



Midlothian Council Strategic Housing Investment Plan 2021/22 - 2025/26



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Front page photographs

Top: Completed homes by Midlothian Council, Woodburn Terrace, Dalkeith

Bottom: Completed homes by Melville Housing at Foster Place, Penicuik

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1 Introduction and Background

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

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

The SHIP provides an opportunity for the Council to:

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

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

2 Impact of Covid-19 on Midlothian's Strategic Housing Investment Plan 2021-2026

The nationwide lockdown in March 2020 disrupted Midlothian Council's Social Housing Programme. Contingency plans have been put in place to safeguard the priorities of the Strategic Housing Investment Plan including:

- Increasing the number of Open Market Purchases
- Increasing the purchase of 'off the shelf' new build developments from private developers
- Midlothian Council design services have been and continue able to operate remotely and thus cope with any restrictions placed upon it by Covid-19
- Midlothian Council's Building Standards and Planning sections work remotely and thus cope with any restrictions placed upon it by Covid-19
- External design team consultants working for Midlothian on their social housing programme have been and continue able to operate remotely and thus cope with any restrictions placed upon it by Covid-19
- Contractors operating on site are exercising strict social distancing and hygiene protocols in accordance with the latest industry guidance and are continuing to progress site operations relatively unaffected by Covid-19
- The Council is continuing to pursue all possible options regarding its owned sites and Developer site affordable elements, and is actively approaching developers submitting planning applications in the Midlothian area
- The current projection¹ for completed homes from construction sites (both developer and Council contracts), on or before May 2022, currently totals 865 (excluding Open Market Purchases)

Open Market Purchases

Midlothian Council has included an Open Market Purchase Programme within the SHIP in recent years and as a result of the Covid 19 pandemic, the number of planned Open Market Purchases has been increased for 2020/2021 and 2021/2022. Open Market Purchases enable the Council to add to existing housing stock thus addressing the needs of some households on waiting lists. Whilst homeless households do not directly benefit from Open Market Purchases, the void properties which result from housing transfers are then available to those on the homeless waiting list.

Table 2.1 – Open Market Purchase Programme: Covid 19 Contingency Plans

Financial Year	No. of Open Market Purchases
2020/21 - planned prior to Covid 19	16
2020/21 - planned as a result of Covid 19	30
2021/22 - planned prior to Covid 19	16
2021/22 - planned as a result of Covid 19	30

¹ As per November 2020

In order to allow for an increased Open Market Purchase Programme, the Midlothian Council staff responsible will work extended hours until March 2021. As with all previous Open Market Purchases the criteria remains:

- Midlothian Council only purchases ex Midlothian Council properties
- Midlothian Council will only offer up to the Home Report value of the property
- Midlothian Council arranges for an independent valuation of the property on top of the Home Report
- The properties viewed have detailed repairs costs prepared and inspected prior to an offer being considered

Open Market Purchases help Midlothian Council to meet The Local Housing Strategy's strategic vision for housing in Midlothian:

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

'Off the Shelf' Purchases

Midlothian Council, along with some Registered Social Landlords make 'off the shelf' purchases in order to increase the number of new build social housing in the County. 'Off the Shelf' purchases, simply put, are new housing developments bought from private housing developers by the Local Authority or Registered Social Landlord which are then added to social housing stock. 'Off the Shelf' purchases are cost effective and allow the Council to move closer to its plans to deliver 1000 new build homes in Midlothian. All new homes are built to the Council's high standards, meeting accessibility and sustainability requirements.

As per Midlothian Council's Housing Revenue Account and Capital Plan 2020/21:

'The capital plan provides for significant investment over the remainder of the financial year (2020/21) which will contribute to economic recovery and specifically support both the housing and construction sectors' 'also agreed at Council in August 2020 was utilisation of £10.300 million of HRA reserve to purchase 100 new build units. However, following discussions with private developers, it has emerged that units would not be made available for purchase this financial year and as such the financial provision will be carried forward to next financial year.'

Midlothian Council will carry forward £10.3m of Housing Revenue Account reserves to 2021/2022 for 'off the shelf' purchases. The criteria for these purchases will be concluded in early 2021.

