



CAPITAL INVESTMENT STRATEGY 2018 - 2028

Midlothian

A Great Place to Grow

June 2018

Contents

Foreword	1
Context & Vision	3
Sustainable Growth in Midlothian	6
Getting it Right for Every Midlothian Child.....	22
Adult Health and Integrated Social Care	32
Community Safety	37
Improving Opportunities in Midlothian	38
Service Provision	43
Funding Strategy	44
Governance	44

Foreword

The South East of Scotland is recognised as a key area for economic and population growth within Scotland with Midlothian Council projected to be the fastest growing Council in Scotland.

Population growth in Midlothian over the next 10-15 years will see Midlothian's 0-15 year's population increase at 20% and the 75+ year's population increase at 100% between 2014 and 2039. Failure to resource and plan for these rises will significantly impact the Council's ability to fulfil its statutory obligations in relation to these age groups and the needs of the whole community.

This growth brings opportunities and supports the Council vision of being 'A Great Place to Grow'. As a growing Council this brings the opportunity to redevelop parts of Midlothian, improve infrastructure with a focus on area targeting, improving economic opportunities, improving education and health outcomes.

This growth creates the opportunity to meet the housing need with 25% of new homes being built in the affordable housing sector, in addition to the expansion in Council House building. This construction will also directly support employment in construction. Wherever possible, new housing will be located close to good community facilities, shops and employment opportunities, with efficient and high quality public transport connections. New development shall be of high quality, balancing a desire for good contemporary design with respect for the area's heritage. The established community will benefit as much as possible from growth, through new affordable homes, enhanced employment prospects, improved facilities and the development of green networks with opportunities for leisure and recreation. Midlothian will continue to have a close relationship with the capital city for employment and services, supported by improvements in transport provision, not least Borders Rail. The natural and built environment will be protected and be an attraction and inspiration to its communities and visitors alike.

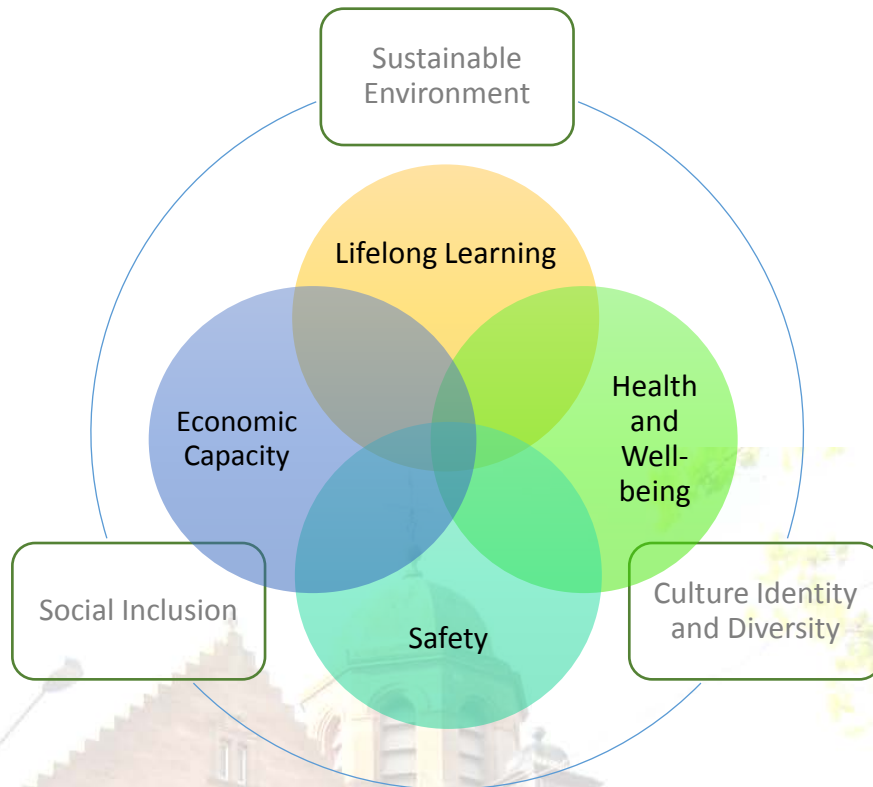
Recognising its responsibilities to both existing and new residents, Midlothian Council will work with its communities and partners to ensure that prosperity, quality of life and wider sustainable development principles are central to its planning decisions.

Midlothian Council's targeted investment is in supporting our greatest resource: Midlothian's people. Recent and continuing investment in our school estate is helping to address educational attainment rates and give our young people an opportunity for a great start towards future careers. This Capital Investment Strategy brings together many strands of the Council's activities to build upon our past successes and drive forward in a co-ordinated and achievable manner for the benefit of Midlothian and its citizens.



Midlothian - A Great Place to Grow

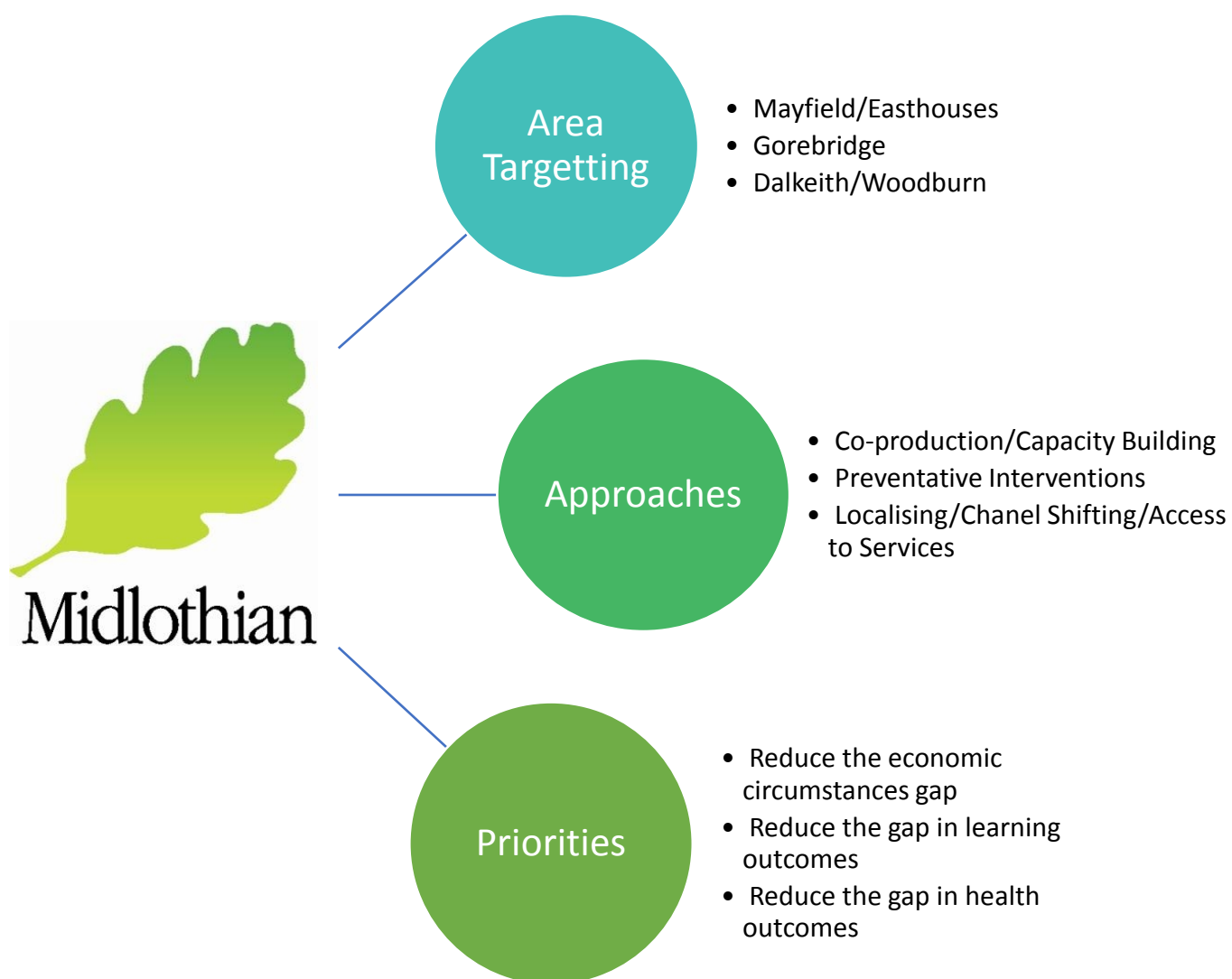
Midlothian has committed to a longstanding aspiration for the area to be framed around Sustainable growth, social inclusion and quality of life. This has underpinned the change seen across the area through the priorities of the Community Planning Partnerships and as reflected in our Single Midlothian Plan. The underlying vision of these partnerships has remained relevant:



