



# Midlothian Council Strategic Housing Investment Plan 2022/23 - 2026/27



## COMMUNICATING CLEARLY

We are happy to translate on request and provide information and publications in other formats, including Braille, tape or large print.

如有需要我們樂意提供翻譯本，和其他版本的資訊與刊物，包括盲人點字、錄音帶或大字體。

Zapewnimy tłumaczenie na żądanie oraz dostarczymy informacje i publikacje w innych formatach, w tym Braillem, na kasecie magnetofonowej lub dużym drukiem.

ਅਸੀਂ ਮੰਗ ਕਰਨ ਤੇ ਖੁਸ਼ੀ ਨਾਲ ਅਨੁਵਾਦ ਅਤੇ ਜਾਣਕਾਰੀ ਤੇ ਹੋਰ ਰੂਪਾਂ ਵਿੱਚ ਪ੍ਰਕਾਸ਼ਨ ਪ੍ਰਦਾਨ ਕਰਾਂਗੇ, ਜਿਨ੍ਹਾਂ ਵਿੱਚ ਬਰੇਲ, ਟੇਪ ਜਾਂ ਵੱਡੀ ਛਪਾਈ ਸ਼ਾਮਲ ਹਨ।

Körler için kabartma yazılar, kaset ve büyük nüshalar da dahil olmak üzere, istenilen bilgileri sağlamak ve tercüme etmekten memnuniyet duyarız.

اگر آپ چاہیں تو ہم خوشی سے آپ کو ترجمہ فراہم کر سکتے ہیں اور معلومات اور دستاویزات دیگر شکلوں میں مثلاً بریل (تاییداً افراد کے لیے) بھرے ہوئے حروف کی لکھائی، ٹیپ پر یا بڑے حروف کی لکھائی میں فراہم کر سکتے ہیں۔

Contact 0131 270 7500 or email: [enquiries@midlothian.gov.uk](mailto:enquiries@midlothian.gov.uk)

Front page photographs

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

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

# Table of Contents

1. Introduction and Strategic Links	p.4
2. Profile of Midlothian	p.6
3. Partnership Working	p12
4. Investment Priorities and Resources	p.15
5. Housing Infrastructure Fund	p.22
6. Conclusion	p.23

## Appendix 1

# 1 Introduction and Strategic Links

In March 2021, the Scottish Government published its first long-term housing strategy 'Housing to 2040' which set an ambition to deliver a further 100,000 affordable homes by 2032, with at least 70% of these for social rent. 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 priorities are clearly aligned with the LHS Outcomes Action Plan 2021-2026 which can be accessed here:

[Housing strategy and performance | Midlothian Local Housing Strategy 2021-2026](#)

The strategic housing priorities of the SHIP are aligned and consistent with the priorities and outcomes within the Rapid Rehousing Transition Plan and the annual updates to the document. The latest Rapid Rehousing Transition Plan can be found here:

[Rapid Rehousing Transition Plan 2019/20 - 2023/24 | Rapid Rehousing Transition Plan 2020/21-2023/24 \(midlothian.gov.uk\)](#)

The SHIP is the key document for identifying strategic housing projects towards meeting the Government's 100,000 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.

## Wheelchair Accessible Housing Targets

The SHIP contains details of planned wheelchair accessible housing. It should be noted that Midlothian Council has not set targets for Wheelchair accessible housing but in alignment with the Local Housing Strategy Outcome Improvement Plan, work to provide these will begin in November 2021. The schedule for setting the targets is as follows:

- November 2021, draft of Wheelchair Accessible Housing Target document and survey
- Winter 2021/2022 undertake initial public consultation sessions
- February 2022 amend draft document
- March 2022 undertake second stage of public consultation
- April 2022 publish final Wheelchair Accessible Housing Targets for Midlothian

#### Local Child Poverty Action Report

The latest report, published in 2019, notes that 22% of children in Midlothian are living in poverty. A target has been set to reduce this level to fewer than 10% of children living in relative poverty by 2030. A key driver for reducing the level of poverty is reducing the cost of living for families. The Strategic Housing Investment Plan will support this by increasing the total number of affordable homes in Midlothian. For many households this will result in significantly reduced rental payments and an improved quality of life, for example, by alleviating overcrowding in a household and providing a home which costs less to heat. The SHIP is aligned with the strategic housing priorities of the Midlothian Local Child Poverty Action Report. Key progress delivered as a result of the SHIP for low income families will be captured within the Local Child Poverty Action Report 2022.



