



# Midlothian Council Strategic Housing Investment Plan 2023/24 - 2027/28



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Front page photographs

Top: Completed homes by Midlothian Council, Bonnyrigg

Bottom: Completed homes by Taylor Wimpey for Melville Housing at Pentland Green, Bilston

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## **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 110,000 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 Plans | Rapid Rehousing Transition Plan 2022/23 - 2023/24 \(midlothian.gov.uk\)](#)

The SHIP is the key document for identifying strategic housing projects towards meeting the Government's 110,000 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.

## Local Child Poverty Action Report

The latest report, published in 2022, notes that 24% 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 2023.

## 2 Profile of Midlothian

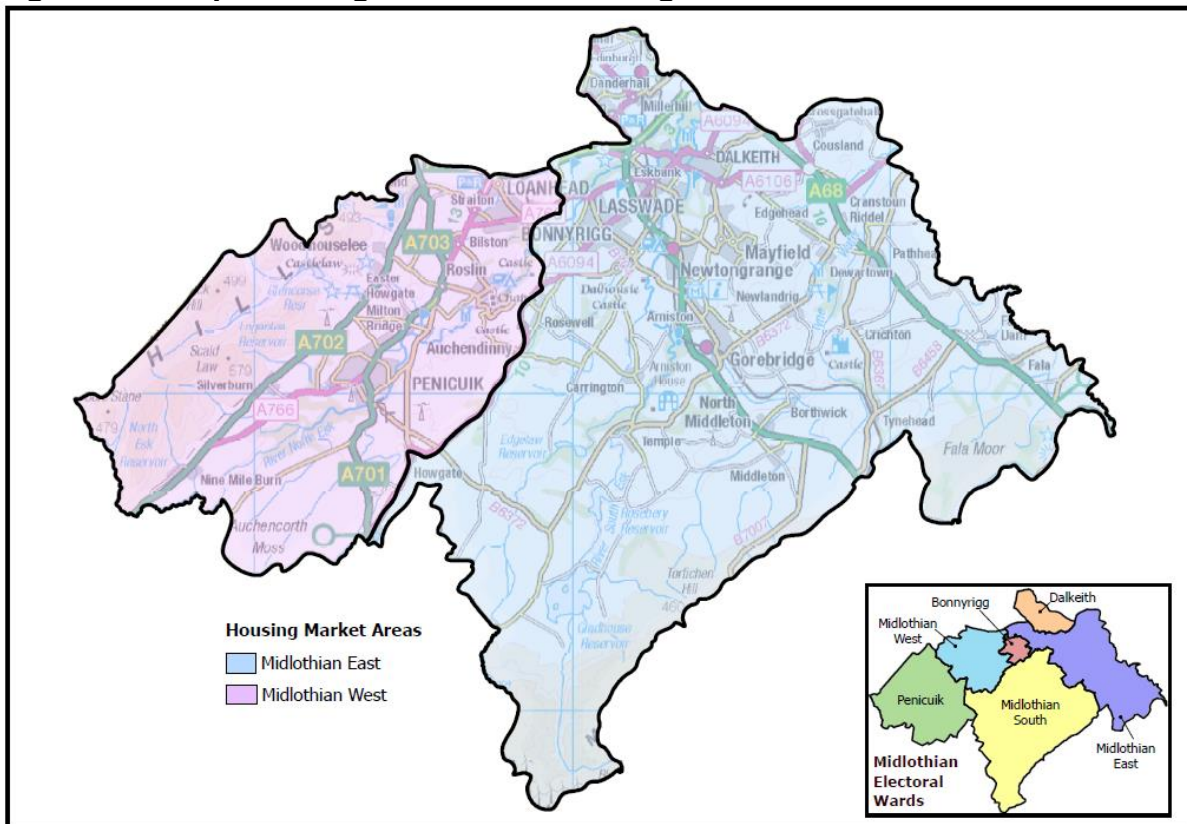
### Housing Market Areas (HMAs)

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 6,806 Council homes in Midlothian. The majority of stock is 2 bed (3,728 units), followed by 3 bed (1,863 units). There are fewer 1 bed homes (892 units) and 4 bed and larger homes (323 units).
- There are currently 3,416 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; 19% of applicants are waiting for one bed homes and 64% of applicants are waiting for two bed homes. Only 16% 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	2010
Castle Rock Edinvar Housing Association	1075
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

<sup>1</sup> [Scottish House Condition Survey: Local Authority Analysis 2017-2019 - gov.scot \(www.gov.scot\)](http://www.gov.scot/Scottish-House-Condition-Survey-Local-Authority-Analysis-2017-2019)

<sup>2</sup> Scottish Housing Regulator October 2022

Chart 2.1 below, shows the number of council lets in recent years. It shows that between 2015/16 and 2021/22 allocations have increased by 58% 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.