Context and Vision

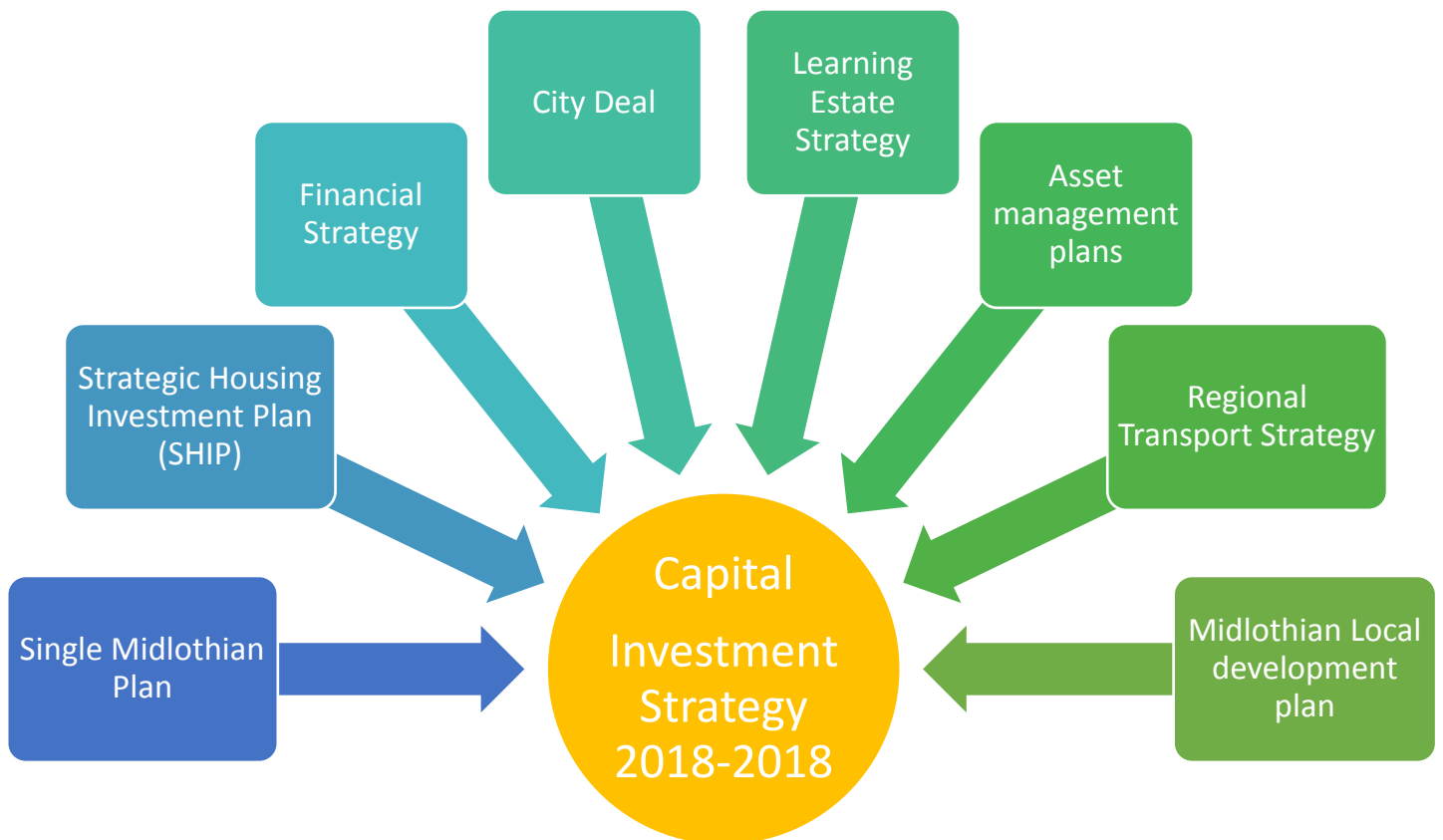
Midlothian Council delivers its priorities through the Community Planning Partnership (CPP) and the Single Midlothian Plan. Taking into consideration evidence regarding the comparative quality of life of people living in Midlothian, it is clear that less well-off residents experience poorer health, have fewer or no choices in how they use low incomes, and also that there is a proven relationship between these factors and their learning. Education is generally the best route out of poverty.

As a result the current top priorities for the Council are set out below in the Map of the Community Planning Partnerships below:



Context and Vision

As recommended in the Accounts Commission report by Audit Scotland, This Capital Investment Strategy sits centrally within the Council’s future planning activities and in doing so has to reflect the demands of each strategy to ensure positive outcomes are achieved at the right time for the maximum benefit to Midlothian.



The Capital Investment Strategy sets out the vision for capital planning within the following Single Midlothian Plan themes:

-  **Sustainable Growth in Midlothian**
-  **Getting it Right for Every Midlothian Child**
-  **Adult Health and Integrated Social Care**
-  **Community Safety**
-  **Improving Opportunities in Midlothian**
-  **Service Provision**

Sustainable Growth in Midlothian



The Sustainable Growth theme's overarching objective will be to contribute to the delivery of the Midlothian Local Development Plan 2017-2027. The Strategic aims being to:

- Implement the requirements of the Strategic development Plan for South East Scotland (SESplan);
- Contribute to the delivery of successive Midlothian Single Outcome Agreements;
- Support the development of a vibrant, competitive and sustainable local economy;
- Safeguard and enhance Midlothian's natural and built heritage, which sustains the quality of life of its communities;
- Response robustly to the challenges of mitigating climate change and adapting its impacts;
- Provide positively for development which secures long-term social, economic and environmental benefits for existing and new residents, and not just short-term gain;
- Identify and implement a Green Network for Midlothian consistent with national and regional green network projects and;
- Help ensure that Midlothian is a welcoming and enriching place to live, work and visit.

Sustainable place-making factors and the wider principles of sustainable development provide the basis for the environmental, social and economic objectives that sit under our Local development plan. These objectives are set out below.

Social Objectives

- Provide an adequate supply and mix of housing suited to local needs, including affordable housing.
- Secure active and sustainable transport options for existing communities and future growth areas, and promote opportunities for walking, cycling and public transport, including links to shared open spaces.
- Create new and/ or extended communities that are more self-contained with local access to jobs, services and facilities and a strong neighborhood focus.
- Seek agreements and partnerships with developers and agencies to ensure delivery of infrastructure, affordable housing, facilities and environmental enhancement.
- Improve access opportunities to public open space and to Midlothian's countryside.

Environmental Objectives

- Protect Midlothian's built and historic environment from inappropriate development.
- Avoid coalescence and the loss of community identity. Protect and enhance the countryside and rural environment, the landscape setting of towns and villages, and open space generally.
- Ensure careful integration of new building into the landscape.
- Prioritise the reuse of brownfield land over the development of Greenfield, especially Green Belt, land and the efficient use of land generally.
- Direct new development to locations which minimize the need to travel, particularly by private car.
- Promote sustainable energy solutions where this can be achieved in a manner acceptable in terms of the environment.
- Seek to achieve a high quality of design in all new development, including measures to promote community safety, low and zero-carbon technologies and resilience to the impacts of a changing climate.
- Safeguard and enhance biodiversity and take full account of development impact on the water environment whilst consideration being taken for its improvement.
- Facilitate a reduction in the environmental impact of waste.

Economic Objectives

- Support Midlothian's growing economy by creating quality and sustainable business locations.
- Deliver Business Gateway support services, and promote local procurement, to encourage the expansion of existing local businesses and the creation of new ones.
- Identify new economic and commercial opportunities to provide local jobs and help reduce out-commuting.
- Seek the early implementation of strategic transport and other physical and digital infrastructure projects, including the roll-out of high speed broadband, and ensure that efficient use is made of existing and new infrastructure.
- Develop and promote tourism with a clear focus on activities, built heritage and the rural environment.

Much has already been achieved in recent years to transform the Midlothian economy and ensure that it is a catalyst for growth in the wider region, and we remain committed to maximising opportunities for inclusive economic growth.

In Midlothian we have established a number of key sectors including life sciences, healthcare, digital technology and creative industries. More needs to be done, however, to unlock further growth in these sectors and to realise the potential that exists in industries such as energy services and tourism.

Focusing on Economic Growth

Promoting economic growth is the primary objective of the Midlothian Economic Development Framework and the economic recovery plan, *Ambitious Midlothian*. This recovery plan corresponds to the Scottish Government's Economic Strategy. It is also a central objective of the Community Planning Partnership's Single Midlothian Plan. Midlothian Council seeks to deliver economic benefits by:

- **providing land and supporting the redevelopment of existing sites/ property to meet the diverse needs of different business sectors;**
- **supporting measures and initiatives which increase economic activity;**
- **giving due weight to the net economic benefit of the proposed development; and**
- **ensuring the necessary capacity in the physical and transport infrastructure network is available to enable development.**



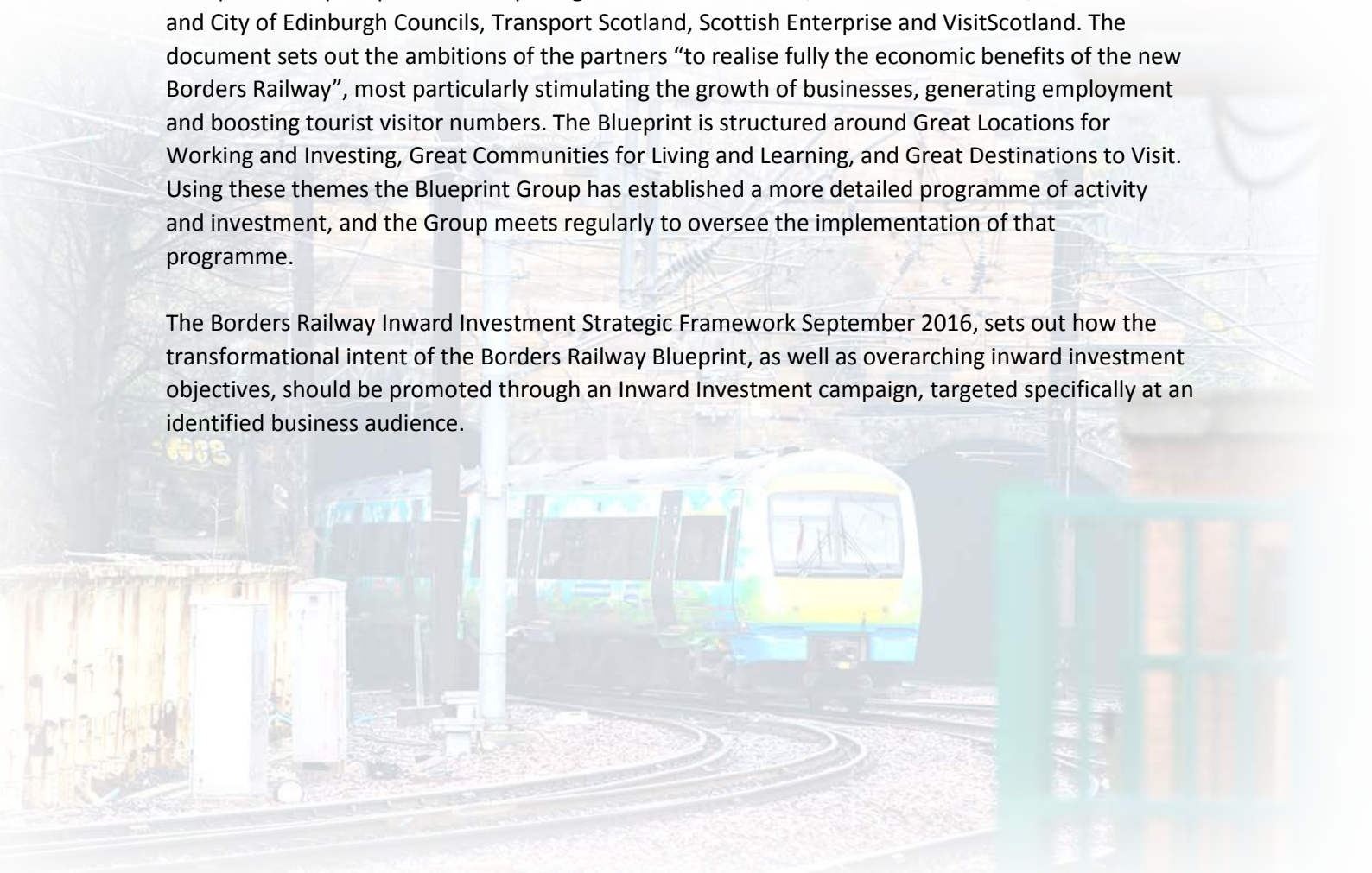
The Borders Railway linking Edinburgh, Midlothian and the Scottish Borders opened in September 2015, the project is a major investment providing additional travel opportunities for the people of Midlothian with four new stations at Shawfair, Gorebridge, Newtongrange and Eskbank. In addition The Borders railway is breathing new life into the economies of Midlothian, the Scottish Borders and Edinburgh, offering fantastic opportunities for Business, investment and employment.

