



Midlothian



## Midlothian Council Strategic Housing Investment Plan 2018/19 - 2022/23



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Front page photographs

Top: Midlothian Council development at Robert Franks Gardens, Gorebridge.

Bottom: Places for People Development at Wester Cowden, Dalkeith

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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 funding 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 is planning a development programme of up to 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.

The previous SHIP for Midlothian was submitted to the Scottish Government in 2016 and covered the period 2017/18 – 2021/22. This 2017 submission is provides updated investment plans set out by Midlothian Council and affordable housing development partners for the period 2018/19 – 2022/23. The previous year's SHIP is available to view online at [www.midlothian.gov.uk](http://www.midlothian.gov.uk)

The SHIP provides an opportunity for the Council to:

- Sets 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 aims of Midlothian's SHIP are to:

- Improve longer-term strategic planning
- Provide a practical plan detailing how the Local Housing Strategy investment priorities can be delivered
- Form the basis for more detailed programme planning

- Provide a focus for partnership working
- Inform, and be informed by Registered Social Landlords (RSL) development plans
- Develop actions identified in the Local Housing Strategy (LHS)
- Inform the allocation of resources from a national to a local authority level

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 seek to support LHS priorities for affordable housing or complement existing resources 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 completing it's 1,000<sup>th</sup> new council home since 2006.
- Completion of new 5 affordable housing developments in Gorebridge, Dalkeith, Penicuik and Bonnyrigg during 2017.
- Completion of 12 homes for people with complex care needs at Teviot Court, Penicuik.
- Assisting 175 households in Midlothian to purchase their own home using the Scottish Government's Open Market Shared Equity Scheme.
- Two affordable housing projects completed which did not require grant funding.

## 2. Strategic Links

### Midlothian Local Housing Strategy 2013 - 2017

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.

The strategic vision of Midlothian's Local Housing Strategy 2013 – 2017 is that:

**“All households in Midlothian will be able to access housing that is affordable and of good quality in sustainable communities.”**

Affordable housing investment decisions will be made in order that the identified outcomes of the LHS due to be achieved by 2017 are realised. These outcomes have also shaped key housing priorities within the Single Midlothian Plan – which is a combined Midlothian Community Plan and the Single Outcome Agreement with the Scottish Government.

The outcomes are:

- Households have improved housing options across all tenures.
- Homeless households and those threatened with homelessness are able to access support and advice services and all unintentionally homeless households will be able to access settled accommodation.
- The condition of housing across all tenures is improved.

- The needs of households requiring Specialist Provision housing will be addressed and all households will have equal access to housing and housing services.
- Housing in all tenures will be more energy efficient and fewer households will live in or be at risk of fuel poverty.

### **Development of the Midlothian's next Local Housing Strategy 2018 – 2023**

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 published for consultation in October 2016 and once adopted, will be replacing the Strategic Development Plan of 2013. The Strategic Development Plan will help achieve the SESplan vision by:

- Providing direction to Local Development Plans in the city region.
- Providing a context for development management

- Influencing and supporting investment plans, strategic plans and other strategies affecting the region
- Identifying key strategic actions in the plan and in the SESplan Action Programme.

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 2<sup>1</sup>**

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). The HSTs are robust, supported by evidence and have been set via a methodology designed to be compliant with Scottish Planning Policy and related guidance.

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<sup>1</sup> The SESplan Housing Need and Demand Assessment is available to view at: [www.sesplan.gov.uk](http://www.sesplan.gov.uk)

**Table 2.1: SESplan Housing Supply Targets 2018-2030**

	Affordable		Market		Combined	
	Annual Average	Period Total	Annual Average	Period Total	Annual Average	Period Total
City of Edinburgh	1,200	14,400	1,220	14,640	2,420	29,040
East Lothian	189	2,268	330	3,960	519	6,228
Fife	262	3,144	605	7,260	867	10,404
Midlothian	165	1,980	369	4,428	534	6,408
Scottish Borders	128	1,536	220	2,640	348	4,176
West Lothian	300	3,600	333	3,996	633	7,596
<b>SESPLAN</b>	<b>2,244</b>	<b>26,928</b>	<b>3,077</b>	<b>36,924</b>	<b>5,321</b>	<b>63,852</b>