'Off the Shelf' purchases will help the Council to meet all five of the Local Housing Strategy's outcomes for 2021-2026:

- 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.

Consultation with Stakeholders

The Covid-19 contingency plan has been discussed with stakeholders at the Council's quarterly Local Housing Strategy Housing Association Forum and there is ongoing engagement and dialogue with RSLs and the Scottish Government.

3 Profile of Midlothian

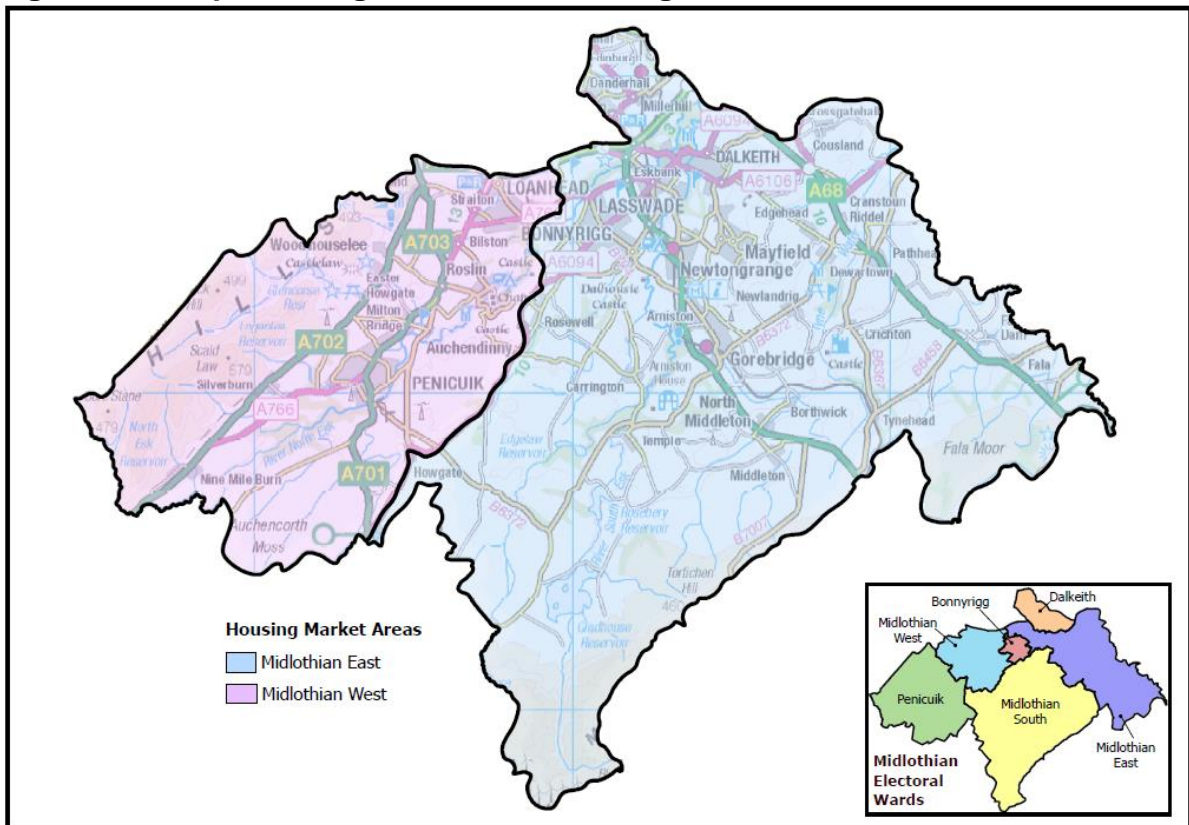
Housing Market Areas (HMAs)

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

Table 3.1: Main Settlements in Housing Sub Market Areas

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

Figure 3.1: Map showing Midlothian Housing Sub Market Areas



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

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

Most of the affordable housing units to be delivered are in the Midlothian East area, largely due to the population, and therefore housing need, being greater in this housing market area. The Danderhall/Shawfair area 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 being completed with further sites under construction.

