housing Investment teams have worked collaboratively to gain an understanding of effective land supply. Both teams will continue working together in partnership with other stakeholders to enable a master planning approach to land allocations in LDP3,</p>			

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					maximising the supply of affordable housing where possible.				
1.3	Ensure housing supports the delivery of 20-minute neighbourhoods by considering the potential for placemaking throughout the design and development of new build housing and existing stock	Existing Planning Applications meeting 20 Minute Neighbourhood requirements	Number of Planning Applications meeting 20 Minute Neighbourhood requirements	<ul style="list-style-type: none"> <li>• Implement 20 Minute Neighbourhoods with a focus on provision of physical, digital and social infrastructure</li> <li>• Mapping and review of provision</li> <li>• Participation in 20-Minute Neighbourhood &amp; Infrastructure Subgroup</li> </ul>	The Land Planning Policy Team have developed a 20-minute neighbourhood tool as part of the Evidence Report for LDP3. The key metrics that form the foundation of the tool have been embedded within the site appraisal methodology that will help with the site selection process for LDP3. One important element of this is to support good placemaking and the sustainable design of new development to meet national policy on local living.	SMcN			
1.4	Review the affordable housing policy and configure affordable	AHP Delivery e.g. Annual Commuted	Annual AHP Delivery e.g. Annual Commuted Sums,	<ul style="list-style-type: none"> <li>• Review Affordable Housing Policy and evaluate impact</li> </ul>	To be planned for FY 2025/6	CM			

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	housing ratios to maximise affordable housing delivery	Sums, On and Off Site Provision	On and Off Site Provision	<ul style="list-style-type: none"> <li>Annual Pressure Analysis on Social Housing</li> </ul>	Assess capacity to complete in-house FY 25/26			
1.5	Continue to find creative ways to increase the supply of larger homes within the existing stock of social housing e.g. evaluating and expanding the EDC loft conversion pilot	Current Stock Profile Current number of Loft Conversions via Pilot	Annual Stock Profile (Smartsheet)	<ul style="list-style-type: none"> <li>Development and implementation of Empty Homes/Open Market Purchase Scheme</li> <li>Expansion of Loft Conversion Pilot implemented</li> </ul>	OMP continues to replenish housing stock/requires to be aligned to allocations in order to target key properties in areas of high demand	CM		
1.6	Target investment in open market purchases to increase the supply of affordable housing, including homes that are accessible, adaptable and also larger family homes	Number of units purchased Number of adaptations completed	Annual Number of units purchased by HSMA  Adaptations Annual Budget	<ul style="list-style-type: none"> <li>Development and implementation of Empty Homes/Open Market Purchase Scheme</li> <li>Identify households requiring larger accessible homes and their needs</li> </ul>	<p>Continued purchase of properties in areas of high housing need and demand, and where purchases within mixed tenure blocks provides EDC with majority ownership of the building.</p> <p><b>Purchases</b></p> <p><b>2024/25</b> 21 units</p> <p><b>2025/26</b> 26 units purchased to date</p>	Development team		

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					Around 40% of properties purchased in last two years have been larger family homes (3 or 4 bedroom units).			
1.7	Improve connectivity of our communities by encouraging investment in physical, social, digital and sustainable transport infrastructure	Number of households with digital connectivity and access to sustainable transport	Number of Planning Applications meeting 20 Minute Neighbourhood requirements Number of households	<ul style="list-style-type: none"> <li>• Implement 20 Minute Neighbourhoods</li> <li>• Mapping and review of provision</li> <li>• Delivery of City Deal Programme</li> <li>• Identify/deliver opportunities for sustainable travel</li> <li>• Assist with delivery of fast, affordable digital connectivity for businesses and communities</li> </ul>	As part of the LDP3 Evidence Report, a wide range of information on broadband availability and access to sustainable transport has been gathered. This data supplements existing information that has been mapped for the 20 Minute Neighbourhood Tool, for example relating to community facilities, access networks and utilities. This allows for accurate analysis of individual properties and the application of a scoring mechanism.			

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					All new build homes are digitally enabled when completed, allowing tenant's internet connection to 'go-live' without the need for a service provider to add additional cabling.			
1.8	Maximise the potential to generate more homes by reviewing Town Centres strategies and encouraging mixed developments and change of use in redundant retail and commercial assets	Town Centre Strategies	Annual number of housing units within Town Centres	<ul style="list-style-type: none"> <li>• Review Town Centre Strategies</li> <li>• Continued Engagement with communities</li> <li>• Implement Place Standard Tool</li> <li>• Active encouragement in relation to change of use for retail/ commercial premises</li> </ul>	<p>The Town Centre Strategies have been reviewed as part of the preparation of the LDP3 Evidence Report to establish the extent to which their objectives have been achieved so far.</p> <p>Informed by the findings of the above review, the Town Centre Strategies and opportunities for increasing new homes in the identified centres will be reviewed as part of the LDP3 Proposed Plan.</p>	SMcN		