### 3. Area Profile of Midlothian

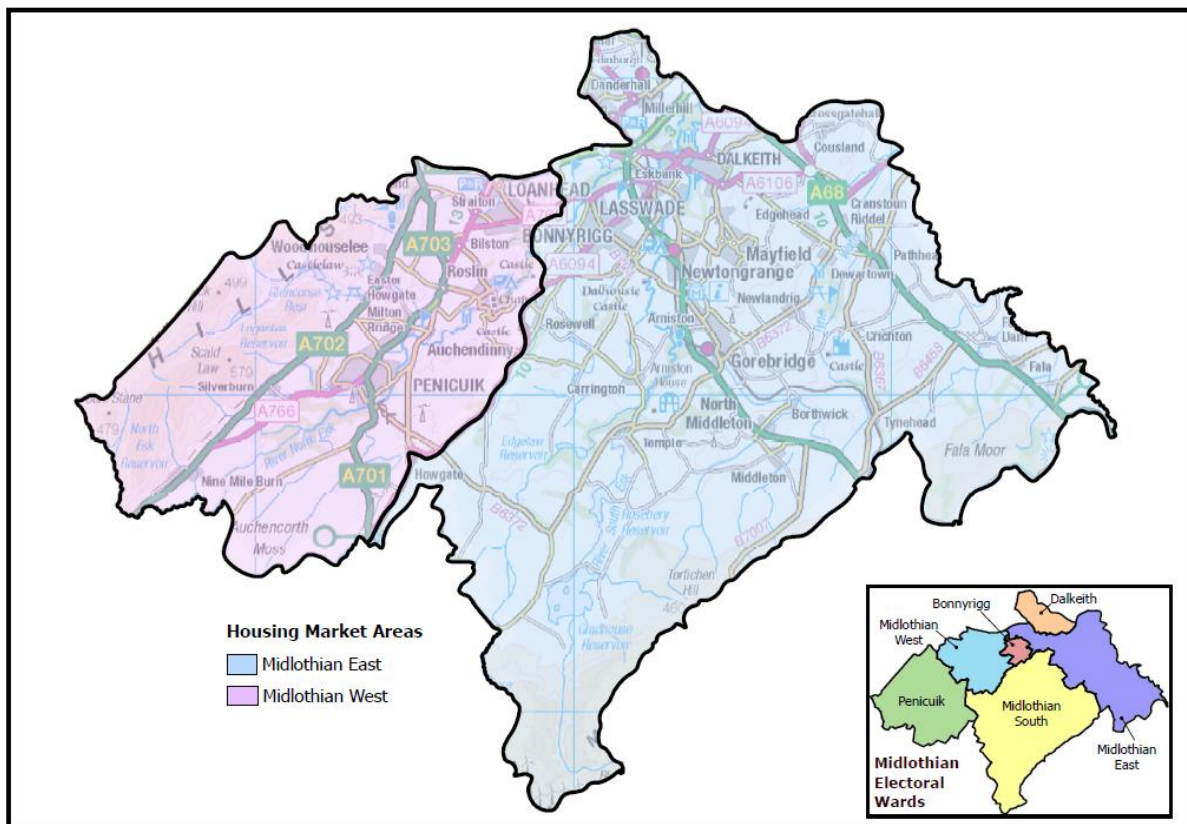
#### Housing Market Areas (HMAs)

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**

<b>Midlothian West (A)</b>	Penicuik, Loanhead, Bilston, Roslin, Straiton, Auchendinny
<b>Midlothian East (B)</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, based predominantly on the provisions of the Edinburgh and the Lothian's Structure Plan 2015, 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 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 (64%) followed by Council housing (18%). Housing Association and Private Rented housing each represent 8% of the housing stock.

### **Social Housing Demand**

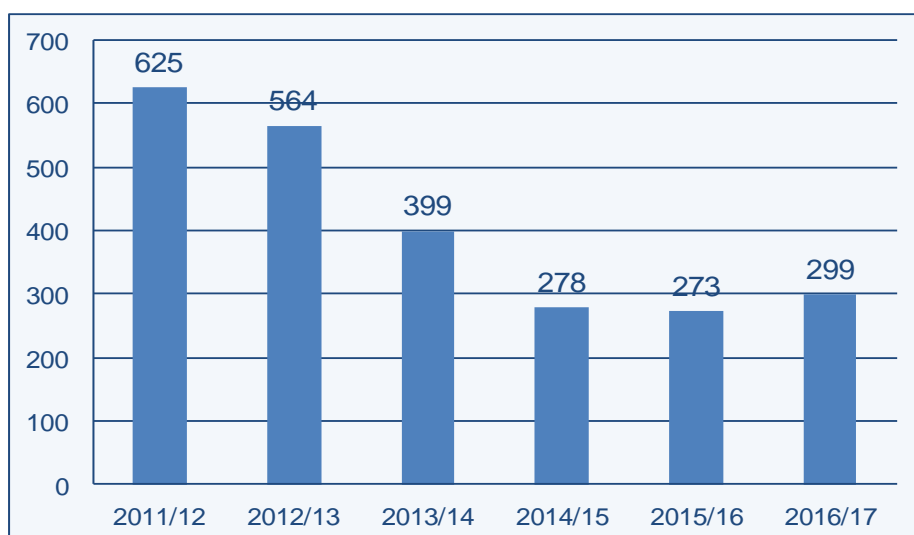
An analysis of social housing in Midlothian shows:

- There are 6,633 Council houses in Midlothian. The majority of stock is 2 bed (3,639 units), followed by 3 bed (1,840 units). There are fewer 1 bed homes (830 units) and 4 bed and larger homes (324 units).
- There are currently 3,236 RSL properties in Midlothian; Melville Housing Association has the highest number of properties in Midlothian with 58% of total housing association stock followed by Castle Rock Edinvar Housing Association with 32%. Other RSLs have about 10% of the total RSL stock in Midlothian

- There is no dominant age group on the housing list: 30% of applicants are aged 40-59 years, followed by those aged 26-39 years (26%), 16-25 years (26%) and 60+ years old with 18%.
- One and two bedroom properties are most in demand from the Housing List. 34% of applicants are waiting for one bed homes and 52% of applicants are waiting for two bed homes. Only 14% of Housing List applicants require 3 and 4 bed homes.

Chart 3.1 below, shows the number of new council lets in recent years. In the last three years, 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.

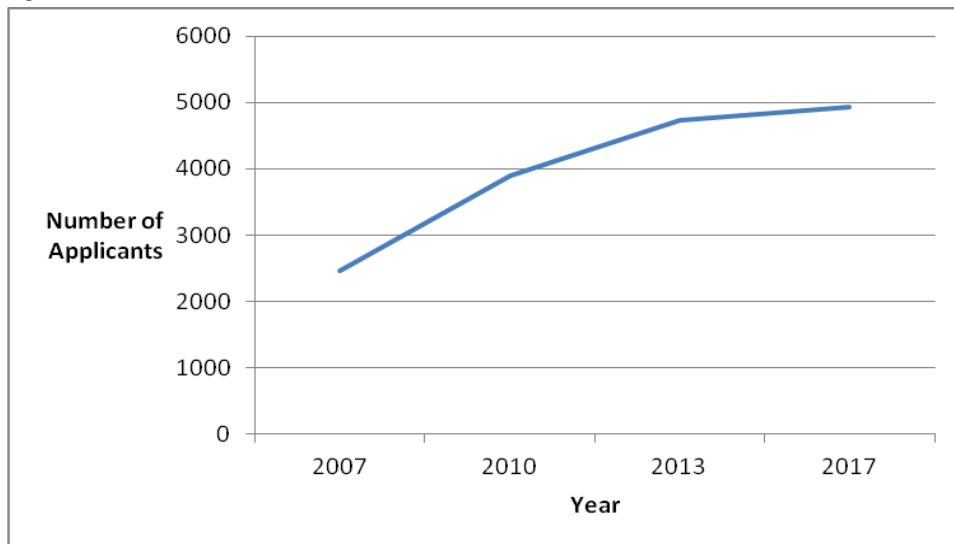
**Chart 3.1: Midlothian Council Lettings**