4 Investment Priorities

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

Table 4.1: 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 4.2: 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 sites indicated are subject to change as some sites have not yet been approved by the developing organisation, received planning permission or land ownership has not been secured. There is also potential for additional sites to be developed within the 5 year period. More detail on each site is shown in Appendix 1.

Council Development Priorities

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

- 31 development projects are proposed by the Council over the next 5 years
- 22 of the 31 projects are considered high priority while 9 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 short term 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.

Table 4.3: Council Housing Development Priorities

Project Name, Area & RSL (e.g. Dewar Park, Gorebridge Phase 2- DCHA)	2021/22 Projects										2022/23 Projects										2023/24					2024/25 Projects		2025/26			
	Kirkhill Road, Penicuik	Clerk Street, Loanhead	Main Street, Roslin - (Barratt)	Crichton Drive, Pathhead	Castletown Terrace, Blisken	Bellway, Wester Cowden, Dalkeith	Newton Church Road, Danderhall, Bellway	Cockpen Terrace, Bonnyrigg	Bumbray Road, Bonnyrigg	Newmillis Road, Dalkeith	Old Craighall Road, Shawfair (Mactaggart and Mickel)	Barratt, Roslin expansion	Buccleuch Street, Dalkeith	Dandara, Shawfair	Barratt, Newton Church Road	Dalhousie Mains, Bonnyrigg	Morris Road, Newtongrange	High Street, Bonnyrigg (phase 1&2)	Stobhill Road, Gorebridge	Newbyres Crescent, Gorebridge	Newton Church Road, Danderhall	Moorfoot Place, Bonnyrigg	Former Newbattle High School, Easthouses	Conifer Road, Mayfield	Edmonstone Road, Danderhall - (Stewart Milne)	Mauricewood, Penicuik	Auchendinny (Stewart Milne)	Mid Market Rent (Various Sites)	Morris Road, Newtongrange New Supply Shared Equity	Open Market Purchases, Midlothian	Shawfair (CCG)
Housing Need	4	5	5	5	4	5	5	5	4	5	5	4	4	4	5	5	5	4	3	5	5	3	3	5	4	5	4	5	5	5	
Land Availability	5	5	5	5	5	5	4	5	5	5	4	4	5	4	4	4	5	4	4	5	3	4	4	5	4	4	3	4	5	4	
Ability to Start on Site	5	5	3	4	5	4	4	3	3	3	3	4	3	4	4	3	5	3	2	4	3	3	3	5	3	3	3	3	3	5	3
Constraints	5	5	4	4	5	4	4	4	4	4	4	4	4	4	4	4	3	3	4	3	3	4	4	3	3	3	2	2	4	4	
Equalities Needs	5	5	3	3	4	3	3	3	5	3	4	3	4	4	4	5	4	3	5	5	5	4	3	3	3	4	3	3	4	3	
Environmental Impact	3	4	3	4	5	4	3	3	4	3	3	5	3	3	3	3	4	3	5	5	5	4	4	3	3	3	3	3	5	3	
TOTAL	27	29	23	25	28	25	23	23	23	25	22	24	24	23	23	23	27	23	19	26	24	25	22	24	21	20	22	18	20	28	22

RSL Development Priorities

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

- 18 development projects are proposed by RSLs over the next 5 years.
- 11 of the 16 projects are high priority while 6 scored as medium priority and 1 project scored with a low priority.
- 4 RSLs have indicated their plans to develop during this period including:
 - Castle Rock Edinvar (6 projects)
 - Melville Housing Association (6 projects)
 - Ark Housing Association (1 project).
 - Dunedin Canmore Housing Association (15 projects)
- There are 6 further projects where the Registered Social Landlord acting as a developer has not yet been confirmed. It is likely that these sites will either be taken forward by Midlothian Council or one of the RSLs who are currently building new homes in Midlothian.
- A further 3 sites for affordable housing development have been identified for development that do not require funding from Midlothian's Affordable Housing Supply Programme. These sites are not required to be assessed for priority due to their being no grant funding requirement.