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					Assessing viability of one commercial unit for refurbishment & re use as affordable units.			
1.9	Further refine the housing estimates produced by the HNDA to build more insight/intelligence on housing need disaggregated to sub/local areas, property size/type and amenity so that development planning policies can be tailored to local need	Baseline HNDA Housing Estimates 2023 by housing tenure	Pressure Analysis Area Profiles	<ul style="list-style-type: none"> <li>• Disaggregate HNDA toolkit to HMA through analysis and research</li> <li>• Develop Area Profiles</li> <li>• Low Demand Analysis and Action Plan</li> <li>• Identify options to address low demand stock</li> </ul>	<p>A Housing Technical Paper has been produced and forms part of the LDP3 Evidence Report. The Technical Paper and LDP3 Evidence Report identify a preferred Local Housing Land Requirement for East Dunbartonshire (which increases the HNDA target from 2,450 to 2,700 homes).</p> <p>The Technical Paper provides information on local need including affordability, housing for older people, wheelchair and accessible housing and</p>	SMcN		

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					<p>Gypsies and Travellers.</p> <p>The potential to identify areas of East Dunbartonshire where an affordable housing contribution of greater than the minimum 25% set out in the National Planning Framework (NPF4) will be explored as part of the preparation of the LDP3 Proposed Plan.</p>			
1.10	Maximise opportunities to deliver a wider range of affordable housing options (e.g. shared equity, shared ownership and Mid-Market Rent), including testing the viability of the development funding model and impact on local affordability pressures	SHIP Existing levels of Shared Ownership, Shared Equity and MMR	Annual levels of Shared Ownership, Shared Equity and MMR	<ul style="list-style-type: none"> <li>• Carry out affordability analysis along with further housing needs and aspirations analysis</li> <li>• Explore AHP as delivery mechanism for Shared Equity Housing</li> <li>• Carry out feasibility study to determine viability of wider range of affordable housing options</li> <li>• Develop funding model if appropriate along with Housing Delivery Partnership to develop MMR and other tenures</li> <li>• Consider partnerships with RSLs to deliver</li> </ul>	<p>Research completed on need and demand for shared equity and MMR housing in East Dunbartonshire. Findings will be included within the SHIP, and will help determine the future provision of intermediate housing tenures in new build housing</p>	Development team		

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				<ul style="list-style-type: none"> <li>mixed tenures on Council sites</li> <li>• Approval of SHIP annually</li> </ul>	<p>developments by both the Council and RSLs operating in the area. This will also apply to homes received from private housing developers via the Council's Affordable Housing Policy.</p>			

## LHS Outcome 2: Achieving housing quality, affordable warmth and net zero homes

**Supporting National Priorities, Plans and Targets and links to Local Outcome Improvement Plan:** Housing to 2040, Local Heat and Energy Efficiency Strategies (LHEES), Sustainable Housing: Fuel Poverty and Climate Change Advice Note, Scottish Government's Energy Efficient Scotland Route Map, Fuel Poverty (Targets, Definition, and Strategy) (Scotland) Act 2019, the emerging East Dunbartonshire Climate Action Plan 2023, Scottish Housing Quality Standard, Energy Efficiency Standard for Social Housing, Scottish Social Housing Charter

Action No.	Action(s) and Commitments for Delivery of Outcome	Baseline	Indicator or Measure	Milestone	2025 Update	Action Lead/Coordinator	Signed and Date
2.1	Develop an Asset Management Strategy for East Dunbartonshire Council to identify poor performing assets (including properties in abeyance for SHQS) and consider strategic response	30 Year HRA Business Plan Investment Programme  Stock Condition Survey	30 Year Business Plan Updates  Annual Review of Strategy Action Plan  Annual Return on Charter	<ul style="list-style-type: none"> <li>• Carry out Stock Condition Survey to ensure robust baseline information</li> <li>• Annual Return on Charter EEESH and SHQS</li> <li>• Develop and implement Housing Asset Management Plan</li> <li>• Develop route map to compliance for EDC stock</li> </ul>	Remains the same as 2024.	DL	

