



Midlothian Council Strategic Housing Investment Plan 2026/27 - 2030/31



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Front page photographs

Top: Completed homes by Midlothian Council in Bonnyrigg

Bottom: Completed homes by Melville Housing Association in Mayfield

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1 Introduction and Strategic Links

Housing to 2040

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 significant 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, as reflected by our ongoing and ambitious development programme in Midlothian.

Housing Emergency Action Plan

The recently announced Housing Emergency Action Plan focuses on three key areas: ending children living in unsuitable accommodation, supporting the housing needs of vulnerable groups and supporting growth and investment in the housing sector. Among a series of commitments, most relevant to the ability to deliver on the Housing to 2040 target is:

- A new commitment to invest up to £4.9 billion over the next four years, delivering around 36,000 affordable homes by 2029-30 and providing a home for up to 24,000 children
- Doubling investment in acquisitions this year to £80 million, which will help take between 600-800 children out of temporary accommodation.

Local Housing Strategy

The purpose of Midlothian's Strategic Housing Investment Plan (SHIP) is to set out strategic investment priorities for affordable housing over a five-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 Local Housing Strategy 2026/27 – 2030/31 is currently being developed and is scheduled for adoption in April 2026.

Rapid Rehousing Transition Plan

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 | \(midlothian.gov.uk\)](#)

The SHIP is the key document for identifying strategic housing projects that will contribute to 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; and
- 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 report¹, published in 2023, notes that 23% of children in Midlothian are living in relative poverty (after housing costs). 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 continue to 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 Open Market Purchase Scheme in 25/26 will focus on properties for larger families who require 3+ bedrooms
- Full alignment with the Midlothian Local Housing Strategy outcome action plan which includes several actions to reduce poverty

The SHIP is aligned with the strategic housing priorities of the Midlothian Local Child Poverty Action Report and the Rapid Rehousing Transition Plan which aims to:

- Prioritise access to tenancy support for tenants and housing applicants with children who are living in, or at risk of poverty
- Reduce the number of households with children in temporary accommodation.

2 Profile of Midlothian

Housing Market Areas (HMAs)

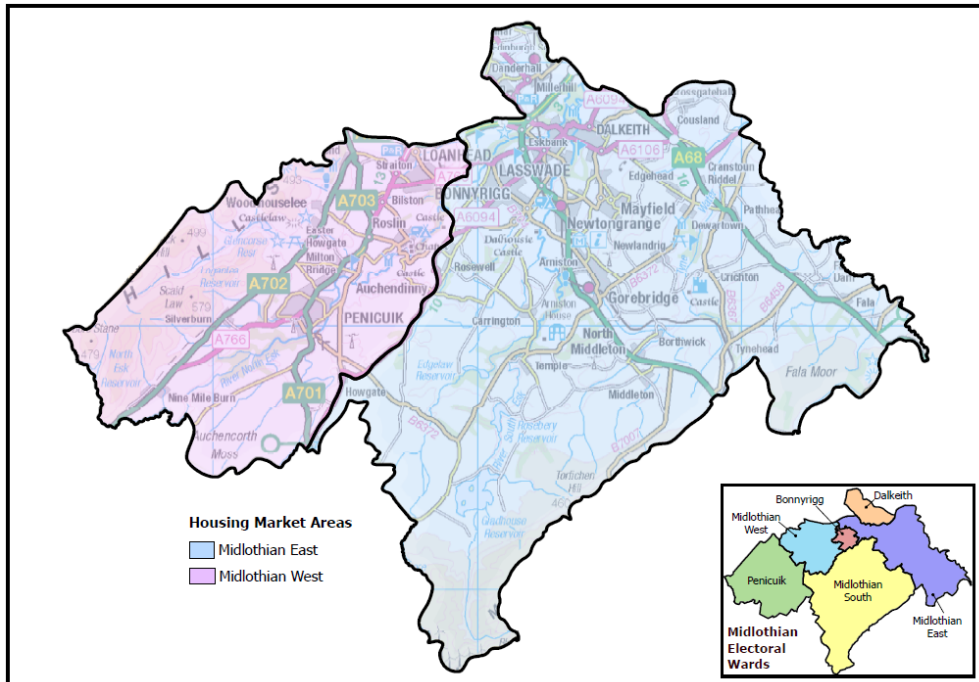
Midlothian is situated within the Edinburgh and South-East of Scotland City Region area and is therefore influenced by the wider region in terms of where households choose to live and work. The table below shows the two HMAs along with their corresponding towns and villages, while the map shows the geographical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

¹ [Child Poverty Action Reports](#)

Table 2.1: Main Settlements in Housing Sub Market Areas

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

Figure 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
- 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 continues to see a significant level of new development with an allocation of land for over 4,000 houses and a town centre including retail 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 (65%) followed by social rented housing by the council or housing association (25%). In addition, private rented homes comprise 9% of the housing stock².

Social Housing Demand

An analysis of social housing in Midlothian shows:

- There are 7,375 Council homes in Midlothian. The majority of stock has two bedrooms (3,975 homes), followed by properties with three bedrooms (1,973 homes). There are fewer properties with one bedroom (1082 homes) and 4 or more bedrooms (345 homes).
- There is less demand for Midlothian Council homes with three and four bedrooms. One and two bedroom properties are most in demand from those on the housing list (23% and 59% accordingly) whilst only 18% of applicants require 3 and 4 bed homes (13% and 5% accordingly)³.
- There are currently 3,562 RSL properties in Midlothian. Table 2.2 below, shows how many properties each landlord has.

