



Midlothian Council Strategic Housing Investment Plan 2019/20 - 2023/24



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Front page photographs

Top: Recently completed homes by Melville Housing at Broomieknowe, Bonnyrigg

Bottom: Homes under construction in Shawfair

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1. Introduction and Background

In 2016 the Scottish Government announced its intention to support the development of 50,000 new affordable homes in Scotland by March 2021. Meeting this target is ambitious and will require increased investment by the Scottish Government, Local Authorities and Registered Social Landlords and a step change in the pace of housebuilding in order that it is achieved. The delivery of more affordable housing remains a high priority for Midlothian Council which begun a development programme of 1,000 new council houses in Midlothian.

The purpose of Midlothian's Strategic Housing Investment Plan (SHIP) is to set out strategic investment priorities for affordable housing over a 5 year period to achieve the outcomes set out in the Local Housing Strategy (LHS). The SHIP is also the key document for identifying strategic housing projects towards meeting the Government's 50,000 affordable housing target. This document is updated annually to present up to date information on affordable housing investment plans.

The SHIP provides an opportunity for the Council to:

- Set out investment priorities for affordable housing and identifies how these will be delivered
- Identify the resources required to deliver these priorities
- Involve key partners in the delivery of new affordable housing.

The SHIP will continue to inform the allocation of resources from the Scottish Government's Affordable Housing Investment Programme, which primarily supports the delivery of affordable housing via the Council and Registered Social Landlords. In addition, other funding streams that support investment in affordable housing have also been evaluated.

Affordable Housing Achievements

The main achievements in relation to investment in affordable housing in Midlothian in recent years include:

- Midlothian Council planning the development of further investment of 1,000 new council homes.
- Completion of 114 new affordable rented homes in Gorebridge, Dalkeith, Bonnyrigg and Rosewell during 2017/2018.
- Assisting 126 households in Midlothian to purchase their own home using the Scottish Government's Open Market Shared Equity Scheme.
- Assisting 140 households in Midlothian to purchase their own home via the Help to Buy Scotland Scheme.¹

¹ Data for house purchases via Open Market Shared Equity and Help to Buy Scotland is for 2016/17.

2. Strategic Links

Midlothian Local Housing Strategy

The Housing (Scotland) Act 2001 requires that all local authorities in Scotland develop a Local Housing Strategy (LHS). The purpose of the LHS is to:

- Describe the extent and type of housing need and demand;
- Set out the local authority's strategic vision for the future of housing across all tenures, taking account of national priorities;
- Set out how the standard of housing will be improved;
- Provide clear strategic direction for housing investment;
- Focus on the outcomes required to achieve this vision; and
- Identify specific commitments made by the local authority and key partners to enable the delivery of outcomes as shared priorities.

As a consequence, the SHIP is a key part of the Local Housing Strategy process and together the key statements on affordable housing investment priorities guide the application of Scottish Government subsidy and other funding in Midlothian.

Midlothian Council is in the process of developing the next Local Housing Strategy for 2018-2023. This will meet the requirements set out by Scottish Government whilst also taking account of local priorities which are determined by key stakeholders including the Council, Registered Social Landlords, housing developers and local residents. It is anticipated that increasing the supply of affordable housing in Midlothian will remain a key priority for the new LHS and the investment plans set out in this SHIP indicates how the Council and partners will deliver on this priority.

Strategic Development Plan for South East Scotland and the Midlothian Local Development Plan

SESplan is the Strategic Development Planning Authority for the Edinburgh and South East Scotland region. The region covers six council areas including City of Edinburgh, East Lothian, Midlothian, West Lothian, the Scottish Borders and the southern half of Fife. SESplan works in partnership with these six councils to prepare a Strategic Development Plan for the area. A Strategic Development Plan is a statutory planning

document which is prepared or updated every five years and covers a twenty year time period. It communicates strategic and cross-boundary planning policy to the development of Local Development Plans prepared by each Council in the region.

The proposed Strategic Development Plan was submitted to Scottish Ministers in 2017. A decision by Scottish Ministers on whether to approve the Plan, in whole or in part, with or without modification is expected by the end of 2018.

The Strategic Development Plan identifies the strategic housing land requirement for the SESplan area and for the strategic development areas and expects this requirement to be met through local development plans from various sources, including committed housing sites (from previous and current local plans), windfall sites and new allocations through the Proposed Midlothian Local Development Plan (MLDP). The Plan will allocate land for housing, employment and other uses, and provide a policy framework to assess planning applications. It is important that there is a sufficient supply of land for development in order that there are opportunities to develop affordable housing throughout Midlothian. The Proposed MLDP allocates a total land supply of 12,997 units

Midlothian Council's Affordable Housing Policy

Midlothian Council is committed to working with private sector developers in order that the need for market housing and affordable housing can be addressed in Midlothian. A significant proportion of affordable units proposed for development during the next five years are to be provided on sites provided as a result of the Affordable Housing Policy

The current Affordable Housing Policy which sets out that within residential sites allocated in the Local Plan, and on windfall sites, provision shall be required for affordable housing units equal to or exceeding 25% of the total site capacity (depending on the total number of units being developed).

Additionally, the 2012 Supplementary Planning Guidance (SPG) on Affordable Housing identifies that there is the potential for a range of types of affordable housing to be provided to meet the Local Plan's affordable housing requirement, including:

- Social Rented Housing;
- Subsidised Low Cost Housing for sale
- Shared Ownership;
- Shared Equity;
- Unsubsidised entry level Housing for Sale;
- Housing let at a Mid-Market or Intermediate rent.

South East of Scotland Housing Need and Demand Assessment 2²

Undertaking an assessment of housing need and demand is a critical part of the evidence base for the Council's Local Housing Strategy (LHS) and the SHIP. The purpose of a Housing Need and Demand Assessment (HNDA) is to analyse key housing market drivers, past and present, in order to estimate future housing need and demand. This Assessment was prepared in consultation with the wider Housing Market Partnership to provide accurate and reliable data on housing need and demand to inform other strategic reports including the Strategic Development Plan, the Main Issues Report and subsequent Local Development Plans and the Local Housing Strategy. HNDA2 covers the six administrative areas of South East Scotland (including East Lothian, Edinburgh City, Fife, Midlothian, Scottish Borders and West Lothian Councils).

Housing Supply Target (HST)

Although the starting point for setting housing targets is the Housing Need and Demand Assessment, the Housing Supply Target sets out the realistic number of homes to be built in each SESplan Housing Market Area taking into account a range of material considerations including wider economic, social and environmental factors, issues of capacity, resource and deliverability, and other important requirements. The Housing Supply Targets agreed by SESplan Member Authorities for Midlothian between 2018 and 2030 include 165 for affordable housing and 369 for market housing per annum (see Table 2.1 below). However, as part of the current examination of the Strategic Development Plan, it has been recommended that the Housing Supply Targets are increased for affordable housing across the SESplan Region, reflecting

² The SESplan Housing Need and Demand Assessment is available to view at: www.sesplan.gov.uk

the fact that the majority of need and demand in the region is for affordable housing. Table 2.1 below shows the recommended amendments. These targets will be challenging to meet unless there is a continued increase in the level of grant funding and an acceleration in the use of innovative methods to deliver affordable housing.

Table 2.1: Recommendation of the Revised SESplan Housing Supply Targets 2012-2030³

Area	Annual Number of Homes		
	Market	Affordable	Combined
City of Edinburgh	994	1,607	2,601
East Lothian	269	247	516
Fife	493	305	798
Midlothian	301	217	518
Scottish Borders	179	110	289
West Lothian	270	253	523
SESPLAN	2,506	2,739	5,254

³ Page 259, Report to Scottish Ministers on the Proposed SESplan Strategic Development Plan Examination, 20 July 2018