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				<ul style="list-style-type: none"> <li>Consider development of Asset Management Forum with RSLs to share approaches and practice aligned to updated SHR Recommended Practice on integrated asset management (2022)</li> </ul>			
2.2	East Dunbartonshire Council and partners to work collaboratively to maximise the use of national funding programmes to tackle disrepair and improve energy efficiency	Create register of current funding programmes	Successful funding opportunities identified and received	<ul style="list-style-type: none"> <li>Identify funding programmes and appropriate partnerships</li> <li>Create a bank of project proposals that could be addressed by funding programmes</li> <li>Application to funding programmes as appropriate</li> <li>Project Management of wide variety of opportunities</li> </ul>	<p>We currently have two contractors on site carrying out a mixture of cavity wall and external wall insulation as part of our 2024/25 EES ABS funding. At present 77 properties will benefit from the measures with hopefully more to sign up.</p> <p>An application has been submitted to Scottish Government for further funding to carry out more energy efficiency measures during the 2025/26 financial year.</p>	DL	
2.3	Reassess capital investment plans to work towards energy efficiency targets, ensure compatibility with net zero targets, and include retrofit of the following: energy efficiency measures, heating and ventilation systems and renewables while ensuring adherence to the New Build Heat Standard.	Current position in relation to: EEESH  Net Zero Targets  Retrofits  EEES: ABS	Annual Return on Charter  Number of retrofits per annum  EEES: ABS – funding and owners assisted	<ul style="list-style-type: none"> <li>Review Capital Investment Plans</li> <li>Identify requirements in relation to EEESH, Net Zero Targets and Retrofits</li> <li>Identify resource requirements</li> <li>Develop route map for EEESH compliance</li> <li>Carry out feasibility study for delivery of Retrofit Programme</li> <li>Manage EEES: ABS</li> </ul>	<p>Our investment plans are refreshed periodically throughout the year as Stock Condition surveys are completed, installs are completed, and abeyances are received.</p> <p>Surveys are underway to identify opportunities to maximise external funding streams for energy efficiency measures across the stock. It is anticipated this is likely to be in the form of loft and cavity wall</p>	DL	

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					insulation however this will improve the comfort and living conditions of our tenants.		
2.4	Missing Shares Scheme to assist homeowners with common/mixed tenure repairs and maintenance	BTS within private sector housing  Current level of Disrepair within Private Sector  Number of mixed tenure blocks with repair/maintenance challenges - Capital Programmes unable to proceed	Reduction in mixed tenure blocks where Capital Programmes unable to proceed  Number of owners assisted through Missing Share Pilot	<ul style="list-style-type: none"> <li>• Develop owner engagement strategy for mixed tenure estates</li> <li>• Identify and respond to priorities using landlord registration powers to improve house condition</li> <li>• Review/Develop BTS statement</li> <li>• Consider house condition survey to better understand extent of disrepair in private sector</li> <li>• Review and Promote Scheme of Assistance and consult on 'Missing Share' as a priority</li> <li>• Develop and implement Pilot Missing Share Scheme</li> </ul>	Mixed Tenure roof replacements continue to be well received by tenants and owners alike. Lot 10 has recently been returned; owners are being written to with the costs which will result in a programme for roof replacement being developed for completion before 31 <sup>st</sup> March 2025. Referrals for Lot 11 are being added, the Mixed Tenure team are in constant dialogue with various owners and tenants to ensure a steady stream of roof replacements are taking place.	DL	
2.5	Ensure that advice and information services are kept up to date, so we can develop targeted and holistic information and advice services, which encourage investment in the full range of energy and carbon reduction improvements in existing homes	Current advice and information available  Current number of households assisted with advice and information	Annual Number of households assisted with advice and information	<ul style="list-style-type: none"> <li>• Review advice and information available at present and improve energy efficient and fuel poverty advice</li> <li>• Identify full range of energy and carbon reduction measures available and resources required to deliver these</li> <li>• Improve understanding of fuel poverty in EDC (extent, nature and location) to enable better targeting of resources</li> </ul>	Same as 2024 update.	DL	

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2.6	Through workforce planning and training, successfully resource/upskill labour for Property Maintenance Services to develop capability to achieve energy improvement standards	Current workforce training and skills in relation to energy improvement standards	Additional training and development opportunities in relation to energy improvement standards	<ul style="list-style-type: none"> <li>Identify training needs and resources required</li> <li>Develop and implement training programme (potential for integrated skills employment programme for house building and repair programmes)</li> <li>Agree energy improvement standards</li> </ul>	Training requirements have been identified and initial enquiries made regarding suitable training providers and costs. Timescales for planning the training will be assessed and agreed in due course. 4 new apprentices have been employed recently trade specific considering service requirements for achieving objectives moving forward.	NB	
2.7	Adopt joint working approaches with agencies and services to contribute to the delivery of statutory net zero targets, actions to be confirmed in the LHEES delivery plan and actions to promote climate resilience in the Climate Action Plan.	Current Partners  Current contributions by partners  LHEES and Climate Action Plan	Partners identified  Contributions quantified  Actions within LHEES and Climate Action Plan delivered	<ul style="list-style-type: none"> <li>Identify key partners and map out their contribution to achieving Net Zero Targets</li> <li>Work with partners to improve understanding of fuel poverty in EDC (extent, nature and location) to enable better targeting of resources</li> <li>Delivery of actions within LHEES and Climate Action Plan</li> </ul>	Council approved the LHEES and accompanying LHEES Delivery Plan in December 2024 (EDC/048/24/NR), following a public consultation (EDC/028/24/RS). The LHEES sets out a long-term plan for decarbonising heat in buildings and improving energy efficiency across East Dunbartonshire while the LHEES Delivery Plan sets out 29 actions	NR/RS	