Table 2.2: Number of Registered Social Landlord (RSL) properties in Midlothian⁴

Registered Social Landlord (RSL)	Number of properties
Melville Housing Association	2033
Places for People Housing Association	1078
Bield Housing Association	116
Wheatley Homes East Housing Association	217
Trust Housing Association	35
Viewpoint Housing Association	34
Blackwood Housing Association	23
Link Housing Association	20
Ark Housing Association	6
Total	3562

² <https://www.gov.scot/publications/housing-statistics-stock-by-tenure/>

³ Midlothian Council Pressure Analysis 2024/25

⁴ Scottish Housing Regulator August 2024

Figure 2 below illustrates the low demand for larger family homes in Midlothian; just 5% of waiting list applicants require a property with four or more bedrooms. Midlothian Council recognises the recommendations within the Scottish Government's 'Best Start, Bright Futures: tackling child poverty delivery plan 2022 to 2026'⁵ which states that 'we will place the prioritisation of tackling child poverty at the heart of the Affordable Housing Supply Programme through further strengthening our housing planning processes to strengthen the focus on housing needs by size and location to ensure that larger family homes are delivered where they are required, including through the targeted purchase of appropriate 'off the shelf' properties'. Midlothian Council will continue to deliver new homes which focus on the housing needs of waiting list applicants by size and location. The Open Market Purchase Scheme also targets homes of a particular size and location when required.

Figure 2: Waiting list demand by bedroom size

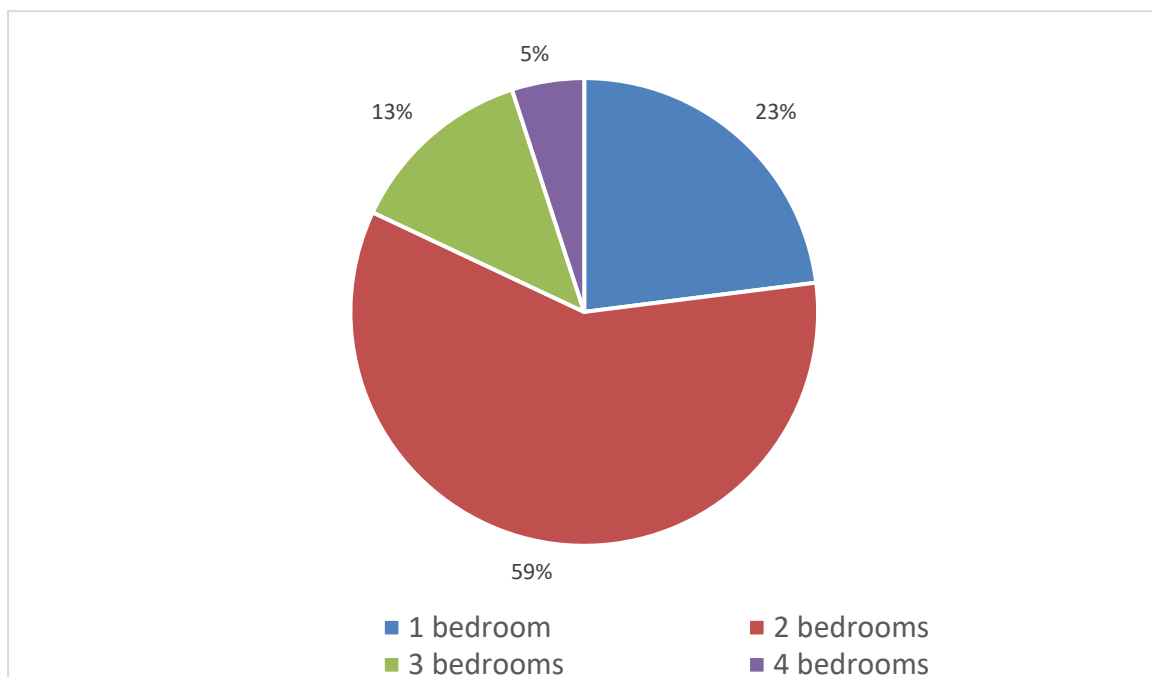


Figure 3 below, shows the number of Midlothian Council lets in recent years. It shows that between 2015/16 and 2024/25 allocations increased by 102% due to changes to the Housing Allocation Policy, new build completions and the Open Market Purchase Scheme. Whilst tenancy turnover remains low, it is expected that the annual number of lets will continue to increase in future years as a result of the new build programme.

⁵ [Executive Summary - Best Start, Bright Futures: tackling child poverty delivery plan 2022 to 2026 - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/best-start-bright-futures/tackling-child-poverty-delivery-plan-2022-to-2026/executive-summary/pages/102)