3. Area Profile of Midlothian

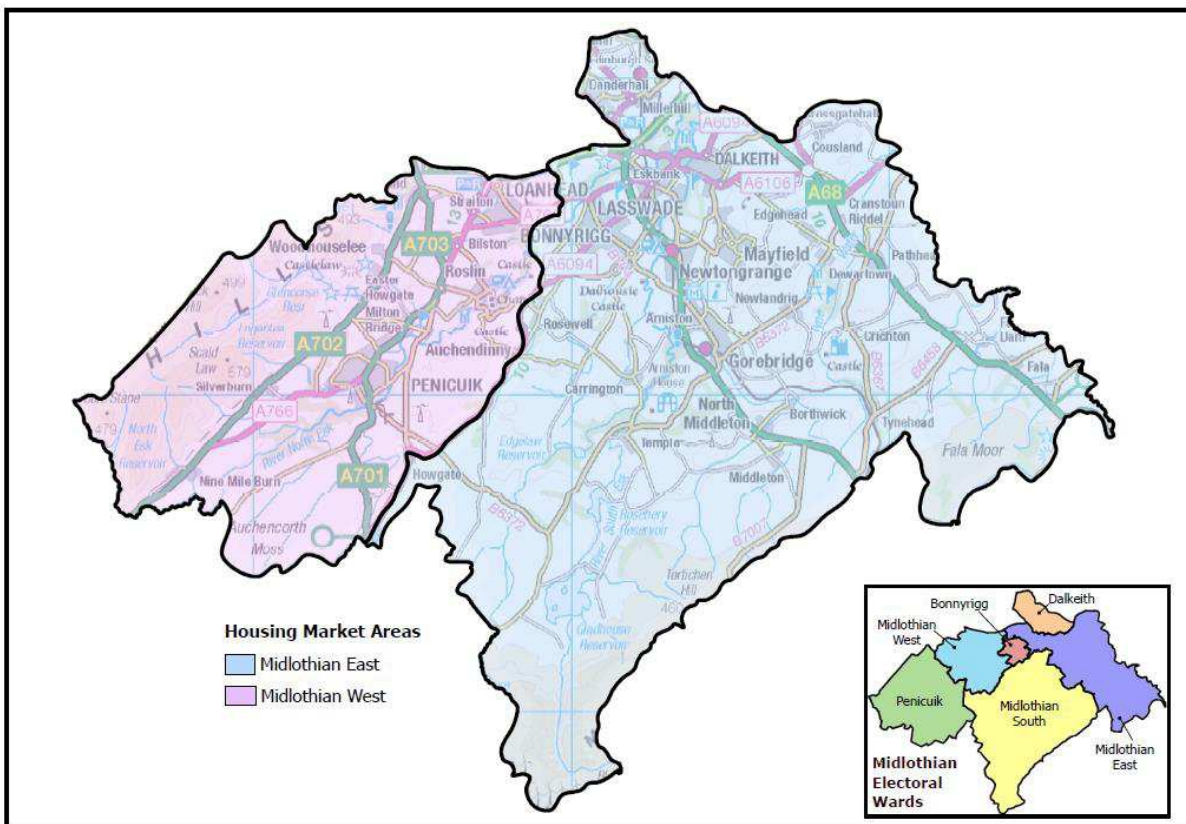
Housing Market Areas (HMAs)

Midlothian is situated within the SESplan Housing Market Area and is therefore influenced by the wider region in terms of where households choose to live and work. The table below shows the two HMAs along with their corresponding towns and villages, while the map shows the geographical spread of the HMAs. The Midlothian West (A) HMA is denoted in purple while the Midlothian East (B) HMA is denoted in blue colour.

Table 3.1: Main Settlements in Housing Sub Market Areas

Midlothian West (A)	Penicuik, Loanhead, Bilston, Roslin, Straiton, Auchendinny
Midlothian East (B)	Dalkeith, Bonnyrigg, Gorebridge, Rosewell, Mayfield, Easthouses, Pathhead, Newtongrange, Danderhall/Shawfair

Figure 3.1: Map showing Midlothian Housing Sub Market Areas



The Housing Market Areas are the core development areas in Midlothian which concentrates new development in Midlothian on:

- The A701 Corridor;
- The A7/A68/ Borders Rail Corridor; and
- Shawfair

Deliverability per Sub Area

Affordable housing development responds to local housing need, with the highest need (and most of the population) located in sub area B. Consequently, most of the affordable housing units to be delivered are in this HMA sub area.

Danderhall/Shawfair

It is proposed that this area of Midlothian will see a significant level of new development with an allocation of land for around 4,000 houses, employment land, a town centre including a supermarket and school provision. The initial new sites for development are under construction and it is anticipated that a significant number of new affordable units will be developed in this area during the next five years.

Housing Tenure in Midlothian

The most common housing tenure in Midlothian is owner occupied housing (66%) followed by Council housing (17%). Housing Association and Private Rented housing each represent 8% of the housing stock.⁴

Social Housing Demand

An analysis of social housing in Midlothian shows:

- There are 6,810 Council houses in Midlothian. The majority of stock is 2 bed (3,775 units), followed by 3 bed (1,828 units). There are fewer 1 bed homes (887 units) and 4 bed and larger homes (320 units).⁵
- There are currently 3,179 RSL properties in Midlothian. Table 3.2 on the next page, shows how many properties each landlord has.

⁴ <https://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS/KeyInfoTables>

⁵ <https://www.scottishhousingregulator.gov.uk/find-and-compare-landlords/midlothian-council>

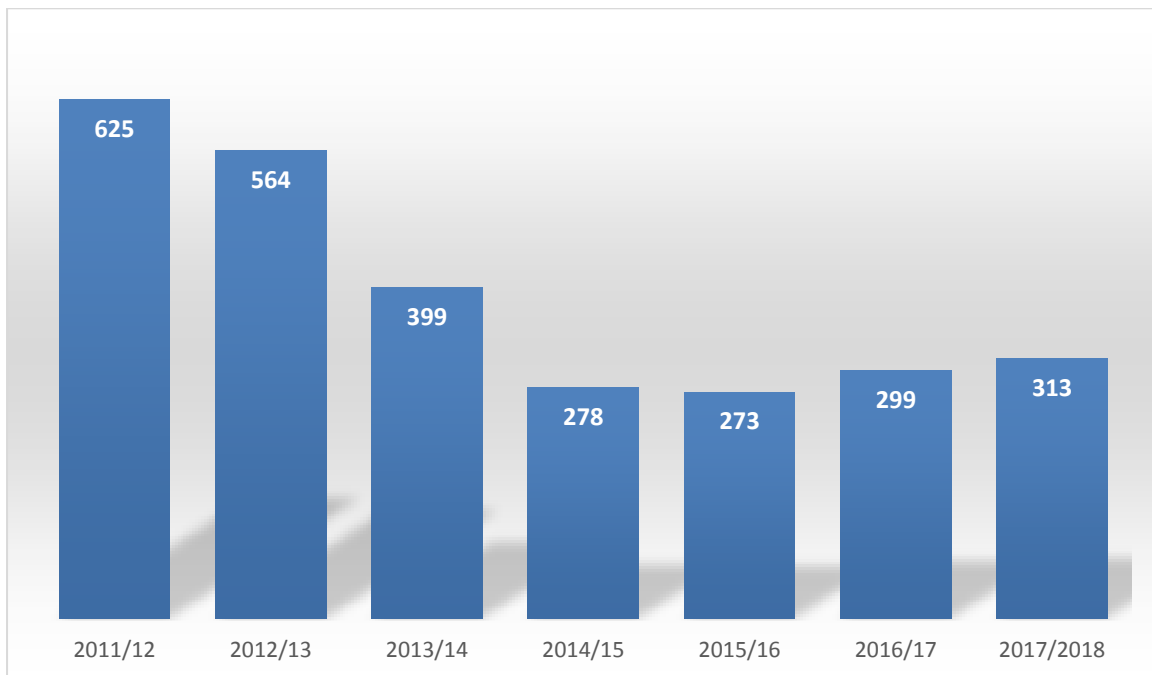
- The two most common age groups on the Housing List are those aged between 26-39 and 40-59, these age groups make up 38% and 30% of housing applications received respectively. 18% of applications are from 16-25 year olds and only 13% are from those aged 60+.
- One and two bedroom properties are most in demand from the Housing List. 29% of applicants are waiting for one bed homes and 59% of applicants are waiting for two bed homes. Only 12% of Housing List applicants require 3 and 4 bed homes.

Table 3.2: Number of Registered Social Landlord (RSL) properties in Midlothian

Registered Social Landlord (RSL)	Number of properties
Melville Housing Association	1,890
Castle Rock Edinvar Housing Association	967
Bield Housing Association	116
Dunedin Canmore Housing Association	88
Trust Housing Association	35
Viewpoint Housing Association	34
Blackwood Housing Association	23
Link Housing Association	20
Ark Housing Association	6

Chart 3.1 below, shows the number of new council lets in recent years. In the last four years, the turnover rate in Midlothian has been very low at less than 5%. The high level of lets in 2011/12 and 2012/13 were due to the high number of new build completions in these years, it is anticipated that the number of lets will increase as more council housing sites are being constructed.

Chart 3.1: Midlothian Council Lettings



Despite significant investment in new council housing, Chart 3.2 below shows that waiting list applications have almost doubled from 2,465 in 2007 to 4664 in 2018 indicating an increase in household formation and the need for social housing as more people are unable to afford private housing to rent or buy. Chart 3.3 shows the number of households assessed as homeless by Midlothian Council in recent years. There has been a slight reduction in the number of households assessed as homeless since 2011/12 due to homeless prevention activity and providing housing options advice but the number of homeless households remains greater than the number of social housing lets in Midlothian. This adds to the pressure for more affordable housing.