Table 4.4: RSL Housing Development Priorities

Project Name, Area & RSL (e.g. Dewar Park, Gorebridge Phase 2- DCHA)	2021/22 Projects					2022/23 Projects					2023/24			2024/25			2025/26		
Eskbank Dandara - SR & MMR (CRE HA)																			
Windsor Square, Penicuik (ARK HA)																			
Lothian Drive, Easthouses (Melville HA)																			
Eskmill Road, Penicuik (Melville HA)																			
Bilston Barratt - SR & MMR (CRE HA)																			
Newtongrange Church Site (CRE HA)																			
Cauldcoats Phase 1 - SR & MMR (CRE HA)																			
Pentland Green, Bilston, Phase 2 (Melville HA)																			
Penicuik Mauricewood Nursery, Phase 1 (Dunedin Canmore HA)																			
Roslin Easter Bush, Former Roslin Institute (Dunedin Canmore HA)																			
Roslin Taylor Wimpey - SR & MMR (CRE HA)																			
Newbattle High School site (Melville HA)																			
Cauldcoats Phase 2 - SR, SE & MMR (CRE HA)																			
Bilston 3a (Melville HA)																			
Auchendinny, Phase 2 (Dunedin Canmore HA)																			
Bilston 3b (Melville HA)																			
Bonnyrigg South (Dunedin Canmore HA)																			
Shawfair Town Centre (Dunedin Canmore HA)																			
Housing Need	4	4	4	4	5	5	5	5	4	5	0	2	5	5	5	5	5	5	5
Land Availability	4	5	5	3	5	3	3	5	5	5	4	3	3	5	3	3	5	3	2
Ability to Start on Site	3	3	5	5	5	4	2	5	5	5	3	5	2	5	3	3	5	2	2
Constraints	3	3	2	3	5	3	2	5	5	4	2	5	2	5	3	3	5	2	2
Equalities Needs	4	4	5	5	4	5	4	5	4	4	4	5	4	5	4	4	5	4	3
Environmental Impact	4	4	4	5	4	4	5	4	4	5	4	5	5	5	3	3	5	3	4
TOTAL	22	23	25	25	28	24	21	29	27	28	17	25	21	30	21	30	19	18	0

Addressing Potential Development Constraints

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

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

- Obtaining required Planning Approval.
- Building and Procurement Constraints.
- Environmental and design issues.
- The commencement of affordable housing policy sites are dependent on developers' timescales and the economic conditions of the housing market.
- Sites not in the ownership of the developer.
- Unknown site ground conditions.
- The rural nature of some areas in Midlothian can mean that development is constrained in these areas, particularly in relation to available land for housing and the requirements for additional infrastructure prior to development commencement

Scottish Government Affordable Housing Supply Funding Required

The Strategic Housing Investment Plan details potential sites for 2,606 new affordable homes to be built between 2021/22 and 2025/26, of which:

- House types: 2,122 are general needs homes and 484 are specialist provision homes.
- Built form: 2,526 will be new build housing and 80 will be 'off the shelf purchases'.
- Tenure type: 1,366 homes will be council housing, 759 will be social rent by an RSL, 481 will be for social rent but the provider has not yet been identified, 132 for Mid-Market Rent (MMR) and 30 for Low Cost Home Ownership (LCHO). This reflects the fact that the affordable housing tenure with the highest demand is social rented housing. It should be noted that a significantly higher total number of LCHO purchases will be supported during the next five years due to Scottish Government schemes but we do not have information on locations until such time as houses are purchased by eligible buyers.
- 787 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 designs.
- 700 units will be developed in sub-area A (Midlothian West)
- 1,826 units are to be developed in sub-area B (Midlothian East).

A total of £113.167 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 2022/23, with a requirement of £39.6 Million.
- 1,366 of the units will be new Council housing requiring £51.366 million grant funding.
- 759 of the units will be RSL housing requiring £47.46 million Government funding.

- 481 of the units with the provider still to be agreed will require £27.41 million grant funding.
- Both Midlothian Council and RSLs will require to borrow funds in addition to receiving grants. However, the Council and RSLs will ensure that their development plans do not result in rents that are unaffordable to low income households.
- 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. In previous years Midlothian has been able to claim for significantly increased resources in response to the number of projects being taken forward.
- 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.

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 £239,000 was raised between 2016/17 and 2019/20 which is being used to support Midlothian's New Build Council Housing Programme.