Figure 3: Number of Midlothian Council Lets

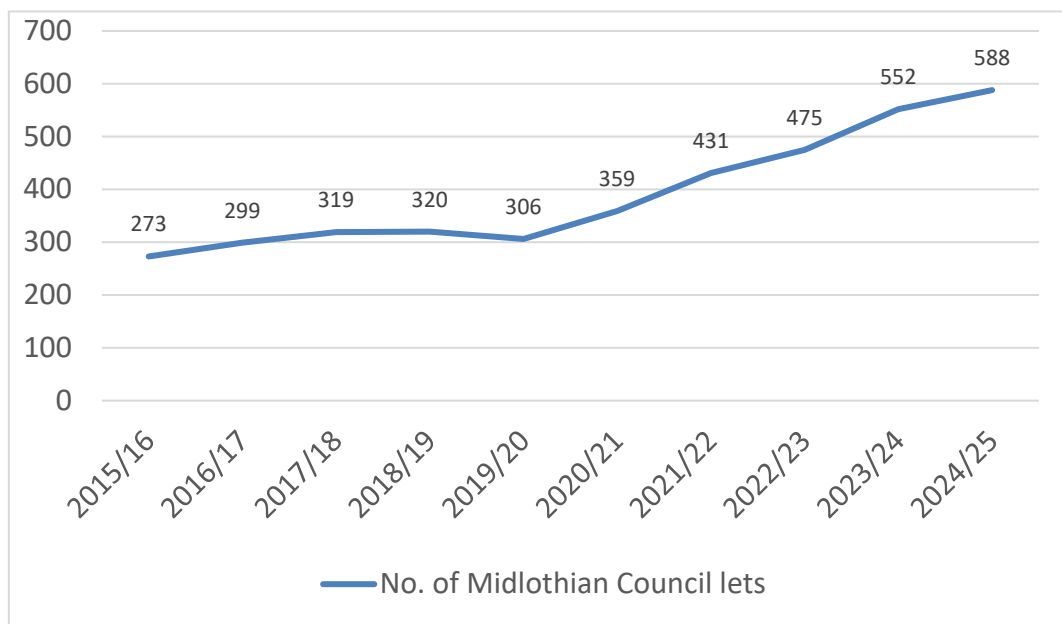


Figure 4 shows that the number of households on Midlothian Council waiting lists increased by 66% between 2021 and 2024 and then reduced by 14% between 2024 and 2025. The number of households currently on the list is attributable to several nationwide economic factors as well as increased local awareness of Midlothian Council's new build programme.

Figure 4: Number of Households on Midlothian Council Housing List 2018 - 2024

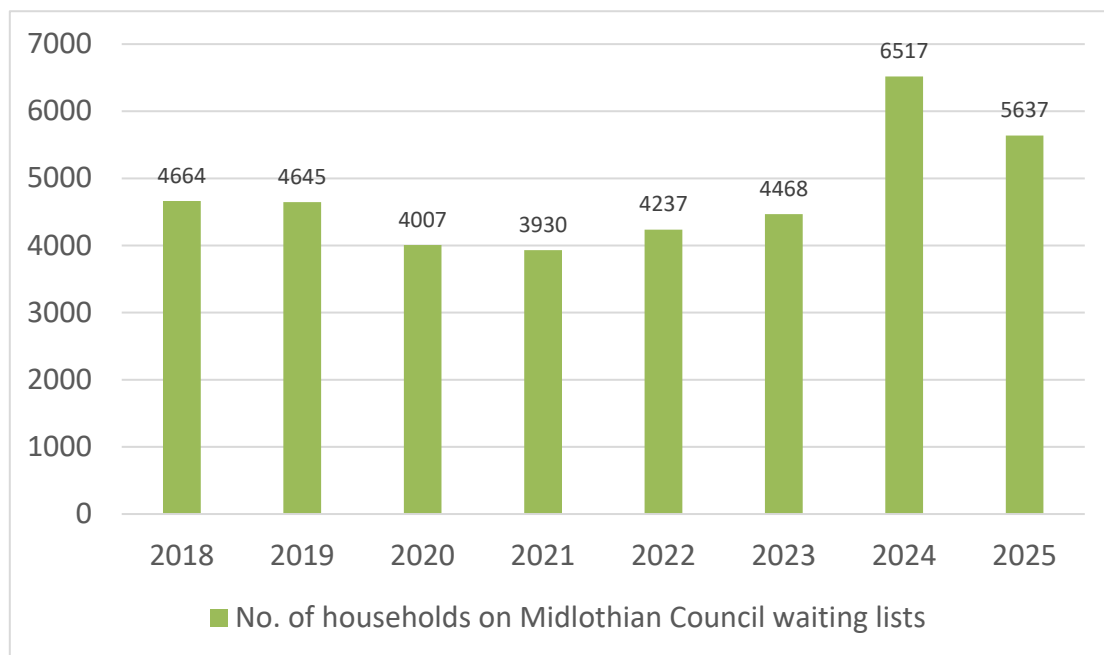
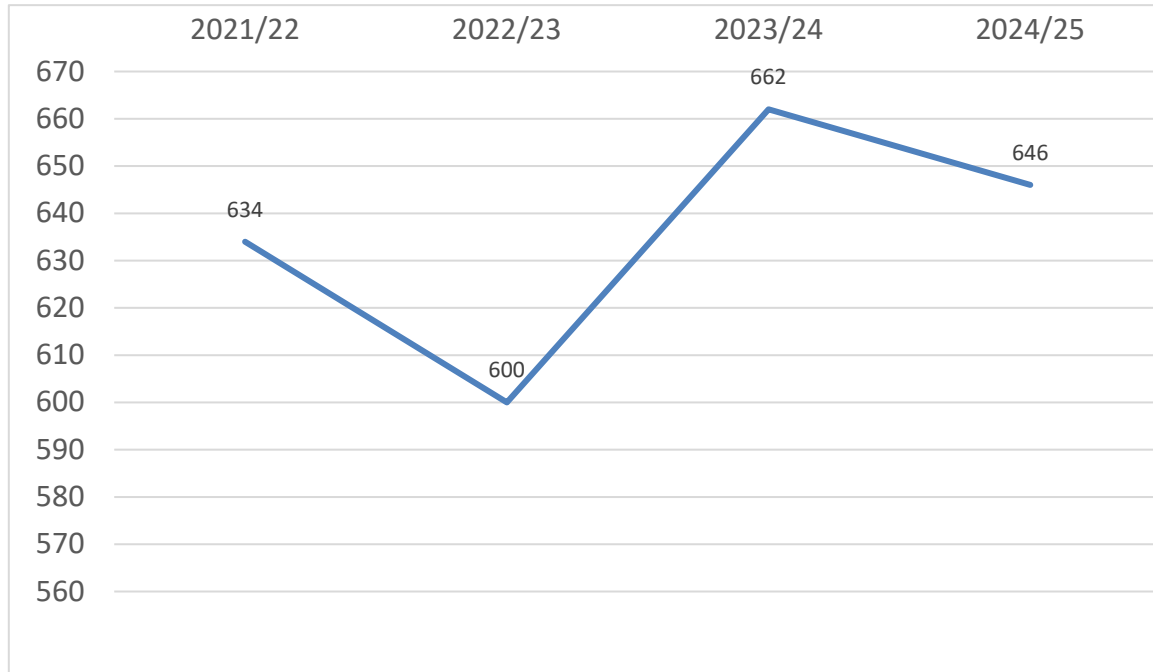