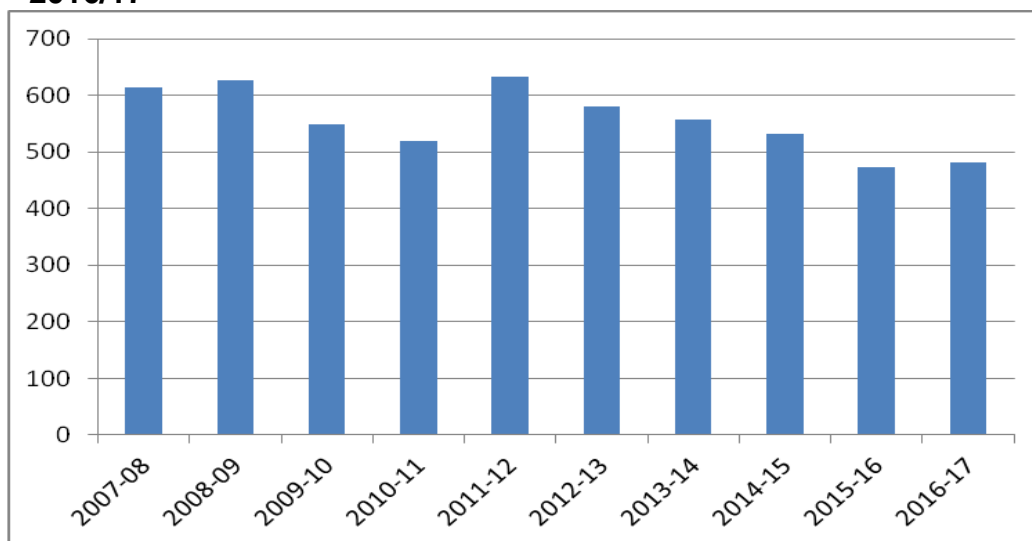
Despite significant investment in new council housing in the previous decade, waiting list applications have doubled from 2,465 in 2007 to 4,925 in 2017 indicating an increase in household formation and the need for social housing as more people are unable to afford open market home rentals or purchases. 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 - 2017**



**Chart 3.3: Number of Households Assessed as Homeless in Midlothian 2007/08 – 2016/17**



### **Affordable Housing Development in Midlothian**

Table 3.1 shows the level of investment in new affordable homes in Midlothian since 2006. It shows that 1,064 council homes have been built, and a total of 1,600 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 832 households to purchase their own home.

**Table 3.1: New Affordable Housing in Midlothian, by Type and Area since 2006**

<b>Settlement</b>	<b>Council Completed Units</b>	<b>RSL Completed Social Units</b>	<b>RSL Completed MMR Units</b>	<b>Shared Equity</b>	<b>Settlement sub-total</b>	<b>Open Market Shared Equity</b>	<b>Help to Buy</b>	<b>Total</b>
Bilston	0	28	0	0	<b>28</b>			
Bonnyrigg/Lasswade	227	22	6	4	<b>259</b>			
Dalkeith	146	129	34	17	<b>326</b>			
Gorebridge	241	28	24	4	<b>297</b>			
Loanhead	88	0	0	0	<b>88</b>			
Mayfield/Easthouses	130	137	12	0	<b>279</b>			
Newtongrange/Butlerfield	55	26	15	0	<b>96</b>			
Penicuik	177	42	0	0	<b>219</b>			
Rosewell	0	8	0	0	<b>8</b>			
<b>TOTAL</b>	<b>1,064</b>	<b>420</b>	<b>91</b>	<b>25</b>	<b>1,600</b>	<b>563</b>	<b>570</b>	<b>2,432</b>

#### 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 delivering a robust SHIP, Council Officers 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.

The Heads of Terms provide for greater region-wide collaboration on the key themes of infrastructure, affordable housing, housing delivery vehicles, strategic use of public sector land and property, and skills and innovation. There is expected to be City Deal support in the development of major new housing sites across the region, including Shawfair.

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.
- Prospects to establish a council-owned regional housing company to deliver mid market and private rented sector housing.

### **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.

A new Health and Social Care Partnership, the Midlothian Integration Joint Board (IJB), is now responsible for planning health and care services for the Midlothian population. This changes the way Local Authorities and the NHS work together and

facilitates closer partnership working with housing providers, including the council, RSLs and the private sector to provide housing and housing-related services which best address the health and social care needs of residents in Midlothian. 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 household 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](http://www.midlothian.gov.uk)

There has been a long-standing policy initiative to reduce reliance upon institutional settings including long stay learning disability hospitals, psychiatric hospitals, and long stay hospitals and care homes for frail older people. The success of this shift to community based care has been heavily dependent upon the contribution of Housing providers.

The vital role of housing was reflected in the requirement upon IJBs to include a Housing Contribution Statement (HCS) in their Strategic Plans. The HCS is to be seen as the 'bridge' between the Local Housing Strategy and the Strategic Commissioning Plan.