The line provides ready access to education/training at Edinburgh College, Borders College and Queen Margaret University with improved access to the labour markets in Edinburgh and the Borders and is a catalyst for housing growth.

Over the next few years, the Edinburgh city region is expected to see significant economic and population growth, along with rising tourism volumes, a diversifying business base and increased demand for skills. The Borders Railway will help regenerate our priority Communities through which the railway passes.

“Borders Railway – Maximising the Impact: A Blueprint for the Future” was published by the ‘Blueprint Group’ of partners comprising Scottish Government, the Scottish Borders, Midlothian and City of Edinburgh Councils, Transport Scotland, Scottish Enterprise and VisitScotland. The document sets out the ambitions of the partners “to realise fully the economic benefits of the new Borders Railway”, most particularly stimulating the growth of businesses, generating employment and boosting tourist visitor numbers. The Blueprint is structured around Great Locations for Working and Investing, Great Communities for Living and Learning, and Great Destinations to Visit. Using these themes the Blueprint Group has established a more detailed programme of activity and investment, and the Group meets regularly to oversee the implementation of that programme.

The Borders Railway Inward Investment Strategic Framework September 2016, sets out how the transformational intent of the Borders Railway Blueprint, as well as overarching inward investment objectives, should be promoted through an Inward Investment campaign, targeted specifically at an identified business audience.



Borders Railway Corridor Masterplans

Long term provision plans to develop Newtongrange, Stobhill and Lady Victoria are currently being prepared. The aim of these masterplans will be to maximise the economic and community benefits resulting in the opening of the Borders Railway. The masterplans were commissioned jointly by the Borders Railway Blueprint partnership and Midlothian Council.

Extensive consultation took place as part of both masterplans including local residents, businesses, land owners and community Councils.

After a detailed economic Impact Assessment was carried out, the report indicates that the Masterplan outcomes drive a significant financial benefit to Newtongrange and to Midlothian as a whole. The combined effect of both masterplans is a £20.2 million GVA per annum (Gross value add). In addition 447 jobs are estimated to be generated for Midlothian across both Masterplan sites.

Newtongrange Town centre

The masterplan aims to regenerate Newtongrange village centre which includes provisions for:

- Community Hub and new Church centre at the heart of the village.
- New mixed tenure housing in an accessible location.
- New retail units.
- Enhanced and improved public realm at heart of village
- In doing so seeks to create animation, footfall and strong connectivity to the Station and Mining Museum.

Stobhill / Lady Victoria

The masterplan provides a heritage lead mixed use regeneration scheme which includes:

- The creation of a tourism orientated commercial/retail development which enhances the rich heritage of the National Mining Museum and complements the town centre retail uses.
- Significant employment opportunities created by retail and commercial space and industrial units
- Provision of mixed tenure residential development of varying sizes and types.
- Focuses on green space with strong pedestrian and cycling routes to the town centre and rail station and the wider area.
- Potential for health centre with essential parking provision, benefitting the wider health catchment area.

Sustainable Growth in Midlothian

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. It is one of the most prosperous and productive UK regions and includes Scotland's iconic capital city, recognised worldwide for its culture, history and Architecture.

A key driver for the investment in this deal is the opportunity to address inclusion across the region. However, Prosperity and success is not universal across the region as **21% of children are living in poverty; there is a lack of mid-market and affordable housing; and too many people are unable to move on from low wage/low skill jobs**. The deal will address these issues, create new economic opportunities, and is expected to provide up to 21,000 new jobs. The region's new skills programme, alongside improved transport and housing provision, will ensure that businesses and communities across the region will benefit and will be given the chance to take advantage of these exciting new opportunities.

The City Region Deal is a mechanism for accelerating growth by pulling in significant government investment. By investing funding in infrastructure, skills and innovation the economic performance will be significantly improved, which will not only generate funds to pay back this initial investment but also draw in significant additional funding from the private sector.

The A701/A702 road improvements including the junction with the A720 City Bypass is a critical part of delivering the Easter Bush development and will benefit from funding through City Deal. The Midlothian Local Development Plan includes proposals for a new road relieving traffic congestion on the existing A701 and to provide a new link road between the A703 and the A702. The existing A701 would be upgraded as a primary route for public transport, walking and cycling, while the new A702 spur road would provide improved access from the strategic road network to the Easter Bush campus.

Easter Bush Development

The UK Government and the Scottish Government will provide up to £350m of capital funding over a fifteen-year period to support the development of Data storage and analysis technology that will allow large datasets to be brought together, in a secure environment, from public and private sector organisations. This data analysis repository will allow the development of new products and services within key sectors. It will be based at the University of Edinburgh's UK's National Supercomputer Centre at Easter Bush in Midlothian and will be connected to a region-wide Internet of Things (IoT) network. Five research, development and innovation sectoral hubs across the regions will draw on the data repository and support activity in key sectors including a Scaled-up incubation space for bioscience businesses and specialist facilities at **Easter Bush Midlothian**, delivering alignment with the Roslin Institute's research excellence in agritech and extensive industry partnerships.

The business and major science-based academic, research and manufacturing facilities based at Easter Bush will not only enhance the economy of Midlothian and the wider region but will also be a make a crucial contribute to the Scottish economy.

Sustainable Growth in Midlothian

Midlothian Campus of Edinburgh Science Triangle

Biotechnology and bioscience are identified by the Government as having significant potential for economic growth and job creation. The development of this sector in Midlothian is focused around The Midlothian Science Zone in the A701 Corridor where a specialised science, research and technology cluster incorporates six out of the eight science parks and research facilities that comprise the Edinburgh Science Triangle. Within the cluster, the Midlothian BioCampus (Gowkley Moss), Scotland's first dedicated national bio-manufacturing campus, was recently designated as one of the five life science Enterprise Areas in Scotland, demonstrating the importance of this sector in this location and providing a further impetus to growth prospects in the A701 Corridor. Development of the sector is locally, strategically, nationally and internationally important and it is therefore a priority of the Midlothian Local development Plan to protect and promote its growth in this locality.

Enterprise Areas were established by the Government to stimulate key sectors of the Scottish economy and create jobs. A range of incentives are available, including discounted business rates (up to 100%); enhanced capital allowances for investment in plant and machinery; a streamlined planning application process; high speed broadband connections; international promotion and marketing; and skills and training support. The MLDP acknowledges the Enterprise Area as a positive intervention in the promotion and development of bioscience facilities at The Midlothian Science Zone. Through *Ambitious Midlothian*, it is promoting the creation of a Business Improvement District (BID) at The Midlothian Science Zone to enhance collaboration between companies and to market the area as a bioscience location.

There have been significant investments at The Midlothian Science Zone in recent years such as the University of Edinburgh's Royal (Dick) School of Veterinary Medicine (including the small and large animal teaching hospitals) and the Easter Bush Research Consortium. A *Bush Framework Masterplan* has been prepared through partnership working to help guide future development on the site, and investment in the infrastructure required to maximise its growth potential.



Destination Hillend

A business plan is currently being developed to transform Midlothian's Snowsports facility into a year round tourist attraction. The proposals for "**Destination Hillend**" represent a significant expansion of the existing Snowsports centre which is anticipated to generate significant revenues from the investment and also secure the centre's future as a centre of excellence for artificial skiing and snowboarding. The development located on the northern slopes of the Pentland Hills is an important asset as a recreational and educational resource utilised by many local schools and host to competitions of an international standing.

Proposals for this exciting development include accommodation, related retail and restaurant facilities to support the centre.



Sustainable Growth in Midlothian

Operational Property Portfolio

The Property and Facilities Management team delivers suitable and efficient operational property for the delivery of Council services including offices, community centres, libraries, residential care homes and depots. A strategic capital investment plan ensures that appropriate capital investment is made in the operational property portfolio to provide and maintain high quality, safe, suitable and energy efficient premises. Major capital investment is also made in the school estate to deliver new build and refurbished educational facilities.

Capital investment in the ongoing property rationalisation programme ensures operational properties are operating efficiently. Through intensification of use of these properties other properties have become surplus to requirement. These surplus properties are sold, transferred to the community via the community asset transfer process or demolished. Capital investment on property rationalisation has, and will continue, to reduce the Council's property costs.

Our Property Assets team will continue to work on maximizing the utilisation of the Council's property portfolio including progressing sites for the building of additional social housing. This will stimulate new business and attract employment opportunities to Midlothian.

Building Energy

Energy consumption across the entire Midlothian Council buildings portfolio continues to be monitored on a monthly basis. Accurate monitoring capacity has been further enhanced due to an extension in the number of automatic read meters installed and improvements in data capture enabling remote monitoring of the meter readings by the Council's Energy Team. Further smart meters, capturing gas supplies in a number of buildings have been progressed, and more are planned for the years ahead.