Commuted Sums

In some circumstances the Council may consider accepting commuted sums as opposed to the delivery of affordable housing units on some sites. In 2019/20 a total of £1.806 million was received in developer contributions for affordable housing. This was used to support Midlothian's New Council Housing Programme.

Non-Traditional Financial Models of Development

The use of innovative financial models is being encouraged in Midlothian to accelerate the development of new affordable housing. Innovative approaches to development often do not require traditional grant funding and will therefore increase the total number of new affordable homes that can be built. Table 4.5 shows the proposed locations for these additional units.

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

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

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

Table 4.5 New Homes Planned using Non-Traditional Finance Models 2021/22 – 2025/26

Location	Developer	Number of additional new homes	Estimated Date of Completion
Wester Cowden, Dalkeith	LAR	17	2022/23
Fordel Village	LAR	24	2022/23
Various locations	Midlothian Council	35	2023/24

It is important to note that the site at Fordel Village was purchased on the open market and the 24 units planned by LAR are not part of the site’s affordable housing requirement. As per the purchase arrangement, 12 affordable housing units (which are eligible to pay section 75² costs) are still required to be provided on the remainder of the site by another provider.

² A Section 75 agreement, sometimes known as a planning obligation, is a contract entered into between a landowner and the local Council, as part of the planning application process. The agreement may restrict use of the land and/ or regulate activities on the land being developed.

5 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 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 housing³. The Council will work with partners in examining the identified projects to ensure that such projects are eligible for the fund⁴.

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

- Stobhill, Newtongrange

³ <https://beta.gov.scot/policies/more-homes/housing-infrastructure-fund/>

⁴ <https://beta.gov.scot/publications/housing-infrastructure-fund-eligibility-criteria/>

6 Conclusion

The Midlothian Strategic Housing Investment Plan 2021/22 - 2025/26 identifies the priorities for the development of affordable housing and where development will be undertaken over the next 5 years. It identifies sites which can deliver 2,602 units during the next 5 years to meet the increasing level of housing need in Midlothian. This will not only ensure best value in the use of resources but also ensure the delivery of the right mix of houses in the most pressured areas.

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

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Equality Impact Assessment (EIA) and Strategic Environmental Assessment

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

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

Appendix 1: SHIP Project Tables

Table 1 - AFFORDABLE HOUSING SUPPLY PROGRAMME 2021/22-2025/26

PROJECT	PRIORITY	DEVELOPER	UNITS - TENURE							UNITS - TYPE				UNITS - COMPLETIONS					TOTAL AHSP FUNDING REQUIRED OVER SHIP PERIOD			
			Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	PSR	Total Units	GN	Specialist Provision	Type of Specialist Particular Need (If Known)	Total Units by Type	2021/22	2022/23	2023/24	2024/25	2025/26				TOTAL COMPLETIONS OVER PERIOD OF SHIP
Kirkhill Road, Penicuik	High	Midlothian Council	21						21	18	3	1 Wheelchair, 2 WFS	21	21					21	0.000		
Clerk Street, Loanhead	High	Midlothian Council	28						28	16	12	Amenity	28	28					28	0.000		
Main Street, Roslin (Barratt)	High	Midlothian Council	13						13	13			13	13					13	0.541		
Crichton Drive, Pathhead	High	Midlothian Council	10						10	9	1	WFS	10	10					10	0.018		
Castlelaw Terrace, Bilston	High	Midlothian Council	13						13	13			13	13					13	0.541		
Newton Church Road, Danderhall (Bellway)	High	Midlothian Council	47						47	47		WFS	47	47					47	0.197		
Buccleuch Street, Dalkeith	High	Midlothian Council	10						10	9	1	WFS	10		10				10	0.570		
Cockpen Terrace, Bonnyrigg	High	Midlothian Council	16						16	15	1	WFS	16		16				16	0.096		
Burnbrae Road, Bonnyrigg	High	Midlothian Council	21						21	21			21		21				21	1.197		
Newmills Road, Dalkeith	High	Midlothian Council	92						92	44	48	Extra Care, Wheelchair House	92		92				92	0.859		
High Street, Bonnyrigg - phase 1	High	Midlothian Council	20						20	12	8	WFS, Complex Care	20		20				20	0.200		