The Midlothian Housing Contribution Statement provides an analysis of local demographic features including the changing numbers of older people and those

with disabilities and long term illness. It also explains what this analysis means for the provision of special needs housing, adaptations and supporting the objective of reducing inequalities.

Over the past 12 months the implication of the severe reductions in the Council budget has led to a further review of local models of care. This has identified the scope for delivering more cost effective services through the increased provision of specialist housing.

Analysis of Midlothian Council's Housing List indicates that a significant number of households are seeking housing to assist with medical needs.

- Medical Category A is awarded in the Housing Allocation Policy when it is determined that an applicant can no longer continue to live in their current accommodation with 180 applicants assessed in this category and awaiting suitable accommodation.
- Medical Category B is awarded in the Housing Allocation Policy where it is determined that re-housing would be of significant benefit to the applicant's health/level of independence, with 461 applicants assessed in this category and awaiting suitable accommodation.
- Currently, there are 224 households on the Housing List awaiting housing for older people (such as sheltered or retirement housing) and 45 applications for wheelchair accessible housing.

Recently built examples of Specialist Provision include:

- Cowan Court, a 32 unit extra care development in Penicuik
- Teviot Court, a 12 unit development built for households with complex care needs.
- 2 Wheelchair Adapted Homes in Gorebridge completed in 2017

Teviot Court opened in 2017. The development represents a redesign of services for people in Midlothian with a learning disability that allows them to live independently in their own communities. Consisting of twelve single storey properties, the new scheme at Teviot Court in Penicuik is close to the town centre and local amenities. Within each house is a bedroom, lounge, kitchen, bathroom and a patio area. The

properties are all wheelchair accessible and were designed using the most up to date research and best practice in building design.

The tenants are a diverse group of people who will benefit from individually tailored support to set up home and become involved in what's going on locally. The Richmond Fellowship Scotland, a charity which supports people with a broad range of needs to live as independently as possible in their own homes, has been appointed to provide support to all tenants living in the development. They will provide support in a number of areas including personal finance, education and skills development. A tenant participation group has also been established. Figure 4.1 below shows a picture of the new development being visited by Midlothian Councillor Stephen Curran, Cabinet Member for Customer & Housing Services, together with Officers from Midlothian Council Officers and the Richmond Fellowship.

**Figure 4.1: Picture of Teviot Court**



### **Future Plans for Specialist Provision**

A greater awareness of the health needs of the community has led to over 10% of all new affordable housing in the SHIP being planned for specific needs groups. These needs include:

#### ***Housing for the Elderly***

A range of housing provision specifically designed for older people is being designed in various settlements. This includes amenity housing and extra care housing development 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 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 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 these sites may be subject to change as some sites have not yet been approved by the developing organisation or received planning permission. 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:

- 23 development projects are proposed by the Council over the next 5 years
- 12 of the 23 projects are considered high priority while 11 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 most with medium priorities are for the later years and it is expected that scores for the later sites will become higher due to constraints being resolved.

**Table 5.3: Council Housing Development Priorities**

Project Name, Area & RSL (e.g. Dewar Park, Gorebridge Phase 2-DCHA)	2018/19					2019/20					2020/21					2021/22	2022/23						
	Newbyres Crescent, Gorebridge - MLC	Confier Road, Mayfield - MLC	Morris Road, Newtongrange - MLC	Crichton Drive, Pathhead - MLC	Kirkhill Road, Penicuik - MLC	Woodburn Terrace, Dalkeith - MLC	Castlelaw Terrace, Bilston - MLC	Cockpen Terrace, Bonnyrigg - MLC	Clerk Street, Loanhead - MLC	Hopefield, Bonnyrigg - MLC	Open Market Purchases, Midlothian - MLC	Miller Homes, Shawfair - MLC	Danderhall/Shawfair - MLC	Bellway Homes, Shawfair - MLC	TBC, Dalkeith - MLC	Newmills Road, Dalkeith - MLC	Deanburn, Penicuik - MLC	Mactaggart and Mickel, Shawfair - MLC	High Street, Bonnyrigg - MLC	Moorfoot Place, Bonnyrigg - MLC	Stobhill Road, Bonnyrigg - MLC	Eastfield Farm Road, Penicuik - MLC	Stobhill Rd (Phase 3) - MLC
Housing Need	3	3	5	5	4	4	5	5	5	5	5	5	5	4	4	4	5	5	5	5	5	4	3
Land Availability	5	5	5	5	5	5	5	5	3	3	5	3	5	5	5	3	3	3	3	3	3	4	4
Ability to Start on Site	5	5	5	4	5	5	3	3	5	2	5	3	2	3	2	3	3	2	2	2	2	2	5
Constraints	4	4	4	4	3	3	3	3	2	3	4	2	4	3	2	2	3	2	2	2	2	2	4
Equalities Needs	5	3	5	4	5	4	4	4	5	4	4	3	5	3	3	3	3	4	4	3	4	3	
Environmental Impact	3	3	3	3	3	3	3	3	3	4	3	3	3	3	3	3	3	3	4	3	3	3	3
<b>TOTAL</b>	<b>25</b>	<b>23</b>	<b>27</b>	<b>25</b>	<b>25</b>	<b>24</b>	<b>23</b>	<b>23</b>	<b>26</b>	<b>19</b>	<b>24</b>	<b>23</b>	<b>20</b>	<b>23</b>	<b>20</b>	<b>21</b>	<b>18</b>	<b>20</b>	<b>19</b>	<b>20</b>	<b>18</b>	<b>19</b>	<b>22</b>

### RSL Development Priorities

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

- 25 development projects are proposed by RSLs over the next 4 years- no project has been identified for 2022/23
- 15 of the 25 projects are high priority while 10 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 (9 projects)
  - Places for People (9 Projects)
  - Viewpoint (1 project)
  - Dunedin Canmore (2 Projects)
  - Ark Housing Association – 1 project.
  - There are also 3 projects where the developer is yet to be confirmed.
- Most projects with the highest priority scores are highlighted for commencement in the immediate years while most with medium priorities are for later years