There has been a two year light replacement programme in the majority of schools.

Building asset rationalisation under the EWIM project through the closure, demolition and selling of properties have had a beneficial effect on energy consumption resulting in fewer emissions.



Our Place – Environmental Quality

Midlothian's Country Parks situated at Hillend, Dalkeith, Vogrie and Roslin Glen play an important role in providing outdoor recreation in locations that are in relative close proximity to Midlothian's towns and villages. They provide for more concentrated and intensive recreational use than other parts of Midlothian's countryside and are key destinations in terms of the Midlothian Green Network. The Capital Strategy incorporates a provision for the replacement of play equipment in at Vogrie and other parks throughout the county.

In addition we will continue the restoration of our green space to provide a framework which both enhances Midlothian's image and thus making Midlothian an attractive and vibrant place to visit, while at the same time creates an environment which contributes to the health and wellbeing of our citizens.

Green Spaces

There is strong evidence for the health and wellbeing benefits from “green exercise” - a term which encompasses ways of using the outdoor and contact with nature to foster better health. This covers activities including walking, cycling, gardening, volunteering outdoor learning and play as well as just enjoying being in the green environment and nature.

There are a number of key areas which we will deliver:

- Improve the quality of parks and open space through design to encourage use and maximize the potential to enhance health and well-being.
- Link into the school estate in terms of maximizing play opportunities and open space management. Including Outdoor play equipment at Rosewell and Gorebridge.
- Develop a Green Health Partnership with key stakeholders including Scottish National Heritage and Forestry Commission etc. in order to promote a number of initiatives including green prescribing and influence facility design of open spaces and parks.
- Core path and Green Circular Development to encourage walking and cycling etc.
- Develop our Sport and Leisure Activity Strategy
- Deliver specific projects in relation to active lives, play and sport including the installation of Outdoor Fitness equipment at King George V Park. Specific projects include the refurbishment of Play areas across Midlothian.



Sustainable Travel & Transportation

The Midlothian Council Travel Plan 2017/21 demonstrates how Midlothian Council has applied national, regional and local policy to its own operations, in support of transport policy across Scotland. Occupying a key location in Scotland's Central belt, and as a result of its location next to Edinburgh, Midlothian is subject to substantial growth pressures. One of the key issues that emerged at the consultation stage for the Council's Local Transport Strategy (LTS) is the potential for this to ultimately damage the local economy and environment. As the largest employer in Midlothian, travel connected with the Council's operation has the potential to exacerbate or ameliorate this situation.

Midlothian Council is a member of SEStran, one of 7 regional transport partnerships in Scotland 2008-2023. In 2008 the Regional Transport Strategy (RTS) was submitted to Scottish Ministers for approval. It forms a blueprint for transport development in South East Scotland for the 21st century and sets out core work for the next 15 years. The RTS outlines a commitment to the development of travel plans by its local authority members and others. To support the RTS in the delivery of travel plans, SEStran has produced a travel plan strategy with the following aims:

- to increase use and awareness of travel plans in the SEStran region.
- to increase the use of Tripshare Sestran, a web-based system encouraging car sharing.
- to promote sustainable transport more generally (especially where of relevance to travel plans).

Midlothian Councils Travel Plan supports the following strategic actions and obligations on:

Outcomes and priorities for the Council and its partners in the Single Midlothian Plan include environmental limits are better respected in relation to waste, transport, climate change and biodiversity. People are able to look after and improve their own health and wellbeing and live in good health for longer. Investing in our people and our infrastructure in a sustainable way.

Climate Change (Scotland) Act 2009 – The Scottish Government has set an overall target of at least an 80% reduction in Scotland's carbon emissions by 2050, with an interim target of at least 42% reduction by 2020.

The Council is a signatory to Scotland's Climate Change Declaration, which commits to achieving a significant reduction in greenhouse gas emissions from its own operations, including travel and transportation.

Midlothian Council has also been working to promote the health of employees in a variety of ways through the Healthy Working Lives Scheme. Travel and transportation are a priority in the Council's Healthy Working Lives Statement of Intent in relation to the environment. In 2013, the Council achieved its first Gold award which has been renewed in 2016. This Travel Plan contributed to achieving that award.



The Lothian Joint Physical and Complex Disability Strategy recognises that disabled people require an accessible environment. This Travel Plan contributes to maintaining and improving accessibility for disabled people and the wider community in terms of our own operation, whilst reducing environmental impacts.

City deal will deliver major investments to ensure that the regions are served by world class infrastructure. The SESplan cross boundary study of the region has helped to show where transport investment will be most effectively targeted. The Scottish Government will invest up to £120m to support improvements to the A720 City Bypass principally for the grade separation of Sheriffhall roundabout.

The A701/A702 construction scheme and junction with the A720 will also receive funding through City Deal as part of the Easter Bush development. The Midlothian Local Development Plan includes proposals for a new road relieving traffic congestion on the existing A701 and to provide a new link road between the A703 and the A702. The existing A701 would be upgraded as a primary route for public transport, walking and cycling, while the new A702 spur road would provide improved access from the strategic road network to the Easter Bush campus.

We will continue to work with the City Deal partners, Transport Scotland and SEStran to bring forward proposals to consider the best option to ensure sustainable modes of transport contributes to improving the environment and reducing congestion. We will look to invest in the road network to maintain and improve road safety. Midlothian Council will continue to work with other organisations (transport and economic development related) to improve Midlothian's connectivity to the rest of Scotland and beyond.

Sustainable travel – Midlothian's Local transport Strategy

Through Midlothian Council's Local transport strategy, we are seeking to develop an active travel network to promote sustainable travel and give priority to walking, cycling and public transport initiatives and developments over provision for car-based travel. The network will be a combination of existing and planned routes and infrastructure which would include:

- **safer routes to school;**
- **re-prioritised road space to support walking and cycling;**
- **dedicated routes to encourage walking and cycling to work, and for recreation and leisure;**
- **the proposed Midlothian Green Network and Core Paths network;**
- **the integration of new and existing housing and economic development; contributions towards cross-boundary/long distance recreation and commuting routes;**
- **the development and extension of the National Cycle Route Network; and facilities for visitors and tourists.**
- **A continuing provision to replace road surfacing and footways and the replacement of street lighting which has reached the end of its design life.**

Vehicle Fleet & Plant

A modern Fleet that is fit for purpose and reduces the environmental impact of the councils transport activities plays a vital role in supporting all departments in delivering their operations.

Fleet tracking software continues to assist the Council in maximising the efficiency of its fleet vehicles in operation. Further efficiencies in operation and maintenance of vehicles will be achieved with the move to Hopefield and the introduction of new fleet management software and improved maintenance facilities. The size of the fleet remains under review, ensuring that the number of vehicles in operation is matched with service requirements. Ongoing cycles of fleet vehicle replacement include consideration of environmental credentials and compliance with Euro engine standards. There are 13 electric vehicles in the fleet. The majority of the fleet have Euro 5 engine standards and all new vehicles meet Euro 6 engine standards. Going forward vehicles the latest Euro engine standards will be applied to all new vehicle purchases.



Recycling & Waste Management – Zero Waste Project

The Council is committed to achieving the targets set out by the Scottish Government in Scotland's Zero Waste Plan and Midlothian is signed up to The Household Recycling Charter. A joint Midlothian/City of Edinburgh Council Recycling and Energy Recovery Centre (RERC) at Millerhill to treat kerbside collected residual waste is currently in the advanced stages of construction. The joint project will aid both Councils meet Zero waste targets and also produce energy for the National grid.

The plant is set to enter full operation in 2019 and will incinerate around 135,000 tonnes of household residual waste and a further 20,000 tonnes of commercial waste every year. It will generate sufficient electricity to satisfy the energy demands of up to approximately 32,000 households. Construction will continue through the rest of 2018 and the two Councils are expected to start delivering waste to the facility at the end of the year to allow the important commissioning and testing phase to get underway.

A separate facility, which takes all of the food waste collected by the partner councils, is already in operation on the neighboring site to the RERC. It is hoped that these new facilities treat both food and non-recyclable waste, creating renewable energy in the process, will help both authorities contribute to the national recycling target of 70% by 2025 and the national landfill diversion target of 95% by 2025.

In addition Midlothian Council is developing a comprehensive waste strategy that will further inform the direction of travel in relation to waste services for the foreseeable future. This will focus on the Household Recycling Charter and associated Code of Practice which the Council is a signatory to, in an effort to ensure that legislative recycling levels can be achieved and that materials separated for recycling continue to be taken by the market.



Street Lighting

Street lighting provides many benefits to Midlothian including reducing crime and the fear of crime, preventing night time injury or accidents and promoting economic development by supporting a 24 hour economy.

In order to maintain current service levels the Council aims to provide lighting which meets the requirements of a dynamic and modern Midlothian combined with the correct equipment to minimize energy and maintenance demands and to provide a safe and robust electrical infrastructure. The benefits of this will be to reduce energy costs and consumption, carbon usage and maintenance costs as well as reducing light pollution.

LED upgrades have taken place over 25% of the street lighting network. On the more recent upgrades the LED have been dimmed by 30%. A trial is ongoing with lights being dimmed by 10% at 10pm and 50% between 12am-5am. Through capital investment there is an ongoing column replacement programme that replaces the old galvanised steel with aluminium columns with upgrades to LED at the same time. All new housing developments are installing LED lanterns with Central Management Systems. New LED traffic systems are being installed with SELV (safety extra low voltage).

As infrastructure projects expand, and with new developments in technologies we need to ensure that our infrastructure is fit for purpose and most importantly of all, safe for use. To meet these demands, we will invest in further energy efficient LED lighting throughout Midlothian as well as investing in new electrical networks and supporting infrastructure.

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Roads

The Council recognizes the benefit derived from completing permanent, structurally robust repairs to roads and utilizes a road programme developed in accordance with national asset management standards. The programme sets out to complete preventative maintenance work designed to improve road surfaces prior to structural failure and seal the surface to water ingress while the condition is still suitable for lower depth surfacing interventions.