## 2 Profile of Midlothian

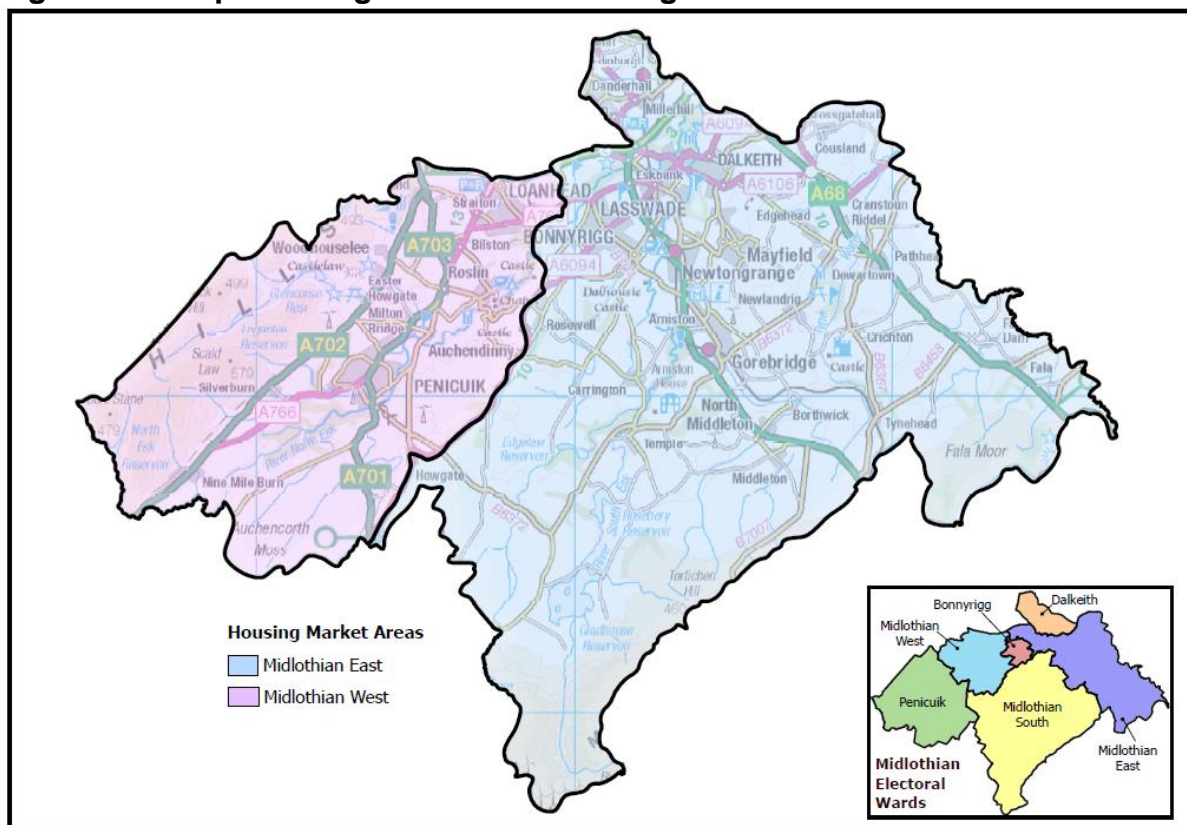
### Housing Market Areas (HMAs)

Midlothian is situated within the Edinburgh and South East of Scotland City Region 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 2.1: Main Settlements in Housing Sub Market Areas**

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

**Figure 2.1: 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 have been completed with further sites under construction.

### Housing Tenure in Midlothian

The most common housing tenure in Midlothian is owner occupied housing (67%) followed by social rented housing by the council or housing association (24%). In addition private rented homes comprise 9% of the housing stock.<sup>1</sup>

### Social Housing Demand

An analysis of social housing in Midlothian shows:

- There are 6,769 Council homes in Midlothian. The majority of stock is 2 bed (3,639 units), followed by 3 bed (1,855 units). There are fewer 1 bed homes (900 units) and 4 bed and larger homes (321 units).
- There are currently 3,302 RSL properties in Midlothian. Table 2.2 below, shows how many properties each landlord has.
- One and two bedroom properties are most in demand from the Housing List. 20% of applicants are waiting for one bed homes and 64% of applicants are waiting for two bed homes. Only 17% of Housing List applicants require 3 and 4 bed homes.

**Table 2.2: Number of Registered Social Landlord (RSL) properties in Midlothian<sup>2</sup>**

<b>Registered Social Landlord (RSL)</b>	<b>Number of properties</b>
Melville Housing Association	1943
Castle Rock Edinvar Housing Association	1028
Bield Housing Association	116
Dunedin Canmore Housing Association	98
Trust Housing Association	35
Viewpoint Housing Association	34
Blackwood Housing Association	23
Link Housing Association	20
Ark Housing Association	5

Chart 2.1 below, shows the number of council lets in recent years. It shows that between 2015/16 and 2020/21 allocations have increased by 24% due to changes to the Housing Allocation Policy and the number of new build completions in these years. It is expected that the annual number of lets will increase significantly in future years as a result of the new build programme.

<sup>1</sup> [Scottish House Condition Survey: Local Authority Analysis 2017-2019 - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/scottish-house-condition-survey-2017-2019/pages/10-local-authority-analysis-2017-2019.aspx)