Figure 5 below shows the number of homeless applicants on the waiting list since 2021/22. In 2024/25 there were 646 homeless applications on the waiting list which

was a slight decline from the 662 applications in 2023/24. The number of households experiencing homelessness is synonymous with the nationwide housing affordability and cost of living crises.

Figure 5: Number of Homeless Applications by 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 1,714 Council homes have been built, and a total of 2,389 Council and RSL affordable units have been built overall. It should be noted that these figures report completions by calendar year up to December 2024 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 2006⁶

Year of completion	No. of completed Council units (Social Rent only)	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
2022	122	0
2023	243	149
2024	111	25
Total	1714	675

Open Market Purchases

Midlothian Council has an Open Market Purchase Scheme whereby ex-council properties are purchased and returned to housing stock, helping to meet immediate housing requirements. Table 2.4 below details the number of Open Market Purchases carried out in recent years.

Table 2.4: Number of Open Market Purchases⁷

Financial year	No. of Open Market Purchases
2017/18	7
2018/19	13
2019/20	42
2020/21	14
2021/22	22
2022/23	21
2023/24	26
2024/25	7
Total	152

⁶ [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)

⁷ 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 Midlothian⁸

Financial Year	No. of OMSE home purchases
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
2022/23	27
2023/24	36
2024/25	4
Total	774

Mid-Market Rent (MMR)

Mid-market rent (MMR) is a type of affordable housing with rents being lower than in the private market, but higher than in the social housing sector. MMR aims to help households on modest incomes, who have difficulty accessing social rented housing, buying their own home, or renting privately. Mid-market rent properties are delivered by housing associations and local authorities through arm's length vehicles and some private developers.

MMR is aimed at households who have a consistent income and have a local connection. MMR tenancies are let under a Private Residential Tenancy Agreement.

Midlothian Council has not developed any mid-market rent properties to date. If Midlothian Council were to build mid-market rent properties, an external property

⁸ Scottish Government More Homes Division

management company would be required to manage day to day housing matters including leasing, investigating antisocial behaviour and rent collection as current legislation prevents local authorities from directly offering tenancies other than Assured Tenancies. Midlothian Council could establish a subsidiary company or employ an existing property management company to do this.

There are different MMR funding avenues available including the Affordable Residential Lease Model which doesn't require Local Authority investment or funds from the Scottish Government's Affordable Housing Supply.

Midlothian's Mixed Tenure Strategy was approved by Council in 2024 and includes three MMR action points:

- Deliver Mid-Market Rent (MMR) units within Midlothian Council developments, initially through partnership with RSL. This should only be done where the RSL partner has an allocation policy that aligns with prioritisation of Midlothian residents.
- Continue to explore potential for establishment of Arm's Length External Organisation, if resources allow, for directly delivered MMR homes by Midlothian Council.
- Agree development of a business case by Scottish Futures Trust (SFT), the Scottish Government's Infrastructure agency, on advantage of leveraging in institutional investment for delivery of MMR by Midlothian Council via a potential lease-based model.

This SHIP includes details of MMR projects currently under development by RSLs in Midlothian.

Midlothian Council has recently sold an area of the former Newbattle High School site to Melville Housing Association. Melville's MMR subsidiary Ironmills Development is to deliver homes for Mid Market Rent on these properties. Midlothian Council is currently working with Melville Housing Association on the allocation policy for these homes.

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 (HNDA) and the National Planning Framework 4 (NPF4).

The development priorities in the SHIP will be monitored in several ways including:

- 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

SHIP consultation methods are cyclical throughout the year and include:

- Quarterly Local Housing Strategy Forum meetings with RSLs, Shelter, the Scottish Government and council stakeholders from Environmental Health, Housing and Planning.
- Quarterly More Homes Division RSL liaison meetings
- Attendance at community events/open days/tenant meetings
- Representation at City Region Deal meetings
- Representation at Health and Social Care meetings

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 because 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.
- Increased number of wheelchair accessible housing
- Identification of the level of need for, and funding of, adaptations to ensure that people living in private sector housing and council housing can 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 and draft Strategic Plan 2025 - 2035, available here:

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

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 £1.5 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 when addressing housing need with the most recent housing need and demand assessment for the region estimating at least 67,000 new homes are required by 2030.

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 which increase the use of offsite construction methods.
- Establishing a council-owned regional housing company to deliver mid-market and private rented sector housing (City of Edinburgh Council's Edinburgh Living).

Edinburgh & South East Scotland Regional Delivery Alliance

The South East Regional Delivery Alliance (SE-RDA) was established in 2024 to support the delivery of new build affordable housing through aggregating demand, promoting higher performing homes towards net zero carbon, enabling more efficient procurement utilising off site construction and knowledge sharing.