The rolling maintenance programme aims to balance the benefits of whole life cost extension and the resilience of asset condition to achieve the Councils service standards objectives.

Roads continue to improve opportunities within Midlothian and work with regional/national partnerships in delivering key transport projects including the progress of the A701.

Getting it Right for Every Child in Midlothian



2017 Mid-Year population estimates there are 19,254 children and young people aged 0-17 years living in Midlothian. This represents 21.4% of our total population of 90,090.

Getting it right for every child (GIRFEC) is a national approach in Scotland to improve the outcomes, support and wellbeing of our children and young people by offering the right help at the right time. Midlothian Council and partners have framed long terms outcomes set out as follows:

- **Every child in Midlothian has the best start in life and is ready to succeed**
- **The life chances for Midlothian's children, young people and families at risk have improved**
- **Our people are successful learners, confident individuals, effective contributors and responsible citizens**

An ongoing commitment to delivery of the best possible educational outcomes includes investment in the Primary and Secondary school estates. The Scottish Government's commitment to increasing nursery hours will also drive an increased need for enhanced or new facilities throughout Midlothian.

Getting it Right for Every Child in Midlothian

Schools for future

Midlothian remains committed to the creation of a world-class education system, We have developed a **learning estate strategy aimed at delivering Excellence and Equity** by reducing inequalities and delivering improved outcomes for all Midlothian's children and young people. Our focus is on reducing inequalities, improving levels of educational attainment and enabling children with additional and complex needs to access high quality services. The service promotes targeted support towards early years and addresses the key issues which can act as barriers to children achieving their full potential.

To fully implement our ambition to create a world-class education system through excellence and equity the following core principles are embedded into the learning estate strategy:

- Promoting excellence and equity by delivering a more equitable distribution in learning opportunities by ensuring that every one of our children has the right to aim for excellence and to attain excellence in multiple ways
- Interrupting the cycle of poverty by school hubs having a role at the heart of their community to help address the inequalities that reduce life chances;
- Getting it right for every Midlothian child by utilising the school estate to deliver early intervention strategies through, where possible, the co-location of services together with a family learning approach;
- Taking a community based approach to building schools which meet the needs of communities and enhance the lives of all those who live in those communities.

To realise our ambitions for Midlothian's children and young people, we plan to develop our school estate and homes which provide care to some of the most vulnerable children in the area. Our vision is to signal the high value we place on learning and care. We want our schools to be places which people and communities will enjoy using and are proud of;

which are well designed, maintained and managed and which encourage continuous engagement with learning; which are far more than just 'educational establishments' whose quality of environment supports an accessible range of services and opportunities and which enrich the communities they serve and the lives of learners and families.





First centre for Excellence at Newbattle

Newbattle Community Campus is Midlothian's first centre for Excellence. The campus which opened in May 2018, offers students from across Midlothian the chance to gain digital industry skills from film and video production to programming, coding, games developments, robotics and graphic design.

Education - Our Key Priorities

Over the next 10 years our key priorities will be focused in the following areas:

Early Years

The Scottish Government has made a commitment to increase funded Early Learning and Childcare provision from 600 hours to 1140 hours by 2020. This requirement has a direct and immediate impact on our estate, and this project is a priority for our capital spend plans.

A detailed plan for the expansion of early learning and childcare from the current entitlement of 600 hours to 1,140 hours by 2020 has been developed. The expansion is being phased in from 2017/18 and will reach full capacity in 2020/21. The plan incorporates Council provisions, partner providers (private, third sector and voluntary nurseries) and childminders, and will offer affordability, accessibility, flexibility and quality to parents and carers. The Scottish Government has confirmed the funding that the Council will receive to support this expansion.

The expansion plan will be iterative and will change as the needs of people who will be parents of 2, 3 and 4 year old children in 2020 are gathered, feasibility studies are carried out and quotes received, recruitment and training of staff progresses, and important guidance on partner providers, childminders and funding follows the child are published by the government. The expansion plan is closely aligned with the Learning Estate Strategy to ensure that learning estate planning takes into account the increased early years provisions required, that the expansion plan takes up the opportunities for efficient use of resources presented by the works required to the school estate in the short term, and is sustainable in the long term.



Getting it Right for Every Child in Midlothian

Primary School Estate

The number of primary pupils generated from established housing across the county attending Midlothian primary schools equates to 190 pupils for every 1,000 houses. The number is higher for new housing, which generates between 300 and 470 primary pupils for every 1,000 houses. In recent years we have experienced these higher numbers of pupils coming forward from new housing development in areas such as Bonnyrigg and Mayfield. The effect of this is more rapid pupil growth as a result of new housing than we had originally expected. However we anticipate that when the new developments mature the pupil numbers will eventually fall back to the established primary pupil product of 190 pupils for every 1,000 houses. This presents a challenge for planning the provision of school capacity.

These factors indicate that a newly built development with 1,000 houses would initially generate 470 pupils, if 90% attend a non-denominational school, that would require a two-stream school, however to maintain full use of that school's capacity would require a community with over 2,000 homes.

Midlothian's preferred model of primary school provision has been a two stream school, designed with capacity to accommodate 60 pupils at every stage of Primary 1 to Primary 7, a total of 420 primary pupils. However, in areas of significant growth the learning estate strategy is based on a three-stream model where the population requires this, for example in Bonnyrigg, Dalkeith and Shawfair.

In addition the learning estate strategy cautions against the building of single stream primary schools moving forward. A single stream primary school has the capacity to accommodate 30 pupils at every stage of Primary 1 to Primary 7, a total of 210 primary pupils. It is becoming increasingly challenging to attract Head Teachers to single stream schools and the growing population in Midlothian would mean that a combination of two, but preferably three stream schools would be the model moving forward.

The 2015 census reports that around 10% of Midlothian's population identified themselves as Roman Catholic, while the analysis of pupils attending Midlothian primary schools in 2016 shows that 898 pupils (12.4%) choose to attend a denominational school. Of these only 337 children are Roman Catholic, spread across the seven denominational primary schools in Midlothian.

Using 10% to estimate the number of Roman Catholic children of primary school age equates to 47 denominational pupils for every 1,000 new houses and 23 denominational pupils for every 1,000 established houses. These smaller numbers mean that a newly built community would need to have about 9,000 houses to require a two-stream denominational school, and to maintain full use of that school's capacity would require a community with over 18,000 houses. The numbers required to support a single stream denominational school would be a community with 4,500 newly built homes and the community would need to grow to 9,000 homes to maintain full use of that school's capacity.

A review of denominational school provision is required to establish the best strategy to continue to provide denominational education in Midlothian and further consultation work needs to be undertaken. Officers will progress this review and bring a report back to Council in 2018.

Secondary School Estate

The numbers of secondary pupils generated from established housing across the county attending Midlothian non-denominational schools equates to 130 pupils for every 1,000 houses. The number is higher for new housing, which we estimate generates between 200 and 330 secondary pupils for every 1,000 houses. These numbers are based on experience to date and on the traditional delivery model for secondary curriculum, which may change as Curriculum for Excellence becomes more established.

The 2013 Scottish School Estate Statistics show that only 1 out of 365 secondary schools has a roll over 1,800 pupils. Using these parameters indicates that for a Midlothian community to be able to sustain a secondary school with no less than 750 pupils, it should have at least 6,000 houses. It also indicates that a community with more than 13,000 houses is going to generate more pupils than would be seen as optimum for one secondary school.

Views from Midlothian's group of secondary school head teachers vary but there is universal agreement that, in the Midlothian context, schools below 750 pupils are undesirable due to the consequent restrictions in curricula choices, and overall sustainability. The group also felt there were benefits in larger schools being able to attract high calibre staff from a wider pool of candidates as a career pathway would lead to a bigger school with more responsibilities and opportunities. There was general agreement that an upper limit of about 1,800 pupils would achieve a reasonable balance.

Therefore this strategy proposes a secondary school estate with schools of no fewer than 750 pupils moving forward and no larger than 1,800 pupils.

Learning Estate Strategy – Short term requirements

The Councils Learning Estate Strategy which links the Midlothian Local Development Plan to the School estate strategic plan (2017-2045), sets out Midlothian's Short term requirements of our school estates:

Build a three stream replacement Danderhall Primary School, as agreed by Council in February 2017, required for August 2020.

Bring the capacity of Newtongrange Primary School up to two stream, required for August 2021.

Expand Burnbrae Primary School to three stream by building additional capacity at the school campus on Rosewell Road, as approved by Council on 29 August 2017, planned for August 2019.

Enhance core facilities, such as toilets and changing facilities, at Lasswade High School to provide capacity for 1,600 pupils, required immediately.

Build a new primary school in Bonnyrigg on Hopefield Farm 2 housing development site (Hs12), required for 2022.

Build a three stream replacement Lasswade Primary School on a new site, required for 2023.

Extend Rosewell Primary School from single stream to a two stream primary school, required for 2022.

Extend and refurbish Sacred Heart Primary School, including early years' expansion.

Extend Cuiken Primary School to two stream.

Present a report to Council when a potential site has been identified for a secondary school along the A701.

Penicuik High School extension and adaptations.

Extend Bilston Primary School to two stream, required by 2023.

New primary school at Auchendinny to replace Glencorse Primary School, required by 2023.

Extend Strathesk Primary School, one class extension, required for 2022.

Progress the review of denominational school provision across Midlothian and bring a report back to Council in 2018.

Learning Estate Strategy – Longer Term requirements

Longer terms requirements for each learning community and the estate to meet the needs of children and young people are set out below:

Shawfair Cluster

We estimate that house building in **Danderhall and the wider Shawfair area** will increase pupil numbers to over 700 pre-school and 2,450 primary aged pupils.

In February 2017 Council agreed to replace Danderhall Primary School with a new three-stream replacement school on the current school site by August 2020. Additional school capacity is set out below:

- A new Shawfair town centre 3 stream Primary school required by 2024.
- A new Shawfair Newton village 3 stream Primary School required by 2029.
- Additional primary schools required at Cauldcoats by 2034 and at Newton farm by 2038.