<sup>2</sup> Scottish Housing Regulator October 2021

**Chart 2.1: Midlothian Council Lettings**

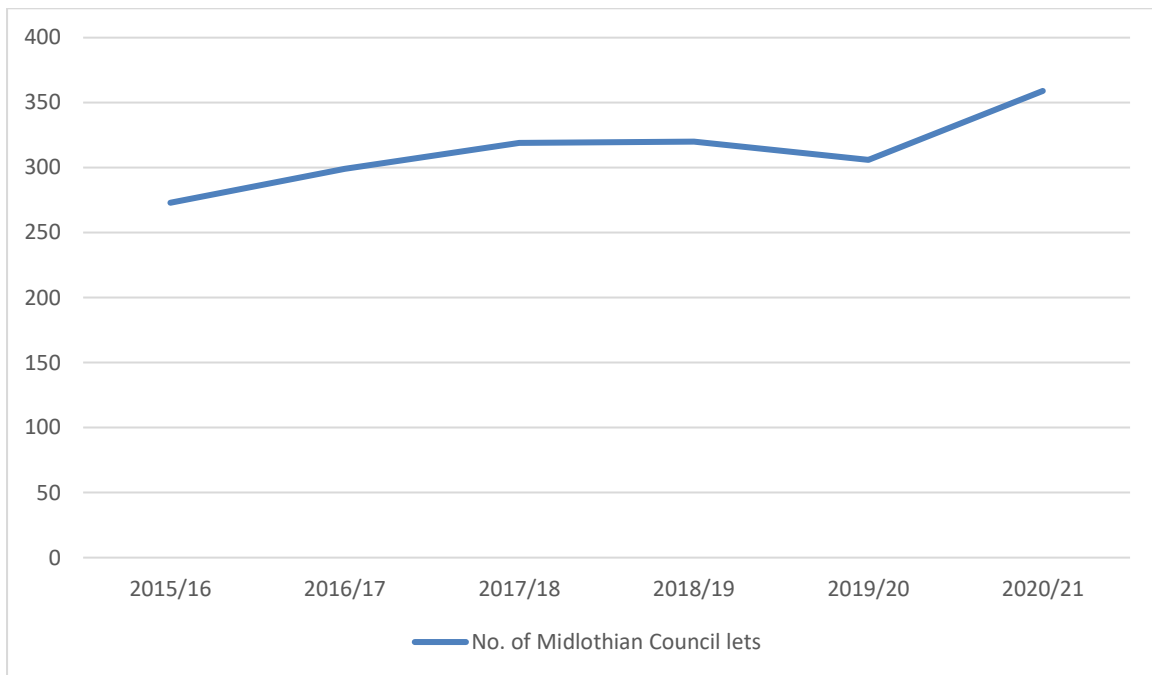


Chart 2.2 shows that the number of households on Midlothian Council waiting lists reduced by 19% between 2018 and 2021. This sharp reduction does not reflect a lessening of demand for social housing, it illustrates the removal of the 'Choice' waiting list in 2020. The 'Choice' list was comprised of households who wanted a council property but did not have a defined housing or medical need e.g. health issues, overcrowding, homelessness etc. Removing this group has allowed the Council to allocate more properties to those on the remaining lists who have defined housing/medical needs.

**Chart 2.2: Number of Households on Midlothian Council Housing List 2018 – 2021**

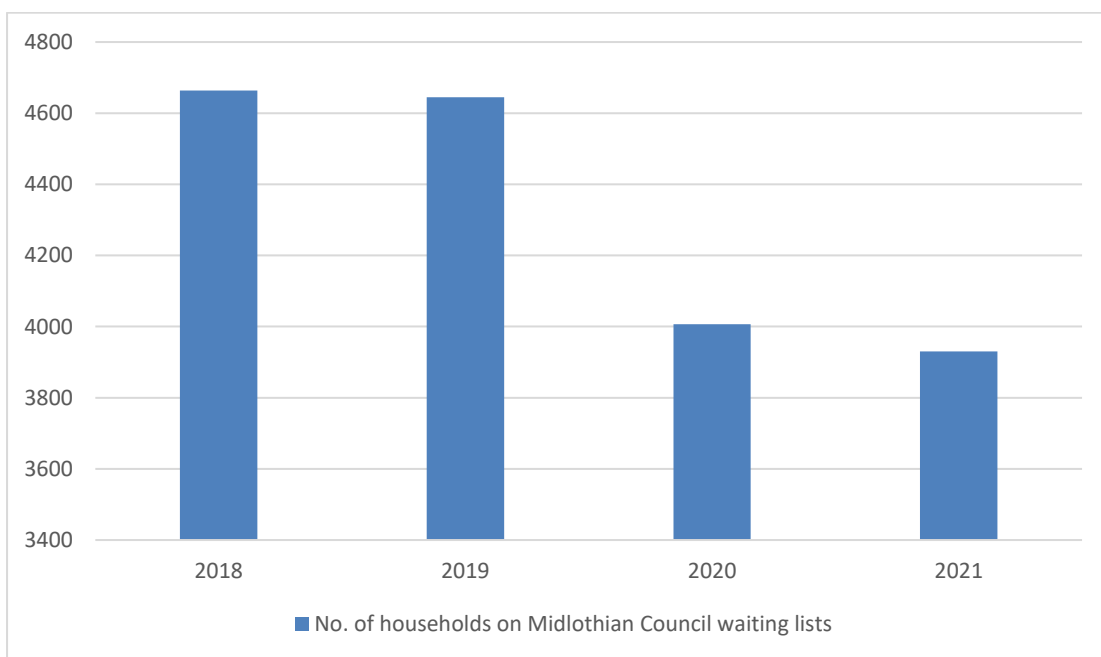
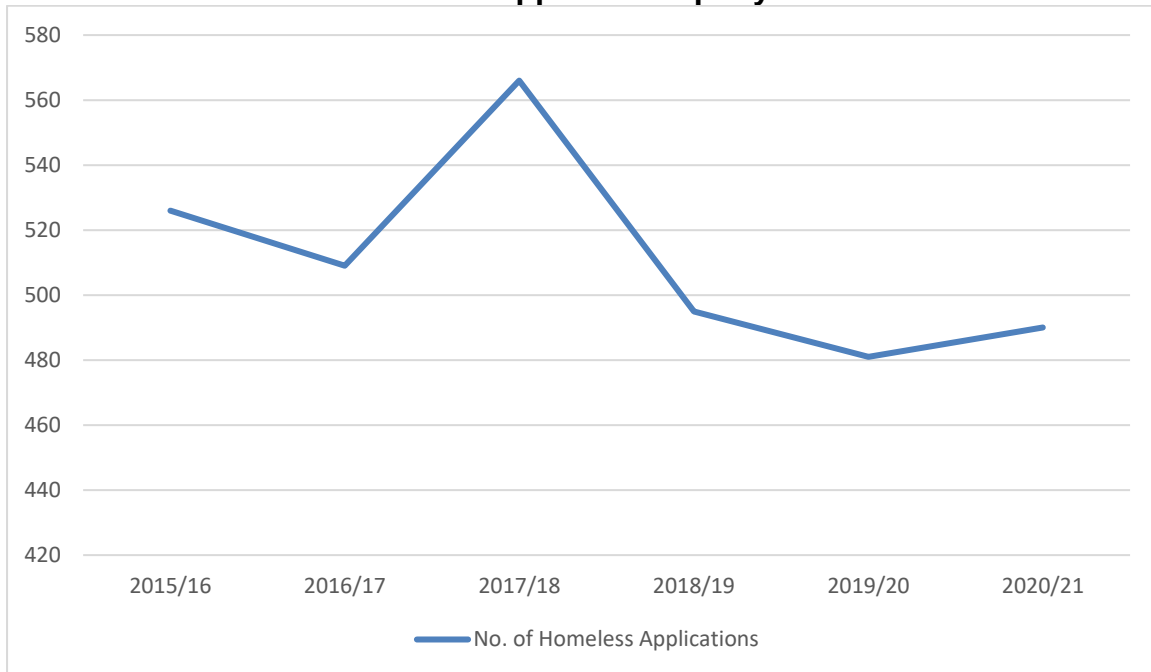