**Chart 2.1: Midlothian Council Lettings**

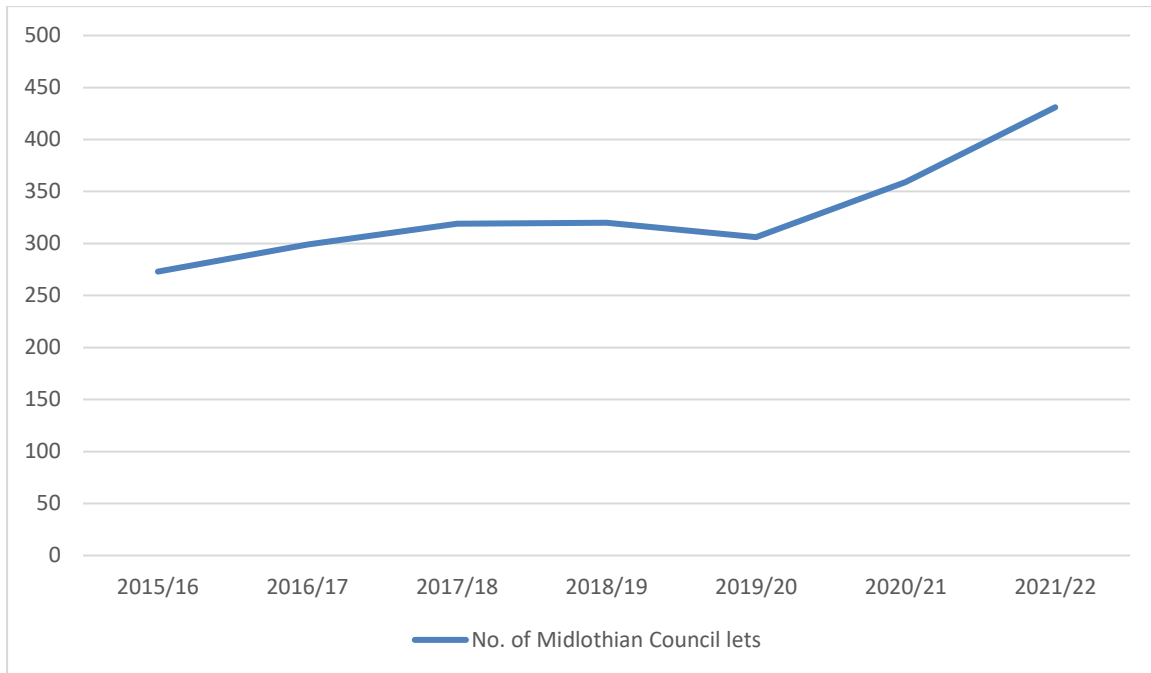


Chart 2.2 shows that the number of households on Midlothian Council waiting lists increased by 8% between 2021 and 2022. The 'Choice' waiting list was removed in 2020 which resulted in a sharp reduction in waiting list numbers rather than a lessening of demand for social housing which is evident in the number of households currently waiting for housing. The Choice List applicants did not have any housing or medical needs but a preference to move home, with other housing options available to facilitate that choice.

