APPENDIX 1

EDINBURGH AND THE LOTHIANS STRUCTURE PLAN REVIEW 2020

HOUSING BACKGROUND PAPER

The purpose of this paper is to include statistical background information on the housing land requirement and the housing land supply to support the Edinburgh and the Lothians Structure Plan Review Consultation Paper.

The Plan Requirement

The Scottish Executive Development Department regularly publishes households projections based upon the General Register Office for Scotland (GRO(S)) population projections, household formation rates and other factors. The latest set of household projections, with a base date of 2002, was used in forecasting the additional housing requirement to 2020. Following a similar methodology as was used in the Edinburgh and Lothians Structure Plan 2015, account was taken of the changes to non-effective stock (second and vacant homes) and changes to actual stock in terms of demolitions. Table 1 below sets out the calculation for the new-build housing requirement to 2020.

Table 1: Housing Land Requirement 2005 - 2020

	2001	2020	Net Change
Households (*1)	342,020	415,491	73,471
Vacancies (*2)	11,384	13,877	2,493
Add allowance for second homes, business & holiday homes (*3)	2,087	2,087	0
Allowance for households sharing a dwelling (*2)	263	319	56
Dwellings	**355,228**	**431,136**	**75,908**
Add Allowance for demolitions (*4)		5,100	5,100
Additional need 2001 - 2020			81,008
Less completions 2001 - 2005			17,070
Additional Needs identified in HNA (*5)			9,800
Additional housing need 2005-2020			**73,738**
Housing need per annum			**4,920**

**1 2002 based household projections, extrapolated to 2020 (Scottish Executive).*
**2 Assumed same ratio as 2001 Census*
**3 Assumed constant*
**4 Assumed same per annum as ELSP 2015*
**5 From HNA. See table 2 for calculation of amount needing new build*

By looking at the changes in expected households between 2001 and 2020 and making allowance for vacant and second homes and households sharing a dwelling a figure for the change in dwellings between 2001 and 2020 was achieved. Adding in an allowance for expected demolitions and deducting the number of houses built since 2001 yields a figure for the number of new dwellings needed to house the projected increase in households. A further allowance was made for the estimated backlog of households already in need of new housing identified in the Edinburgh and Lothians Housing Needs Assessment (see below).

Vacant Dwellings

The figure for the number of vacant dwellings was taken from the 2001 Census. For the purpose of the above calculation it was assumed that the proportion of dwellings that would be vacant would remain constant throughout the plan period resulting in an additional 2,500 vacant dwellings by 2020.

Second and holiday homes

Unlike vacancies, the number of second homes is assumed to remain constant, rather than the proportion. Therefore, no additional new-built is planned to account for an increase in second homes.

Household sharing a dwelling

This figure was taken from the 2001 census and the proportion of households sharing is assumed constant throughout the plan period. The number is very small and has little effect on the housing requirement but is included for completeness

Demolitions

It is very difficult to estimate the number of houses that will be demolished in the longer term and for the purposes of the above calculation the number of demolitions per year is assumed to be the same as was used in the ELSP2015. The number of actual demolitions should be monitored along side house building and the housing requirement adjusted accordingly should the level of demolitions change significantly.

Completions 2001-2005

The number of housing completions since 2001 is known through the annual housing land audits.

Additional needs for affordable housing identified in the Housing Needs Assessment

The recent 'Lothian Housing Needs and Market Study' was commissioned to provide a greater understanding of the wider Edinburgh housing market and to inform the further development of the Lothian authorities' local housing strategies, and the development of affordable housing and local planning policies. In particular, the study was intended to provide

- an assessment of present and future housing needs and demand for the Lothian area.
- an assessment of house type, size and tenure imbalances Lothian and the sub-areas.

As part of the study, a backlog of households currently in housing need was identified. This backlog comprises existing households in need and concealed households. Whilst some of this backlog would be housed through existing supply such as council house terminations and RSL lets and thus could be considered as part of the household projection detailed above, the remainder should be considered as additional to the naturally occurring increase in households. This portion is added to the forecast need for new dwellings to arrive at a housing requirement to 2020.