Dalkeith, Gorebridge, Mayfield and Newtongrange

Further extensions will be required in the Dalkeith area with plans to:

- Extend Dalkeith high school to accommodate 400 pupils by 2026.

The development of the new settlement at Redheugh is planned to include a new primary school by 2024 and there are plans to extend St Andrews Primary School to single stream by 2026.

There is no immediate requirement to make a decision in respect of providing additional secondary capacity for the Gorebridge, Mayfield and Newtongrange areas. However, to ensure the Council is not limited in its future options, it has decided that a potential site should be identified and safeguarded for a secondary school to serve the Gorebridge area. In arriving at a decision on how best to provide secondary capacity in the existing Newbattle catchment consideration will need to be given the SIMD of any change in catchment areas and will also need to reflect the overall affordability gap of the Capital strategy and the Learning Estate Strategy in particular.

Bonnyrigg, Loanhead and Lasswade

We forecast in the longer term the **Bonnyrigg** area will have over 700 pre-school, 2,500 primary and 2,000 secondary pupils. Lasswade High School is a modern, recently built school which opened in 2013. This school is currently at its capacity of 1,480 pupils and occupies a site which could accommodate up to a maximum of 2,000 pupils. The plan is to:

- Extend Lasswade High School to accommodate 1800 pupils by 2028.
- Extend Hawthornden Primary School to two stream by 2025.

Midlothian's Digital Learning Strategy

Midlothian has a clear vision and strategy for Digital Learning. As a result, Midlothian will take full advantage of the opportunities offered by technology to equip our children and young people with the knowledge and digital skills essential for learning, life and work in the 21st century.

Midlothian's Digital Learning strategy is central to the Council's aim of delivering a world class education system. It is closely aligned with Scottish Government's policy and advice on digital learning and it also articulates with key national and local priorities including:

- Scotland's National Improvement Framework for Education (2016)
- The Scottish Attainment Challenge (2016)
- Midlothian's *Delivering Excellence* programme
- Visible Learning

Midlothian's strategy covers 4 key aspects associated with learning in the digital age Curriculum, learning and teaching; Leadership and professional learning; Digital participation; and Infrastructure.

Children's Homes and ongoing support

Local Authorities have a duty to provide accommodation for children in certain circumstances. Most children benefit from remaining locally where they can retain contact with family, friends and school. The Care Inspectorate registers and inspects both residential and foster care provision and care providers are expected to meet the standards in order to retain their registration.

From 1 April 2015, under new provisions in part 11 of the Children and Young People (Scotland) Act 2014, Continuing Care entitles a young person, born after 1 April 1999 and looked after in foster, kinship or residential care, to remain in their care placement up to their 21st birthday. Providing ongoing care and support is challenging and requires investment and collaboration across services to ensure the placement is appropriate to the needs of the young person, and others within their community.

Conclusion

A well-managed estate of schools and residential houses is of collective value to everyone in our communities. Across our Learning Estate Strategy we aim to deliver schools and residential houses whose conditions support and embrace their functions. This signals to all users that learning and caring for our children and young people is highly valued and therefore our learning and caring environments are priorities for investment for the Education and Children's Services and Midlothian Council.



Adult Health and Integrated Social Care

Between 2016 and 2026, the population of Midlothian is projected to increase from 88,610 to 100,410. This is an increase of 13.3%, which compares to a projected increase of 3.2% for Scotland as a whole. Midlothian is projected to have the highest percentage change in population size out of the 32 council areas in Scotland.

From 2014-16. Life expectancy in Midlothian is higher than at Scottish average for both males and females. Life expectancy in Midlothian was higher for females (81.4 years) than for males (77.9 years). Male life expectancy has rapidly increased in the last 10 years.

By 2035, the proportion of people in Midlothian over the age of 65 years will have grown to a quarter of the total population. While many older people enjoy good health there will inevitably be increased pressure on health and care services and on unpaid carers.



Adult Health and Integrated Social Care

Midlothian Health and Social Care Partnership

The Public Bodies (Joint Working) (Scotland) Act 2014 required NHS Boards and Local Authorities to integrate the planning and delivery of certain adult health and social care services. The Midlothian Integration Joint Board (IJB) was established on 1st April 2016 to plan, oversee and deliver adult health and social care services through the Midlothian Health and Social Care Partnership.

The Midlothian Health and Social Care Partnership consists of Midlothian Council, NHS Lothian, partners from the third sector and independent providers of health and social care services. The main purpose of integration was, and continues to be, to improve the wellbeing of people who use health and social care services, particularly people whose needs are complex and require support from both health and social care services.

The creation of a new Health and Social Care Partnership provides an opportunity for the most significant change in decades to how health and care is delivered. It is important that we grasp this opportunity to transform service delivery and achieve the Partnership's vision of:

“People in Midlothian will lead longer and healthier lives by getting the right advice, care, and support, in the right place, at the right time.”

We will aim to achieve this ambitious vision by:

- placing greater emphasis on supporting people to recover and return home
- working with the whole person
- improving patient pathways
- exploring ways of using new technologies
- working together with carers and local communities
- developing stronger partnerships with a range of public, private and voluntary agencies

The Capital Investment Strategy will support the delivery of these priorities as part of an integrated approach to the provision of health and social care services alongside NHS Lothian and other partners. A Midlothian Health and Social Care Partnership Property Strategy has been developed to inform the capital programme of both organisations as well as the Midlothian Council Housing Strategy.

Key Objectives:

The H&SC property strategy is intended to ensure that the Integrated Joint Board (IJB) has:

- The capacity to respond to the growing population
- The scope to develop more integrated services
- New housing models to provide more cost effective health and care services
- Buildings which are fit for purpose

Current property assets delivering social care services

The following buildings are own and maintained by the Council to provide Services for Health and Social care.

- Cherry Road Day Centre for people with Learning Disabilities
- Highbank Intermediate Care Centre for Older people
- Newbyres Residential Care Home for Older people
- Cowan Court Extra Care Housing for Older people

In addition to these properties a range of activities are undertaken in other Council buildings. Weight management groups are held in Leisure Services as is the Midlothian Active Choices programme. Activity groups for people with learning disability use Penicuik Town Hall as well as a number of non-Council buildings – bowling clubs etc. Council libraries provide locally accessible information on a wide range of health and social care issues. They have also become a local supply source for hearing aid batteries and are developing a hearing aid repair service.

Shared accommodation across Health, Social care and the Voluntary Sector:

The current arrangements for co-location of health and social care staff have been managed on a reciprocal basis with no financial transactions for property costs. The main logistical issue has been the provision of suitable IT access.

- Health and Social Care Headquarters at Fairfield House Midlothian Council
- Mental Health Team at the Old Bonnyrigg Health Centre
- Joint Dementia Team at Bonnyrigg Health Centre
- MERRIT (Rapid Response and Hospital at Home) at Bonnyrigg Health Centre
- Newbyres Care Home which now includes a small nursing team

Staff in the Voluntary Sector from at least 10 local organisations are increasingly co located in health and care settings including Fairfield House, 8 Health Centres and Cherry Road. The appropriate access to IT equipment is vital to making these arrangements effective.

Current Capital Projects within Health and Social Care

Recovery Hub

The objective of strengthening links between mental health and substance misuse services led to a bid for capital funding from Midlothian Council. Following a feasibility study funded by NHS Lothian the Council agreed to allocate funding and a project plan is now being developed and implemented which includes IT and telephony as well as organisational development in terms of new ways of working. Following this decision, work is also underway to examine the options for providing more suitable accommodation in Old Bonnyrigg Health Centre for two voluntary organisations-Health in Mind and Women's Aid.

Outpatient Space

A capital award is enabling outpatient space to be developed/improved in the Medical Centres in Bonnyrigg HC, Eastfield, and Newbattle. A bid is to be submitted to enable the provision of audiology clinics in Midlothian Community Hospital.

Newtongrange Clinic

Refurbishment of a clinic in Newtongrange is underway to provide a branch surgery for the Newbattle Medical Practice.

Learning Disability Premises Loanhead

Inpatient premises for people with learning disabilities in Loanhead are the subject of negotiation about adapting them to residential and respite care facilities.

Future Property requirements for investment

Intermediate Care: The gradual expansion of intermediate care facilities in Highbank has proved a key component of the shift towards rehabilitation and consequent reduction in the reliance upon residential care in particular. However, Highbank was built as a residential home and despite some refurbishment it is not a particularly suitable environment for intermediate care. New build premises are required and, as part of such a development, there would ideally be scope for day care facilities currently located on a short-term basis in the Community Hospital.

Learning Disability Service: The development of joint teams has been possible because of capacity freed up in local health centres. The planned recovery hub will allow further collocation of health social care and voluntary organisations. Another service that lends itself to co-location and eventually joint management is Learning Disabilities and, suitable premises have yet to be identified.

Health Centres: The projected significant growth in population in Midlothian requires future planning for Health Centre expansion as detailed below. Negotiations continue towards securing Section 75 developer contributions towards the cost of the premises. Similarly, there is likely to be a need for additional dental practice premises although this has not yet been scoped out.

- Shawfair (2023)
- Danderhall practice expansion (2019)
- Newtongrange Clinic replacement (2025)
- Increase Health Centre capacity in Rosewell/South Bonnyrigg
- ePods for observation testing

Dental Practices: House-building may reduce access to NHS dental services in Midlothian. There are 16 dental practices across Midlothian offering a combination of NHS and private dental services. There is currently not a reported issue of access to NHS dental services but there is a risk that as the population increases that there will be insufficient capacity for NHS dental services unless the existing dental practice can expand (both staffing and buildings). Further analysis of this is required. If expansion is not possible, the population increase may lead to practices changing their business model and withdrawing from NHS provision as demand for private provision increases. This would widen health inequalities. To mitigate this risk the IJB and NHS Lothian should develop additional dental facilities in Midlothian that would provide NHS dental services. Further work is required with the local dental providers to assess the impact and their ability to absorb population growth.