Chart 2.3 below shows the number of homeless applications received by Midlothian Council since 2015/16. It clearly shows a sharp reduction in the number of applications since 2017/18 (16%) as a result of actions contained within the Rapid Rehousing Transition Plan (see p13 for more details).

**Chart 2.3: Number of Homeless Applications per year**



#### Affordable Housing Development in Midlothian

Table 2.3 shows the level of investment in new affordable homes in Midlothian since 2006 (when the Council began building new homes again). It shows that 1,148 council homes have been provided, and a total of 1,601 Council and RSL affordable units have been built overall. It should be noted that these figures report completions by calendar year up to December 2020 and don't include open market purchases or shared equity purchases which have been recorded separately.

**Table 2.3: New Affordable Housing in Midlothian since 2006<sup>3</sup>**

<b>Year of completion</b>	<b>No. of completed Council units</b>	<b>No. of completed RSL units (Social Rent and Mid Market Rent)</b>
<b>2006</b>	0	19
<b>2007</b>	28	12
<b>2008</b>	172	42
<b>2009</b>	237	10
<b>2010</b>	88	20
<b>2011</b>	160	33
<b>2012</b>	170	121
<b>2013</b>	76	6
<b>2014</b>	0	20
<b>2015</b>	48	0
<b>2016</b>	41	28
<b>2017</b>	87	0
<b>2018</b>	0	103
<b>2019</b>	10	39
<b>2020</b>	31	0
<b>Total</b>	1148	453

### Open Market Purchases

Midlothian Council has an Open Market Purchase Scheme whereby ex-council properties are purchased and returned to housing stock. Midlothian Council receives funding towards each Open Market Purchase from the Scottish Government. Table 2.4 below details the number of Open Market Purchases carried out in recent years.

**Table 2.4: Number of Open Market Purchases<sup>4</sup>**

<b>Financial year</b>	<b>No. of Open Market Purchases</b>
2017/18	7
2018/19	13
2019/20	42
2020/21	14

<sup>3</sup> [Housing statistics quarterly update: new housebuilding and affordable housing supply - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/housing-statistics-quarterly-update/new-housebuilding-and-affordable-housing-supply-2020-21/pages/10-to-14.aspx)

<sup>4</sup> Midlothian Council Housing Strategy and Performance statistics

## Open Market Shared Equity

A number of Midlothian residents have been able to purchase affordable homes using the Scottish Government's Open Market Shared Equity Scheme (OMSE) whereby purchasers pay for the biggest share of a property and the Scottish Government hold the remaining share under a shared equity agreement. Table 2.5 below shows the number of successful home purchases in Midlothian using the Open Market Shared Equity Scheme (and predecessor schemes which operated similarly).

**Table 2.5 : No. of OMSE home purchases in Midlothian<sup>5</sup>**

<b>Financial Year</b>	<b>No. of OMSE home purchases</b>
2006/07	45
2007/08	62
2008/09	8
2009/10	41
2010/11	28
2011/12	3
2012/13	13
2013/14	42
2014/15	53
2015/16	93
2016/17	126
2017/18	104
2018/19	72
2019/20	16
2020/21	13
<b>Total</b>	<b>719</b>

---

<sup>5</sup> Scottish Government More Homes Division

### 3 Partnership Working

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

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

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

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

#### Health and Social Care

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

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

More information is contained in the Midlothian Health and Social Care Partnership Strategic Plan 2019-2022, available here:

[Midlothian Health and Social Care Partnership | Health and social care integration | Midlothian Council](#)

## Local Housing Strategy 2021-2026

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). Extensive consultation work was carried out in the preparation of the LHS and therefore to set the outcomes within the document. Stakeholders included:

- Tenants
- Waiting list applicants
- Residents
- Registered Tenants Organisations
- Resident and Tenants Groups
- Midlothian Tenants Panel
- Registered Social Landlords
- Shelter Scotland
- Home Energy Scotland
- Changeworks

Consultation methods included:

- Social media
- SurveyMonkey
- Microsoft Teams virtual consultation meetings
- Zoom virtual consultation meetings

Initially stakeholders were provided with some background information on Local Housing Strategies and the broad areas to be examined and discussed. These areas were revisited throughout the development of the strategy at different points throughout the engagement process. Stakeholders were provided with the draft document for the final consultation process along with key challenges to prioritise for the duration of the Local Housing Strategy and thus for the Strategic Housing Investment Plan.