In calculating the size of the backlog which can only be housed through the provision of additional housing, the total backlog was compared to the supply of affordable housing, that is estimates of council terminations and RSL lets over the next 5 years. It was assumed that the homeless element of those in housing need would be housed as a priority, the remainder of the supply would be split evenly among the remainder of those in housing need. The full calculation of the backlog requiring additional housing is detailed in Table 2 below.

Table 2: Backlog of Households in need requiring additional new build

Need	
Households currently in housing need	8,996
Concealed Households	6,407
Total households currently in Need	*15,403*
Homelessness (5 Years)	20,897
In migrants (5 Years)	1,675
Emerging Households (5 Years)	9,799
Total Housing Need excluding Homeless (5 years)	26,877
Proportion of total housing need over 5 years (excluding homeless) accounted for by current need.	57.3
Supply	
Council terminations	22,140
RSL Lets	8,573
Total Supply over 5 years	**30,713**
Total supply after housing Homeless	9,816
Supply used to house backlog/concealed	5,625
New build needed to house households currently in need.	**9,778**

The calculation above assumes that the households currently in need will be dealt with over 5 years. Excluding the homeless, there will be a need for 26,900 affordable houses - 57% of these will be for those households currently in need. The supply of affordable houses from existing sources will be 30,700. After housing the homeless, the remaining supply will be 9,800. Assuming this supply spread uniformly over the remaining households in need, 57% or 5,600 units will be used to house the backlog of households in need identified above. These households, along with in-migrants and emerging housholds can be considered as part of the projected increase in households detailed in Table 1. The remainder of the backlog - 9,800 households - will require additional new build above the projected increase in dwellings to 2020.

Supply of Housing Land

The supply of housing land for 2005 - 2020 is set out in Table 3 and includes sites which are included in Housing Land Audit 2005, additional land identified in ELSP2015 which is yet to be brought forward and an assumption of further windfall development at 1,000 units per year. Only 30% of sites which are classified as constrained in Housing Land 2015 are considered as part of the supply.

Table 3: Housing Land Supply

Base land supply	44,759
Windfall @ 1,000 per annum	15,000
Output from constrained sites	1,175
ELSP2015 Commitments	33,600
Total Supply	**94,534**

Base Land Supply

This is the total of all sites programmed for development to 2020 in the 2005 Housing Land Audit.

Windfall

Windfall sites are the unplanned element of the housing land supply. i.e. sites which come naturally through the planning system without being allocated in a local plan and which are not part of the base land supply. The assumption in Table 3 above of 1,000 units per year is the same as was used in calculating the requirement for the ELSP2015. The base date of the ELSP2015 was March 2001 and since then, the average number of windfall completions has been 1,000 units per year. However, as completions over the early part of the plan would mostly on sites which already had planning consent, and thus would have been part of the base land supply, the level of windfall development has been significantly higher than anticipated with over 1,500 per annum in 2003/04 and 2004/05. Also, the number of new consents granted on windfall sites has been over 2,500 units per year since 2001. This shows that windfall development could be significantly higher than 1,000 per year in the short term. However, as the strategic housing allocations move into the effective land supply, the amount of windfall development could diminish.

Output from Constrained Sites

To be consistent with the approach taken in ELSP2015, it is assumed that 30% of sites currently identified as constrained will contribute to the housing land supply to 2020.

ELSP2015 Commitments

This represents the strategic housing land allocations in the current structure plan which is yet to be included in the established housing land supply through the housing land audit process. These sites are detailed in Table 4 below.

Table 4 ELSP2015 Strategic Housing Allocations

	ELSP 2015 Commitment	Anticipated output to 2020
Newbridge/Kirkliston Ratho(*1)	1,000	0
Waterfront	1,700 min	13,000
Rest of Edinburgh Urban Area	1100	1,200
Edinburgh urban fringe	400	400
Musselburgh	450	450
Wallyford	1,000	1,000
Blindwells	1,600	1,600
Haddington	750	750
North Berwick	500	500
Dunbar	500	500
A7/A68/Waverly Line Corridor	1,350	1,350
A701 Corridor	850	850
Armadale	1,000 min	2,000
Livingston and Almond Valley	3,000 min	5,000
Winchburgh/East Broxburn/Uphall	3,000 min	5,000
TOTALS	**18,200 min**	**33,600**