PROJECT	PRIORITY Low / Medium / High	DEVELOPER	UNITS - TENURE							UNITS - TYPE				UNITS - COMPLETIONS					TOTAL AHSP FUNDING REQUIRED OVER SHIP PERIOD			
			Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improve ment for Sale	PSR	Total Units	GN	Specia list Provisi on	Type of Specialist Particular Need (If Known)	Total Units by Type	2021/22	2022/ 23	2023/ 24	2024/2 5	2025/ 26				TOTAL COMPLETI ONS OVER PERIOD OF SHIP
Wester Cowden, Dalkeith (Bellway)	Medium	Midlothian Council	27						27	27	0		27	27					27	0.103		
Newbyres Crescent, Gorebridge	High	Midlothian Council	75						75	62	13	Extra Care, Bariatric and Wheelchair	75			75			75	3.360		
Dalhousie Mains, Bonnyrigg	High	Midlothian Council	70						70	67	3	Wheelchair, WFS	70		70				70	1.947		
Conifer Road, Mayfield	High	Midlothian Council	72						72	70	2	Wet Floor Showerroom (WFS) Amenity,	72			72			72	1.709		
Morris Road, Newtongrange	High	Midlothian Council	79						79	55	24	Wheelchair house and WFS	79		79				79	1.260		
High Street, Bonnyrigg - phase 2	High	Midlothian Council	40						40	36	4	WFS	40		40				40	2.280		
Dandara, Shawfair	High	Midlothian Council	18						18	18			18		18				18	1.026		
Barratt, Roslin Extension	High	Midlothian Council	53						53	53			53		53				53	3.021		
Newton Church Road, Danderhall	High	Midlothian Council	16						16	0	16	Amenity	16			16			16	0.912		
Stobhill Road, Gorebridge	Medium	Midlothian Council	49						49	0	49		49		49				49	2.793		

PROJECT	PRIORITY Low / Medium / High	DEVELOPER	UNITS - TENURE							UNITS - TYPE				UNITS - COMPLETIONS					TOTAL AHSP FUNDING REQUIRED OVER SHIP PERIOD			
			Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improve ment for Sale	PSR	Total Units	GN	Specia list Provisi on	Type of Specialist Particular Need (If Known)	Total Units by Type	2021/22	2022/ 23	2023/ 24	2024/2 5	2025/ 26				TOTAL COMPLETI ONS OVER PERIOD OF SHIP
Newton Church Road, Danderhall (Barratt)	Medium	Midlothian Council	33						33	32	1	WFS	33	33					33	1.881		
Moorfoot Place, Bonnyrigg	High	Midlothian Council	30						30	0	30	Extra Care	30			30			30	1.710		
Edmonstone Road, Danderhall (Stewart Milne)	Medium	Midlothian Council	28						28	27	1	WFS	28			28			28	1.596		
Stobhill Road, Gowkshill	Medium	Midlothian Council	50						50	40	10	Amenity	50		50				50	2.850		
Mauricewood, Penicuik	Medium	Midlothian Council	55						55	55			55			55			55	3.135		
Auchendinny (Stewart Milne)	Medium	Midlothian Council	90						90	84	6	WFS, Wheelchair House	90				45	45	90	5.130		
Pentland Green, Bilston (Taylor Wimpey)	Medium	Midlothian Council	62						62	59	3	WFS, Wheelchair House	62			62			62	3.534		
Open Market Purchases, Midlothian	High	Midlothian Council	80						80	74	6	WFS, Amenity Bungalow	80	35	16	16	16		80	3.200		
Shawfair (CCG)	Medium	Midlothian Council	30						30	30			30				30		30	1.710		
Dalhousie South, Bonnyrigg	Medium	TBC	80						80	77	3	WFS, Wheelchair House	80		80				80	4.560		
Wellington Farm (CALA)	Medium	TBC	155						155	155			155				155		155	8.835		