Voluntary Sector Hub: Adult Social Care provides a high proportion of services through contracts commissioned with the Voluntary Sector; 35% of total budget is deployed in this way. A number of services are located in inappropriate accommodation. There are also potential efficiencies to be gained by enabling sharing of reception and back office support services. The development of a Voluntary Sector Hub may lend itself to a cross-Council approach

Community Safety



Community Safety is essential to the quality of life of people in Midlothian. The Community Safety and Justice Partnership embraces a range of issues including crime prevention; antisocial behaviour; drug and alcohol misuse; domestic abuse; road safety; fire safety and accident prevention. It is about ensuring everyone has the right to live in safe and secure communities, feeling safe and with reduced incidence of crime. The Partnership aims to support and manage offenders in the community in such a way as to reduce re-offending and arrange services so that offenders may access and use them.

The Partnerships' key aim is **to ensure Midlothian is a safe place to live, grow up, work and visit**. To achieve this aim the Partnership works towards the following outcomes:

- Fewer people are victims of crime, abuse or harm
- People feel safe in their neighbourhoods and homes
- Our communities take a positive role in shaping their future

The Partnership focuses on prevention, early intervention and diversionary activity at the same time as providing a problem solving approach to community safety and antisocial behaviour issues. Key to this approach is the recognition that solutions to specific problems are sometimes area based rather than solely issue based.

The Community Safety and Justice Partnership is responsible for driving forward work towards the national priority to achieve safer and stronger communities and reduce reoffending. The partnership links closely and seeks to build on the work of the Scottish Community Safety Network and Building Safer Communities Programme.

Improving Opportunities in Midlothian



Supporting vibrant sustainable communities requires investment in Midlothian's housing and community infrastructure

Strategic Housing Investment Plan

The Local Housing Strategy (LHS) is a statutory requirement under the Housing Scotland Act 2001. The strategy is the Councils' primary strategic document for the provision of housing and housing related services, and covers a 5 year period. The current strategy covers the period 2013-2017, and is based on an independent housing needs demand study, which has been endorsed by the Scottish Government as being robust and credible. The LHS is embedded in the Council's Community Partnership Planning Framework.

The current Midlothian Local Housing Strategy was completed and submitted to the Scottish Government in 2013. The Scottish Government welcomed the clear links set out in the LHS to Community Planning and the Midlothian Single Outcome Agreement. The links between these documents made clear the aspirational outlook being taken by Midlothian Council to ensure that delivering better housing options contributes to wider community needs such as impacting on community safety, poverty and other social issues. Building sustainable and supportive communities is key to fulfilment of the Council Plan.

There are three priority regeneration areas identified within the Local Housing Strategy;

- The A701 corridor
- The A7/A68/Borders Rail Corridor
- Shawfair

In addition to the priority areas for housing investment, it is essential to improve housing choice across neighborhoods to support vibrant sustainable communities. The Council must also ensure provision for the requirements of people with particular housing needs such as fully adapted wheelchair housing and works with the Health and Social Care Partnership to provide for community care needs.

The Local Housing Strategy’s strategic vision for housing in Midlothian is that:

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

In order that this vision is realised, the Local Housing Strategy must ensure that the following outcomes are realised within the five year period of the Strategy. These 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 with particular needs 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.

The Strategic Housing Investment Plan (SHIP) is the key statement of affordable housing development priorities within the local authority area. Midlothian Council, together with RSL partners and the Scottish Government have provided affordable or subsidised housing options for 2,414 homes in Midlothian during the last 10 years.

The Midlothian Strategic Housing Investment Plan 2017/18 - 2021/22 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 1,441 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.

[Affordable Housing Investment Priorities 2017/18-2021/22.](#)

In order to identify suitable investment priorities Council Officers have worked with Housing Associations, private developers and it’s own 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.

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.

Council Development Priorities

The priorities for proposed Council projects to deliver 1000 houses over the next 5 years are:

- 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.

RSL Development Priorities

The priorities for proposed RSL projects over the next 5 years are:

- 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.

Social Housing Quality Standards (SHQS) and Energy Efficiency Standard for Social Housing (ESSH)

All housing projects in Midlothian have maximized and will continue to maximize the opportunities for energy efficiency and reduction in fuel poverty. Both the Council and RSLs are working towards ensuring that properties in Midlothian meet the Energy Efficiency Standard for Social housing (ESSH).

In order for the Council to meet current SHQS standards there is provision in The HRA Capital Plan over the next 10 years to 2027/28 for £38.305 million to maintain the housing stock at the SHQS level.

Community Infrastructure

Where possible allowances will be made in future capital plans to give local communities the opportunity to allocate a proportion of capital spend to address local infrastructure issues.

The Loanhead Centre Community Development

The £15.4 million facility was developed in partnership with Scottish Future Trust, Midlothian and NHS Lothian through the integrated joint board.

The project delivered a Community Campus incorporating Paradykes Primary School and replacement facilities such as after school/wrap around care, library, medical centre, early year's provision and external work. The site also includes the existing leisure centre and part of King George's field. The development has enhanced the Loanhead area by creating a high quality, community asset comprising an iconic, energy efficient and welcoming campus with associated infrastructure that provides a focal point for the area. The Loanhead Centre was supported with funding from the Scottish Government's Regeneration Capital Grant Fund.



Service Provision

Digitally-led transformation/Customer Service

As one of the fastest growing areas in Scotland, Midlothian has a projected population increase of 23.1 % by 2039 compared with 2014. Accordingly the Council cannot support more customers using the current resources, systems and processes.

Customer self-service can help deliver some key services without customers dealing directly with a member of staff and could truly transform the way we deliver services.

We can be a leader in the delivery of online services and there is still significant potential to transform the way we work. Our Digital Strategy Group is currently managing a portfolio of projects, which could help deliver additional online customer services:

- Customer Relationship Management (CRM)
- MyAccount authentication and single sign on
- Online housing applications
- SEEMIS (parent portal)
- Review of online payments provider
- Online payments including School online payments
- Leisure booking and leisure payments

It is recognised that additional components are required to have a complete customer online experience and these include:

- A Customer Portal (where a customer logs on through our website is recognised and can complete a customer journey which is truly a transactional end to end customer journey)
- SEEMIS (parent portal)
- Integration with back end systems (e.g. Council Tax, housing, etc.)

The creation of an agreed roadmap to secure future technical sustainability of our online customer presence will:

- Provide the tools and resources to transform Midlothian into a true 'Digital by Default' organisation
- Maximise efficiencies which can be made from implementing a mature, end to end solution for customers
- Require robust governance through the Customer Service Project Board of a project/programme of work which may span 3-4 years
- Not deliver In-house process efficiencies immediately and will require processes to change to realise savings in time

Funding Strategy

The Council has ambitious plans for Midlothian. This Capital Strategy details over £841 million of investment projects within Midlothian. Appendix 1 and 2 of this strategy provides an overview of the expenditure, funding, and borrowing associated with these investment projects for general fund and HRA Services.

The following key assumptions have been made in arriving at the expenditure, income and affordability gap set out in appendix 1 & 2

- The incorporation of the Loans Fund Review carried out in 2018 which has created significant borrowing headroom for General Fund Projects.
- The General Fund Revenue Budget provision for debt financing is maintained at £7.3m plus population growth
- The current HRA rents strategy
- Government grant projections include a provision for population and inflation growth
- A range of value engineering targets for projects of up to 5% across strands along with a provision for return of contingencies (5%)
- The utilization of the Capital Fund , retaining a £5m capital reserve
- Price inflation (based on the BCIS for Scotland)

The City Deal is a major component of the next decade's projects specifically the Council leading on the A701/2 Project with funding from Developers, City Deal funding from Governments and a Council injection of up to £6.7 million.

General and specific grants from the Scottish Government will continue to underpin the Council's Capital Plan going forward.

Given the affordability gap there will have to be further prioritisation with some projects being dropped and also an increasing emphasis on collaborative and partnership initiatives, whilst also looking at how Council contributions can unlock other funding sources to help the overall development of Midlothian.

The Council will continue to review its revenue position to provide support for capital projects and will particularly do so where there are spend-to-save or prudential borrowing opportunities.

On housing provision, there will continue to be close liaison with Scottish Futures Trust on developing solutions which meet Midlothian's requirements.

Governance

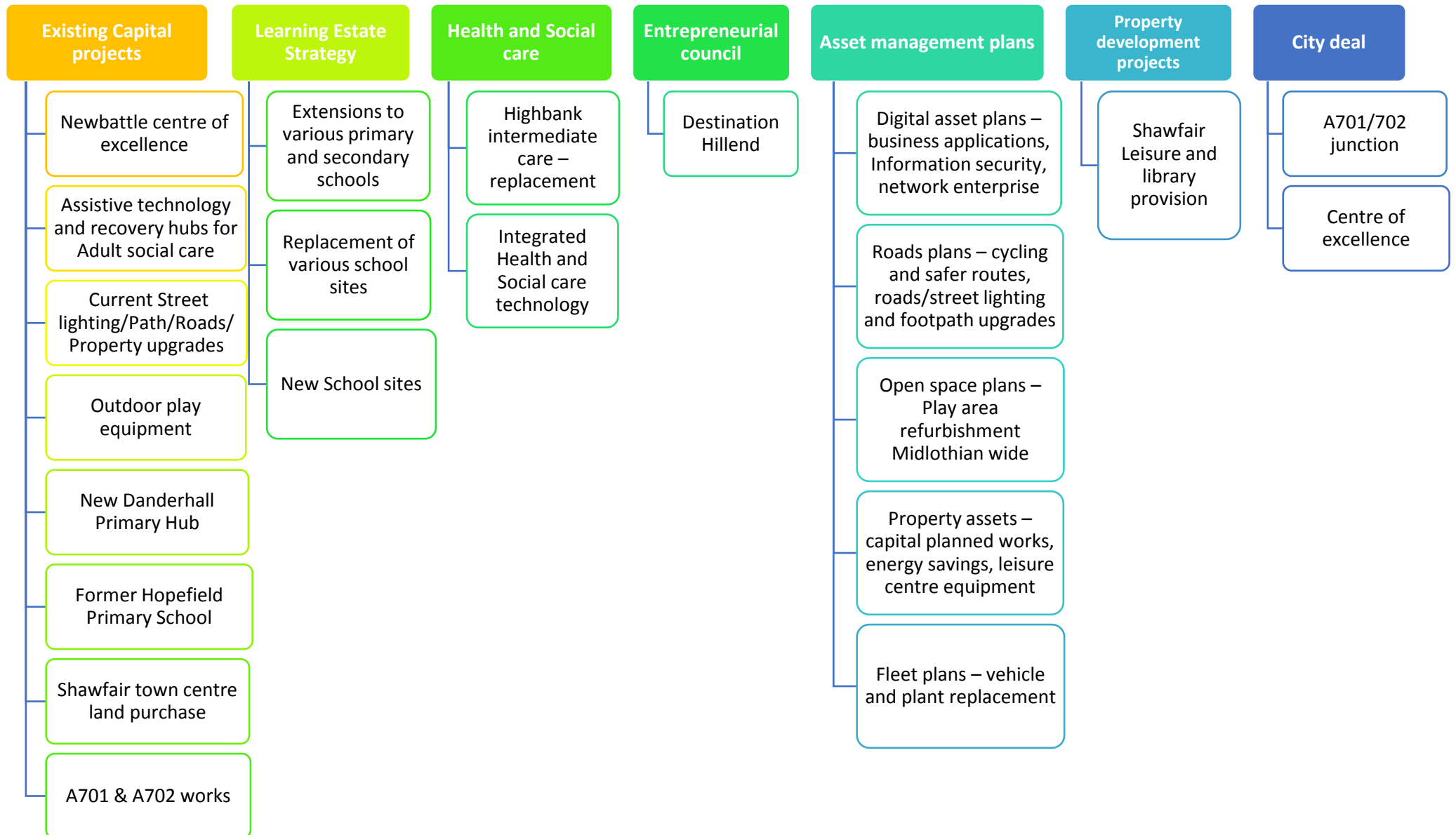
The Council's five year Capital Plans will continue to be updated on an annual basis and approved by Council.