The City Regional Deal South East Scotland Annual Report 2024-25 highlighted benefits of this approach including:

- Increased quantity of homes: 24% increase in unit numbers compared to target site density for Pilot 3.
- Reduced design team costs: A cost saving of £765 per unit for design team fees for the feasibility and preconstruction phases of Pilot 3.
- Performance: 35% reduction on space heating performance, calculated through University of Edinburgh's Interim evaluation of Pilot 1.
- Knowledge Hub Launch – <https://www.se-rda.org.uk/> was launched in June 2025. This online resource holds key documents that are intended to streamline the delivery of affordable housing projects.

Midlothian Council is participating in the SE-RDA with one site listed in the South East Regional Housing Pipeline.

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.

In response to the COVID-19 pandemic and other pressures being experienced by town centres, a New Future for Scotland's Town Centre was published in February 2021 by the Scottish Government. This document and NPF4 support town centre living (TCL) and recognise that the development of homes in town centres is critical to achieving sustainable places.

Town Centre Living 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 Dalkeith⁹ and Newtongrange¹⁰ town centres to provide more and better housing, enhance their role as 20 minute neighbourhoods and allow greener buildings and town centres 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 of 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. Sites owned by a private developer should not be ranked as highly as those owned by the LA or RSL e.g. a site owned by the LA will full planning permission would score 5	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. A project would only	1-5

⁹ [Have your say: Dalkeith Town Centre Regeneration | Creating a fresh vision for Dalkeith town centre | Midlothian Council](#)

¹⁰ [Newtongrange and Stobhill and Lady Victoria | Masterplans | Midlothian Council](#)

Criteria	Explanation	Score
	score 5 if all permissions are in place and the site has been acquired e.g. the site could start immediately once funding is approved	
Constraints	Issues such as Section 75 requirements that have yet to be resolved would be given a lower score. Infrastructure constraints should be included. A site should only score full marks if it is fully unconstrained.	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 specialist provision housing. Three is the minimum score, sites should only be scored higher if they include 'specialist housing provision' units. Sites which include 'specialist housing provision' units enable the LA to meet the Wheelchair Accessible Housing Targets. These sites will be monitored to ensure their inclusion in the Midlothian Integration Joint Board Strategic Plan Housing Contribution Statement	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. Consideration should be given as to whether the units will be Passivhaus standard or whether the site will be brownfield or greenfield e.g. passivhaus units on a brownfield site should be scored a 5, units on greenfield sites should score less	1-5

Table 4.2: Area Project Prioritisation Score

Area	Points
Bonnyrigg, Lasswade, Poltonhall, Loanhead, Newtongrange, Danderhall, Shawfair Dalkeith	5
Gorebridge, Mayfield, Easthouses, Penicuik	4
Small Settlements including Pathhead, Roslin, Rosewell, Bilston, Auchendinny, Temple, Carrington, North Middleton and Cousland	3

The sections below show both Council and RSL housing development priorities over the next five 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. 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 five years. Key notes:

- Ten development projects are currently proposed by Midlothian Council over the next five years.
- Projects which are currently onsite and in receipt of government funding do not need to be prioritised.
- Following analysis, eight of the ten proposed projects by Midlothian Council met the criteria required to be considered high priority whilst two are medium priorities. There are no projects assessed as be low priority.

Table 4.3: Council Housing Development Priorities

		Housing Need	Land Availability	Ability to Start on Site	Constraints	Equalities Needs	Environmental Impact	Total
2026/2027	Edmonstone Road, Danderhall: P43720	5	5	5	5	3	4	27
2026/2027	Church Halls and Main Street, former swimming pool, Newtongrange (MC): P43742 & P47183	5	5	4	5	3	4	26
2026/2027	Auchendinny Phase 1 (Bellway): P43835	3	4	5	4	3	4	23
2026/2027	Auchendinny Phase 2 (Bellway)	3	4	5	4	3	4	23
2026/2027	Open Market Purchases (MC)	5	5	5	5	3	5	28
2026/2027	Rullion Road, Penicuik (MC): P46386	4	5	4	4	4	4	25
2026/2027	Plot P, Shawfair, (Lovell Homes): P43738	5	4	4	5	3	4	25
2027/28	Lingerwood (Barratt): P41724	4	4	3	4	4	3	22
2027/28	Auchendinny, Phase 3 (Bellway)	3	4	5	4	3	4	23
2027/28	Cauldcoats (PFP)	5	3	3	3	4	4	22
2028/29	None	0	0	0	0	0	0	0
2029/30	None	0	0	0	0	0	0	0
2030/31	None	0	0	0	0	0	0	0

RSL Development Priorities

The table below sets out the priorities for proposed RSL projects over the next five years. It should be noted that each RSL prioritised their proposed sites using Midlothian Council guidelines.

Key notes:

- 19 development projects are proposed by RSLs over the next five years.
- Some of these projects contain several phases of development, each having its own prioritisation and SHIP entry.
- Projects already in receipt of government funding do not need to be prioritised.
- Ten of the projects were assessed as being high priority while seven scored as medium priority and two projects scored as a low priority.
- One project does not have a confirmed RSL affordable housing provider
- Five RSLs have indicated their plans to develop during this period including:
 - Places for People (6 projects)
 - Melville Housing Association (7 projects)
 - Wheatley Homes East (4 projects)
 - Link Housing Association (1 project)