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					<p>for the Council and partners including local communities, social landlords, Scottish Government, investors, developers and wider stakeholders.</p> <p>Implementation of these actions will be steered by the proposed action champions in relevant teams who are represented on the Council's LHEES Working Group. These action champions provide quarterly updates to the LHEES Working Group to drive forward progress in the Delivery Plan and to identify additional opportunities for collaboration. An update on progress from the LHEES delivery plan was noted by Council in October 2025 (EDC/035/25/RS).</p> <p>Council approved the draft Climate Action Plan (CAP) for public consultation in October 2025 (EDC/035/25/RS). The draft CAP contains detailed governance, communication mechanisms, and actions required to meet the Council's net zero targets and improve resilience to the on-going effects of</p>		

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					climate change. A coordinated approach to the development and delivery of the draft CAP is being established through an in-depth consultation and extensive engagement with partners. A report was taken to Community Planning Partnership Board in October 2025 to drive forward these partnership arrangements and to provide an update on the draft Climate Action Plan and its public consultation (CPPB/008/25/RS). A presentation providing an update on the draft Climate Action Plan and consultation was also delivered to Community Planning Partnership Board and HSCP's Management team."		
2.8	Promote access to income maximisation and fuel advice services to reduce fuel and child poverty, that can also provide a passport to other energy efficiency funding and assistance	Current income max services  Current fuel advice services  Current income generated for households  Number of households currently assisted with income max advice and fuel advice	Annual Number of households assisted with Income Max advice  Annual Number of households assisted with Fuel Advice  Annual Number of households where	<ul style="list-style-type: none"> <li>• Develop and deliver campaigns in relation to Income Max and Fuel Advice to raise awareness and access to services</li> <li>• Develop and implement recording tools in relation to information and advice provided</li> <li>• Develop bank of information and advice available from Partners</li> </ul>	Same as 2024.  The Council are expecting HES to develop a more area specific programme, either via staff referrals or from HES attending EDC events. This is at the early stages of planning. .	DL	

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		LCPR annually	referral made to another agency  Number of campaigns in relation to Income Maximisation and Fuel Advice	<ul style="list-style-type: none"> <li>Consider development of campaigns such as 'It Pays to Switch'</li> </ul>			
2.9	Improve intelligence on the main barriers to improving disrepair in the private sector	BTS and Disrepair Levels within private sector from SHCS	Improved understanding of barriers  Annual Numbers of BTS and Disrepair Levels reduced within private Sector	<ul style="list-style-type: none"> <li>Explore feasibility of carrying out house condition survey within private sector, alongside qualitative research into barriers for owners/landlords</li> <li>Develop services to ensure that advice, support and enforcement is targeted to reduce: <ul style="list-style-type: none"> <li>The number of occupied sub-standard houses</li> <li>The number of properties failing the Repairing Standard</li> <li>The number of houses below the Tolerable Standard</li> </ul> </li> </ul>	The same as 2024.	DL	
2.10	Take action to ensure that the housing stock in East Dunbartonshire is resilient to the effects of climate change including flooding, heat waves and extreme weather events	Current Flood Maps for EDC – Housing stock and development in flood risk areas  Current Flood Mitigation and Adaptation Measures  Energy efficiency and level of ventilation within housing stock – To adapt to anticipated warmer, drier	Quantify annual measures put in place to ensure resilience against Climate Change	<ul style="list-style-type: none"> <li>Develop an improved understanding of homes and communities at risk of flooding within EDC</li> <li>Develop maps to clearly identify risk areas along with mitigations and monitor trends</li> <li>Identify resources to mitigate flood risks</li> <li>Develop and implement plan to mitigate flood risks identified</li> </ul>	Throughout lifetime of LHS 2023 – 2028  Review annual progress via LHS updates	DL	

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		summers and milder, wetter winters		<ul style="list-style-type: none"> <li>• Develop understanding of the ventilation potential to install in homes, to cope with periods of extreme heat</li> <li>• Develop methodology to adapt design and layout of future housing projects to take advantage of solar gain and consider shading potential</li> </ul>			
2.11	Contribute to East Dunbartonshire's just transition plans towards Net Zero	Pilots in progress (tCo2/year) Current specifications and processes	Success of Pilots Average CO2 emissions per home Technical specifications and evaluations	<ul style="list-style-type: none"> <li>• Consider heating approaches for all new council homes</li> <li>• Develop, agree and deliver approach for procurement and delivery of renewable energy installations</li> <li>• Understand whole life costs and issues associated with transition to zero carbon heat for Council and tenants/residents</li> <li>• Consider opportunities for district heat zones</li> <li>• Route map for retrofit programme</li> <li>• Develop and implement training programme (potential for integrated skills employment programme for house building and repair programmes)</li> </ul>	Throughout lifetime of LHS Updated via LHS annual review	DL	
2.12	Adopt joint working to ensure the early identification of potential areas for Heat Network Zones and the alignment of housing development with the LHEES delivery plan	Current Partners Current contributions by partners LHEES and Climate Action Plan	Partners identified Contributions quantified Actions within LHEES and Climate Action Plan delivered	Partners identified Actions within LHEES and Climate Action Plan delivered Identification of potential areas for Heat Network Zones through the LHEES and the production of	Council approved the LHEES, LHEES Delivery Plan, and Heat Network Zones Review Statement in December 2024 (EDC/048/24/NR), following a public consultation	NU/RS	