**1 The Newbridge/Kirkliston/Ratho sites have been allocated through the Rural West Edinburgh Local Plan and form part of the established land supply identified in Housing Land Audit 2005.*

Meeting the Plan Requirement

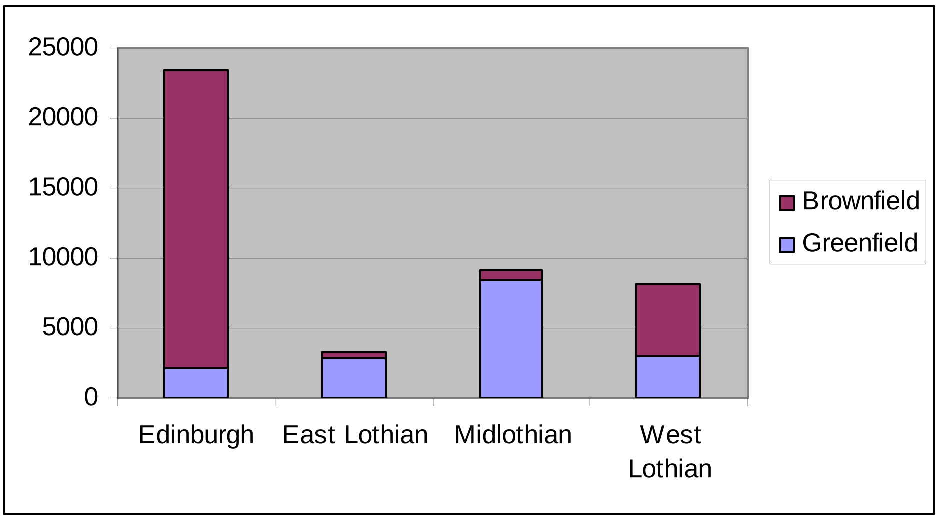
Comparing tables 1 and 3 demonstrates that the supply of housing land to 2020, including the assumed level of development of windfall sites and currently constrained sites is some 20,800 units or 28% above the forecast of demand.

The ELSP 2015 followed a similar process to that outlined above to arrive at a housing requirement to 2015 and made strategic housing allocations accordingly. However, the demographic household projections were based upon much older information which pre-dated the 2001 Census. The Census showed that earlier estimates and projections significantly over estimated the population and household growth within Scotland as a whole and the ELSP2015 area in particular. The calculation above shows that the housing land already committed in the current structure plan will be more than enough to provide for growth 2020 without making any further allocations and will also allow for a considerable level of flexibility in terms of additional growth.

Housing Distribution

The distribution of the effective housing land supply between the four Lothian authorities is shown below, including the split between greenfield and brownfield sites.

Total Effective Housing Land Supply



	Total	%	Green Field	%	Brown Field	%
Edinburgh	23,863	53.3	2,087	8.7	21,404	89.7
East Lothian	3,317	7.4	2,845	85.8	395	11.9
Midlothian	9,261	20.7	8,453	91.3	729	7.9
West Lothian	8,318	18.6	2,975	35.8	5,136	61.7
Edin. & Lothian	44,759	100	16,360	36.6	27,664	61.8