Table 4.4: RSL Housing Development Priorities

		Housing Need	Land Availability	Ability to Start on Site	Constraints	Equalities Needs	Environmental Impact	Total
2026/27-Projects	Oakwood Edge additional units (Melville HA)	4	5	5	4	4	4	26
2026/27-Projects	Bilston 3a (Melville HA)	3	5	5	4	4	4	25
2026/27-Projects	Bannock Wood, Bonnyrigg 1 (Melville HA)	5	5	5	4	4	4	27
2026/27-Projects	Shawfair Woolmet W2 - Phase 1 - Social Rent (PFP HA)	5	4	4	4	3	4	24
2026/27-Projects	Shawfair Bellway Plots E2 & F1 - SR & MMR - Phase 1 (PFP HA)	5	2	3	3	3	4	20
2026/27-Projects	Cauldcoats Phase 1-3 (1) (PFP HA)	5	3	3	3	4	4	22
2026/27-Projects	Pods C and B2, Craighall Village, Millerhill (RSL TBC)	5	4	4	3	3	3	22
2026/27-Projects	Dalhousie South Ph2b (WHE)	5	5	5	5	4	4	28
2026/27-Projects	Thornybank (Link HA)	4	2	3	3	5	4	21
2027/28 Projects	Bilston 3b (Melville HA)	3	5	5	4	4	4	25
2027/28 Projects	Bannock Wood, Bonnyrigg 2 (Melville HA)	5	5	5	4	4	4	27
2027/28 Projects	Shawfair Bellway Plot F2 - SR - Phase 2 (PFP HA)	5	2	1	4	3	4	19

		Housing Need	Land Availability	Ability to Start on Site	Constraints	Equalities Needs	Environmental Impact	Total
2027/28 Projects	Shawfair Woolmet W1 - Phase 2 - Social Rent & MMR (PFP HA)	5	4	3	4	3	4	23
2027/28 Projects	Old Craighall Road, Millerhill - Barratt - SR & MMR (PFP HA)	5	3	3	3	3	4	21
2027/28 Projects	Wellington School, Penicuik (WHE): P43726	4	3	2	2	4	2	17
2027/28 Projects	Shawfair Town Centre (WHE)	5	4	3	3	4	3	22
2028/29 Projects	Old School Crescent, Mayfield 1 (Melville HA)	4	5	3	3	5	4	24
2029/30	Old School Crescent, Mayfield 2 (Melville HA)	4	5	3	3	5	4	24
2029/30	Old Craighall Road, Shawfair (WHE): P41836	5	2	2	2	3	3	17
2030/31	None	0	0	0	0	0	0	0

Scottish Government Resource Planning Assumption 'carry forward' limits for 2026/27, 2027/28 and 2028/29 will be 80/60/40 per cent respectively of the 2025/26 RPA e.g. 80% of the funding for 2026/27 will be approved in the current financial year with 60% the following year and so on. This will allow further project approvals during the SHIP period and project planning to continue.

Midlothian Council sites not yet approved for Scottish Government funding have been carefully scheduled and cross referenced with phase 5/6 budgets and future rent setting timelines. The prioritisation process will enable these sites to be considered for funding approval on release of future RPAs during regular Scottish Government liaison meetings.

Addressing Potential Development Constraints

Midlothian Council and developing partners are assured 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 and access funding. However, several challenges need to be addressed by the Council and its partners in order that the pace of development can be continued.

These challenges include:

- The reduced Affordable Housing Supply Programme budget in 2024/25 resulted in developing landlords 'front funding' sites until further Scottish Government funding was available. This has led to a 'bottleneck' of sites requiring funding.
- In recent times, the construction industry in Scotland and across the UK has faced unprecedented adverse market conditions, resulting in significant increases in tender prices for a wide range of materials. Evidence suggests that inflation of 10–15% above Building Cost Information Service (BCIS) forecasts is impacting projects. While measures such as value engineering are helping to partially offset these pressures, there remains a risk that the capital budgets allocated for delivery of the New Social Housing programme may require uplift, with consequent implications for the overall funding strategy.
- In Midlothian, this position is further challenged by rising levels of private housebuilding, which generate more sites where a 25% affordable housing requirement must be met. In addition, evolving national policy and regulatory changes — including updated building standards and Scottish Government requirements on zero-emissions heating — continue to drive additional costs across projects. Ongoing construction price inflation compounds these pressures.
- Uncertainty surrounding future Resource Planning Assumption provision
- Difficulty acquiring, designing and delivering affordable housing sites out with section 75 provision
- Managing landowner value expectations
- RSL uncertainty surrounding housing site allocation within Midlothian Local Development Plan 2
- Obtaining required planning approval.
- 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 sites is 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.

Ongoing activities to resolve these issues include:

- Housing Revenue Account financial planning in conjunction with Midlothian Council Rent Setting Strategy timescales.
- Rephasing delivery to align with funding availability.
- As per Midlothian Council's Mixed Tenure Strategy, alternative models of affordable housing will be considered to ensure units continue to be delivered while minimising subsidy requirements e.g. MMR, Golden Share.
- Maximising National Acquisition Programme funding for Open Market Purchase Scheme and 'off the shelf' purchases.
- Exploring alternative opportunities including land acquisition.
- Managing developer expectations regarding timing and nature of affordable housing delivery.

Scottish Government Affordable Housing Supply Funding Required

The Strategic Housing Investment Plan details potential sites for 1,583 new affordable homes to be built between 2026/27 and 2030/31, of which:

- House types: 1,430 are general needs homes and 153 are specialist provision homes.
- Built form: 1,553 will be new build housing and 30 will be 'off the shelf purchases'
- Tenure type: 673 homes will be Midlothian Council housing and 649 will be social rented housing by an RSL and 261 will be Mid-Market Rent housing provided by an RSL (MMR).
- This reflects the fact that the affordable housing tenure with the highest demand is social rented housing.
- 213 units will be developed in sub-area A (Midlothian West)
- 1,340 units are to be developed in sub-area B (Midlothian East).