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	and the Heat Network Review Statement.	Heat Network Review Statement.	Net Zero Targets	the Heat Network Review Statement to contribute to the target set in the Heat Networks Scotland Act 2021.	(EDC/028/24/RS). The LHEES sets out a long-term plan for decarbonising heat in buildings and improving energy efficiency across East Dunbartonshire, including the identification of potential heat networks that could warrant further feasibility work. Outputs from the heat networking analysis within the LHEES are reflected in the Council's Heat Network Zones Review Statement.  The LHEES Delivery Plan sets out 29 actions for the Council and partners including local communities, social landlords, Scottish Government, investors, developers and wider stakeholders. Implementation of these actions will be steered by the proposed action champions in relevant teams who are represented on the Council's LHEES Working Group. These action champions provide quarterly updates to the LHEES Working Group to drive forward progress in the Delivery Plan and to identify additional opportunities for		

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					<p>collaboration. An update on progress from the LHEES delivery plan was noted by Council in October 2025 and the draft CAP was approved for public consultation in the same report (EDC/035/25/RS).</p> <p>Two funding bids were submitted to Scottish Government for funding to carry out feasibility studies on the potential heat network zones (HNZ) identified in the LHEES. One of the funding bids, for up to £50,000 for HNZ feasibility work in Kirkintilloch Town Centre, was successful. Consultants have been appointed and a range of stakeholders attended the Feasibility Study kick off meeting in October 2025. The programme Plan has an aim for the study to be complete within the 2025/26 financial year.</p>		

## LHS Outcome 3: Supporting people to live independently and well at home

**Supporting National Priorities, Plans and Targets and links to Local Outcome Improvement Plan:** Housing to 2040, Public Health Priority, National Health and Wellbeing Outcomes, HNDA3, Good Mental Health for All, Keys to Life, Age, Home and Community –The Next Phase, Scottish Strategy for Autism, Race Equality Action Plan, Site Standards -Scottish Government guidance on minimum sites standards and site tenants' core rights and responsibilities, Scottish Social Housing Charter, Improving the lives of Gypsy/Travellers 2019-21, Foundations for well-being: Reconnecting Public Health and Housing, Midlothian Council Housing Contribution Statement, Midlothian Health and Social Care Partnership Strategic Plan 2019-2022, East Dunbartonshire's Housing Contribution Statement, East Dunbartonshire Health and Social Care Partnership Strategic Plan Period

Action No.	Action(s) and Commitments for Delivery of Outcome	Baseline	Indicator or Measure	Milestone	2025 Update	Action Lead/Coordinator	Signed and Date
3.1	Set targets to increase the supply of accessible and wheelchair housing in the LHS and LDP	HNDA3 Housing Estimates and HSTs	Annual Wheelchair Target Achieved	<ul style="list-style-type: none"> <li>Undertake research to establish how best to target specialist provision in EDC</li> <li>HSTs set</li> <li>Annual Wheelchair Requirement identified</li> <li>Realistic and deliverable Wheelchair Supply Target agreed</li> </ul>	Current requirements for wheelchair and accessible housing as part of the planning application process are set out in the Design and Placemaking Supplementary Planning Guidance. Revised requirements will be set out as part of the Proposed Plan for LDP3.	SMcN	
3.2	Increase the supply of retirement housing and shared ownership opportunities to address the projected growth of older people in partnership with public and private housing developers	Number of older peoples' homes EDC (all tenures)	Annual increase in provision of older persons housing across all tenures	<ul style="list-style-type: none"> <li>Deliver older persons housing through Council and RSL newbuild programmes</li> <li>Explore delivery of Shared Ownership opportunities through Affordable Housing Policy</li> <li>Develop information, advice and support services to encourage older people to pre plan their housing needs to avoid crisis interventions later</li> <li>Examine the feasibility of core and cluster models to support a range of client needs as an alternative to</li> </ul>	The potential to review and carry forward the Local Development Plan 2 policy on the supply of housing for older people will be explored as part of the preparation of the LDP3 Proposed Plan.	SMcN	