**Table 5.4: RSL Housing Development Priorities**

Project Name, Area & RSL (e.g. Dewar Park, Gorebridge Phase 2-DCHA)	2018/19										2019/20						2020/21			2021/22		
	Limekilns Inn , Mayfield (2017/18) - MHA																					
Whitehill Road, Rosewell - MHA																						
Hopefield, Bonnyrigg - MHA																						
Mauricewood Phase 1, Penicuik - MHA																						
Fordell - MHA																						
Glensk, Avenue Road, Dalkeith - Viewpoint																						
Millerhill phase 2 - Pfp																						
Bilston Phase 1 - Pfp																						
Paradykes Primary School Loanhead - TBC																						
Windsor Square, Penicuik - ARK																						
High Street, Bonnyrigg - MHA																						
Mauricewood, Deanburn, Penicuik, Phase 2 - DCHA																						
Cauldoats phase 1 - Pfp																						
Bonnyrigg Coop - Pfp																						
Newtongrange Church Site - Pfp																						
Conifer Road - Pfp																						
Shawfair - Pfp																						
Bonnyrigg Dalhousie - TBC																						
Bilston phase 2 - TBC																						
Auchendinny 1 - MHA																						
Auchendinny, Phase 2 - DCHA																						
Newbattle Lodge - Pfp																						
Cauldoats phase 2 - Pfp																						
Auchendinny 3 - MHA																						
Lothian Drive, Easthouses - MHA																						
Housing Need	3	5	5	4	5	4	5	5	5	4	5	4	5	5	5	3	5	4	3	5	4	3
Land Availability	5	5	4	4	3	5	5	4	5	5	3	3	2	2	3	5	4	1	4	4	3	5
Ability to Start on Site	5	5	5	5	4	5	5	4	4	2	3	2	2	2	3	2	4	2	4	4	2	2
Constraints	4	4	3	4	4	3	5	4	4	3	3	3	2	2	3	3	4	3	4	5	3	2
Equalities Needs	4	4	4	4	4	5	4	4	4	3	4	4	4	4	5	4	4	4	4	4	4	4
Environmental Impact	5	5	4	4	4	4	5	4	4	3	4	3	3	4	4	4	5	4	4	4	3	4
<b>TOTAL</b>	<b>26</b>	<b>28</b>	<b>25</b>	<b>25</b>	<b>24</b>	<b>26</b>	<b>29</b>	<b>25</b>	<b>26</b>	<b>20</b>	<b>22</b>	<b>19</b>	<b>18</b>	<b>19</b>	<b>23</b>	<b>21</b>	<b>26</b>	<b>19</b>	<b>25</b>	<b>25</b>	<b>19</b>	<b>20</b>

**Addressing Potential Development Constraints**

Midlothian Council is confident that its proposed 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. development 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 school extensions and local play facilities – sometimes these contributions threaten the viability of affordable housing projects.
- The impact of welfare reform and particularly the introduction of the impacts of the Universal Credit in Midlothian once it is fully rolled out. This is projected to have significant impact on rental income by the RSLs and Council, thereby affecting funding for future development 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.

The Council and partner landlords now consider the EESH requirements when planning for new developments and for any regeneration projects involving existing housing stock.

## 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 5.1 below shows the level of subsidy available to both the Council and the RSLs, which has been significantly increased in 2016. 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 5.1: 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 5.2 Affordable Housing Supply Programme 2018 – 2021**

Year	Grant Funding
2017/18	£5.831M
2018/19	£7.611M
2019/20	£8.601M
2020/21	£9.186M
<b>Total</b>	<b>£31.229M</b>

In June 2017 the Scottish Government announced details of the minimum amount of grant funding being allocated to each Council area until 2020/21. Table 5.2 shows that the minimum level of funding being allocated to developments will be £31.229 Million.

The Strategic Housing Investment Plan details sites for 1,860 new affordable homes to be built between 2018/19 and 2022/23, of which

- Unit types: 1,649 are general needs homes and 211 are specialist provision homes.
- Units built form: 1,753 will be new build housing; 80 will be 'off the shelf purchases' and 27 will involve construction works to existing buildings.
- Tenure type: 1,574 will be social rent, 220 for Mid Market Rent (MMR) and 43 for Low Cost Home Ownership (LCHO). A further 23 are planned for unsubsidised MMR. This reflects the fact that the affordable housing tenure with the highest demand is social rented housing.
- 371 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.
- 385 units will be developed in sub-area A (Midlothian West) - this excludes 'off the shelf purchases'.
- 1,395 units are to be developed in sub-area B (Midlothian East) - this excludes 'off the shelf purchases'.

### **Scottish Government Affordable Housing Supply Funding Required**

A total of £94.812 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 £29.518 Million.
- £19.994 million is required in 2018/19 and £21.928 Million is required in 2019/20.
- In 2021/22 the total requirement is £20.932 million.
- Only a small proportion of the total is required in 2022/23: £2.440 million. However it is expected that this number will significantly increase once there is more certainty of sites for development in 2022/23.
- 894 of the units will be new Council housing requiring £44.480 million Government funding. It is the intention that Midlothian Council will identify further sites for new council housing during the current five year period and these will be included in the next submission of the SHIP in 2018.