**Chart 2.2: Number of Households on Midlothian Council Housing List 2018 – 2022**

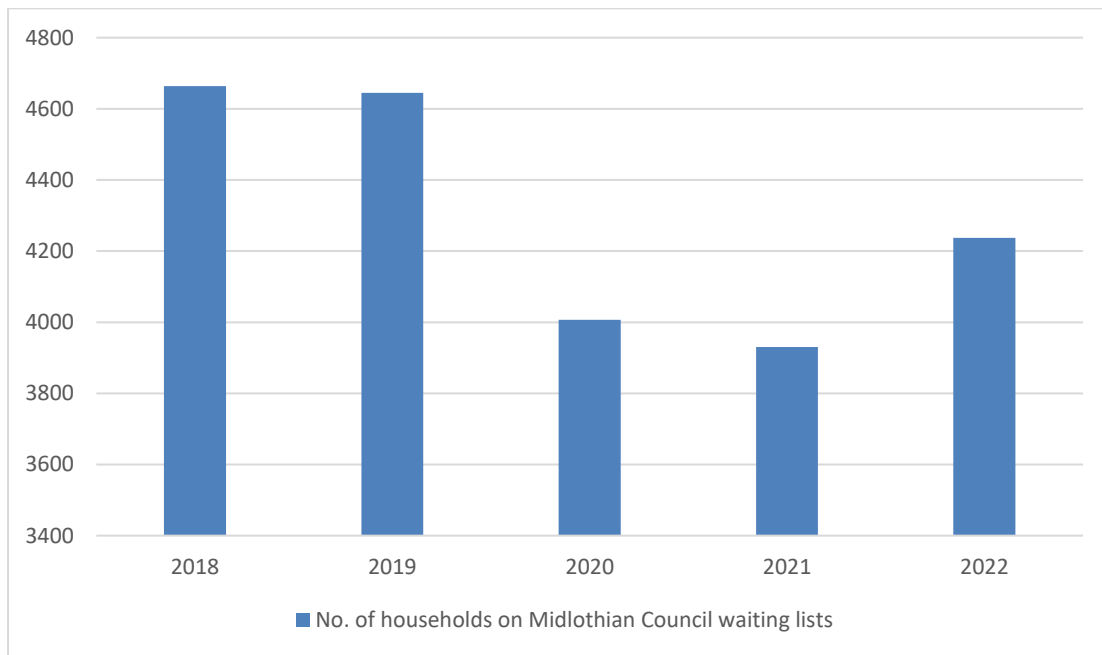
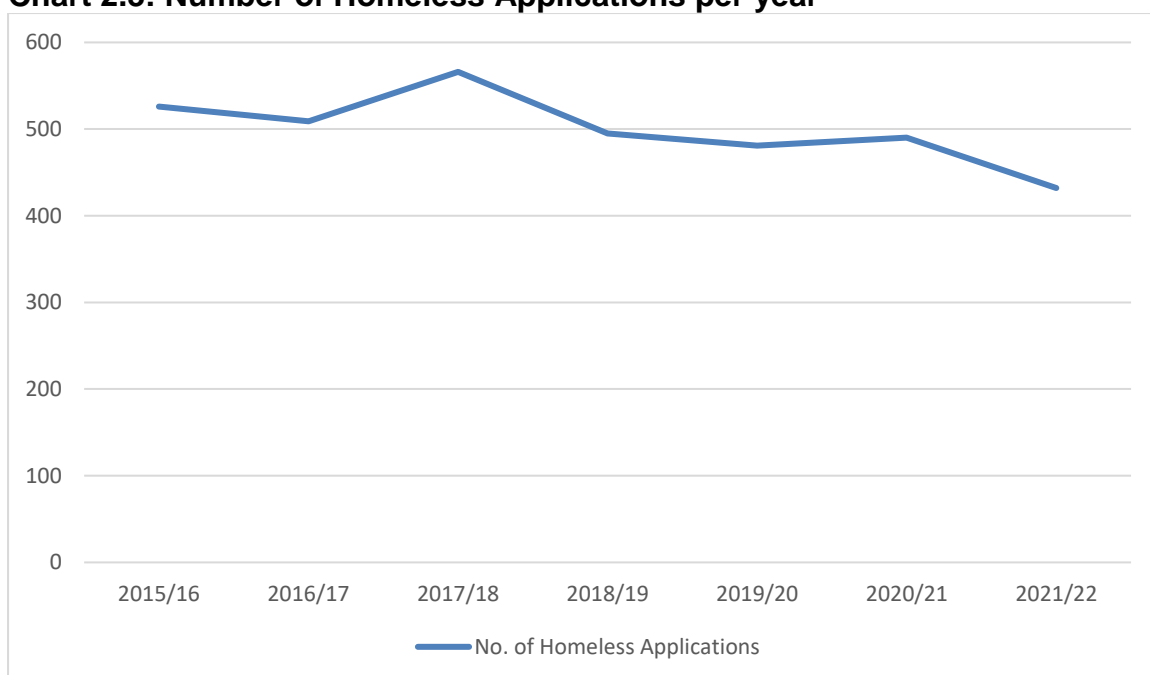


Chart 2.3 below shows the number of homeless applications received by Midlothian Council since 2015/16. It clearly shows a sharp reduction in the number of applications since 2017/18 (18%) as a result of actions contained within the Rapid Rehousing Transition Plan (see p14 for more details).

**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 1,238 council homes have been provided, and a total of 1,739 council and RSL affordable units have been built overall. It should be noted that these figures report completions by calendar year up to June 2022 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>**

Year of completion	No. of completed Council units	No. of completed RSL units (Social Rent and Mid Market Rent)
2006	0	19
2007	28	12
2008	172	42
2009	237	10
2010	88	20
2011	160	33
2012	170	121
2013	76	6
2014	0	20
2015	48	0
2016	41	28
2017	87	0
2018	0	103
2019	10	39
2020	31	0
2021	90	48
<b>Total</b>	<b>1238</b>	<b>501</b>

<sup>3</sup> [Housing statistics quarterly update: new housebuilding and affordable housing supply - gov.scot \(www.gov.scot\)](https://www.gov.scot/housing-statistics-quarterly-update-new-housebuilding-and-affordable-housing-supply)

## 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
2021/22	22

## 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
2021/22	15
<b>Total</b>	<b>734</b>

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

<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 planning, 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, informed by the current housing needs and demand assessment (HoNDA) and the drafted National Planning Framework 4 (NPF4).

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 2022-2025, available here:

[What we do Information - Midlothian Health and Social Care Partnership](#)

## 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 collaborate with the UK and Scottish Governments respectively to deliver 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.

### Edinburgh & South East Scotland Housing Demonstrator Programme

To take forward the opportunity to increase the use of offsite construction methods, the Edinburgh & South East Scotland Housing Demonstrator Programme seeks to create a programme of housing that will be delivered to standardised typologies and performance standards with the use of offsite construction processes for a pipeline of sites across the city region.

Midlothian Council undertook a review of its garage and lock up sites as a potential source of future housing sites. From this review, and a wider look at land in Council ownership that had potential for housing development, a number of sites were put forward for further assessment as part of the feasibility stage of the Housing Demonstrator Programme.

The approximately capacity of the Midlothian sites is 40 homes, within an overall regional pipeline that to date comprises approximately 320 homes. Midlothian Council intends to enter into a Memorandum of Understanding to embed collaborative working in advance of each City Deal local authority procuring feasibility work to their Demonstrator sites to a common specification with the same design team. Table 3.1 contains details of the proposed Housing Demonstrator sites in Midlothian.