Chart 3.2: Number of Households on Midlothian Council Housing List 2007 – 2018

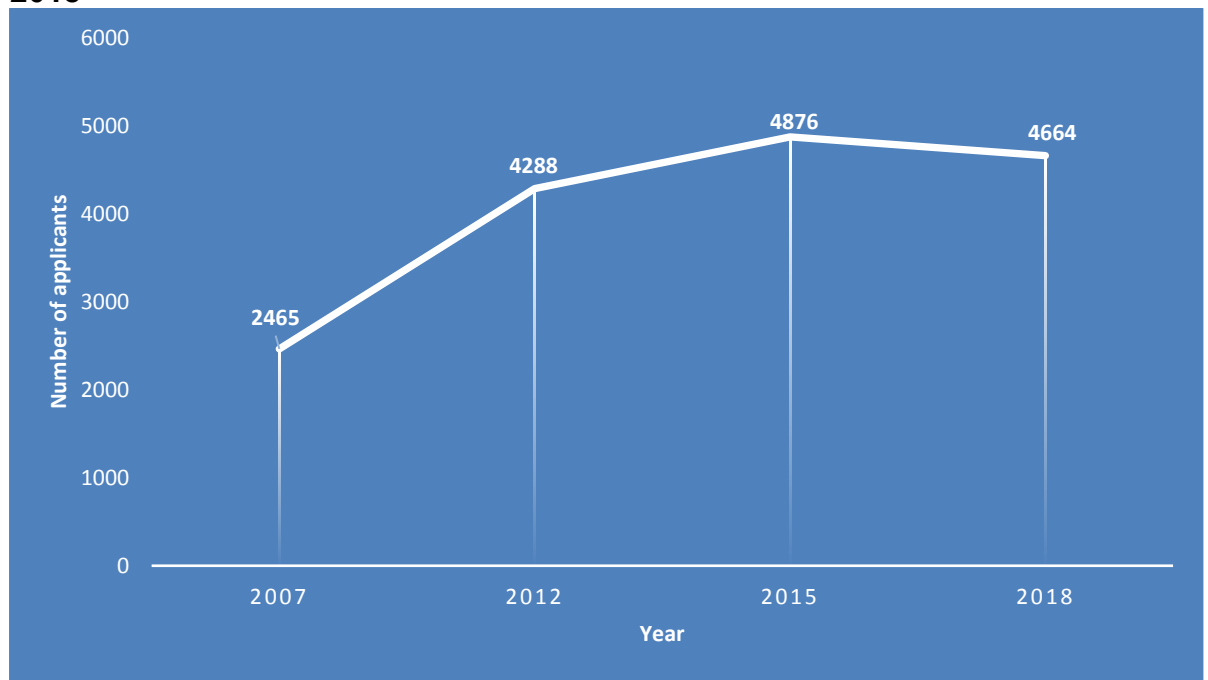
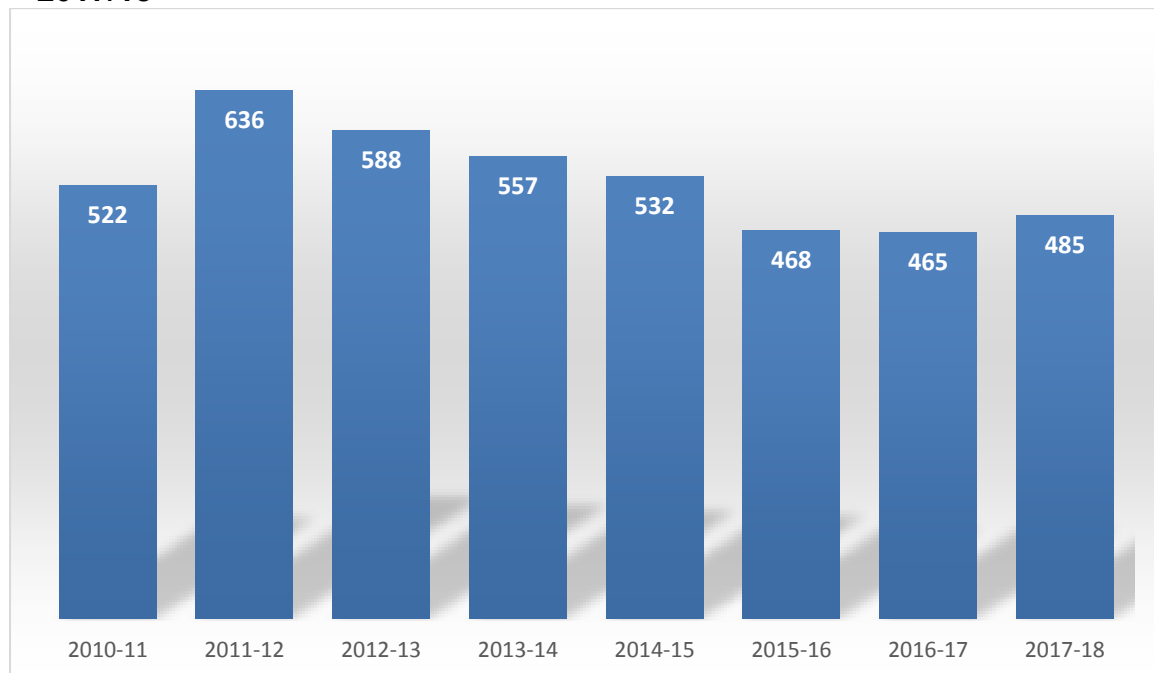


Chart 3.3: Number of Households Assessed as Homeless in Midlothian 2010/11 – 2017/18



Affordable Housing Development in Midlothian

Table 3.3 shows the level of investment in new affordable homes in Midlothian since 2006 (when the Council began building new homes again). It shows that 1,083 council homes have been provided, and a total of 1,703 Council and RSL affordable units have been built overall. In addition home ownership schemes such as shared equity schemes and Help to Buy Scotland have supported 1,399 households to purchase their own home.

Table 3.3: New Affordable Housing in Midlothian, by Type and Area since 2006

Settlement	Council Completed Units	RSL Completed Social Units	RSL Completed MMR Units	Shared Equity	Settlement sub-total	Low Cost Home Ownership	Help to Buy	TOTAL
Bilston	0	28	0	0	28			
Bonnyrigg/Lasswade	230	36	6	4	276			
Dalkeith	149	129	54	17	349			
Danderhall	1	0	0	0	1			
Gorebridge	242	38	24	4	308			
Loanhead	92	0	0	0	92			
Mayfield/Easthouses	130	137	12	0	279			
Newtongrange/Butlerfield	57	26	15	0	98			
Penicuik	181	42	0	0	223			
Rosewell	0	32	16	0	48			
Roslin	1	0	0	0	1			
TOTAL	1083	468	127	25	1703	689	710	3102

4. Partnership Working

Partnership working is crucial to the delivery of high quality housing and housing related services across all tenures in Midlothian. As part of the development of this SHIP, Council Officers have engaged and consulted with all delivery partners on their proposals and priority projects.

In order to identify suitable investment priorities Council Officers have worked with the Scottish Government, Housing Associations, tenants groups, private developers and colleagues in the Finance, Estates and Construction teams to discuss the level of housing need in the region, the level of demand for different tenures of affordable housing and the mix of suitable house sizes and types in order to agree a five year programme of development.

The development priorities in the SHIP will be monitored through a number of ways including by:

- Monitoring and reviewing of the actions in the Local Housing Strategy
- Annual assessment of the Council's Housing Supply Targets
- Annual assessment of RSLs' housing delivery
- Monitoring of housing need and demand.
- Reports and returns submitted to the Scottish Government

Edinburgh and South East Scotland City Region Deal

The Edinburgh and South East Scotland City Region comprises the six local authorities of City of Edinburgh, Fife, East Lothian, Midlothian, Scottish Borders and West Lothian. Officers from these Council's have been collaborating with the UK and Scottish Government to develop a transformational and inclusive city deal for the region which will attract investment of up to £1.1 Billion over the next 15 years. This includes investment and collaboration on housing. Housing is included within the City Region Deal as it is recognised as being an area of pressure but also an opportunity for accelerated economic growth while reducing social exclusion.

All Councils in the South East of Scotland face the same pressures in addressing housing need with the recent housing need and demand assessment for the region estimating at least 67,000 new homes are required by 2030, with the majority of need being for households who cannot buy or rent at market prices.

Key housing investment areas in Midlothian that are being supported through the City Region Deal include:

- Supporting a 10 year affordable housing programme across the region with Scottish Government grant funding.
- Supporting local authority borrowing and share financing risk of infrastructure delivery for key development sites.
- Provision of a £50 Million housing infrastructure fund of predominantly private sector loans to be spent on projects that will unlock housing in strategic development sites across the region.
- Support for increased use of offsite construction methods.
- The potential to establish a council-owned regional housing company to deliver mid market and private rented sector housing.