- 812 of the units will be RSL housing requiring £42.312 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.
- There are 131 units identified on sites which do not yet have an agreed provider for affordable housing. This will require an additional £8.020 Million of grant funding if all these units are taken forward by an RSL. A total of £7.467 Million would be required if all these units are delivered by Midlothian Council.
- It is expected that 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**

Since 2016 three phases of new council housing have been undertaken by Midlothian Council and it is projected that upon completion a total of 1,524 units will have been built. In 2015, all Council tenants and applicants on Midlothian's Housing List were given options regarding the future rent strategy for council housing in Midlothian. As there was support for higher rent increases to fund additional new council housing a 5% per annum rent increase was agreed between 2016/17 and 2018/19. In order that Midlothian Council reaches 2,000 new build units in total a further period of consultation with tenants and housing list applicants will take place before the Council can be fully committed to the development of 2,000 units. This consultation will determine the willingness of tenants and housing list applicants to support further new development and will take place in 2018 in order that a rent strategy for 2019/20 and beyond is agreed.

Midlothian Council house rents remain significantly below the Scottish average for *social rented housing* (£74.44). However, the average rent is now higher than the Scottish average: Midlothian Council's average weekly rent is £69.40 compared to the Scottish average for *council housing* of £67.76. This average figure is inflated by

the 1,000 new build homes which have a time-limited 25% rent premium charge. This 25% premium supports the development of new housing and ensures that new build tenants who benefit from the advantages of living in a recently built house pay more towards this than those living in older properties. It also avoids having to make larger rent increases for tenants in older properties. Over time it is intended that new build rents should converge with that of existing older council homes. Consultation over how this will take place is also planned with affected tenants in 2018.

### **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 £306,000 was raised during 2015/16 and 2016/17 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 2015/16 and 2016/17, a total of £1.357 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**

Places for People completed a development of 20 Mid Market Rent units in Dalkeith which received no Scottish Government grant funding and was partly financed via a pension fund provider.

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.

Unlike traditional mid market rent models, LAR does not require any direct subsidy and so will not be seeking any grant allocations from local authorities – rather it will be providing additional affordable rent housing in specific, high demand areas.

Midlothian Council is working with the LAR Housing Trust to procure housing through this innovative model for developing affordable housing. Currently 6 units have been completed in Bonnyrigg with the remaining 18 will be completed in 2018. LAR are in the process of identifying further sites.

## 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 housing<sup>2</sup>. The Council will work with partners in examining the identified projects to ensure that such projects are eligible for the fund<sup>3</sup>.

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

- Glenesk, Avenue Road
- Stobhill Depot, Newtongrange
- Mauricewood, Penicuik
- Redheugh, Gorebridge

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<sup>2</sup> <https://beta.gov.scot/policies/more-homes/housing-infrastructure-fund/>

<sup>3</sup> <https://beta.gov.scot/publications/housing-infrastructure-fund-eligibility-criteria/>



## 8. Conclusion

The Midlothian Strategic Housing Investment Plan 2018/19 - 2022/23 identifies the priorities for the development of affordable housing and where development will be undertaken over the next 5 years. It identifies sites for the delivery of 1,860 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 Housing Planning & Performance 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

**MIDLOTHIAN COUNCIL STRATEGIC HOUSING INVESTMENT PLAN 2018/19-2022/23 -Table 1 - AFFORDABLE HOUSING SUPPLY PROGRAMME- Years 1-5: 2018/19-2022/23**

PROJECT	SUB-AREA	PRIORITY  Low / Medium / High	DEVELOPER	UNITS - TENURE				UNITS - BUILT FORM				UNITS - TYPE			UNITS - COMPLETIONS						SG AHSP FUNDING REQUIREMENT (£0.000M)	
				Social Rent	Mid Market Rent	LCHO - Shared Equity	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	2021/22	2022/23	TOTAL COMPLETIONS OVER PERIOD OF SHIP	TOTAL AHSP FUNDING REQUIRED OVER SHIP PERIOD
Newbyres Crescent, Gorebridge	B	High	Midlothian Council	75			75			75	75	62	13	Extra Care, Bariatric and Wheelchair Bungalow	75		75				75	3.700
Conifer Road, Mayfield	B	High	Midlothian Council	50			50			50	50	48	2	Wet Floor Showerroom (WFS)	50		50				50	2.150
Morris Road, Newtongrange	B	High	Midlothian Council	70			70			70	70	46	24	Amenity, Wheelchair house and WFS	70		70				70	3.015
Crichton Drive, Pathhead	B	High	Midlothian Council	12			12			12	12	11	1	WFS	12		12				12	0.684
Kirkhill Road, Penicuik	B	High	Midlothian Council	26			26	3		23	26	22	4	4 Wheelchair	26		26				26	0.864
Woodburn Terrace, Dalkeith	B	High	Midlothian Council	10			10			10	10	9	1	WFS	10		10				10	0.570
Castlelaw Terrace, Bilston	B	High	Midlothian Council	6			6			6	6	4	2	WFS	6			6			6	0.342
Cockpen Terrace, Bonnyrigg	B	High	Midlothian Council	22			22			22	22	20	2	WFS	22			22			22	1.054
Clerk Street, Loanhead	A	High	Midlothian Council	34			34			34	34	18	16	Amenity	34			34			34	1.688
Newmills Road, Dalkeith	B	Medium	Midlothian Council	35			35			35	35	0	35	Extra Care	35			35			35	0.195
High Street, Bonnyrigg	B	Medium	Midlothian Council	56			56			56	56	52	4	Wheelchair and WFS	56				56		56	3.192
TBC, Dalkeith	B	Medium	Midlothian Council	12			12			12	12	12	0		12				12		12	0.684
Open Market Purchases, Midlothian	A and B	High	Midlothian Council	80			80		80	80	80	78	2	WFS	80	16	16	16	16	16	80	3.200
Danderhall/Shawfair	B	Medium	Midlothian Council	35			35			35	35	25	10	Amenity	35				35		35	1.995
Miller Homes, Shawfair	B	High	Midlothian Council	24			24			24	24	22	2	WFS	24		24				24	1.368
Bellway Homes, Shawfair	B	High	Midlothian Council	47			47			47	47	45	2	WFS	47				47		47	2.679
Mauricewood, Penicuik	A	Medium	Midlothian Council	55			55			55	55	55	0		55				55		55	3.135
Mactaggart and Mickel, Shawfair	B	Medium	Midlothian Council	50			50			50	50	50	0		50				50		50	2.850
Moorfoot Place, Bonnyrigg	B	Medium	Midlothian Council	24			24	24		24	24	20	4	Amenity	24				24		24	1.368
Stobhill Road (Depot), Newtongrange	B	Medium	Midlothian Council	50			50			50	50	46	4	WFS	50				50		50	2.850
Hopefield, Bonnyrigg	B	Medium	Midlothian Council	78			78			78	78	76	2	WFS	78		78				78	4.446
Eastfield Farm Road, Penicuik	A	Medium	Midlothian Council	18			18			18	18	12	6	WFS	18					18	18	1.026
Stobhill Road (Phase 3)	B	Medium	Midlothian Council	25			25			25	25	25		WFS	25					25	25	1.425