**Table 3.1: Proposed Housing Demonstrator sites in Midlothian**

Site name	Location	Approx No. of homes	Build type
Eastfield Drive	Penicuik	8	Houses/Cottage Flats
Eskvale Drive	Penicuik	6	Houses/Cottage Flats
Lomond Vale	Penicuik	4	Houses/Cottage Flats
Lyne Terrace	Penicuik	8	Houses/Cottage Flats
Blackcot Road	Mayfield	6	Houses/Cottage Flats

Stone Place	Mayfield	8	Houses/Cottage Flats
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At this stage, these sites will be assessed for suitability for housing development before they form a confirmed part of the affordable housing supply programme. A catalogue of agreed housing design typologies has been developed, which will deliver a certain performance standard, aiming to achieve net zero. However, these typologies are not designed to deliver homes to a passivhaus standard, which should be noted. Discussions are ongoing regarding how we could achieve an energy performance as close to passivhaus standard as possible using off site manufacture

Alternatives approaches for the future use of other garage or lock up sites which are currently underused will also be taken forward. This will include options such as demolition, sale or re-use for other purposes.

### 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 Rapid Rehousing Transition Plan and between 2018/19 and 2021/22 allocated £643,000 to support this work. Further funding is expected in future years to continue to support the implementation of this Plan.

### Town Centre Regeneration

The Town Centre First Principle was agreed by the Scottish Government and the Convention of Scottish Local Authorities in July 2014 and asked that government, local authorities, the wider public sector, businesses and communities put the health of town centres at the heart of decision making. It seeks to deliver the best local outcomes, align policies and target available resources to prioritise town centre sites,

encouraging vibrancy, equality and diversity. Town Centre Regeneration requires a collaborative approach which strengthens the long-term plan for each town centre. Work is underway by Midlothian Council and partner organisations to regenerate Dalkeith<sup>6</sup> and Newtongrange<sup>7</sup> town centres to provide more and better housing, become 20 minute neighbourhoods and realise greener buildings and town centres (in order to become net zero by 2030).

## 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 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

<sup>6</sup> [Have your say: Dalkeith Town Centre Regeneration | Creating a fresh vision for Dalkeith town centre | Midlothian Council](#)

<sup>7</sup> [Newtongrange and Stobhill and Lady Victoria | Masterplans | Midlothian Council](#)

**Table 4.2: Area Project Prioritisation Score**

<b>Rank</b>	<b>Area</b>	<b>Points</b>
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 already 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:

- 21 development projects are proposed by Midlothian Council over the next 5 years.
- Projects which are currently onsite do not need to be prioritised as they are already in the process of being built
- 6 of the remaining 11 projects are considered high priority while 5 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 whilst those with medium priorities are planned for the later years of the SHIP period.
- One of the developments is for Open Market Purchases whereby Midlothian Council purchases ex local authority properties from the open market which are then returned to general stock.



**Table 4.3: Council Housing Development Priorities**

Project Name, Area & RSL (e.g. Dewar Park, Gorebridge Phase 2-DCHA)	2023/24 Projects							2024/25	2025/26	2027/28	
	Newtongrange Library	Former Newbattle High School, Easthouses	Danderhall, Newton Church Road (Barratt)	High Street, Bonnyrigg (phase 1&2)	Newton Church Road, Danderhall (former leisure centre)	Roslin expansion (Barratt)	Newbyres Crescent, Gorebridge	Edinburgh Housing Demonstrator Site	Rullion Road, Penicuik	Auchendinny (Bellway)	Open Market Purchases, Midlothian
Housing Need	4	3	4	5	5	5	3	4	4	5	5
Land Availability	4	4	4	4	3	4	5	4	3	4	5
Ability to Start on Site	3	3	4	3	3	4	4	3	4	3	5
Constraints	3	4	4	3	3	4	4	3	3	3	4
Equalities Needs	3	4	4	4	5	4	5	3	3	4	4
Environmental Impact	5	4	3	4	5	3	5	3	4	3	5
<b>TOTAL</b>	<b>22</b>	<b>22</b>	<b>23</b>	<b>23</b>	<b>24</b>	<b>24</b>	<b>26</b>	<b>20</b>	<b>21</b>	<b>22</b>	<b>28</b>

### RSL Development Priorities

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

- 35 development projects are proposed by RSLs over the next 5 years.
- Some of these projects contain several phases of development, each having its own prioritisation and SHIP entry
- Projects which are currently onsite do not need to be prioritised as they are in the process of being built
- 8 of the remaining 21 projects are high priority while 13 scored as medium priority. No projects scored with a low priority.
- 5 RSLs have indicated their plans to develop during this period including:
  - Castle Rock Edinvar (17 projects)
  - Dunedin Canmore Housing Association (9 projects)
  - Melville Housing Association (7 projects)
  - Viewpoint Housing Association (1 project)
  - Ark Housing Association (1 project).