A total of £127.128 million of Scottish Government grant funding is required by the Council and RSLs to deliver the identified units over the next five years:

- The year which requires the most grant funding is 2027/28, with a requirement of £42.761 million.
- 439 of the units will be Council housing requiring £36.507 million grant funding. The remaining 234 Council units in the SHIP have already received funding.
- 910 of the units will be RSL housing requiring £90.671 million Government funding.
- The required level of grant funding to deliver this number of units greatly exceeds the stated level of funding available.
- At a recent Midlothian Council new build site the average cost per unit was £374,000 and the Scottish Government grant received was £105,000 per unit, leaving a funding gap of 72% which was financed by the Housing Revenue Account. Council Officers will continue to discuss resource requirements with the

Scottish Government to ensure that projects receive appropriate levels of grant funding.

- It is important to note that a project’s inclusion within the SHIP is not a guarantee of Scottish Government funding.

Specialist Housing

- The Strategic Housing Investment Plan includes sites which will deliver 153 specialist provision housing units. Different categories of specialist housing are planned including:
 - Wheelchair accessible housing
 - Amenity housing
 - Properties with wet floor showers
 - Complex care housing
 - Bariatric housing

In March 2022 Midlothian Council carried out a resident survey prior to setting Wheelchair Accessible Housing Targets. Survey results have enabled the local authority and RSL partners to prioritise building ‘specialist provision’ housing in areas highlighted by respondents including Bonnyrigg, Dalkeith, and Gorebridge¹¹. The survey results also illustrated that certain housing characteristics should be prioritised:

- House types – bungalows and houses
- Tenure – owner occupancy and social housing (LA and RSL)
- Type – Midlothian Council specialist provision unit types are determined by community health specialists
- Size – two- and three-bedroom properties

Midlothian Council set Wheelchair Accessible Housing Targets of 20 per annum between 2022/23 and 2027/28. Fifty percent of these should be provided by the private sector.

Since August 2022 Midlothian Council has completed eight specially adapted properties, 52 wheelchair accessible properties, eight wheelchair homes and six ambulant disabled specialist homes with wet floor showers. In total 74 wheelchair accessible homes have been completed by the local authority. This SHIP contains details of a further 38 Midlothian Council wheelchair accessible homes.

Table 4.5: Midlothian Council wheelchair accessible homes in development

Town	No. of homes	House type
Easthouses	6	Bungalows
Easthouses	14	Cottage flats - wet floor showers
Gorebridge	13	Bungalows - extra care

¹¹ [Housing strategy documents | Wheelchair Accessible Housing Targets 2022/23 - 2026/27 \(midlothian.gov.uk\)](https://midlothian.gov.uk/housing-strategy-documents/wheelchair-accessible-housing-targets-2022/23-2026/27)

Town	No. of homes	House type
Gorebridge	4	Cottage flats - wet floor showers
Penicuik	1	Bungalow

Progress made towards meeting the private sector target is being monitored via the Local Development Plan draft process.

Midlothian Council Resources

This section contains details of Midlothian Council's own resources which are helping to support the delivery of affordable housing.

Commuted Sums

In some circumstances the Council may consider accepting commuted sums from private developers instead of the delivery of affordable housing units on some sites. The funds are then used to support the delivery of housing on other sites. In 2023/24 and 2024/25 no commuted sums were received from private housing developers. Midlothian Council's Affordable Housing Supplementary Planning Guidance contains details of the commuted sum policy:

[Supplementary planning guidance | Planning advice and guidance | Midlothian Council](#)

Empty Homes, Second Homes and Council Tax Discounts

Under the Local Government Finance (Unoccupied Properties etc.) (Scotland) Act 2012 and its subsequent regulations, Midlothian Council updated the charges applicable on empty and second homes:

- A discount of 10% currently applies to empty homes.
- A 50% discount applies for a maximum of 6 months to empty and unfurnished properties.
- There is a levy of up to 100% on long term empty properties. An increase in Council Tax liability can only be applied to a property which has been unoccupied for a continuous period of more than twelve months and is not actively being marketed for sale or let.
- From 1st April 2024 all second homes in Midlothian have been charged a surcharge of an additional 100% on top of the standard charge for that dwelling. The exceptions are purpose-built holiday homes and job-related properties, where 50% discount applies.

The most recent data indicates a total of £61,445.67 was raised in 2024/25 which is being used to support Midlothian's New Build Council Housing Programme¹².

Midlothian Council is currently recruiting an Empty Homes and Retrofit Case Officer. 0.5 FTE of that role will be dedicated to bringing empty homes back into residential use across all tenures. This role will be part funded by the Scottish Government and part funded by Council Tax raised against empty and second homes in Midlothian. Midlothian Council has proposed a target of returning 10 homes to residential use within the first year of this role being filled.

¹² Appendix A

Until now we have advocated the use of the Scottish Empty Homes Advice Service which can look at the different options and the support available for properties which have been empty for over 6 months. Neither Midlothian Council nor the Scottish Empty Homes Advice Service have an overview of the number of empty homes brought back into use in Midlothian over the last three financial years however table 4.6 below, illustrates the number of long-term empty¹³ and empty second homes in Midlothian during the same period and compares them to the Scottish average. It is evident that the number of long-term empty properties and empty second homes is significantly below average. In 2024 the figures for Midlothian were just 34% and 19% of the Scottish average respectively.

Table 4.6: Number of Second Empty and Long-Term Empty Properties 2022-2024¹³

Long-term empty and second homes	2022	2023	2024
No. of long-term empty properties - Midlothian	359	423	332
No. of long-term empty properties - Scottish average	865	884	987
No. of second homes (empty) - Midlothian	416	477	389
No. of second homes (empty) - Scottish average	2153	2196	2036

Despite the low number of second and empty homes, Midlothian Council's Council Tax levy protocol exists to financially support affordable housing in the area.

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.