Rapid Rehousing Transition Plan

A growing awareness of high levels of homeless households having to wait for prolonged periods in temporary accommodation and the continuing use of bed and breakfast accommodation has prompted the establishment of the Homelessness and Rough Sleeping Action Group (HARSAG). HARSAG have made recommendations to Scottish Ministers – the key recommendation is to request that all Scottish Councils, by December 2018, need to develop a Rapid Rehousing Transition Plan to substantially increase the speed of which homeless households will be provided with permanent rehousing. £21 Million has been allocated to funding initiatives which will support Council's to implement their Rapid Rehousing Transition Plan. Council Officers are developing Midlothian's Rapid Rehousing Transition Plan and it is recognised that the investment plans outlined in this document are key to the objective of increasing the number of homeless people being provided with affordable housing in Midlothian and the increased supply of affordable housing will support this objective. From 2019 the annual SHIP document will report on progress being made with the

implementation of initiatives which are aimed at reducing the time taken to find a permanent home for homeless households.

Health and Social Care

Housing providers in Midlothian work collaboratively with health and social care colleagues to ensure that housing provision in Midlothian can better meet the needs of households who may require specialist housing provision to be able to live independently.

The types of outcomes that this will facilitate include:

- Increased specialist housing provision as a result of improved understanding of the future needs of the population, such as developing extra care housing which provides an alternative to living in a care home for some people.
- Identification of the level of need for, and funding of, adaptations to ensure that people living in private sector housing and council housing are able to continue to live independently.
- Improving the health outcomes for homeless households, many of whom currently have poorer levels of physical health and mental health than the general population.
- Taking action to improve the energy efficiency of housing and reducing fuel poverty which would lessen the risk to a household's health and wellbeing.

More information is contained in the Midlothian Health and Social Care Joint Integration Plan 2016 – 2019, available at www.midlothian.gov.uk

Future Plans for Specialist Provision

A greater awareness of the health needs of the community has led to over 11% of all new affordable housing in the SHIP being planned for specialist housing provision. These needs include:

Housing for the Elderly

A range of housing provision specifically designed for older people is being planned in various settlements. This includes 98 homes for amenity housing and 82 extra care housing units developed by both Midlothian Council and partner Housing Associations.

Housing for those with disabilities and other specific needs

Many households with mobility needs are benefiting from new build developments which are built to housing for varying needs standards. In addition on most sites some units are built with wet floor bathrooms and sometimes wheelchair houses also. Plans are being developed for the first council house in Midlothian to support bariatric care. Midlothian Council is also investigating the development of housing for specific client groups such as women at risk of domestic abuse and disabled ex-armed forces personnel.

5. Investment Priorities

In order for the SHIP to deliver strategic investment priorities for affordable housing in Midlothian, the Council has engaged with RSLs and relevant delivery partners in setting out Midlothian's investment priorities for affordable housing. To ensure that available resources are prioritised in delivering affordable housing, each project is scored against a set of criteria: Housing Need; Land Availability; Ability to Start on Site; Constraints; Equalities Needs and Environmental Impact, as shown in the tables below. In total, a project can be awarded a maximum score of 30 points and a score less than 18 indicates a 'low priority project', 18-22, 'a medium priority project' and over 22, a 'high priority project'.

Table 5.1: Project Prioritisation Scoring

Criteria	Explanation	Score
Area Housing Need	Housing need rankings are based on a waiting list demand study. 1 would indicate no housing need in an area, whilst 5 indicates the highest level of need.	1-5
Land Availability	Sites ranked most highly are those owned by the Council or RSL. Also ranked highly are sites with Planning Permission in place	1-5
Ability to Start on Site	A site with a high score indicates that the work could start on site underway once funding was approved.	1-5
Constraints	Issues such as Section 75 requirements that have yet to be resolved would be given a lower score.	1-5
Equalities Needs	All sites will score at least a good rating (3) due to Housing for Varying Needs. Additional points would be awarded for particular needs housing, mixed tenure development e.g. shared equity.	1-5
Environmental Impact	All sites which have been allocated through the Midlothian Local Plan would not be considered as having a negative environmental impact. Use of renewable technology and building on Brownfield sites would score more points.	1-5

Table 5.2: Area Project Prioritisation Score

Rank	Area	Points
1	Bonnyrigg/Lasswade/Poltonhall Loanhead, Newtongrange, Danderhall/Shawfair Small Settlements including Pathhead, Roslin, Rosewell, Bilston	5
2	Dalkeith, Penicuik	4
3	Gorebridge, Mayfield/Easthouses	3

It should be noted that some projects may have scored less not because they are of less strategic importance to the Council or RSLs but due to circumstances which prevent construction works from commencing on site (e.g. need for infrastructure works or demolition). In terms of the area ranking for housing need, there are no areas in Midlothian with a low level of housing need so areas judged to have lower levels of housing need are those where there has been significant investment in new affordable housing in recent years.

The sections below show both Council and RSL housing development priorities over the next 5 years. It should be noted that some of the sites indicated shown may be subject to change as some sites have not yet been approved by the developing organisation, received planning permission or land ownership has not been secured. There is also potential for additional sites to be developed within the 5 year period. More detail on each site is shown in Appendix 1.

Council Development Priorities

The table below sets out the priorities for proposed Council projects over the next 5 years. Key notes:

- 29 development projects are proposed by the Council over the next 5 years
- 13 of the 30 projects are considered high priority while 16 are medium priorities. There are no projects judged to have a low priority.
- Most projects with the highest priority scores are highlighted for commencement in the immediate years while many with medium priorities are for the later years and it is expected that scores for the later sites will increase due to constraints being resolved, such as planning permission being granted.
- One of the developments is for Open Market Purchases which involves Midlothian Council purchasing properties that are for sale on the open market to then use as council housing. Officers will prioritise purchases in areas where there has not been a significant number of new build affordable homes built and will generally purchase smaller properties which are in the highest demand.

Table 5.3: Council Housing Development Priorities

Project Name	2019/20 Projects							2020/21 Projects										2021/22 Projects					2022/23						
	Newton Church Road, Danderhall (Miller Homes)	Woodburn Terrace, Dalkeith	Kirkhill Road, Penicuik	Castletaw Terrace, Blistom	Newbyres Crescent, Gorebridge	Confier Road, Mayfield	Morris Road, Newtongrange	Clerk Street, Loanhead	Cockpen Terrace, Bonnyrigg	Newton Church Road, Danderhall (Bellway)	Newmills Road, Dalkeith	Crichton Drive, Pathhead	Old Craighall Road, Shawfair (Mactaggart and Mickel)	Wester Cowden, Dalkeith (Bellway)	High Street, Bonnyrigg	Morris Road, Newtongrange Phase 2	Burnbrae Road, Bonnyrigg	Buccleuch Street, Dalkeith	Open Market Purchases, Midlothian	Rosewell Road, Poltonhall	Mayburn Avenue, Loanhead	Newton Church Road, Danderhall (Barratt)	Newton Church Road, Danderhall	Mauricewood, Penicuik	Moorfoot Place, Bonnyrigg	Rosewell Road, Rosewell	Mid Market Rent (Various Locations)	Morris Road, Newtongrange, Shared Equity	Stobhill Road (Depot), Newtongrange
Housing Need	5	4	4	5	3	3	5	5	5	5	4	5	4	4	5	5	4	5	5	5	5	5	5	4	5	5	5	5	5
Land Availability	5	5	5	5	5	5	5	5	5	5	5	4	4	4	4	4	5	4	4	4	4	4	4	5	4	3	4	4	3
Ability to Start on Site	5	5	5	5	4	5	5	5	3	3	3	4	3	3	3	3	3	5	3	3	3	3	2	3	2	2	2	2	2
Constraints	5	5	3	3	4	4	4	4	3	4	3	4	3	3	3	3	3	3	3	3	3	3	2	3	3	3	2	2	2
Equalities Needs	3	4	5	4	5	3	5	5	3	3	5	3	3	3	4	4	3	3	4	3	3	3	3	3	3	3	3	3	3
Environmental Impact	3	3	3	3	4	3	3	4	3	3	3	3	3	3	4	3	3	4	4	3	3	3	3	3	3	3	3	3	3
TOTAL	26	26	25	25	25	23	27	28	22	23	23	24	21	20	23	22	21	22	25	21	21	21	20	20	19	19	19	19	18

RSL Development Priorities

The table below sets out the priorities for proposed RSL projects over the next 5 years.

Key notes:

- 34 development projects are proposed by RSLs over the next 5 years.
- 20 of the 34 projects are high priority while 14 scored as medium priority. There are no projects with a low priority.
- 5 RSLs have indicated their plans to develop during this period including:
 - Melville Housing Association (11 projects, 222 homes)
 - Castle Rock Edinvar (8 projects, 237 homes)
 - Viewpoint (2 projects, 34 homes)
 - Dunedin Canmore (2 projects, 64 units)
 - Ark Housing Association – (1 project, 20 units).
- Most projects with the highest priority scores are highlighted for commencement in the immediate years while most with medium priorities are for later years.
- There are 10 further projects where the Registered Social Landlord acting as a developer has not yet been confirmed. It is likely that these sites will either be taken forward by Midlothian Council or one of the RSLs who are currently building new homes in Midlothian.

- A further 3 sites for affordable housing development have been identified for development that do not require funding from Midlothian's Affordable Housing Supply Programme. These sites are not required to be assessed for priority due to their being no grant funding requirement.