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				<ul style="list-style-type: none"> <li>specialist residential accommodation, taking cognisance of out of area placements</li> <li>Review design guides for housing developers aligned to changes with the Housing for Varying Needs and Building Standards</li> </ul>			
3.3	Review the effectiveness of sheltered housing, including the provision of concierge services and including a place perspective	Profile of current sheltered housing provision  Profile of current concierge services	Option Appraisal Exercise completed  Options identified and plan in place to deliver outcomes	<ul style="list-style-type: none"> <li>Review existing sheltered housing and concierge services</li> <li>Identify options for future service delivery and carry out Option Appraisal</li> <li>Develop investment plan to deliver option and improve future sustainability of services</li> </ul>	Review of warden and concierge services expected completion March 2026. Investment to upgrade end of life analogue to digital telecare expected completion March 2025. Allocation review required to future proof revenue from sheltered housing.	CM	
3.4	Ensure the effective provision and promotion of Care and Repair and Occupational Therapy services to owner occupiers, to support the delivery of property repairs and adaptations	Current Care and Repair Provision  Current Owner Occupier CL1 Referrals	Annual households assisted by Care and Repair Service  Annual owner-occupied households in receipt of property Adaptation  Feasibility Assessment Complete	<ul style="list-style-type: none"> <li>Undertake assessment of effectiveness of Care and Repair Service</li> <li>Further develop engagement and marketing strategy for Care and Repair Service</li> <li>Improve use of technology to enable independent living</li> <li>Carry out analysis to identify future demand for equipment and adaptations as well as OT Services with HSCP</li> </ul>	Minor works continues, as does promotion of the service.  Flyers issued by staff to tenants, promotion techniques via TP newsletter and website to be enhanced during 2026.  Adaptations works continue to be completed throughout the year.	SR	
3.5	Review the Allocations Policy framework, to create a more effective system for medical points and to aid the creation of deliberate	Current households with Medical Points Profile, including location of older person/medically adapted properties	Allocation Policy Review complete	<ul style="list-style-type: none"> <li>Feasibility study into impact of policy changes</li> <li>Consultation and engagement in relation to Allocation Policy Review</li> <li>Allocation Policy Review</li> </ul>	Current Allocation Policy review is ongoing. Comprehensive benchmarking and data	PT CM	

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	communities for people at the same stage/age			<ul style="list-style-type: none"> <li>Implementation of revised Allocation Policy</li> </ul>	analysis of medical points is being undertaken.		
3.6	Adopt a multi-agency and early intervention approach, to support clients with current or emerging additional support considerations, to explore the most suitable housing options for them	Existing multi-agency arrangements for Case Conference	Annual Number of Case Conferences for clients requiring support/emerging support  Annual number of clients with support/emerging support needs provided with Housing Options Advice and Assistance	<ul style="list-style-type: none"> <li>Engagement with Housing Options Training Toolkit</li> <li>Review Housing Options, Advice and Assistance for clients with emerging/support needs</li> <li>Review multi-agency Case Conference activities with a view to improving services</li> <li>Explore possible innovative housing solutions for people with dementia</li> <li>Improve awareness and access to community-based support and advice services, across the authority for those that require them</li> </ul>	Housing Options Training Toolkit has been rolled out to all housing staff. Multi-agency partnership working continues to be strengthened.	PT- 4/12 CM	
3.7	Work with the Gypsy/Travellers community to discuss need and demand for provision within East Dunbartonshire	HNDA2/3 Negotiated Stopping Pilots in three Scottish LAs	Annual use of Gypsy Traveller Sites  Annual number of unauthorised encampments  Number of annual engagement opportunities with Gypsy/Traveller Community	<ul style="list-style-type: none"> <li>Consider findings from negotiated stopping pilots</li> <li>Develop engagement plan</li> <li>Develop Action Plan to improve outcomes for Gypsy Travellers in EDC</li> </ul>	On-going monitoring of demand and interest for the use of Gypsy Traveller Sites. There has been engagement with the community but there is limited evidence of demand.	PT CM	
3.8	Integrate asset management and housing allocations in relation to adapted properties, to make the best use of housing stock	Stock Profile Asset Management Plan	Asset Management Records to include Reporting on Adapted Properties	<ul style="list-style-type: none"> <li>Develop and implement robust asset management records in relation to adapted properties</li> <li>Develop links between asset management/stock and Integrated Housing Management System</li> <li>Review Allocation Policy to enable alignment of housing need and adapted stock</li> </ul>	Procurement of replacement Servitor system or integrate to IHMS As above Allocation Policy Review in progress	CMcN	