## Edinburgh and South East Scotland City Region Deal

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

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

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

- Supporting a 10 year affordable housing programme across the region with Scottish Government grant funding.

- Supporting local authority borrowing and share financing risk of infrastructure delivery for key development sites.
- Provision of a £50 Million housing infrastructure fund of predominantly private sector loans to be spent on projects that will unlock housing in strategic development sites across the region.
- Collaborating to develop innovative approaches to increasing the use of offsite construction methods.
- The potential to establish a council-owned regional housing company to deliver mid-market and private rented sector housing.

### Midlothian's Rapid Rehousing Transition Plan

The vision for Midlothian Council's Rapid Rehousing Transition Plan is that by 2024:

*“An increased number of homeless households will obtain permanent accommodation, no homeless household will be accommodated in bed and breakfast accommodation, and the average time taken for the Council to complete its homeless duty will have halved from 105 to 52 weeks.”*

The Plan has five key outcomes to reach by 2024:

Outcome 1: Increasing the supply of affordable housing in Midlothian.

Outcome 2: Revise Midlothian Council's Housing Allocation Policy to address the backlog of homeless households already in temporary accommodation, and reduce the time taken to house homeless households in the future.

Outcome 3: Seek alternative models of temporary accommodation to reduce the need for bed and breakfast accommodation.

Outcome 4: Ensure homeless households are supported to access a wide range of housing options, including the private rented sector.

Outcome 5: Develop a 'housing first' approach in Midlothian to house homeless households with complex needs.

The investment plans outlined in the SHIP are key to the objective of increasing the supply of affordable housing. The Scottish Government is supporting Midlothian Council to implement specific actions within the Plan and between 2018/19 and 2021/22 allocated £522,000 to support this work. Further funding is expected in future years to continue to support the implementation of this Plan.



## 4 Investment Priorities and Resources

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
- 19 of the 31 projects are considered high priority while 12 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)	2022/23			2023/24 Projects													2024/25 Projects						2025/26		2026/27							
	Castletown Terrace, Bilton	Bellway, Wester Cowden, Dalkeith	Newton Church Road, Danderhall, Bellway	Cockpen Terrace, Bonnyrigg	Bumbrae Road, Bonnyrigg	Newmills Road, Dalkeith	Old Craighall Road, Shawfair (MacTaggart and Mical)	Barratt, Roslin expansion	Buccleuch Street, Dalkeith	Plot 1, Shawfair	Dandara, Shawfair	Barratt, Newton Church Road	Dalhouse Mains, Bonnyrigg	Morris Road, Newtowngrange	High Street, Bonnyrigg (phase 1&2)	Stobhill Road, Gorebridge	Newbynes Crescent, Gorebridge	Newton Church Road, Danderhall	Moorfoot Place, Bonnyrigg	Former Newbattle High School, Easthouses	Newtowngrange Library	Muir Group, South Tynewater	Wellington School, Pentlicuk	Conifer Road, Mayfield	Edmonstone Road, Danderhall - (Stewart Millne)	Mauricewood, Pentlicuk	Auchendinny (Stewart Millne)	Mid Market Rent (Various Sites)	Morris Road, Newtowngrange New Supply Shared Equ	Open Market Purchases, Midlothian	Shawfair (CCG)	
Housing Need	4	5	5	5	5	4	5	5	4	5	4	4	5	5	5	4	3	5	5	5	3	4	3	5	3	5	4	5	4	5	5	5
Land Availability	5	5	4	5	5	5	4	4	5	5	4	4	4	5	4	4	5	3	4	4	4	3	4	5	4	4	4	3	4	5	4	
Ability to Start on Site	5	4	4	3	3	3	3	4	3	5	4	4	3	5	3	2	4	3	3	3	3	3	3	5	3	3	3	3	3	3	5	3
Constraints	5	4	4	4	4	4	4	4	4	4	4	4	4	4	3	3	4	3	3	4	3	3	3	4	3	3	3	2	2	4	4	
Equalities Needs	4	3	3	3	3	5	3	4	3	3	4	4	4	5	4	3	5	5	5	4	3	3	3	3	3	3	4	3	3	4	3	
Environmental Impact	5	4	3	3	3	4	3	3	5	4	3	3	3	4	3	3	5	5	5	4	5	3	3	4	3	3	3	3	3	5	3	
<b>TOTAL</b>	<b>28</b>	<b>25</b>	<b>23</b>	<b>23</b>	<b>23</b>	<b>25</b>	<b>22</b>	<b>24</b>	<b>24</b>	<b>26</b>	<b>23</b>	<b>23</b>	<b>23</b>	<b>27</b>	<b>23</b>	<b>19</b>	<b>26</b>	<b>24</b>	<b>25</b>	<b>22</b>	<b>22</b>	<b>18</b>	<b>21</b>	<b>24</b>	<b>21</b>	<b>20</b>	<b>22</b>	<b>18</b>	<b>20</b>	<b>28</b>	<b>22</b>	

### RSL Development Priorities

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

- 14 development projects are proposed by RSLs over the next 5 years.