Table 5.4: RSL Housing Development Priorities

Project Name	2019/20 Projects										2020/21 Projects										2021/22 Projects					2022/23	2023/24							
	Haviveston Farm, Gorebridge (Melville)	Greenlaw Mains, Penicuik (Melville)	Limekilns, Mayfield (Melville)	Old Craighall Road, Millerhill Phase 2 MMR (Castle Rock Edinvar)	Seafield Moor Road, Bilston Phase 1 Social Rent - Barratt (Castle Rock Edinvar)	Newtongrange Church Site (Castle Rock Edinvar)	Glensk Extra Care Housing NB (Viewpoint)	Windsor Square, Penicuik (Ark)	Seafield Moor Road, Bilston Phase 1 MMR Barratt (tbc)	Fordel Village (Melville)	Loanhead Clinic site (Melville)	Lothian Drive Phase 1, Easthouses (Melville)	Mauricewood Phase 1, Penicuik (Melville)	The Wisp, Caudcoats Phase 1 Social Rent (Castle Rock Edinvar)	The Wisp, Caudcoats Phase 1 MMR (Castle Rock Edinvar)	Main Street, Roslin Taylor Wimpey Social Rent (Castle Rock Edinvar)	Main Street, Roslin Taylor Wimpey MMR (Castle Rock Edinvar)	19/21 Pinewood Road, Mayfield (tbc)	Mauricewood, Rullion Road, Deanburn, Penicuik Phase 2 (Dunedin Canmore)	Seafield Moor Road, Bilston Phase 2 Social Rent (tbc)	Seafield Moor Road, Bilston Phase 2 MMR (tbc)	Newbattle Lodge, Mayfield (Castle Rock Edinvar)	The Brae, Auchendinny Phase 2 (Dunedin Canmore)	Lothian Drive Phase 2, Easthouses (Melville)	Former Roslin Institute Phase 1, Main Street, Roslin (Melville)	Glensk Walled Cottage LD Wheelchair Housing (Viewpoint)	Seafield Road Phase 1, Bilston - Taylor Wimpey (tbc)	The Brae, Auchendinny Phase 1 (Melville)	The Wisp, Caudcoats Phase 2 Social Rent (tbc)	The Wisp, Caudcoats Phase 2 MMR (tbc)	The Wisp, Caudcoats Phase 2 Shared Equity (tbc)	Lothian Drive Phase 3, Easthouses (MHA)	Newton Farm, Millerhill (tbc)	The Brae, Auchendinny Phase 3 (tbc)
Housing Need	3	4	3	5	5	5	4	4	5	5	5	3	4	5	5	5	3	4	5	5	3	5	4	5	4	5	4	5	4	5	5	3	5	4
Land Availability	5	4	5	5	4	3	5	3	4	3	3	5	4	2	2	4	4	5	3	4	4	5	3	5	4	5	4	4	2	2	2	5	4	4
Ability to Start on Site	5	5	5	4	2	4	5	3	2	4	4	5	4	2	2	3	3	4	3	2	2	5	3	5	4	5	4	4	2	2	2	5	4	4
Constraints	5	4	4	4	3	3	5	3	2	3	4	4	5	2	2	3	3	3	2	2	2	2	3	4	4	5	4	4	2	2	2	4	4	4
Equalities Needs	4	3	4	3	3	5	5	4	3	4	5	4	4	3	3	3	3	4	3	3	3	4	4	4	4	4	4	3	3	3	3	4	4	4
Environmental Impact	4	4	5	4	4	4	4	4	4	4	5	5	4	4	4	4	4	4	4	4	4	5	4	5	4	4	4	4	4	4	4	5	4	4
TOTAL	26	24	26	25	21	24	28	21	20	23	26	26	25	18	18	22	22	23	20	20	20	24	22	27	25	27	25	24	18	18	18	26	25	24

Addressing Potential Development Constraints

Midlothian Council and developing partners are confident that the SHIP can be delivered given the actions and initiatives undertaken to date by the Council and its strategic partners to source suitable sites for development. However, a number of challenges need to be addressed by the Council and its partners in order that an accelerated pace of development can be achieved.

Risks and constraints to development vary depending on the circumstances of each site and the developing landlord. These potential risks and constraints are:

- Obtaining required Planning Approval.
- Building and Procurement Constraints.
- Environmental and design issues.
- The commencement of affordable housing policy sites are dependent on developers' timescales and the economic conditions of the housing market.
- Sites not in the ownership of the developer.
- Unknown site ground conditions.

- The rural nature of some areas in Midlothian can mean that development is constrained in these areas, particularly in relation to available land for housing and the requirements for additional infrastructure prior to development commencement
- Developer contributions required as part of the Council's Planning Policy are required to pay for things like contributions to education provision and local play facilities – sometimes these contributions threaten the viability of affordable housing projects.

Energy Efficiency and Environmental Standards

All housing projects in Midlothian have maximised and will continue to maximise the opportunities for energy efficiency and reduction in fuel poverty. For instance, both the Council and RSLs are working towards ensuring that properties in Midlothian meet the Energy Efficiency Standard for Social Housing (EESH). The EESH aims to encourage landlords to improve the energy efficiency of social housing in Scotland by:

- Reducing energy consumption, fuel poverty and greenhouse gas emissions.
- Making a significant contribution to reduce carbon emissions by 42% by 2020 and 80% by 2050 in line with the requirements set out in the Climate Change (Scotland) Act 2009.

As a consequence the majority of new developments will incorporate renewable energy sources such as photovoltaic panels which will reduce carbon emissions but also reduce the likelihood of tenants living in fuel poverty. Also, an increased number of layouts will be designed to incorporate electric car charging.

6. Resources

Funding from the Scottish Government

Although the majority of funding for the development of new affordable housing is financed via loans accessed by Midlothian Council or Housing Associations, the availability of Scottish Government grant subsidy is crucial to achieving increased numbers of affordable homes. Each local authority area is allocated a sum of money for funding affordable housing development.

Table 6.1 below shows the level of subsidy available to both the Council and the RSLs, which has significantly increased in recent years, in 2014/15 total grant funding for Midlothian was £3.8M. At present, RSLs can receive up to £70,000 per unit, with Councils receiving up to £57,000. There is increased subsidy available if units are built to meet higher standards of energy efficiency.

Table 6.1: Scottish Government Grant Subsidy

Tenure/Provider	Grant Per Unit
RSL social rent – greener	£72,000
RSL social rent – other	£70,000
RSL mid-market rent – greener	£46,000
RSL mid-market rent	£44,000
Council social rent - greener	£59,000
Council social rent – other	£57,000

Table 6.2 Affordable Housing Supply Programme 2018/19 – 2020/21

Year	Grant Funding
2018/19	£8.1M
2019/20	£8.6M
2020/21	£9.2M
Total	£25.9M

In April 2018 the Scottish Government announced details of the minimum amount of grant funding being allocated to each Council area until 2020/21. Table 6.2 shows that the minimum level of funding being allocated to Midlothian developments will be £25.9 Million. It is possible that additional funding will be allocated to Midlothian, as has happened in recent years.

Tenure of Future Affordable Housing

Social Rented Housing

In Midlothian the affordable tenure with the highest level of demand is that of social rented housing, which is provided by both Midlothian Council and other RSLs. The SESplan Housing Need and Demand Assessment indicated that this tenure remains the most in demand and this is due to a variety of reasons:

- This tenure provides the lowest cost housing option.
- This tenure has less restrictions than other tenures, for example Mid Market Rent and Low Cost Home Ownership models of affordable housing require a household to be in employment and earning above and below a specific income in order to be eligible.
- Households on a low income are unlikely to be able to secure a deposit which is often required for other models of affordable housing.

Due to the highest need being for this tenure Midlothian Council will continue to focus its investment plans and those of partner RSLs primarily on the development of housing in this tenure.

Mid-Market Rent Housing

Mid-Market Rented Housing aims to help those who may not have a high priority for accessing social rented housing and may not be able to afford the cost of buying their own home. Prospective tenants will have the means to pay rent without claiming benefits and their income level would be assessed prior to an offer of a Mid-Market Rent home being made. Rental costs are higher than social rented housing but lower than the average cost of a private rented property.

There are currently 127 Mid-Market Rented properties in Midlothian, all of which are owned by RSLs. Midlothian Council and two RSLs have plans to develop more of this tenure during the next 5 years.

Low Cost Home Ownership Schemes

There are several types of Schemes available to support households in purchasing a property of their own, the most commonly used Schemes (Open Market Shared Equity

and Help to Buy Scotland) are administered by the Scottish Government and locations for these developments do not need to be stated in the SHIP due to the ability of a purchaser to access loan funding to buy housing recently built or existing housing that is for sale. As noted previously 1,399 households in Midlothian have been supported to purchase their own homes through subsidised home ownership schemes since 2006.