Action No.	Action(s) and Commitments for Delivery of Outcome	Baseline	Indicator or Measure	Milestone	2025 Update	Action Lead/Coordinator	Signed and Date
3.9	Maximise investment in adaptations to enable older people to age in place	Current number of Adaptations completed	AHSP Adaptation Funding  Annual Number of Adaptations Completed  Needs Assessment for Adaptations	<ul style="list-style-type: none"> <li>• SHIP submission and approval</li> <li>• Joint working with partners on Health and Housing Needs Assessment to establish future requirements</li> <li>• Improve use of technology to help independent living</li> </ul>	SHIP in progress Joint working in place with dedicated resource from HSCP Older People team Improved data capture/analysis in line with ARC complete	SR	

## LHS Outcome 4: Improving housing options, choice and affordability

**Supporting National Priorities, Plans and Targets and links to Local Outcome Improvement Plan:** Ending Homelessness Together Action Plan, Equally Safe -Scotland's Strategy for Preventing and Eradicating Violence Against Women and Girls & the Equally Safe Delivery Plan, East Dunbartonshire Rapid Rehousing Transition Plan Period, Scottish Social Housing Charter, East Dunbartonshire Housing Contribution Statement, East Dunbartonshire Local Outcomes Improvement Plan 2017-27

Action No.	Action(s) and Commitments for Delivery of Outcome	Baseline	Indicator or Measure	Milestone	2025 Update	Action Lead/Coordinator	Signed and Date
4.1	Ensure that the vision for homelessness prevention activity is aligned to the housing allocations policy and all other Corporate and partner strategies, to speed up access to sustainable settled housing options	EDC Allocation Policy  Temporary Accommodation Strategy  EDC Corporate Plan  HSCP Strategic Plan  Child Poverty Action Plan  Homeless Applications  Homeless Decisions  Repeat Homelessness	Number of homeless households accessing a permanent home  Increased number of homeless households receiving support where need identified  Prevent 1	<ul style="list-style-type: none"> <li>• Review Allocations Policy and other Corporate Strategies and Plans for alignment</li> <li>• Update wider Corporate Strategies and Plans for EDC and Partners to align with homelessness prevention</li> <li>• Implementation of SHORE Standards</li> <li>• Review Protocols for young care experienced people and those who have suffered domestic abuse</li> <li>• Agree and monitor target Lets for EDC and RSLs</li> <li>• Monitor the outcomes of the temporary accommodation strategy to ensure the service is financially sustainable, meets advisory standards, improves affordability, and meets the needs of homeless customers</li> <li>• Align actions in the Child Poverty Action Plan</li> <li>• Review process for assessing and recording the housing support needs of homeless households</li> <li>• Improve access to wrap around support services by</li> </ul>	<p>The Council continue to offer a dual housing options/homelessness service to ensure that all applicants are aware of their housing options.</p> <p>Prevention 1 cases – to date x15 household have been provided with advice.</p> <p>X7 EDC tenants at risk of losing their homes due to tenancy related arrears have been provided with advice/assistance. (£8887.27 total arrears at referral stage – reduced by £7246.20 following advice)</p> <p>SHORE standards; named officer continues to attend integration meetings with key services/agencies. *NEW* named officer now attends monthly</p>	LR	

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				collaborating with statutory and non-statutory agencies	drop ins at Justice Services Team to provide housing advice/assistance  Project 101 continue to support young residents within the area. During 2025 they moved to new premises and have supported the introduction of a new "Young Tenants Group"		
4.2	Review service user involvement, ensuring that lived experience guides the design and development of homelessness and housing options services, including the delivery of person centred, holistic and trauma informed practice	Existing Service User Forums  Existing person-centred services	Engagement and Participation opportunities for Service Users  Evidence of Service Improvements informed by Service User contributions	<ul style="list-style-type: none"> <li>• Review existing Service User arrangements</li> <li>• Engage and consult with Service Users to shape their involvement</li> <li>• Develop and implement participation opportunities for Service Users to shape person centred services</li> <li>• Enhanced working relationships with Health and Social Care partners to deliver an integrated model of support</li> </ul>	During 2025 the Homelessness and Prevention Team supported the Scottish Government to carry out "lived experience interviews" with our homeless applicants. This was part of research being carried out across Scotland.  The Homelessness Team have provided updates/overviews to members of the Tenant Participation Working Group and have supported the introduction of "Young Tenant/Resident Group"  We continue to work alongside key partners such as the HSCP, Police Scotland etc	LR	