The Capital Investment Strategy will be fully updated every five years, but will be reviewed and refreshed more regularly to ensure its continued alignment with the Council's priorities.

All individual capital projects will continue to be approved by Council. The supplement at appendix 3 attached to this Strategy provide fuller details on the Governance and approval process for Capital Projects.

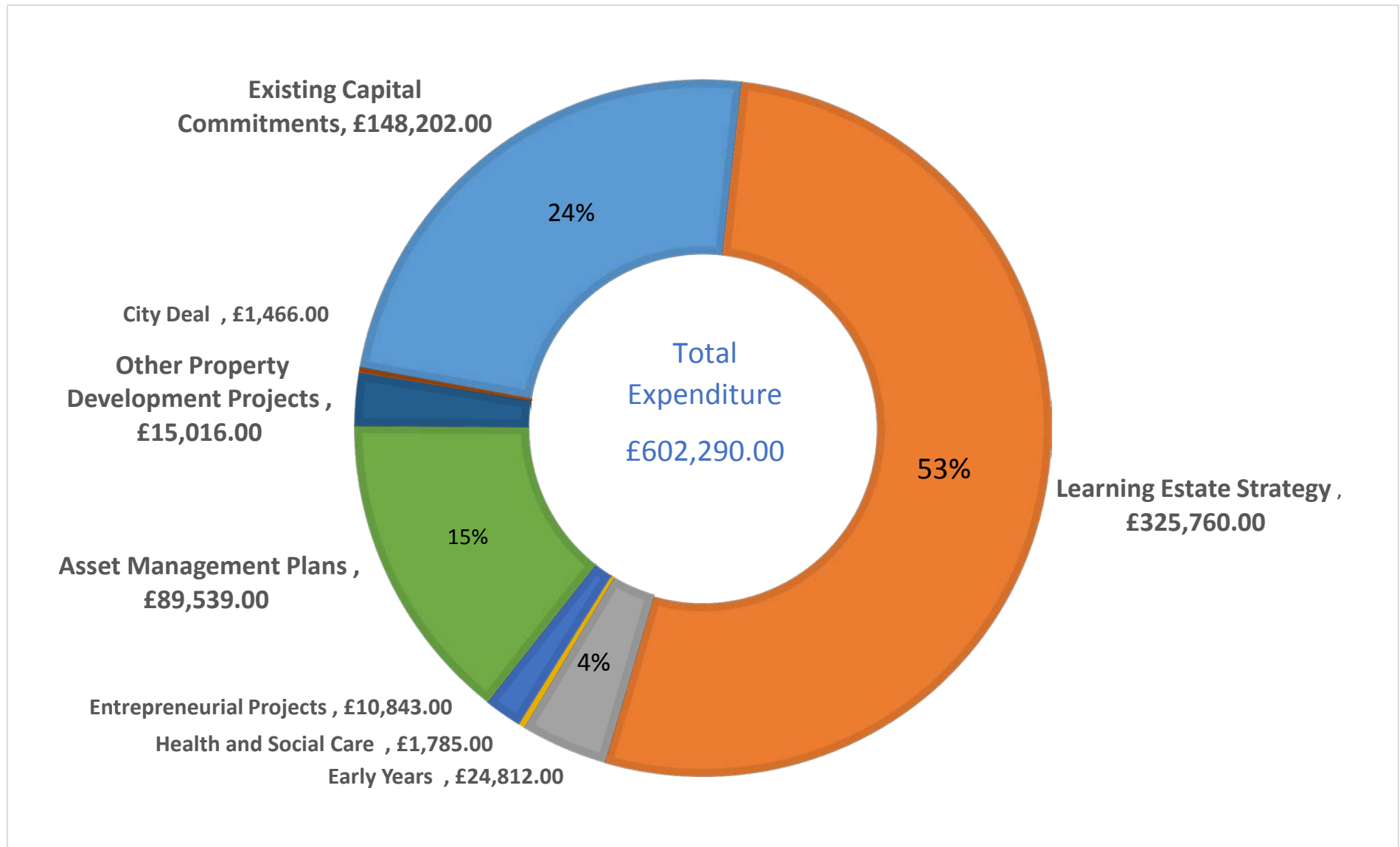
General Services Capital Plan 2017/18 to 2017/28

Summary of high level investment activity Capital Plan.



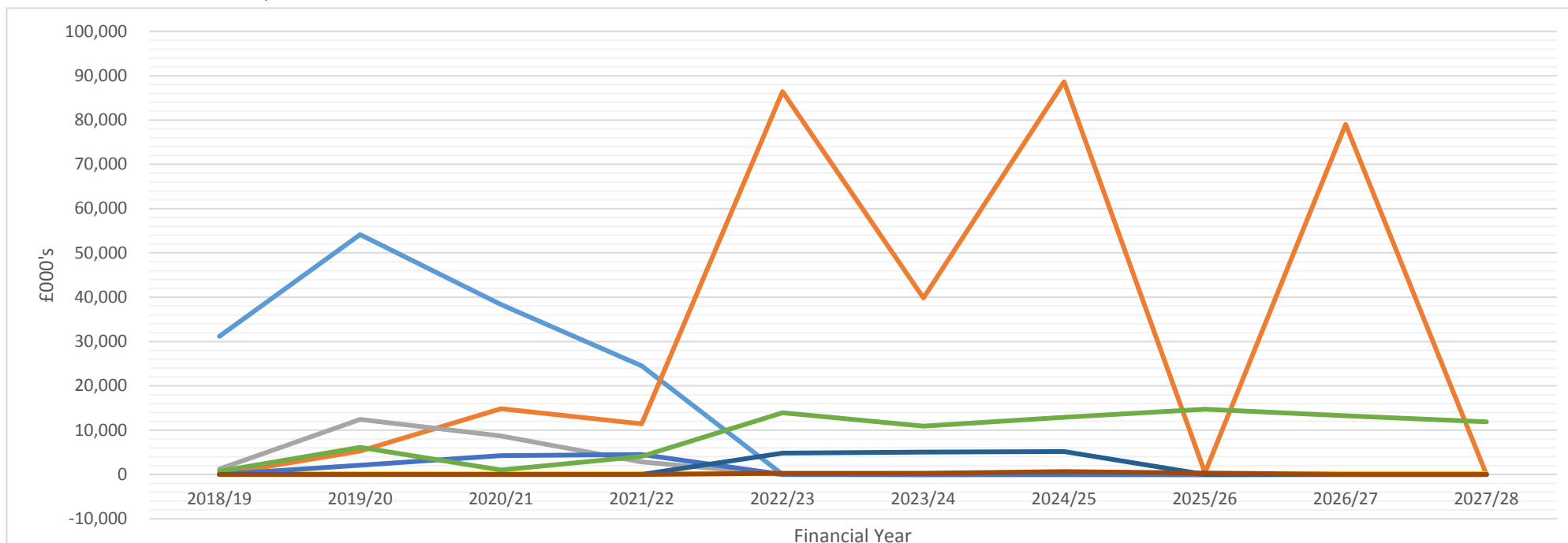
To note this is not an exhaustive list but indicates the high level investment projects.

General Services Capital Plan 2017/18 to 2017/28



*Total Expenditure Includes -15,133 for the provisions for return of Contingencies.

General Services Capital Plan 2017/18 to 2017/28



	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	Total
	Budget £'000										
Existing Capital Commitments	31,189	54,137	38,349	24,527	0	0	0	0	0	0	£148,202.00
Learning Estate Strategy	0	5,294	14,842	11,414	86,407	39,813	88,625	380	78,985	0	£325,760.00
Early Years	1228	12,422	8,695	2,815	0	-116	-91	-116	-25	0	£24,812.00
Health and Social Care	150	155	160	169	178	185	191	195	199	203	£1,785.00
Entrepreneurial Projects	0	2,062	4,277	4504	0	0	0	0	0	0	£10,843.00
Asset Management Plans	704	6,131	1,029	4,089	13,906	10,927	12,879	14,725	13,248	11,901	£89,539.00
Other Property Development Projects	0	0	0	0	4,822	5,020	5,174	0	0	0	£15,016.00
City Deal	0	0	0	0	240	274	648	304	0	0	£1,466.00
Total Expenditure	33,271	80,201	67,352	47,518	105,553	56,103	107,426	15,488	92,407	12,104	602,290.000

Funding Position

Total Available funding £410,631 - Supported Borrowing within Revenue £153,865 - Affordability gap £37,792