Open Market Shared Equity and New Supply Shared Equity

These Schemes provide eligible applicants with funding between 10% and 40% toward the purchase price of a property that has been advertised on the open market (in the case of the Open Market Shared Equity Scheme) or newly built for sale (New Supply Shared Equity Scheme).

The Schemes helps priority group applicants including:

- First-time buyers
- Social renters (people who rent a property from either a local authority or a housing association),
- Disabled people with a housing need.
- Members of the Armed Forces,
- Veterans who have left the armed forces within the past two years
- Widows, widowers and other partners of service personnel for up to two years after their partner has been killed whilst serving in the armed forces
- Over 60s

With the scheme, applicants fund the majority share of the purchase of their property and own the property outright. The Scottish Government will hold the remaining share of the property under a shared equity agreement.

Help to Buy Scotland

The Help to Buy (Scotland) Affordable New Build Scheme is a Scottish Government scheme to help first time buyers and existing homeowners to buy an affordable new build home from a participating home builder. The Scheme provides a loan to 15% of the purchase price of an affordable new build home. This then reduces the amount of

deposit a buyer would need to save before making a house purchase. The scheme will operate until 31 March 2021.

Scottish Government Affordable Housing Supply Funding Required

The Strategic Housing Investment Plan details potential sites for 2,202 new affordable homes to be built between 2019/20 and 2023/24, of which:

- House types: 1,963 are general needs homes and 239 are specialist provision homes.
- Built form: 2,114 will be new build housing; 60 will be 'off the shelf purchases' and 28 will involve construction works to existing buildings.
- Tenure type: 1,207 homes will council housing, 594 will be social rent by an RSL, 383 for Mid Market Rent (MMR) and 48 for Low Cost Home Ownership (LCHO). This reflects the fact that the affordable housing tenure with the highest demand is social rented housing.
- 516 units are expected to receive additional funding due to them meeting the 'greener homes' standard – this number is likely to increase as renewable technology becomes more commonplace in new housing.
- 538 units will be developed in sub-area A (Midlothian West)
- 1,664 units are to be developed in sub-area B (Midlothian East)

A total of £111.7 Million of Scottish Government grant funding is required by the Council and RSLs to deliver the identified units over the next 5 years:

- The year which requires the most grant funding is 2020/21, with a requirement of £52.6 Million.
- £16.1 Million is required in 2019/20 and £29.4 Million is required in 2021/22.
- In 2022/23 the total requirement is £8.6 Million and in 2023/24 the total requirement is 5 Million.
- 1,207 of the units will be new Council housing requiring £64.3 Million grant funding.
- 797 of the units will be RSL housing requiring £47.3 million Government funding.
- The required level of grant funding to deliver this number of units greatly exceeds the stated level of funding available. Council Officers will continue to discuss resource requirements with the Scottish Government to ensure that projects receive appropriate levels of grant funding. It is also likely that some of the identified

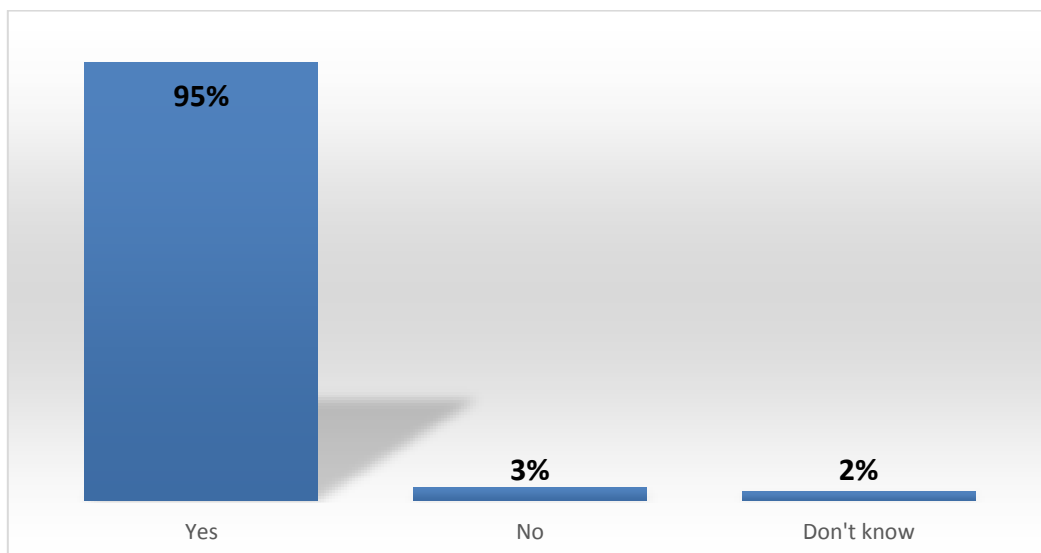
sites will not progress or take longer to develop than is anticipated which will reduce the grant funding requirement in each year. However, during the next three years in particular there is the possibility of a lack of grant funding impeding development. Council Officers will consider the prioritisation of sites when taking decisions about what developments to support. Officers will also prioritise the development of social rented housing for grant funding.

- Most units to be built will be smaller sized properties, which reflects the Local Housing Strategy target that at least 70% of all new affordable housing units will be 1 and 2 bedroom properties in order to address the need for smaller properties from Housing List applicants.

Midlothian Council Rent Strategy

In 2017 all Council Tenants and Applicants on Midlothian’s Housing List were given options regarding the future rent levels for council housing in Midlothian. They were also asked questions relating to the Council’s new build programme as it was closely linked to future rent setting options. Chart 1, below shows that the vast majority of respondents were supportive of additional investment in new council housing – with 95% of respondents supporting this.

Chart 6.1: Support for new council housing



Those surveyed were also made aware of the impact on new build plans that different rent increase options would have, with higher increases providing more funding to provide a larger number of new build housing as shown in Table 6.3 below. A total of

1,040 responses to the survey were received with Option 1 being the most popular choice and a 3% rent increase will therefore come into effect for three years from 2019/2020 to 2021/22. This enables the development of 1,000 additional council homes in Midlothian. The Strategic Housing Investment Plan identifies at least 1,207 units for council housing, with the potential for a higher number if some of the sites identified without a provider are developed by Midlothian Council. However, it is anticipated that Council Tenants and Housing List Applicants will be consulted on their views in 2021 on the Rent Strategy for beyond 2021/22. This consultation will include the option to develop a further phase of council housing which could enable the development of at least the identified 1,207 council homes during the period of this Plan 2019/20 – 2023/24 and the potential for a larger programme.

Tenants and applicants were also asked for their opinion on the future of the new build rent premium. The rent new build properties has been 25% higher for all properties built since 2006 compared to the older housing stock with this premium set to reduce 10 years after site completion. Following this consultation it was agreed that this premium will be retained for 15 years then reduced to the same rent level as older properties. The new build premium ensures that tenants who benefit from a newly built property are paying more toward the new build programme than tenants living in older housing.

Midlothian Council rent levels remain significantly below the Scottish average for social rented housing (£74.44). However, this average rent is now higher than the Scottish average for council housing: Midlothian Council's average weekly rent was £66.87 compared to the Scottish average for council housing of £67.76. This average figure is inflated by the 1000+ new build homes and the time-limited 25% rent premium charge.

Table 6.3: Rent increase Options

Option	Annual increase between 2019/20 to 2021/22	Total number of additional new homes built	% of respondents who selected this option
Option 1	3%	1,000	56%
Option 2	3.5%	1,190	19%
Option 3	4%	1,385	8%
Option 4	5%	1,770	17%

Disposal of Council Assets and Land

The Council is required by law to ensure it achieves best value in disposing of any asset, including land. The Council acknowledges that Best Value does not always mean highest price but can be linked to a range of wider benefits. Provision of affordable housing is a good example of where the Council has sold land and assets to RSLs at a price lower than market value while still achieving the required Best Value. There are also opportunities to undertake developments in partnership with other RSLs.

Second Homes and Empty Homes Council Tax Funding

Under the Council Tax (Discount for Unoccupied Dwellings) (Scotland) Regulations 2005, Midlothian Council reduced the amount of discount for long term empty dwellings and second homes from 50% to 10%, with the extra revenue used to support affordable housing. A total of £242,000 was raised during 2016/17 and 2017/18 which is being used to support Midlothian's New Build Council Housing Programme.

Commutated Sums

In some circumstances the Council may consider accepting commuted sums as opposed to the delivery of affordable housing units on some sites. In 2016/17 and 2017/18, a total of £1.312 Million was received in developer contributions for affordable housing. This was used to support Midlothian's New Build Council Housing Programme.

Non-Traditional Financial Models of Development

The use of innovative financial models is being encouraged in Midlothian to accelerate the development of new affordable housing. Innovative approaches to development often do not require traditional grant funding and will therefore increase the total number of new affordable homes that can be built. Table 6.4 shows the proposed locations for these additional units.

In 2018, Places for People were successful in securing Scottish Government loan funding of £47.5 Million for their proposal to deliver 1,000 mid-market rented homes in Scotland. The development of these homes, which will be let by Castle Rock Edinvar

Housing Association, will also receive funding from investors to secure capital for the development of 1,000 homes.