Action No.	Action(s) and Commitments for Delivery of Outcome	Baseline	Indicator or Measure	Milestone	2025 Update	Action Lead/Coordinator	Signed and Date
4.3	Commission research to assess options for growing the private rented sector in East Dunbartonshire, including the feasibility of Build to Rent models and landlord appetite to further develop the Private Sector Scheme for homeless households	Current PRS Stock	Increase in PRS Stock Research/Feasibility Study complete Number of Homeless Households accommodated through PRS	<ul style="list-style-type: none"> <li>• Research commissioned to assess options for growing PRS</li> <li>• Engage with Build to Rent Sector and support them to deliver homes in PRS</li> <li>• Research commissioned to assess options for growing PRS for homeless households</li> </ul>	<p>The private sector has reduced significantly in the area. Reviews have been done within the team and the Landlord Registration Officer and Lead Tenancy/Rent Deposit Officer works closely to support both landlord and tenants in the sector.</p> <p>During 2025 x33 applicants have been referred to the RDGS and x15 have been assisted with deposits.</p>	LR	
4.4	Review local domestic abuse procedures to ensure compliance with the Domestic Abuse (Protection) (Scotland) Act 2021 and deliver a training plan for all frontline housing staff and partners	Existing procedures	Revised Procedures in place compliance with 2021 Act Training Plan developed and implemented	<ul style="list-style-type: none"> <li>• Review domestic abuse procedures with partners and stakeholders</li> <li>• Develop and implement training plan for all frontline housing staff and partners</li> </ul>	<p>Comprehensive staff training is provided to housing staff throughout the year.</p> <p>MAPPA Training took place for housing staff from the local MAPPA Unit.</p> <p>Safe and Together training took place in June 2025 from Social Work teams and Woman's Aid.</p> <p>The Policy Team are planning another year of meaningful and engaging training for staff training.</p>	Policy Team	

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4.5	Work with partners to support delivery of the proposed statutory 'Prevention Duty' to identify and prevent homelessness	Number of homeless presentations	Reduction in homeless presentations as a result of initiatives  All staff trained in Housing Options Advice	<ul style="list-style-type: none"> <li>• Review S11 Procedures</li> <li>• Engage in Housing Options Training Toolkit</li> <li>• Develop and implement housing initiatives that contribute to homeless prevention agenda</li> <li>• Develop an interactive website, social media strategy</li> <li>• Invest in the Housing Options model to improve access to financial support and assistance for families struggling with housing affordability</li> </ul>	<p>Section 11 procedures have been reviewed and information packs have been sent to 38 households.</p> <p>The Homelessness Team are nearing completion of the Housing Options Training Tool kit</p> <p>Project 101 facebook and instagram pages are active and updated on a regular basis (instagram – 55 followers and facebook x563 followers)</p> <p>New post recruited within the CAB to provide prevention advice and assist with affordability etc (funded by Homelessness and Prevention Team RRTP)</p>	LR	
4.6	Use the Scottish Government's HRA Guidance to deliver a tenant led review of the transparency, value for money and service performance offered to tenants from Property Maintenance and Corporate Services within East Dunbartonshire Council	Operational performance indicators for key measures including: <ul style="list-style-type: none"> <li>• Void rent loss</li> <li>• Repairs timescales</li> <li>• Satisfaction with repairs service</li> <li>• Recovery of bad debts</li> <li>• Number of EDC homes meeting</li> </ul>	Operational performance improvement  Tenant VFM scores improve  Tenant satisfaction scores improve  Reduction in HRA contribution to non-housing related service delivery	<ul style="list-style-type: none"> <li>• Appoint Independent Tenant Advisor</li> <li>• Develop tenant scrutiny panel</li> <li>• Review service specification and cost structure of Corporate Services delivered to HRA</li> <li>• Review service specification and cost structure of Corporate Services delivered to HRA</li> <li>• Complete best value review and report compliance with HRA Guidance</li> </ul>	Quarterly benchmarking and reporting on service performance and customer satisfaction was carried out and published to tenants via our newsletter , then delivered to tenants and residents at our working groups.	Policy Team	

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		SHQS, EESSH 1&2  HRA budget: Contribution to General Fund					
4.7	Deliver a strategic review of the EDC Housing Service operating model, including delivery of a new IHMS, staffing restructure, process and system review as well as new data insight models	IHMS functionality and utilisation  Operational data and insight gaps  Staff engagement levels  Customer satisfaction levels  Number of customers using digital channels to engage with housing services	IHMS modules successfully implemented  New digital service options and tools for staff  New digital service channels for tenants  Improved tenant experiences aligned to new job roles and processes  Improved tenant VFM scores  Highly engaged staff  Improved operational performance	<ul style="list-style-type: none"> <li>Deliver IHMS implementation Plan</li> <li>Develop programme of process and system review aligned to IHMS delivery</li> <li>Deliver staff training on IHMS</li> <li>Review scope of data integration across housing systems</li> <li>Develop new data insights tools e.g. asset management model</li> <li>Review effectiveness of existing housing service structure</li> <li>Design and deliver staffing restructure</li> </ul>	<p>IHMS is being delivered in phases, phase 1 was completed in late 2024 and planning has commenced for phase 2.</p> <p>Housing staff have been provided training and engaged well in the delivery of the new IHMS.</p> <p>Performance and satisfaction has been monitored and reported on an ongoing basis. Procurement of a new Tenant Satisfaction Survey has begun.</p>	Policy Team	