PROJECT	PRIORITY	DEVELOPER	UNITS - TENURE							UNITS - TYPE				UNITS - COMPLETIONS					TOTAL AHSP FUNDING REQUIRED OVER SHIP PERIOD	
			Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	PSR	Total Units	GN	Specialist Provision	Type of Specialist Particular Need (If Known)	Total Units by Type	2021/22	2022/23	2023/24	2024/25	2025/26		TOTAL COMPLETIONS OVER PERIOD OF SHIP
Rowantree Inn, Mayfield	Medium	TBC	16						16	16			16			16			16	0.912
Redheugh, Gorebridge (Barratt)	Low	TBC	175						175	175			175			95	80		175	9.975
Morris Road, Newtongrange New Supply Shared Equity	High	TBC			30				30	25	5	Amenity	30		25	5			30	1.710
Windsor Square, Penicuik	High	Ark HA	12						12	8	4	TBC	12		12				12	0.864
Bilston, Barratt - Social Rent	High	Castle Rock Edinvar	32						32	32			32	32					32	0.000
Bilston, Barratt - MMR	High	Castle Rock Edinvar		15					15	15			15	15					15	0.000
Newtongrange Church	High	Castle Rock Edinvar	25						25		25	older	25			25			25	1.800
Cauldcoats Phase 1 Social Rent	Medium	Castle Rock Edinvar	40						40	40			40			40			40	2.800
Cauldcoats Phase 1 MMR	Medium	Castle Rock Edinvar		40					40	40			40			40			40	1.840
Cauldcoats Phase 2 Social Rent	Medium	Castle Rock Edinvar	37						37	37			37				37		37	2.664
Cauldcoats Phase 2 - MMR	Medium	Castle Rock Edinvar		24					24	24			24				24		24	1.104

PROJECT	PRIORITY Low / Medium / High	DEVELOPER	UNITS - TENURE							UNITS - TYPE				UNITS - COMPLETIONS					TOTAL AHSP FUNDING REQUIRED OVER SHIP PERIOD
			Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improve ment for Sale	PSR	Total Units	GN	Specia list Provisi on	Type of Specialist Particular Need (If Known)	Total Units by Type	2021/22	2022/ 23	2023/ 24	2024/2 5	2025/ 26	
Roslin Taylor Wimpey - MMR	Low	Castle Rock		12					12	12			12			12		12	0.511
Eskbank Dandara - Social Rent	Medium	Castle Rock	21						21	21			21		21			21	1.500
Eskbank Dandara - MMR	Medium	Castle Rock		11					11	11			11		11			11	0.497
Roslin Easter Bush Former Roslin Institute	High	Dunedin Canmore	38						38	26	12	Amenity	38		38			38	2.650
Penicuik Mauricewood Nursery Site Ph1	High	Dunedin Canmore	57						57	41	16	Amenity	57		57			57	4.020
Auchendinny Phase 2	Medium	Dunedin Canmore	28						28	19	9	Amenity	28			28		28	2.020
Bonnyrigg South	Medium	Dunedin Canmore	80						80	65	15	Amenity, wheelchair	80				80	80	5.760
Shawfair Town Centre	Medium	Dunedin Canmore	70	30					100	15	85	Amenity, wheelchair	100				100	100	6.420
Pentland Green Phase 2, Bilston	High	Melville	30						30	26	4	Potential Amenity	30	8	22			30	2.200
Lothian Drive, Easthouses	High	Melville	16						16		16	Co-housing model	16		16			16	1.029
Eskmill Road, Penicuik	High	Melville	11						11		11	Co-housing model	11		11			11	0.708
Newbattle High School site	High	Melville	30						30	10	20	Co-housing model	30			30		30	2.195

PROJECT	PRIORITY Low / Medium / High	DEVELOPER	UNITS - TENURE						UNITS - TYPE				UNITS - COMPLETIONS					TOTAL AHSP FUNDING REQUIRED OVER SHIP PERIOD		
			Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improve- ment for Sale	PSR	Total Units	GN	Specia- list Provisi- on	Type of Specialist Particular Need (If Known)	Total Units by Type	2021/22	2022/ 23	2023/ 24	2024/2 5		2025/ 26	TOTAL COMPLETI- ONS OVER PERIOD OF SHIP
Bilston Phase 3a	High	Melville	34						34	26	8	Potential Amenity	34				34		34	2.600
Bilston Phase 3b	High	Melville	28						28	28			28				28		28	1.400