- 7 of the 14 projects are high priority while 7 scored as medium priority. No projects scored with a low priority.
- 4 RSLs have indicated their plans to develop during this period including:
  - Castle Rock Edinvar (5 projects)
  - Melville Housing Association (5 projects)
  - Dunedin Canmore Housing Association (3 projects)
  - Ark Housing Association (1 project).
- There are 3 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. 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)	2022/23 Projects					2023/24			2024/25			2025/26	2026/27	
	Former Newbattle High School site (Melville)	Windsor Square, Penicuik (Aik)	Auchendinny Phase 2 (Dunedin Canmore)	Shawfair Generic Phase 1 - Social Rent & MMR (Castlerock Edinvar)	Dalhousie South, Bonnyrigg SR (Dunedin Canmore)	Shawfair (Dunedin Canmore)	North Mayfield (Melville)	Whitehill Road, Rosewell (Melville)	Shawfair Generic Phase 2 - Social Rent & MMR (Castlerock Edinvar)	Caulcoats Phase 1 - Social Rent & MMR (Castlerock Edinvar)	Redheugh, Gorebridge Phase 1 - Social Rent & MMR (Melville)	TW Bilston Phase 3a (Melville)	TW Bilston Phase 3b (Melville)	Caulcoats Phase 2 - Social Rent & MMR (Castlerock Edinvar)
Housing Need	2	4	4	5	5	4	2	5	5	5	2	5	5	5
Land Availability	5	5	4	3	4	3	3	3	3	3	3	4	4	3
Ability to Start on Site	4	4	3	3	3	3	3	3	3	2	3	3	3	2
Constraints	4	4	3	5	3	3	3	3	5	3	3	3	3	3
Equalities Needs	4	4	4	3	4	4	4	5	3	3	3	4	4	3
Environmental Impact	5	4	3	4	3	3	5	4	4	4	4	5	5	4
<b>TOTAL</b>	<b>24</b>	<b>25</b>	<b>21</b>	<b>23</b>	<b>22</b>	<b>20</b>	<b>20</b>	<b>23</b>	<b>23</b>	<b>20</b>	<b>18</b>	<b>24</b>	<b>24</b>	<b>20</b>

### 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.
- Ongoing constraints relating to Covid-19
- 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 2,446 new affordable homes to be built between 2022/2022 and 2026/27, of which:

- House types: 2,066 are general needs homes and 380 are specialist provision homes.
- Built form: 2,366 will be new build housing and 80 will be 'off the shelf purchases'.
- Tenure type: 1,413 homes will be council housing (10 of which will be Mid-Market Rent), 600 will be social rent by an RSL, 201 will be for social rent and Low Cost Home Ownership (LCHO) but the provider has not yet been identified and 232 for Mid-Market Rent by an RSL (MMR). 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.
- 965 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.
- 543 units will be developed in sub-area A (Midlothian West)
- 1,823 units are to be developed in sub-area B (Midlothian East).

A total of £104.908 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 2023/24, with a requirement of £32.904 Million.
- 1,413 of the units will be new Council housing requiring £60.548 million grant funding.
- 832 of the units will be RSL housing requiring £47.782 million Government funding.
- 201 of the units with the provider still to be agreed will require £11.456 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.

### Commutated Sums

In some circumstances the Council may consider accepting commuted sums as opposed to the delivery of affordable housing units on some sites. In 2020/21 a total of £78,762 was received in developer contributions for affordable housing. This was used to support Midlothian's New Council Housing Programme.

### 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 £334,000 was raised between 2016/17 and 2020/21 which is being used to support Midlothian's New Build Council Housing Programme.

### Empty Homes

Midlothian Council does not have a dedicated 'Empty Homes Officer'. Home owners of empty properties are advised to contact the Housing Strategy and Performance Team for advice on how to bring their homes back into use. Midlothian Council also advocates use of the Scottish Empty Homes Partnership and Empty Homes Advice Service which look at different options and the support available including the Empty Homes Loan Fund (EHLF).

Under the Local Government Finance (Unoccupied Properties etc.) (Scotland) Act 2012, 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.

## Gypsy Traveller Accommodation

Improving the lives of Gypsy/Traveller communities is a significant human-rights commitment for Midlothian Council and is crucial if we are to tackle deep-rooted inequalities and deliver a fairer society. Improving the lives of Gypsy/Travellers 2019-2021 is the Scottish Government's action plan to improve the lives of Gypsy/Travellers by ensuring they:

- have safe and culturally appropriate places to live and travel
- understand their rights and have positive experiences of accessing services
- have support to maximise incomes, increase employment opportunities, and improve the standard of living
- feel safe, respected and valued members of Scotland's diverse population
- have a seat at the table, are listened to, and have a say in decisions that affect their lives.

The Strategic Housing Investment Plan 2022/23-2026/27 acknowledges the aims and objectives of 'Improving the lives of Gypsy/Travellers 2019-21.

In Midlothian, there is a Gypsy/Traveller site managed by East Lothian Council on behalf of East and Midlothian Councils which has a total of 16 pitches. The site was refurbished in 2014 and again in 2019, with new kitchen and toilet blocks built, a new community room with learning materials, new signage, road improvement works and new fencing installed. In June 2021 the site suffered from extensive vandalism which resulted in the site shutting. East Lothian and Midlothian Councils have since sought funding from the Scottish Government Capital Funding Programme and are in the process of determining future accommodation options for the site and for Gypsy/Travellers in the greater communities. It is important to note that site lease break provisions are of immediate consideration to both the landlord and lease holders.