In addition, LAR Housing Trust is a recently established affordable housing provider set-up to create permanent below market rent options for households that would otherwise be at risk of financial hardship. LAR is financed using loan funding from the Scottish Government and therefore does not require any direct subsidy and so will not be seeking any grant allocations from local authorities.

Table 6.4 New Homes Planned using Non-Traditional Finance Models 2019/20 – 2023/24

Location	Developer	Number of additional new homes	Estimated Date of Completion
Petendrea Court, Bonnyrigg	LAR	18	2019/20
Wester Cowden, Dalkeith	LAR	49	2020/21
Shawfair	Castle Rock Edinvar	96	2020/21

7. Housing Infrastructure Fund

The Scottish Government's Housing Infrastructure Fund (HIF) is aimed at supporting housing development through loans and grants with priority being given to those projects, which will deliver affordable housing. The fund is a five year programme which will run to at least 31 March 2021. The fund comprises two main elements:

- Infrastructure loans available to non-public sector organisations
- Infrastructure grant available to local authorities and Registered Social Landlords (RSLs) to support affordable housing delivery.

Eligible works for HIF could include on site and off site elements. Works will include physical infrastructure generally required to start a project, such as roads, sewers, SUDS ponds, decontamination, flood remediation and demolition work. Where a Section 75 obligation requires it, certain off-site infrastructure will also be eligible. The fund does not support the provision of community infrastructure required as a consequence of new housing development, for example, funding for schools.

As part of developing the SHIP, Midlothian Council will work with partners to identify and prioritise those sites which are of strategic importance and cannot proceed or have stalled due to the extent and costs/financing of infrastructure works involved, and with HIF's support, unlock these sites for the delivery of housing⁶. The Council will work with partners in examining the identified projects to ensure that such projects are eligible for the fund⁷.

Two sites have been identified as having the potential for support from HIF, more detail on each site is shown in Appendix 1:

- Stobhill, Newtongrange
- Redheugh, Gorebridge

⁶ <https://beta.gov.scot/policies/more-homes/housing-infrastructure-fund/>

⁷ <https://beta.gov.scot/publications/housing-infrastructure-fund-eligibility-criteria/>

8. Conclusion

The Midlothian Strategic Housing Investment Plan 2019/20 - 2023/24 identifies the priorities for the development of affordable housing and where development will be undertaken over the next 5 years. It identifies sites which can deliver 2,202 units during the next 5 years to meet the increasing level of housing need in Midlothian. This will not only ensure best value in the use of resources but also ensure the delivery of the right mix of houses in the most pressured areas.

If you have any comments or queries on the content of this document, please contact the Housing Planning & Performance Section at Midlothian Council for more information.

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Equality Impact Assessment (EIA) and Strategic Environmental Assessment

Midlothian Council is committed to ensuring equality of opportunity and combating discrimination through a series of equal opportunities and anti-discriminatory policies. The Council has embedded equalities principles into strategic planning as well as service delivery. Housing policies and services are regularly monitored, reviewed and reported on to ensure that they comply with equalities requirements.

Midlothian Council carried out an Equality Impact Assessment to ensure that the Strategic Housing Investment Plan takes the needs of all equality strands into account. The assessment found no evidence that any direct discrimination will arise from any part of the strategy. The SHIP is also subject to pre-screening as part of Strategic Environmental Assessment requirements.

Appendix 1: SHIP Project Tables

Table 1 - AFFORDABLE HOUSING SUPPLY PROGRAMME 2019/20-2023/24

PROJECT	SUB-AREA	PRIORITY Low / Medium / High	DEVELOPER	UNITS - TENURE						UNITS - TYPE				UNITS - COMPLETIONS					TOTAL AHSP FUNDING REQUIRED OVER SHIP PERIOD			
				Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	PSR	Total Units	GN	Specialist Provision	Type of Specialist Particular Need (if Known)	Total Units by Type	2019/20	2020/21	2021/22	2022/23		2023/24	TOTAL COMPLETIONS OVER PERIOD OF SHIP	
Newton Church Road, Danderhall (Miller Homes)	B	High	Midlothian Council	23							23	21	2	WFS	23	23					23	1.311
Woodburn Terrace, Dalkeith	B	High	Midlothian Council	10							10	9	1	WFS	10	10					10	0.570
Kirkhill Road, Penicuik	B	High	Midlothian Council	21							21	18	3	1 Wheelchair, 2 WFS	21	21					21	0.579
Castlelaw Terrace, Bilston	B	High	Midlothian Council	6							6	4	2	WFS	6	6					6	0.342
Newbyres Crescent, Gorebridge	B	High	Midlothian Council	75							75	62	13	Extra Care, Bariatric and Wheelchair Bungalow	75		75				75	3.700
Conifer Road, Mayfield	B	High	Midlothian Council	72							72	70	2	Wet Floor Showerroom (WFS)	72		72				72	3.404
Morris Road, Newtongrange	B	High	Midlothian Council	79							79	55	24	Amenity, Wheelchair house and WFS	79		79				79	3.528
Clerk Street, Loanhead	A	High	Midlothian Council	28							28	16	12	Amenity	28		28				28	1.688
Cockpen Terrace, Bonnyrigg	B	Medium	Midlothian Council	20							20	18	2	WFS	20		20				20	0.940
Newton Church Road, Danderhall (Bellway)	B	High	Midlothian Council	47							47	45	2	WFS	47		47				47	2.679
Newmills Road, Dalkeith	B	High	Midlothian Council	90							90	49	41	Extra Care, Wheelchair House	90		40	50			90	3.300
Crichton Drive, Pathhead	B	High	Midlothian Council	12							12	11	1	WFS	12		12				12	0.684
Old Craighall Road, Shawfair (Mactaggart and Mickel)	B	Medium	Midlothian Council	48							48	48			48		48				48	2.736
Wester Cowden, Dalkeith (Bellway)	B	Medium	Midlothian Council	25							25	25			25		25				25	1.425
High Street, Bonnyrigg	B	High	Midlothian Council	56							56	52	4	WFS	56		16	40			56	3.192
Morris Road, Newtongrange Phase 2	B	Medium	Midlothian Council	150							150	144	6	WFS, Wheelchair House	150		100	50			150	8.550
Burnbrae Road, Bonnyrigg	B	Medium	Midlothian Council	21							21	21			21		21				21	1.197
Buccleuch Street, Dalkeith	B	Medium	Midlothian Council	8							8	8			8		8				8	0.456
Open Market Purchases, Midlothian	A and B	High	Midlothian Council	60							60	58	2	WFS	60	12	12	12	12	12	60	2.400
Rosewell Road, Poltonhall	B	Medium	Midlothian Council	18							18	18			18		18				18	1.026

PROJECT	SUB-AREA	PRIORITY	DEVELOPER	UNITS - TENURE						UNITS - TYPE				UNITS - COMPLETIONS					FUNDING REQUIREMENT		
				Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	PSR	Total Units	GN	Specialist Provision	Type of Specialist Particular Need (If Known)	Total Units by Type	2019/20	2020/21	2021/22	2022/23		2023/24	TOTAL COMPLETIONS OVER PERIOD OF SHIP
Mayburn Avenue, Loanhead	A	Medium	Midlothian Council	21						21	21			21		21				21	1.197
Newton Church Road, Danderhall (Barratt)	B	Medium	Midlothian Council	38						38	38			38		38				38	2.166
Newton Church Road, Danderhall	B	Medium	Midlothian Council	25						25	15	10	Amenity	25		25				25	1.425
Mauricewood, Penicuik	A	Medium	Midlothian Council	55						55	55			55			55			55	3.135
Moorfoot Place, Bonnyrigg	B	Medium	Midlothian Council	24						24	20	4	Amenity	24			24			24	1.368
Stobhill Road (Depot), Newtongrange	B	Medium	Midlothian Council	50						50	46	4	WFS	50			50			50	2.850
Rosewell Rd, Rosewell	B	Medium	Midlothian Council	95						95	87	8	WFS, Amenity	95			95			95	5.415
Mid Market Rent (Various Sites)	A	Medium	Midlothian Council		35					35	35			35			15	20		35	1.600
Morris Road, Newtongrange New Supply Shared Equity	A	Medium	Midlothian Council			30				30	25	5	Amenity	30			25	5		30	1.500
Harvieston Farm, Gorebridge	B	High	Melville	21						21	21			21	21					21	0.016
Greenlaw Mains, Penicuik	A	High	Melville	24						24	21	3	Amenity	24	24					24	0.000
Limekilns, Mayfield	B	High	Melville	20						20	17	3	Amenity	20		20				20	0.692
Mauricewood Phase 1, Penicuik	A	High	Melville	52						52	48	4	Amenity	52				52		52	3.624
Fordel Village	B	High	Melville	20						20	18	2		20		20				20	1.526
Loanhead Clinic site	A	High	Melville	4						4	0	4	TBC	4			4			4	0.257
Lothian Drive Phase 1, Easthouses	B	High	Melville	8						8	8			8			8			8	0.651
Lothian Drive Phase 2, Easthouses	B	High	Melville	14						14	10	4	Amenity	14				14		14	1.008
Former Roslin Institute Phase 1, Roslin	A	High	Melville	26						26	24	2	Amenity	26				26		26	1.973
Lothian Drive Phase 3, Easthouses	B	High	Melville	8						8	8			8					8	8	0.651
The Brae, Auchendinny Phase 1	A	High	Melville	25						25	21	4	Amenity	25					25	25	1.800
Old Craighall Road, Millerhill Phase 2 MMR	B	High	Castle Rock Edinvar		17					17	17			17	17					17	0.352
Seafield Moor Road, Bilston Phase 1 Social Rent (Barratt)	A	Medium	Castle Rock Edinvar	30						30	30			30		30				30	2.250
Newtongrange Church	B	High	Castle Rock Edinvar	25						25		25	older	25			25			25	1.900
The Wisp, Cauldcoats Phase 1 Social Rent	B	Medium	Castle Rock Edinvar	40						40	40			40			40			40	2.800