Table 2 - HOUSING INFRASTRUCTURE FUND (HIF) PROJECTS

PROJECT	PRIORITY Low / Medium / High	APPLICANT	CURRENT SITE OWNER	IS PROJECT LINKED TO DIRECT PROVISION OF AFFORDABLE HOUSING? (Y/N)	ESTIMATED COMPLETION DATE					HIF GRANT FUNDING REQUIRED					UNITS - POTENTIAL ADDITIONAL CAPACITY IN EITHER LATER PHASES OR OTHER SITES					
					AFFORDABLE					MARKET						TOTAL HIF GRANT FUNDING REQUIRED				
					2021/22	2022/23	2023/24	POST 2024/25	AFFORDABLE TOTAL OVER PLAN OVER SHIP PERIOD	2021/22	2022/23	2023/24	POST 2024/25	MARKET TOTAL OVER PLAN OVER SHIP PERIOD	2021/22	2022/23	2023/24	POST 2024/25	TOTAL HIF GRANT FUNDING REQUIRED	
Stobhill Depot, Newtongrange	High	Midlothian Council	Yes	Y			0	70	70					100	100			1.250	1.250	
									0					0					0.000	
									0					0					0.000	
									0					0					0.000	
									0					0					0.000	
									0					0					0.000	
									0					0					0.000	
Total					0	0	0	70	70	0	0	0	100	100	0.000	0.000	1.250	0.000	1.250	

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

PROJECT	SUB-AREA	DEVELOPER	UNITS - TENURE							UNITS - COMPLETIONS					SG AHSP FUNDING REQUIREMENT (£0.000M)				
			Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	PSR	Total Units	2021/22	2022/23	2023/24	POST 2024/25	TOTAL COMPLETIONS OVER PERIOD OF SHIP	2021/22	2022/23	2023/24	POST 2024/25	TOTAL AHSP FUNDING REQUIRED OVER SHIP PERIOD
Stobhill Depot, Newtongrange	B	Midlothian Council	50						50				50	50			2.850	2.850	5.700
Stobhill Depot, Newtongrange	B	TBC		20					20				20	20			0.880	0.880	1.760
Total			50	20	0	0	0	0	70	0	0	0	70	70	0.000	0.000	3.730	3.730	7.460

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

PROJECT ADDRESS	DEVELOPER	FUNDING SUPPORT SOURCE	APPROVAL DATE						TOTAL	UNIT COMPLETIONS					TOTAL UNIT COMPLETIONS	NON SG FUNDING TOTAL £0.000M	OTHER NON-AHSP SG FUNDING (IF APPLICABLE) £0.000M	TOTAL FUNDING £0.000M
				2021/22	2022/23	2023/24	2024/25	2025/26		TOTAL SITE STARTS	2021/22	2022/23	2023/24	2024/25				
Wester Cowden	LAR	SG Loan/PF		17					17		17				17			0.000
Fordel village	LAR	SG Loan/PF		24					24		24				24			0.000
Mid Market Rent (Various Sites)	Midlothian Council	Loan	2021/2022		35				35			35			35			0

Table 5 - COUNCIL TAX ON SECOND AND EMPTY HOMES

	TAX RAISED OR IN HAND	TAX USED TO SUPPORT AFFORDABLE HOUSING	TAX CARRIED FORWARD TO SUBSEQUENT YEARS
2017/18	0.086	0.086	0.000
2018/19	0.079	0.079	0.000
2019/20	0.074	0.074	0.000

Table 6 - DEVELOPER CONTRIBUTIONS

	SUMS			UNITS		
	RAISED OR IN HAND	USED TO ASSIST HOUSING	SUM CARRIED FORWARD TO SUBSEQUENT YEARS	AFFORDABLE UNITS FULLY FUNDED FROM CONTRIBUTIONS	UNITS PARTIALLY ASSISTED FROM CONTRIBUTIONS	UNITS TOTAL
2017/18	£1.312	£1.312	0.000	0.000	44	44
2018/19	£0.283	£0.283	0.000	0.000	10	10
2019/20	£1.806	£1.806	0.000	0.000	60	60