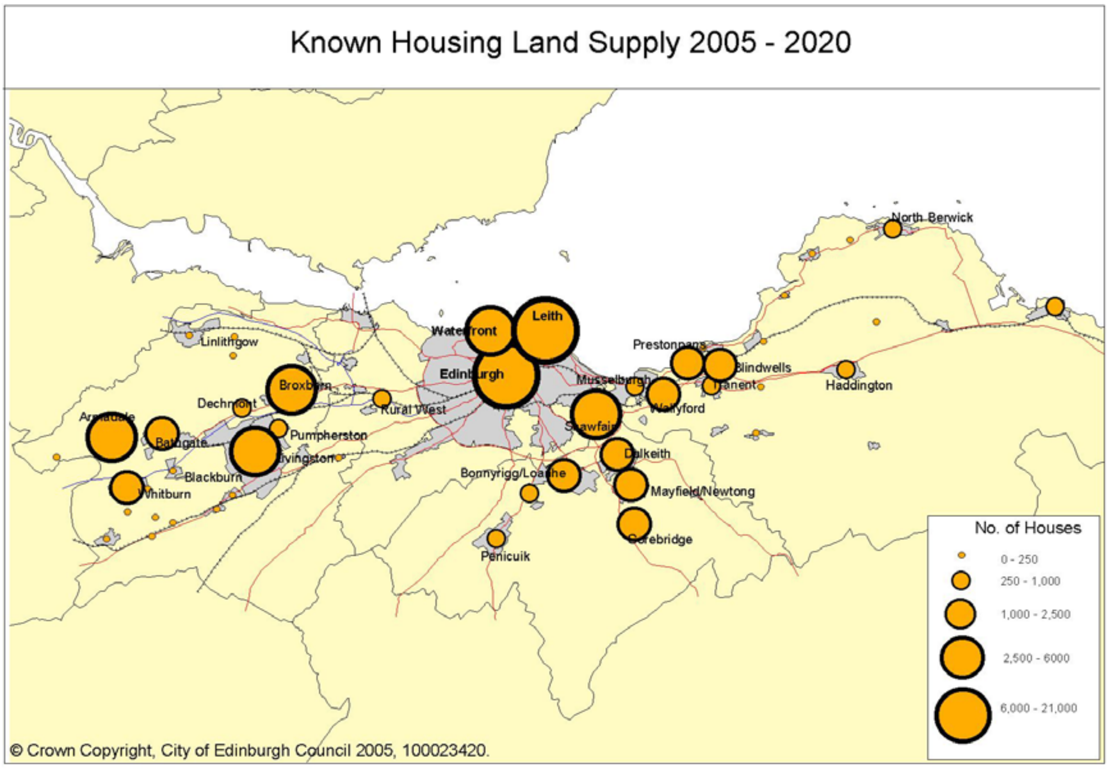
Note: Small sites amount to 735 units (1.6% of total supply)

Comparison of Total Housing Land Supply and Current Population

	Base Land Supply	Windfall	Constrained sites	ELSP Commit-ments	Total	%	Population	%
Edinburgh	23,863	12,860	638	14,600	51,961	55.0	453,670	57.6
East Lothian	3,317	750	112	4,800	8,979	9.5	91,580	11.6
Midlothian	9,261	320	105	2,200	11,886	12.6	79,610	10.1
West Lothian	8,318	1,070	320	12,000	21,708	23.0	162,840	20.7
	44,759	15,000	1,175	33,600	94,534	100	787,700	100.0

Population: 2004 MYEs

The map below further illustrates the distribution of the housing land supply, and includes sites coming forward from the ELSP 2015, but no allowance for windfall.



House Type/ Density

Reliable information is not available regarding the distribution of the housing land supply between sites to be developed for flats and houses, or between family housing and other housing. However the Housing Land Audit does enable the density of proposed developments to be calculated, and this can be taken as a useful proxy for the expected delivery of different house types.

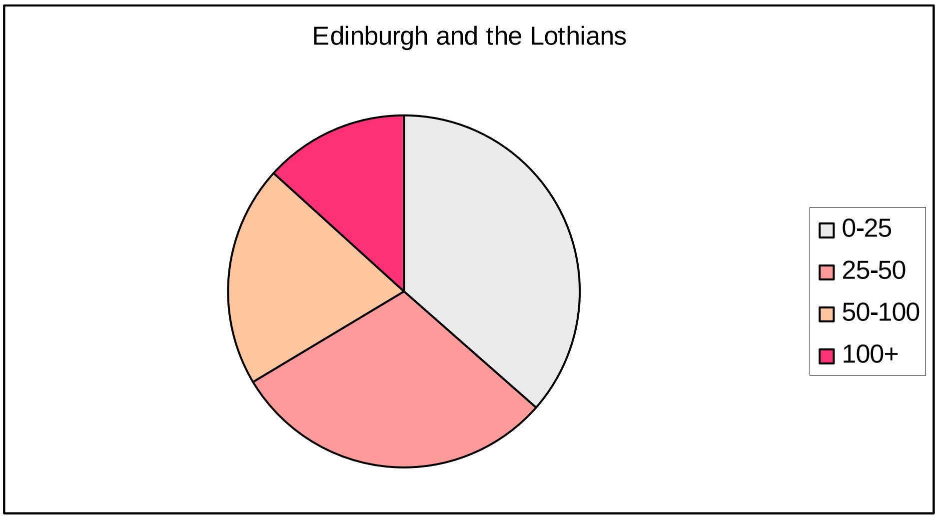
Four density bands are identified below:

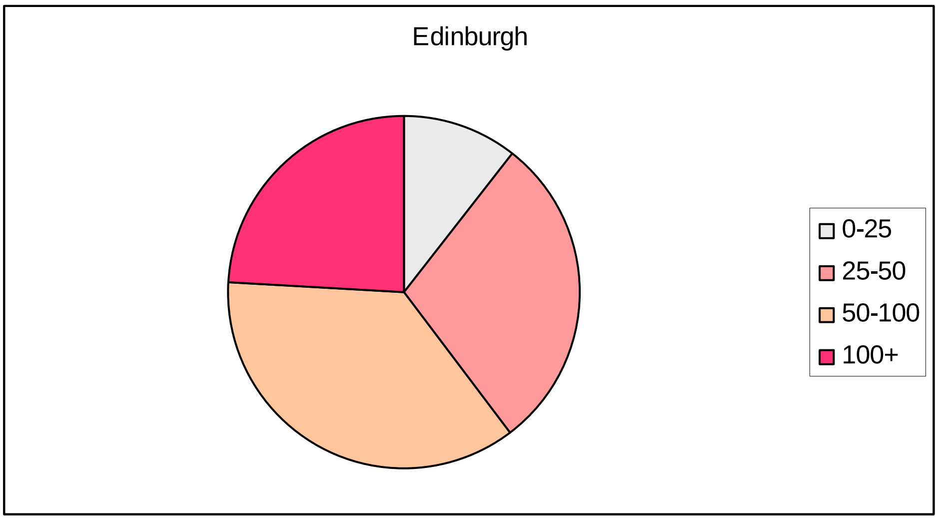
- **0 – 25 dwellings/ hectare –** This is a suburban density at which mainly detached houses could be delivered.
- **25 – 50 dwellings/ hectare –** At this density, individual houses may still be delivered, including semi-detached and terraced units. Also some lower-density flats at upper end.
- **50 - 100 dwellings/ hectare –** This density will mainly be associated with lower-density flatted developments.
- **100+ dwellings/ hectare -** This density will mainly be associated with higher-density flatted developments.

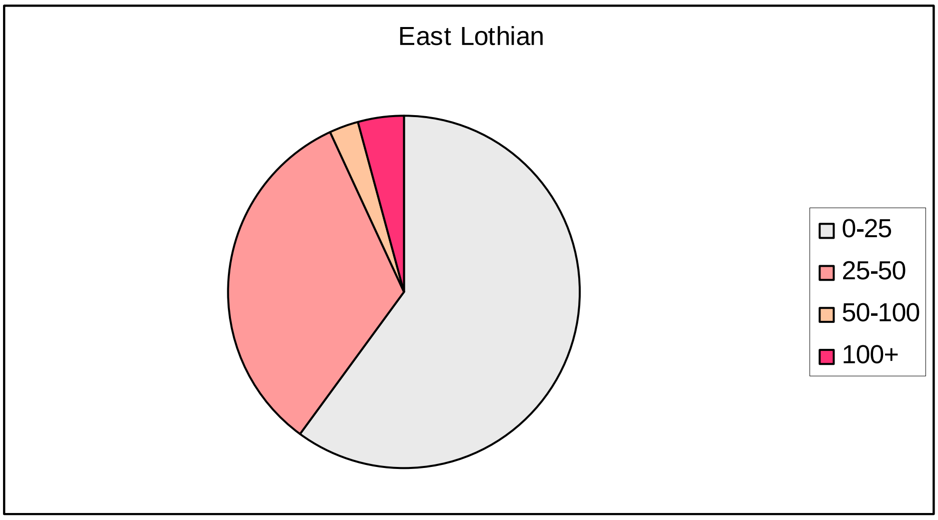
Density of Housing Development: (Houses per Ha.)
Effective Housing Land Supply 2005