## 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 an 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 2022/23 – 2026/27**

<b>Location</b>	<b>Developer</b>	<b>Number of additional new homes</b>	<b>Estimated Date of Completion</b>
Wester Cowden, Dalkeith	LAR	3	2022/23
Fordel Village	LAR	24	2023/24
Various locations	Midlothian Council	35	2024/25

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 75<sup>6</sup> costs) are still required to be provided on the remainder of the site by another provider.

---

<sup>6</sup> 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. As part of the Housing to 2040 strategy Scottish Ministers have approved the continuation of the Housing Infrastructure Fund (HIF) in the current Parliamentary period. The fund comprises two main elements:

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

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

As part of developing the SHIP, Midlothian Council will work with partners to identify and prioritise those sites which are of strategic importance and cannot proceed or have stalled due to the extent and costs/financing of infrastructure works involved, and with HIF's support, unlock these sites for the delivery of housing<sup>7</sup>. The Council will work with partners in examining the identified projects to ensure that such projects are eligible for the fund<sup>8</sup>.

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

It should be noted that HIF loan funding is paused during 2021-22 due to budgetary constraints. Loans to deliver housing infrastructure (at commercial rates) is not be available to private sector developers and loan funding options through HIF will be kept under review by the Scottish Government.

---

<sup>7</sup> <https://www.gov.scot/policies/more-homes/housing-infrastructure-fund/>

<sup>8</sup> <https://www.gov.scot/publications/housing-infrastructure-fund-guidance-for-applications/>

## 6 Conclusion

The Midlothian Strategic Housing Investment Plan 2022/23 – 2026/27 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 2,446 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.

Housing Planning & Performance  
Buccleuch House  
Midlothian Council  
1 White Hart Street  
Dalkeith  
EH22 1AE  
[housing.enquiries@midlothian.gov.uk](mailto:housing.enquiries@midlothian.gov.uk)  
Telephone: 07808 903454

### **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 2022/23-2026/27**

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	2022/23	2023/ 24	2024/ 25	2025/2 6	2026/ 27		TOTAL COMPLETI ONS OVER PERIOD OF SHIP
Muir Group, South Tynewater	Medium	Midlothian Council	12						12	10	2	WFS	12			12			12	0.708
Wellington School, Penicuik	Medium	Midlothian Council	12						12	11	1	Wheelchair, WFS	12			12			12	0.708
Plot P, Shawfair	High	Midlothian Council	49						49	45	4	Wheelchair, WFS	49		49				49	2.891
Newtongrange Library	Medium	Midlothian Council	13	10					23	21	2	WFS	23			23			23	1.357
Newton Church Road, Danderhall (Bellway)	High	Midlothian Council	47						47	47		WFS	47	47					47	0.000
Buccleuch Street, Dalkeith	High	Midlothian Council	10						10	9	1	WFS	10		10				10	0.399
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	0.595
Newmills Road, Dalkeith	High	Midlothian Council	92						92	44	48	Extra Care, Wheelchair House	92		92				92	1.060
High Street, Bonnyrigg - nphase 1	High	Midlothian Council	20						20	12	8	WFS, Complex Care	20		20				20	0.350

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	2022/23	2023/24	2024/25	2025/26	2026/27		TOTAL COMPLETIONS OVER PERIOD OF SHIP
Old Craighall Road, Shawfair (Mactaggart and Mickel)	Medium	Midlothian Council	48						48	46	2	WFS	48		48				48	0.000
Wester Cowden, Dalkeith (Bellway)	Medium	Midlothian Council	27						27	27	0		27	27					27	0.000
Newbyres Crescent, Gorebridge	High	Midlothian Council	75						75	62	13	Extra Care, Bariatric and Wheelchair	75			75			75	0.450
Dalhousie Mains, Bonnyrigg	High	Midlothian Council	70						70	67	3	Wheelchair, WFS	70		70				70	0.460
Conifer Road, Mayfield	High	Midlothian Council	72						72	70	2	Wet Floor Showerroom (WFS)	72			72			72	1.000
Morris Road, Newtongrange	High	Midlothian Council	79						79	55	24	Wheelchair house and WFS	79		79				79	0.000
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	24						24	0	24	Amenity	24			24			24	1.416



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	2022/23	2023/24	2024/25	2025/26	2026/27		TOTAL COMPLETIONS OVER PERIOD OF SHIP
Stobhill Road, Gorebridge	Medium	Midlothian Council	49						49	0	49		49		49				49	2.793
Former Newbattle High School, Easthouses Road, Easthouses	Medium	Midlothian Council	98						98	92	6	WFS, Wheelchair House	98		98				98	1.083
Newton Church Road, Danderhall (Barratt)	Medium	Midlothian Council	33						33	32	1	WFS	33		33				33	1.947
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	2.240
Auchendinny (Stewart Milne)	Medium	Midlothian Council	90						90	84	6	WFS, Wheelchair House	90				45	45	90	5.130

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	2022/23	2023/24	2024/25	2025/26	2026/27		TOTAL COMPLETIONS OVER PERIOD OF SHIP
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	16	16	16	16	16	80	3.200
Shawfair (CCG)	Medium	Midlothian Council	30						30	30			30				30		30	1.770
Wellington Farm (CALA)	Medium	TBC	155						155	155			155				155		155	8.834
Rowantree Inn, Mayfield	Medium	TBC	16						16	16			16			16			16	0.912
Morris Road, Newtongrange New Supply Shared Equity	High	TBC			30				30	25	5	Amenity	30		25	5			30	1.710
Cauldcoats Phase 1 Social Rent	High	Castle Rock Edinvar	35						35	35			35					35	35	2.591
Cauldcoats Phase 1 MMR	High	Castle Rock Edinvar		30					30	30			30					30	30	1.410
Cauldcoats Phase 2 Social Rent	High	Castle Rock Edinvar	30						30	30			30						0	1.110