PROJECT	SUB-AREA	PRIORITY	DEVELOPER	UNITS - TENURE							UNITS - TYPE				UNITS - COMPLETIONS					DING REQUIREM			
				Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	PSR	Total Units	GN	Specialist Provision	Type of Specialist Particular Need (If Known)	Total Units by Type	2019/20	2020/21	2021/22	2022/23	2023/24		TOTAL COMPLETIONS OVER PERIOD OF SHIP	TOTAL AHSP FUNDING REQUIRED OVER SHIP PERIOD	
The Wisp, Cauldcoats Phase 1 - MMR	B	Medium	Castle Rock Edinvar		40						40	40					40			40		40	1.760
Newbattle Lodge, Mayfield	B	High	Castle Rock Edinvar	35							35	35								35		35	2.450
Main Street, Roslin Taylor Wimpey - Social Rent	A	Medium	Castle Rock Edinvar	38							38	38								38		38	2.660
Main Street, Roslin Taylor Wimpey - MMR	A	Medium	Castle Rock Edinvar		12						12	12								12		12	0.528
Glenesk Extra Care Housing NB	B	High	Viewpoint	30							30		30	Extra Care Housing	30					30		30	2.160
Glenesk Walled Cottage LD wheelchair housing	B	High	Viewpoint	4							4		4	Learning Disabilities	4					4		4	0.179
Mauricewood ,Rullion Road, Deanburn, Penicuik, Phase 2	A	Medium	Dunedin Canmore		36						36	36									36	36	2.520
The Brae, Auchendinny, Phase 2	A	Medium	Dunedin Canmore		28						28	28									28	28	1.288
Windsor Square, Penicuik	A	Medium	ARK HA	20							20	20									20	20	1.348
19/21 Pinewood Road, Mayfield	B	High	TBC	2							2	2									2	2	0.166
Seafield Road Phase 1, Bilston (Taylor Wimpey)	A	High	TBC	26							26	24	2	Amenity	26					26		26	1.951
Newton Farm, Millerhill	B	High	TBC	30							30	26	4	Amenity	30						30	30	1.260
The Brae, Auchendinny Phase 3	A	High	TBC	25							25	25									25	25	1.750
Seafield Moor Road, Bilston Phase 1 MMR (Barratt)	A	Medium	TBC		14						14	14									14	14	0.650
Seafield Moor Road, Bilston Phase 2 Social Rent (Barratt)	A	Medium	TBC	30							30	30									30	30	2.250
Seafield Moor Road, Bilston Phase 2 MMR (Barratt)	A	Medium	TBC		14						14	14									14	14	0.650
The Wisp, Cauldcoats Phase 2 Social Rent	B	Medium	TBC	37							37	37									37	37	2.590
The Wisp, Cauldcoats Phase 2 - MMR	B	Medium	TBC		24						24	24									24	24	1.056
The Wisp, Cauldcoats Phase 2 - Shared Equity	B	Medium	TBC			18					18	18									18	18	0.576
Total				1771	220	48					2039	1800	239		2039	134	791	716	234	164	2039	111.655	

Table 2 - HOUSING INFRASTRUCTURE FUND (HIF) PROJECTS

Table 2.1 - GRANT PROJECTS

PROJECT	APPLICANT	PLANNING STATUS (OUTLINE/ MASTERPLAN/ FULL CONSENT IN PLACE)	DOES APPLICANT OWN OR HAVE POTENTIAL TO OWN THE SITE?	BRIEF DESCRIPTION OF WORKS FOR WHICH INFRASTRUCTURE FUNDING IS SOUGHT	IS PROJECT LINKED TO DIRECT PROVISION OF AFFORDABLE HOUSING? (Y/N)	AFFORDABLE HOUSING UNITS DIRECTLY PROVIDED BY INFRASTRUCTURE FUNDING - BY ESTIMATED COMPLETION DATE										HIF GRANT FUNDING REQUIRED					POTENTIAL ADDITIONAL CAPACITY - UNITS NOT DIRECTLY FUNDED BUT UNLOCKED BY INFRASTRUCTURE FUNDING					
						AFFORDABLE					MARKET										UNITS - POTENTIAL ADDITIONAL CAPACITY IN EITHER LATER PHASES OR OTHER SITES	TENURE - AFFORDABLE / MARKET /PRIVATE RENTED				
						2018/19	2019/20	2020/21	POST 2020/21	AFFORDABLE TOTAL OVER PLAN OVER SHIP PERIOD	2018/19	2019/20	2020/21	POST 2020/21	MARKET TOTAL OVER PLAN OVER SHIP PERIOD	2018/19	2019/20	2020/21	POST 2020/21	TOTAL HIF GRANT FUNDING REQUIRED						
Redheugh, Gorebridge	Arniston Estates	N	Y	Transport infrastructure	N/A					N/A					N/A											
Stobhill Depot, Newtongrange	Midlothian Council	N	N	Decontamination, new separate entrance for recycling plant	Y			70		70				100	100	1.250								1.250		
Total						0	0	70	0	70	0	0	0	100	100	1.250								1.250	1	

Table 3 - POTENTIAL HIF AFFORDABLE HOUSING PROJECTS WHICH MAY BE DEVELOPED FOLLOWING HIF INVESTMENT

PROJECT	DEVELOPER	UNITS - TENURE							UNITS - BUILT FORM				UNITS - TYPE				UNITS - COMPLETIONS					SG AHSP FUNDING
		Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	PSR	Total Units	Rehab	Off the Shelf	NB	Total Units	GN	Specialist Provision	Type of Specialist Particular Need (If Known)	Total Units by Type	2018/19	2019/20	2020/21	POST 2020/21	TOTAL COMPLETIONS OVER PERIOD OF SHIP	TOTAL AHSP FUNDING REQUIRED OVER SHIP PERIOD
Stobhill Depot, Newtongrange	Midlothian Council	50						50			50	50				N/A			50		50	2.850
Stobhill Depot, Newtongrange	TBC		20					20			20	20				N/A			20		20	0.880
Total		50	20	0	0	0	0	70	0	0	70	70	0	0	0	0	0	0	70	0	70	3.730

Table 4 - AFFORDABLE HOUSING PROJECTS FUNDED OR SUPPORTED BY SOURCES OTHER THAN THE RPA/TMDF BUDGET

PROJECT ADDRESS	DEVELOPER	FUNDING SUPPORT SOURCE	UNIT COMPLETIONS					TOTAL UNIT COMPLETIONS	NON SG FUNDING TOTAL £0.000M	TOTAL FUNDING £0.000M
			2018/19	2019/20	2020/21	2021/22	2022/23			
Shawfair Town Centre	Places for People	Scottish Govt.			96			96	13.440	13.440
Wester Cowden Farm,	LAR	PF/SG Loan			49			49	8.000	8.000
Petendreia Court, Bonnyrigg	LAR	PF/SG Loan	18					18	1.800	1.800
Total			18	0	145	0	0	163	23.240	23.240

Table 5.1: COUNCIL TAX ON SECOND AND EMPTY HOMES

	TAX RAISED OR IN HAND	TAX USED TO SUPPORT AFFORDABLE HOUSING	TAX CARRIED FORWARD TO SUBSEQUENT YEARS
2016/17	0.156	0.156	0.000
2017/18	0.086	0.086	0.000

Table 5.2: DEVELOPER CONTRIBUTIONS

	SUMS			UNITS		
	RAISED OR IN HAND	USED TO ASSIST HOUSING	SUM CARRIED FORWARD TO SUBSEQUENT YEARS	AFFORDABLE UNITS FULLY FUNDED FROM CONTRIBUTIONS	UNITS PARTIALLY ASSISTED FROM CONTRIBUTIONS	UNITS TOTAL
2016/17		£0.000	0.000	0.000	0	0
2017/18		£1.312	0.000	0.000	44	44