**Table 4.4: RSL Housing Development Priorities**

	2023/24				2024/25 Projects							2025/26 Projects							2026/27		2027/28
Project Name, Area & RSL (e.g. Dewar Park, Gorebridge Phase 2- DCHA)	Newbyres, Gorebridge, Persimmon (Dunedin Canmore)	Oak Place, Mayfield (Melville)	Former Newbattle High School site (Melville)	Windsor Square, Penicuik (Ark)	Doctor's Field, Rosewell (Dunedin Canmore)	Auchendinny Phase 2 (Dunedin Canmore)	Glensesk (Viewpoint)	Lothian Drive, Easthouses (Melville)	Caulcoats Phase 1 - Social Rent (Castlerock Edinvar)	Shawfair Woolmet - Phase 1 - Social Rent (Castlerock Edinvar)	TW Bilston Phase 3a (Melville)	Shawfair (Dunedin Canmore)	Shawfair, Town Centre North, Bellway - SR/MMR/SE (Castlerock Edinvar)	Old School, Mayfield (Melville)	Caulcoats Phase 2 - Social Rent & MMR (Castlerock Edinvar)	Whitehill Road, Rosewell (Melville)	Shawfair Woolmet - Phase 2 - Social Rent & MMR (Castlerock Edinvar)	TW Bilston Phase 3b (Melville)	Caulcoats Phase 3 Social Rent & MMR (Castlerock Edinvar)	Shawfair Town Centre, Rettie - SR/MMR (Castlerock Edinvar)	Redheughs Gorebridge Barratt Phase 1 SR and MMR (Castlerock Edinvar)
Housing Need	2	2	2	4	5	4	4	2	5	5	5	4	5	2	5	5	5	5	5	5	2
Land Availability	5	5	5	5	3	4	3	5	4	4	4	3	4	5	4	3	4	4	4	4	4
Ability to Start on Site	5	4	4	4	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Constraints	4	4	4	4	3	3	3	3	3	4	3	3	3	3	3	3	4	3	3	3	3
Equalities Needs	3	5	4	4	3	4	5	5	3	3	4	4	3	5	3	5	3	4	3	3	3
Environmental Impact	3	3	5	4	3	3	3	4	4	4	5	3	4	4	4	4	4	5	4	4	4
<b>TOTAL</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>	<b>20</b>	<b>21</b>	<b>21</b>	<b>22</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>20</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>23</b>	<b>23</b>	<b>24</b>	<b>22</b>	<b>22</b>	<b>19</b>

- There are a further 8 projects where the affordable housing provider has not yet been confirmed due to a lack of certainty surrounding local authority rent increases and therefore the ability to fund new build affordable housing beyond those which are already budgeted for. Table 4.5 illustrates that 3 of these sites are high priority whereas the remaining 5 are medium priority developments.

**Table 4.5: TBC Housing Development Priorities**

Project Name, Area & RSL (e.g. Dewar Park, Gorebridge Phase 2-DCHA)	2023/24 Projects				2024/25 Projects			
	Old Craighall Road, Shawfair (Mactaggart and Mickel)	Lingerwood, Springfield	Plot R, Shawfair	Plot P, Shawfair	Muir Group, South Tynewater	Millerhill, Wellington Farm	Wellington School, Penicuik	Edmonstone Road, Danderhall - (Stewart Milne)
Housing Need	5	5	5	5	3	5	5	5
Land Availability	4	4	4	5	3	3	4	4
Ability to Start on Site	3	4	4	5	3	3	3	3
Constraints	4	4	4	4	3	3	3	3
Equalities Needs	3	3	3	3	3	3	3	3
Environmental Impact	3	4	4	4	3	3	3	3
<b>TOTAL</b>	<b>22</b>	<b>24</b>	<b>24</b>	<b>26</b>	<b>18</b>	<b>20</b>	<b>21</b>	<b>21</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.
- Rising inflation and the cost of materials and labour

- The emerging number of s75 sites without a confirmed affordable housing provider. The lack of certainty surrounding rent increases has resulted in an inability to confirm longer term housing projects.
- A diminishing number of Midlothian Council owned sites mean that many future sites will be controlled by a third party.
- 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.
- 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 2,594 new affordable homes to be built between 2023/24 and 2027/28, of which:

- House types: 2,251 are general needs homes and 343 are specialist provision homes.
- Built form: 2,514 will be new build housing and 80 will be 'off the shelf purchases'.
- Tenure type: 1,007 homes will be council housing and 788 will be social rented housing by an RSL, 14 will be Low Cost Home Ownership – Shared Equity housing by an RSL and 356 will be Mid-Market Rent housing provided by an RSL (MMR). The remaining 429 homes do not have a confirmed social housing provider.
- This reflects the fact that the affordable housing tenure with the highest demand is social rented housing.
- 1,958 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.
- 432 units will be developed in sub-area A (Midlothian West)
- 2,042 units are to be developed in sub-area B (Midlothian East).

A total of £127.520 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 £32.057 Million.
- 1,007 of the units will be new Council housing requiring £28.069 million grant funding. Monies already claimed from the Scottish Government have not been included in these sums.
- 1158 of the units will be RSL housing requiring £74.362 million Government funding.
- 429 of the units with no confirmed affordable housing provider will require £24.340 million grant funding.
- The current uncertainty regarding affordable housing rent increases have resulted in a large number of units with no confirmed housing provider. Once the situation has become clearer both the Council and RSLs will ensure that future 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 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 2021/22 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 £398,000 was raised between 2016/17 and 2021/22 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 work within the Improving the lives of Gypsy/Travellers 2019-2021 action plan has been extended for 18 months with an end date of October 2022.