PROJECT	SUB-	PRIORITY Low / Medium / High	DEVELOPER	UNITS - TENURE				UNITS - BUILT FORM				UNITS - TYPE			UNITS - COMPLETIONS						SG AHSP FUNDING	
				Social Rent	Mid Market Rent	LCHO - Shared Equity	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	2021/22	2022/23	TOTAL COMPLETIONS OVER PERIOD OF SHIP	TOTAL AHSP FUNDING REQUIRED OVER SHIP PERIOD
Harvieston Farm, Gorebridge	B	Medium	Melville	21			21			21	21	21			21	21					21	0.000
Broomieknowe, Bonnyrigg	B	Medium	Melville	14			14			14	14	14			14	14					14	0.000
Greenlaw Mill, Penicuik	A	Medium	Melville	24			24			24	24	24			24	24					24	0.000
Limekilns Inn, Mayfield	B	Medium	Melville	20			20			20	20	18	2	Amenity	20	20					20	0.000
Whitehill Road, Rosewell	B	Medium	Melville	14			14			14	14	12	2	Amenity	14		14				14	1.006
Hopefield, Bonnyrigg	B	High	Melville	22			22			22	22	22			22		22				22	1.309
Mauricewood 1, Penicuik	A	High	Melville	42			42			42	42	38	4	Amenity	42		34	8			42	2.119
Fordell	B	Medium	Melville &	35			35			35	35	31	4	Amenity	35		20	15			35	2.538
Auchendinny 1	A	High	Melville	25			25			25	25	21	4	Amenity	25				25		25	1.300
Auchendinny 3	A	High	Melville	25			25			25	25	25			25				25		25	1.300
Lothian Drive Easthouses	B	Medium	Melville	26			26			26	26	22	4	Amenity	26				26		26	2.000
Millerhill Phase 1	B	High	PFP	15			15			15	15	15			15	15					15	0.000
The Woodlands Dalkeith	B	High	PFP	22			22			22	22	22			22	22					22	0.000
Millerhill Phase 2	B	High	PFP		17		17			17	17	17			17		17				17	0.750
Paradykes Primary School	A	High	TBC	21			21			21	21	21			21		21				21	1.600
Bilston phase 1 social rent	A	High	PFP	30			30			30	30	30			30		30				30	2.200
Bilston phase 1 MMR	A	High	PFP		10		10			10	10	10			10		10				10	0.500
Conifer Road	B	Low	PFP		20		20			20	20	20			20			20			20	0.900
Bonnyrigg Coop	B	low	PFP	30			30			30	30	30			30		30				30	2.100
Cauldcoats Phase 1 - Aff Rent	B	Medium	PFP	40			40			40	40	40			40				40		40	3.000
Cauldcoats Phase 1 - MMR	B	Medium	PFP		40		40			40	40	40			40				40		40	1.760
Bonnyrigg Dalhousie, Walker	B	Medium	TBC	30	30	10	70			70	70	70			70				30	40	70	3.720
Newtongrange Church Site	B	High	PFP	25			25			25	25		25	older	25			25			25	1.750
Shawfair social rent	B	High	PFP	42			42			42	42	42			42			42			42	3.000
Shawfair mmr	B	High	PFP		33		33			33	33	33			33			33			33	1.500
Bilston phase 2 social rent	A	High	TBC	30			30			30	30	30			30			30			30	2.200
Bilston phase 2 MMR	A	High	TBC		10		10			10	10	10			10			10			10	0.500
Newbattle Lodge	B	Medium	PFP	35		15	50			50	50	50			50				50		50	3.000
Cauldcoats Phase 2 - Aff Rent	B	Medium	PFP	37			37			37	37	37			37				37		37	2.800
Cauldcoats Phase 2 - MMR	B	Medium	PFP		24		24			24	24	24			24				24		24	1.100
Cauldcoats Phase 2 - Shared Equity	B	Medium	PFP			18	18			18	18	18			18				18		18	0.600
Glenesk Extra Care Housing, Avenue Road	B	Medium	Viewpoint	30			30			30	30		30	Extra Care Housing	30		30				30	2.160
Mauricewood, Penicuik, Phase	A		DCHA		36		36			36	36	36			36			36			36	2.520
Auchendinny, Phase 2	A		DCHA	25			25			25	25	25			25				25		25	1.100
<b>Total</b>				<b>1574</b>	<b>220</b>	<b>43</b>	<b>1837</b>	<b>27</b>	<b>80</b>	<b>1730</b>	<b>1837</b>	<b>1626</b>	<b>211</b>	<b>0</b>	<b>1837</b>	<b>132</b>	<b>481</b>	<b>440</b>	<b>634</b>	<b>150</b>	<b>1837</b>	<b>94.812</b>