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	2022/23	2023/24	2024/25	2025/26	2026/27		TOTAL COMPLETIONS OVER PERIOD OF SHIP	
Cauldcoats Phase 2 - MMR	High	Castle Rock Edinvar		12						12	12			12						0	0.282
Eskbank Dandara - Social Rent	High	Castle Rock Edinvar	14							14	14			14	14					14	0.980
Eskbank Dandara - MMR	High	Castle Rock Edinvar		10						10	10			10	10					10	0.440
Shawfair Generic Plot - Social Rent - Phase 1	Medium	Castle Rock Edinvar	25							25	25			25			25			25	1.800
Shawfair Generic Plot - MMR - Phase 1	Medium	Castle Rock Edinvar		15						15	15			15			15			15	0.690
Shawfair Generic Plot - Social Rent - Phase 2	Medium	Castle Rock Edinvar	25							25	25			25			25			25	1.800
Shawfair Generic Plot - MMR - Phase 2	Medium	Castle Rock Edinvar		15						15	15			15			15			15	0.690

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	2022/23	2023/24	2024/25	2025/26	2026/27		TOTAL COMPLETIONS OVER PERIOD OF SHIP
Redheugh, Gorebridge Phase 1 - Social Rent	Medium	Castle Rock Edinvar	50						50	50			50						50	3.700
Redheugh, Gorebridge Phase 1- MMR	Medium	Castle Rock Edinvar		40					40	40			40						40	1.880
Pentland Green, Bilston MMR	High	Melville		12					12	12			12	12						0.534
Whitehill Road, Rosewell	Medium	Melville	14						14		14	Amenity/Wheelchair	14			14				1.410
Former Newbattle HS site	Medium	Melville	18	14					32	14	18	Amenity	32		32					1.929
North Mayfield (Lovell)	Medium	Melville	39						39	31	8	Amenity/Wheelchair	39			39				3.311
Bilston Phase 3a (TW)	High	Melville	35						35	27	8	Amenity	35				11	24		2.642
Bilston Phase 3ba (TW)	High	Melville	21						21	21			21					21		1.910

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	2022/23	2023/24	2024/25	2025/26	2026/27		TOTAL COMPLETIONS OVER PERIOD OF SHIP
Windsor Square, Penicuik	Medium	Ark HA	12						12	8	4	TBC	12		12				12	1.080
Doctor's Field, Rosewell	Medium	Dunedin Canmore	25						25	25			25		25				25	1.475
Roslin Easter Bush Former Institute Phase 1 - P44655	High	Dunedin Canmore	38						38	26	12	Amenity	38	38					38	0.000
Nursery East, Penicuik	High	Dunedin Canmore	57						57	41	16	Amenity	57	57					57	0.963
Roslin Easter Bush Former Institute Phase 2	High	Dunedin Canmore	24	14					38	38			38		38				38	2.000
Dalhousie South, Bonnyrigg	Medium	Dunedin Canmore	40	40					80	65	15	Amenity, wheelchair	80			80			80	4.720
Auchendinny Phase 2	Medium	Dunedin Canmore	28						28	19	9	Amenity	28			28			28	2.016
Shawfair	Medium	Dunedin Canmore	70	30					100	80	20	Amenity, wheelchair	100				100		100	6.420

**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)	AFFORDABLE HOUSING UNITS DIRECTLY PROVIDED BY INFRASTRUCTURE FUNDING - BY ESTIMATED COMPLETION DATE										2024/25	TOTAL HIF GRANT FUNDING REQUIRED
					AFFORDABLE					MARKET						
					2022/23	2023/24	2024/25	POST 2025/26	AFFORDABLE TOTAL OVER PLAN OVER SHIP PERIOD	2022/23	2023/24	2024/25	POST 2025/26	MARKET TOTAL OVER PLAN OVER SHIP PERIOD		
Stobhill Depot, Newtongrange	High	Midlothian Council	Yes	Y			0	70	70				100	100	1.250	1.250

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

PROJECT	SUB-AREA	DEVELOPER	UNITS - TENURE						UNITS - COMPLETIONS			2024/25	POST 2025/26	TOTAL AHSP FUNDING REQUIRED OVER SHIP PERIOD	
			Social Rent	Mid Market Rent	LCHO - Share d Equity	LCHO - Share d Owner ship	LCHO - Improve ment for Sale	PSR	Total Units	2024/ 25	POST 2025/2 6				TOTAL COMPLETI ONS OVER PERIOD OF SHIP
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

**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	TOTAL FUNDING £0.000M
				Financial Year (Actual or Estimated)	2022/23	2023/24	2024/25	2025/26	2026/27	TOTAL SITE STARTS	2022/23	2023/24	2024/25	2025/26		
Mid Market Rent (Various Sites)	Midlothian Council	Loan	2022/23		35				35			35			35	0.000
Wester Cowden	LAR	PF/SG Loan	2019/20							3					3	0.000
Fordel	LAR	PF/SG Loan	2019/20						0		24				24	0.000

**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
2020/21	0.095	0.095	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
<b>2017/18</b>	£1.312	£1.312	0.000	0.000	44	44
<b>2018/19</b>	£0.283	£0.283	0.000	0.000	10	10
<b>2019/20</b>	£1.806	£1.806	0.000	0.000	60	60
<b>2020/21</b>	£0.08	£0.08	0.000	0.000	3	3