The Strategic Housing Investment Plan 2023/24-2027/28 acknowledges the aims and objectives of 'Improving the lives of Gypsy/Travellers 2019-21'. The Gypsy/Traveller site managed by East Lothian Council on behalf of East and Midlothian Councils closed in June 2021 following extensive vandalism. East Lothian and Midlothian Councils are now 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.

### Wheelchair Accessible Housing Targets

In August 2022 Midlothian Council set wheelchair accessible housing targets for the five year period between 2022/23 – 2026/27. The targets cover both social and market housing and have been set following consultation with Midlothian residents, RSL partners, the Health and Social Care Partnership and Planning Officers. The targets state that 20 wheelchair accessible homes will be built per annum with 10 in the social sector and 10 in the private sector, while other available opportunities shall also be maximised. More information is contained in the Wheelchair Accessible Housing Target Report 2022/23 – 2026/27, available here:

[Housing strategy and performance | Wheelchair Accessible Housing Targets 2022/23 - 2026/27 \(midlothian.gov.uk\)](https://www.midlothian.gov.uk/housing-strategy-and-performance/wheelchair-accessible-housing-targets-2022-23-2026-27)

### 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 2023/24 – 2027/28**

Location	Developer	Number of additional new homes	Estimated Date of Completion
Wester Cowden, Dalkeith	LAR	25	2025/26
Fordel Village	LAR	24	2025/26

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>8</sup> costs) are still required to be provided on the remainder of the site by another provider.

## 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 Scottish Government’s “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>9</sup>. The Council will work

<sup>8</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.

<sup>9</sup> <https://www.gov.scot/policies/more-homes/housing-infrastructure-fund/>

with partners in examining the identified projects to ensure that such projects are eligible for the fund<sup>10</sup>.

Further information on the Housing Infrastructure Fund can be found here:  
[Housing Infrastructure Fund : guidance for applications - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/housing-infrastructure-fund-guidance-for-applications/)

## 6 Conclusion

The Midlothian Strategic Housing Investment Plan 2023/24 – 2027/28 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 2,594 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.

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<sup>10</sup> <https://www.gov.scot/publications/housing-infrastructure-fund-guidance-for-applications/>



**Appendix 1: SHIP Project Tables**

**Table 1 - AFFORDABLE HOUSING SUPPLY PROGRAMME 2023/24-2027/28**

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 - Improvement for Sale	PSR	Total Units	GN	Specialist Provision	Type of Specialist Particular Need (If Known)	Total Units by Type	2023/24	2024/25	2025/26	2026/27	2027/28		TOTAL COMPLETIONS OVER PERIOD OF SHIP
Muir Group, South Tynewater: P41837	Medium	TBC	12						12	10	2	WFS	12			12			12	0.880
Wellington School, Penicuik: P43726	Medium	TBC	12						12	11	1	Wheelchair, WFS	12			12			12	0.708
Plot P, Shawfair, Persimmon Homes: P43738	High	TBC	49						49	45	4	Wheelchair, WFS	49		49				49	2.891
Old Craighall Road, Shawfair (Mactaggart and Mickel): P41836	Medium	TBC	48						48	46	2	WFS	48		48				48	1.992
Edmonstone Road, Danderhall (Stewart Milne): P43720	Medium	TBC	28						28	27	1	WFS	28			28			28	1.596
Rullion Road, Penicuik	Medium	Midlothian Council	68						68	68			68		34	34			68	4.862
Millerhill, Wellington Farm: P43739	Medium	TBC	90						90	90	0		90			90			90	5.129
Lingerwood, Springfield	High	TBC	157						157	157			157		62	33	28	34	157	9.263
Plot R, Shawfair (Barratt)	High	TBC	33						33	33			33		33				33	1.881

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 - Improvement for Sale	PSR	Total Units	GN	Specialist Provision	Type of Specialist Particular Need (If Known)	Total Units by Type	2023/24	2024/25	2025/26	2026/27	2027/28		TOTAL COMPLETIONS OVER PERIOD OF SHIP
Auchendinny, Bellway: P43835	Medium	Midlothian Council	70						70	64	6	WFS, Wheelchair House	70			35	35		70	3.99
Newbyres Crescent, Gorebridge: T34262	High	Midlothian Council	75						75	62	13	Extra Care, Bariatric and Wheelchair Bungalow	75			75			75	3.360
Morris Road, Newtongrange: T35727	High	Midlothian Council	79						79	55	24	Amenity, Wheelchair house and WFS	79		79				79	0.000
Conifer Road, Mayfield: T35733	High	Midlothian Council	72						72	70	2	Wet Floor Showerroom (WFS)	72			72			72	1.438
Bonnyrigg, Polton Street (Complex Care): P41758	High	Midlothian Council	46						46	0	46	Complex Care	46		46				46	0.592
Newmills Road, Dalkeith: T35300 P40873	High	Midlothian Council	92						92	44	48	Extra Care, Wheelchair House	92		92				92	0.000
Cockpen Terrace, Bonnyrigg: T29437	High	Midlothian Council	16						16	15	1	WFS	16		16				16	0.000
High Street, Bonnyrigg, phase 1 (Complex Care): P41147	High	Midlothian Council	20						20	12	8	WFS, Complex Care	20		20				20	0.000