**Table 2 - HOUSING INFRASTRUCTURE FUND (HIF) PROJECTS**

**TABLE 2.1 - GRANT PROJECTS**

PROJECT	PRIORITY  Low / Medium / High	APPLICANT	PLANNING STATUS (OUTLINE/ MASTERPLAN/ FULL CONSENT IN PLACE) (Y/N)	DOES APPLICANT OWN OR HAVE POTENTIAL TO OWN THE SITE? (Y/N)	CURRENT SITE OWNER	BRIEF DESCRIPTION OF WORKS FOR WHICH INFRASTRUCTURE FUNDING IS SOUGHT (PROVIDE WORK HEADINGS - DO NOT INSERT "INFRASTRUCTURE WORKS")	IS PROJECT LINKED TO DIRECT PROVISION OF AFFORDABLE HOUSING? (Y/N)	AFFORDABLE HOUSING UNITS DIRECTLY PROVIDED BY INFRASTRUCTURE FUNDING - BY ESTIMATED COMPLETION DATE								FUNDING REQUIRED	ADDITIONAL CAPACITY -				
								AFFORDABLE				MARKET					TOTAL HIF GRANT FUNDING REQUIRED	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
Glensk Extra Care Housing, Avenue Road, Dalkeith	Medium	Viewpoint	Y	Y	Yes	Demolition/Suds/sewers/roads/ decontamination/ flood remediation/utilities/diversions/ substation/ street lighting/tree felling	Y		30				30					0	0.600		
Stobhill Depot, Newtongrange	High	Midlothian Council	N	N	Yes	Decontamination, new separate entrance for recycling plant	Y		35	35			70		70	70	70	210	1.250		
Mauricewood, Penicuik	High	CALA/Avant	Y	Y	Yes	Road access and services	Y		42	36	55		133					N/A	N/A		
Redheugh, Gorebridge	N/A	Arniston Estates	N	Y	Yes	Transport infrastructure	N/A						N/A					N/A	N/A		
													0					0	0.000		
													0					0	0.000		
													0					0	0.000		
													0					0	0.000		
													0					0	0.000		
													0					0	0.000		
<b>Total</b>								<b>0</b>	<b>107</b>	<b>71</b>	<b>55</b>		<b>233</b>	<b>0</b>	<b>70</b>	<b>70</b>	<b>70</b>	<b>210</b>	<b>1.600</b>		

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

PROJECT	SUB-AREA	PRIORITY  Low / Medium / High	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	
Glenesk Extra Care Housing, Avenue Road, Dalkeith	B	Medium	Viewpoint	30							30				0				0		30		30	2.160	
Stobhill Depot, Newtongrange	B	Medium	Midlothian Council	50							50				0				0			50	50	2.850	
Stobhill Depot, Newtongrange	B	Medium	TBC		20						20				0				0		20	20	0.880		
Mauricewood, Penicuik	A	High	CALA/Avant	133							133				0				0		42	36	55	133	5.460
Redheugh, Gorebridge	B	Medium	Arniston Estates								N/A				0				0				N/A	N/A	
											0				0				0				0	0.000	
											0				0				0				0	0.000	
											0				0				0				0	0.000	
											0				0				0				0	0.000	
<b>Total</b>				213	20	0	0	0	0	0	213	0	0	0	0	0	0	0	0	0	72	106	55	233	11.350

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

PROJECT ADDRESS	SUB-AREA	PRIORITY  Low / Medium / High	GEOGRAPHIC COORDINATES (X:EASTING Y:NORTHING)	DEVELOPER	FUNDING SUPPORT SOURCE	APPROVAL DATE  Financial Year (Actual or Estimated)						TOTAL	UNIT COMPLETIONS					TOTAL UNIT COMPLETI ONS	NON SG FUNDING TOTAL £0.000M	OTHER NON- AHSP SG FUNDING (IF APPLICABLE) £0.000M	TOTAL FUNDING £0.000M
							2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	TOTAL SITE STARTS	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23				
Eskdail Terrace, Bonnyrigg	B			LAR	SG Loan	2017/18	18					18	18					18	N/A	M/A	0.000
Not known	B			LAR	SG Loan	2017/18	5					5	5					5	N/A	N/A	0.000
												0						0			0.000
												0						0			0.000
												0						0			0.000
												0						0			0.000
												0						0			0.000
												0						0			0.000
												0						0			0.000
<b>Total</b>							23	0	0	0	0	23	18	5	0	0	0	23	0.000	0.000	0.000

**TABLE 5.1: COUNCIL TAX ON SECOND AND EMPTY HOMES(£0.000M)**

	<b>TAX RAISED OR IN HAND</b>	<b>TAX USED TO SUPPORT AFFORDABLE HOUSING</b>	<b>TAX CARRIED FORWARD TO SUBSEQUENT YEARS</b>
<b>PRE - 2015/16</b>			
<b>2015/16</b>	0.150	0.150	<b>0.000</b>
<b>2016/17</b>	0.156	0.156	<b>0.000</b>

**TABLE 5.2: DEVELOPER CONTRIBUTIONS (£0.000M)**

	<b>SUMS</b>			<b>UNITS</b>		
	<b>RAISED OR IN HAND</b>	<b>USED TO ASSIST HOUSING</b>	<b>SUM CARRIED FORWARD TO SUBSEQUENT YEARS</b>	<b>AFFORDABLE UNITS FULLY FUNDED FROM CONTRIBUTIONS</b>	<b>UNITS PARTIALLY ASSISTED FROM CONTRIBUTIONS</b>	<b>UNITS TOTAL</b>
<b>PRE - 2015/16</b>						
<b>2015/16</b>	£1.022	£1.022	<b>0.000</b>		<b>18</b>	<b>18</b>
<b>2016/17</b>	£0.335	£0.335	<b>0.000</b>		<b>69</b>	<b>69</b>