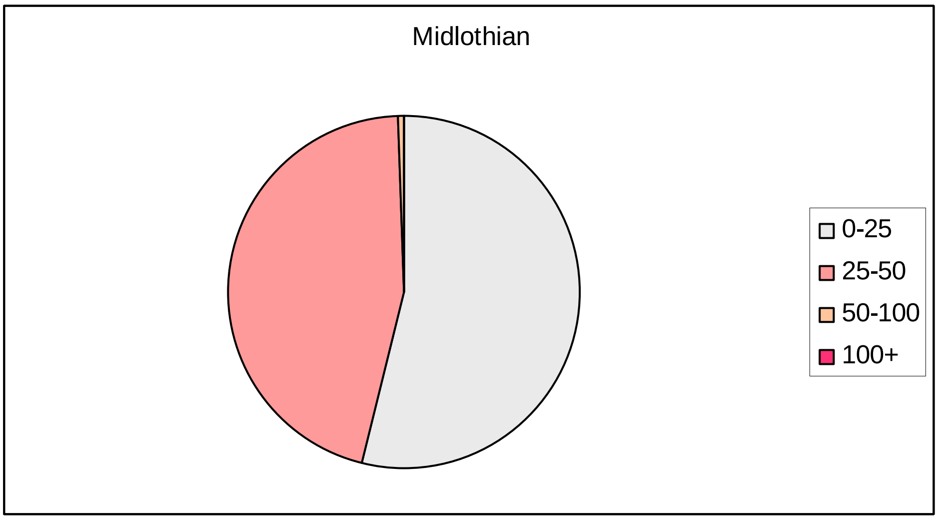
Housing development by density (% housing supply)

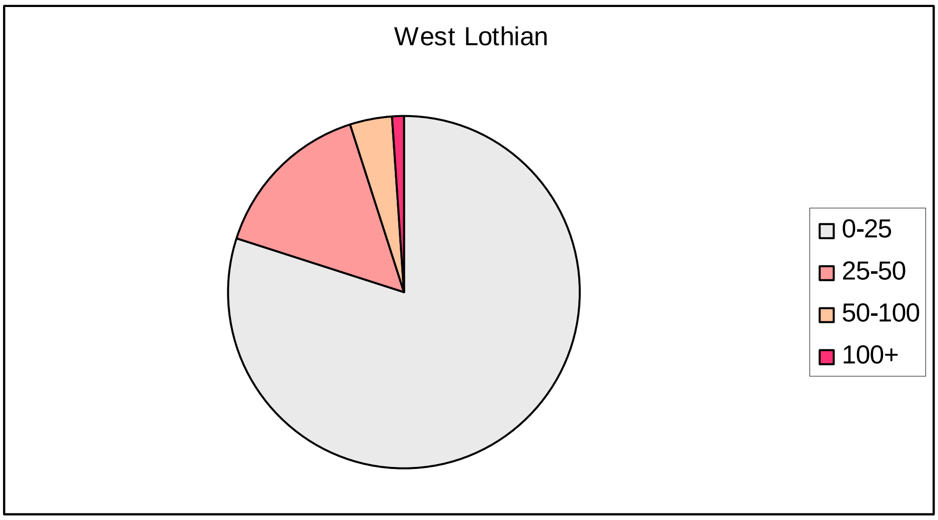
	Houses / Ha.			
	0-25	**25-50**	**50-100**	**100+**
Edinburgh	10.5	29.3	36.1	24.1
East Lothian	59.9	33.2	2.9	4.1
Midlothian	53.9	45.6	0.4	0.0
West Lothian	80.1	14.8	3.9	1.2
Edinburgh and the Lothians	**36.4**	**30.0**	**20.2**	**13.3**




Edinburgh
0-25
25-50
50-100
100+


East Lothian
0-25
25-50
50-100
100+


Midlothian
0-25
25-50
50-100
100+


West Lothian
0-25
25-50
50-100
100+