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 - Improvement for Sale	PSR	Total Units	GN	Specialist Provision	Type of Specialist Particular Need (If Known)	Total Units by Type	2023/24	2024/25	2025/26	2026/27	2027/28		TOTAL COMPLETIONS OVER PERIOD OF SHIP
Mayfield, Easthouses Road, former Newbattle High School, phase 1: P42523	Medium	Midlothian Council	90						90	84	6	WFS, Wheelchair House	90		90				90	0.5
Bumbrae Road, Hopefield: P41732	High	Midlothian Council	20						20	20	0		20	20					20	0.482
Dalhousie, Bonnyrigg (Springfield Homes): P43427	High	Midlothian Council	70						70	67	3	Wheelchair, WFS	70	70					70	0.000
Wester Cowden, Bellway: P41165	Medium	Midlothian Council	27						27	27	0		27	27					27	0.000
Danderhall, Newton Church Road (former leisure centre): P43833	High	Midlothian Council	23						23	0	23	Amenity	23		23				23	0.865
Danderhall, Newton Church Road (Barratt): T36399	Medium	Midlothian Council	33						33	32	1	WFS	33		33				33	2.358
Roslin, Moat View expansion site (Barratt): P43841	High	Midlothian Council	53						53	53	0		53		53				53	1.546
Shawfair, Block O, (Dandara): P43840	High	Midlothian Council	18						18	18	0		18		18				18	0.648

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	Improvement for Sale	PSR	Total Units	GN	st Provision	Type of Specialist Particular Need (If Known)	Total Units by Type	2023/24	2024/25	2025/26	2026/27	2027/28		TOTAL COMPLETIONS OVER PERIOD	
Edinburgh Housing Demonstrator Cluster	Medium	Midlothian Council	40							40	40	0		40			20	20		40	2.860
Dalkeith, Buccleuch Street: P41733	High	Midlothian Council	10							10	9	1	WFS	10		10				10	0.210
Newtongrange, St David's, former library Site: P44903, P45588	Medium	Midlothian Council	5							5	5		WFS	5			5			5	0.358
Open Market Purchases	High	Midlothian Council	80							80	74	6	WFS, Amenity Bungalow	80	16	16	16	16	16	80	4.000
Cauldcoats Phase 1 Social Rent	Medium	Castlerock Edinvar	13							13	13	0		13			13			13	1.287
Cauldcoats Phase 2 Social Rent	Medium	Castlerock Edinvar	14							14	14	0		14			14			14	1.386
Cauldcoats Phase 2 - MMR	Medium	Castlerock Edinvar		15						15	15	0		15			15			15	1.056
Cauldcoats Phase 3 Social Rent	Medium	Castlerock Edinvar	43							43	43	0		43				43	43	43	4.257
Cauldcoats Phase 3 - MMR	Medium	Castlerock Edinvar		9						9	9	0		9				9	9	9	0.634
Eskbank Dandara - Social Rent	High	Castlerock Edinvar	18							18	18	0		18	18					18	0.986
Eskbank Dandara - MMR	High	Castlerock Edinvar		12						12	12	0		12	12					12	0.285

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 - Improvement for Sale	PSR	Total Units	GN	Specialist Provision	Type of Specialist Particular Need (If Known)	Total Units by Type	2023/24	2024/25	2025/26	2026/27	2027/28	
Shawfair Woolmet - Phase 1 - Social Rent	High	Castlerock Edinvar	8						8	8	0		8			8		8	0.792
Shawfair Woolmet - Phase 2 - Social Rent	High	Castlerock Edinvar	19						19	19	0		19			19		19	1.881
Shawfair Woolmet - Phase 2 - MMR	High	Castlerock Edinvar		14					14	14	0		14			14		14	0.986
Shawfair Town Centre North Bellway - SR	Medium	Castlerock Edinvar	44						44	38	6		44				44	44	4.356
Shawfair Town Centre North Bellway - MMR	Medium	Castlerock Edinvar		30					30	30	0		30				30	30	2.100
Shawfair Town Centre North Bellway - SR	Medium	Castlerock Edinvar			14				14	14	0		14				12	12	0.700
Shawfair Town Centre (Rettie) - SR	Medium	Castlerock Edinvar	102						102	90	12		102				24	24	10.098
Shawfair Town Centre (Rettie) - MMR	Medium	Castlerock Edinvar		102					102	90	12		102				24	24	7.140
Redheugh, Gorebridge Phase 1 - Social Rent	Medium	Castlerock Edinvar	50						50	50	0		50						2.475
Redheugh, Gorebridge Phase 1 - MMR	Medium	Castlerock Edinvar		40					40	40	0		40						1.400
Glenesk	Medium	Viewpoint	30						30	0	30	Older People	30			30		30	0.000
Oak Place, Mayfield (P41764)	High	Melville	39						39	37	2	Wheelchair	39		39			39	3.562

PROJECT	PRIORITY	DEVELOPER	UNITS - TENURE							UNITS - TYPE				UNITS - COMPLETIONS					TOTAL AHSP FUNDING REQUIRED OVER SHIP PERIOD	
			Low / Medium / High	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	2023/24	2024/25	2025/26	2026/27		2027/28
Newbattle High School Site B (P41772)	High	Melville		28					28	28	0		28			28			28	1.935
Bilston Phase 3a (TBC)	Medium	Melville	35						35	27	8	Ambulant	35			24	11		35	3.128
Lothian Drive, Easthouses (TBC)	Medium	Melville		12					12	12	0		12			12			12	0.880
Bilston Phase 3b (TBC)	Medium	Melville	21						21	21	0		21				21		21	2.071
Whitehill Road, Rosewell (TBC)	Medium	Melville	14						14	12	2	Wheelchair	14				14		14	1.176
Old School, Mayfield (TBC)	Medium	Melville	20	10					30	28	2	Wheelchair	30				30		30	2.525
Roslin Easter Bush Former Institute Phase 1 - P44655	High	DCHA	38						38	26	12	amenity	38	38					38	0.000
Nursery East, Penicuik - P44659	High	DCHA	57						57	41	16	amenity	57	10					57	0.000
Roslin Easter Bush Former Institute Phase 2	High	DCHA	24	14					38	38	0		38	38					38	0.000
Dalhousie South, Bonnyrigg - P43743 (SR only)	High	DCHA	40						40	30	10	amenity	40		40				40	2.431
Dalhousie South, Bonnyrigg - (MMR only)	High	DCHA		40					40	40	0		40		40				40	1.606

PROJECT	PRIORITY	DEVELOPER	UNITS - TENURE							UNITS - TYPE				UNITS - COMPLETIONS					TOTAL AHSP FUNDING REQUIRED OVER SHIP PERIOD	
			Low / Medium / High	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	2023/24	2024/25	2025/26	2026/27		2027/28
Auchendinny Phase 2	High	DCHA	28						28	19	9	amenity	28		28				28	2.016
Shawfair	Medium	DCHA	70	30					100	80	20	amenity	100	100			100		100	6.42
Doctors Field, Rosewell	Medium	DCHA	25						25	25	0		25		25				25	2.080
Newbyres, Gorebridge, Persimmon	Medium	DCHA	24						24	24	0		24	12	12				24	1.500
Windsor Square, Penicuik	High	Ark HA	12						12	8	4	TBC	12			12			12	1.213
<b>Total</b>			<b>2224</b>	<b>356</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2594</b>	<b>2251</b>	<b>343</b>	<b>0</b>	<b>2594</b>	<b>228</b>	<b>184</b>	<b>97</b>	<b>268</b>	<b>186</b>	<b>910</b>	<b>127.520</b>

**Table 2 - AFFORDABLE HOUSING PROJECTS FUNDED OR SUPPORTED BY SOURCES OTHER THAN THE RPA/TMDF BUDGET**

PROJECT ADDRESS	SUB-AREA	PRIORITY  Low / Medium / High	GEOGRAPHIC COORDINATES (X:EASTING Y:NORTHING)	DEVELOPER	FUNDING SUPPORT SOURCE	APPROVAL DATE  Financial Year (Actual or Estimated)						TOTAL	UNIT COMPLETIONS					TOTAL UNIT COMPLETI ONS	NON SG FUNDING TOTAL £0.000M	
							2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	TOTAL SITE START S	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28			
Wester Cowden	B		X: 335139 Y:667131	Lar	TBC/PF			25				25			25			25		
Fordel	B		X: 336078 Y:666742	Lar	TBC/PF			24				24			24			24		
												0						0		
												0						0		
												0						0		
												0						0		
												0						0		
												0						0		
												0						0		
<b>Total</b>								0	49	0	0	0	49	0	0	49	0	0	49	0.000

**Table 3 - COUNCIL TAX ON SECOND AND EMPTY HOMES**

	TAX RAISED OR IN HAND	TAX USED TO SUPPORT AFFORDABLE	TAX CARRIED FORWARD TO SUBSEQUENT
<b>2017/18</b>	0.086	0.086	<b>0.000</b>
<b>2018/19</b>	0.079	0.079	<b>0.000</b>
<b>2019/20</b>	0.074	0.074	<b>0.000</b>
<b>2020/21</b>	0.095	0.095	<b>0.000</b>
<b>2021/22</b>	0.064	0.064	<b>0.000</b>



**Table 4 - 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	<b>0.000</b>	<b>0.000</b>	<b>44</b>	<b>44</b>
<b>2018/19</b>	£0.283	£0.283	<b>0.000</b>	<b>0.000</b>	<b>10</b>	<b>10</b>
<b>2019/20</b>	£1.806	£1.806	<b>0.000</b>	<b>0.000</b>	<b>60</b>	<b>60</b>
<b>2020/21</b>	£0.080	£0.080	<b>0.000</b>	<b>0.000</b>	<b>3</b>	<b>3</b>
<b>2021/22</b>	£0.79	£0.79	<b>0.000</b>	<b>0.000</b>	<b>3</b>	<b>3</b>