The new joint Scottish Government/COSLA Gypsy/Traveller Action Plan is in the process of being finalised and will include a commitment by the Scottish Government that funding for Gypsy/Traveller accommodation can be accessed alongside housing under the Affordable Housing Supply Programme from 2026-27 onwards. To date Midlothian Council has not sought Gypsy/Traveller Accommodation Funding and will continue to monitor budgetary guidance for doing so.

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 Gypsy/Travellers. Midlothian's Local Development Plan 2 (LDP2)¹⁴ is

¹³ [Housing statistics: Empty properties and second homes - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/housing-statistics/empty-properties-and-second-homes/pages/1-introduction.aspx)

¹⁴ [Midlothian Local Development Plan 2 | Development plans and policies | Midlothian Council](#)

currently being drafted with the Evidence Report including Gypsy/Traveller housing need and demand reports and details of the community engagement process which will help influence future accommodation options. The LDP2 process includes a 'Call for Ideas and Opportunities' to provide individuals, communities, landowners, developers or any other interested people, businesses or organisations with the chance to put forward ideas, opportunities or suggestions on matters or sites they would like to have included in MLDP2. It is envisaged that future site provision will be included at this stage.

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 can therefore increase the total number of new affordable homes built. In 2023/24 and 2024/25 several new build sites benefitted from the Charitable Bond Programme; a loan scheme for Registered Social Landlords (Housing Associations) to finance new development, with the interest then reinvested as grants into the social rented sector. This allowed traditional Affordable Housing Supply Programme investment to be targeted towards Midlothian Council sites.

Housing Infrastructure Fund

The Scottish Government's Housing Infrastructure Fund (HIF) is aimed at supporting housing development through loans and grants with priority being given to those projects which will deliver affordable housing. The fund enables funding for housing developments that have stalled or can't proceed due to the excessive cost or nature of the infrastructure works to be delivered.

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 is also 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 housing¹⁵. The Council will work with partners in examining the identified projects to ensure that such projects are eligible for the fund¹⁶.

Further information on the Housing Infrastructure Fund can be found here:

[Housing Infrastructure Fund - More homes - gov.scot \(www.gov.scot\)](https://www.gov.scot/policies/more-homes/housing-infrastructure-fund/)

¹⁵ <https://www.gov.scot/policies/more-homes/housing-infrastructure-fund/>

¹⁶ <https://www.gov.scot/publications/housing-infrastructure-fund-guidance-for-applications/>

Lar Housing Trust

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. Lar Housing Trust have submitted plans for two sites which are included in this SHIP under 'non-Affordable Housing Supply Programme projects'.

Table 4.7: Lar Housing Trust Midlothian Programme

Location	No. of new homes	Estimated year of completion
Wester Cowden	15	2028/29
Fordel	24	2028/29

5 Conclusion

Midlothian Council officers continue to actively manage the new build housing programme through funding shortages, adverse market conditions and rising levels of private housebuilding generating more sites where a 25% affordable housing requirement must be met. In addition, evolving national policy and regulatory changes continue to drive additional costs across projects. Funding the social housing programme remains challenging, strengthening the argument for an increased Midlothian Resource Planning Assumption.

The Midlothian Strategic Housing Investment Plan 2026/27 – 2030/31 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 1,583 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 Development 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.

Equality is central to all housing and housing services delivery. An Integrated Impact Assessment (IIA) has been undertaken on the Local Housing Strategy 2021-26 to ensure that the needs of local communities have been fully considered. The SHIP reflects identified needs and draws on findings from the IIA when considering the implications flowing from the translation of strategic aims into housing policies.

Appendix 1: SHIP Project Tables

Table 1 - AFFORDABLE HOUSING SUPPLY PROGRAMME 2026/27-2030/31

The table below is a photo image and as such is not accessible to everyone. The original Strategic Housing Investment Plan 2026/27 – 2030/31 (in excel format) can be found here:

[Housing strategy and performance | Midlothian Council](#)

PROJECT	PRIORITY	DEVELOPER	UNITS - TENURE							UNITS - TYPE				UNITS SITE 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	2026/27	2027/28	2028/29	2029/30	2030/31		TOTAL COMPLETIONS OVER PERIOD OF SHIP
Plot P, Shawfair: P43738	High	Midlothian Council	38						38	38			38		38				38	3.500
Edmonstone Road, Danderhall: P43720	High	Midlothian Council	28						28	28			28	28					28	1.797
Rullion Road, Penicuik: P46386	High	Midlothian Council	48						48	47	1	Wheelchair accessible housing	48		48				48	4.534
Lingerwood: P41724	Medium	Midlothian Council	113						113	111	2	TBC	113		44			35	79	7.462
Auchendinny, Phase 1: P43835	High	Midlothian Council	25						25	25			25		25				25	2.361
Auchendinny, Phase 2	High	Midlothian Council	23						23	23			23		23				23	2.172
Auchendinny, Phase 3	High	Midlothian Council	27						27	27			27			27			27	2.550
Newbyres Crescent, Gorebridge: T34262	approved for funding	Midlothian Council	75						75	62	13	Extra Care, Bariatric and Wheelchair Bungalow	75	75					75	0.000
Polton Street, Bonnyrigg, Complex Care: P41758	approved for funding	Midlothian Council	46						46		46	Complex Care	46	0					0	0.000
Easthouses Road, former Newbattle High School, Mayfield, phase 1: P42523	approved for funding	Midlothian Council	90						90	84	6	WFS, Wheelchair House	90	0					0	0.000
Newton Church Road, Danderhall, former leisure centre: P43833	approved for funding	Midlothian Council	23						23		23	Amenity/WFS	23	23					23	0.000
Church Halls and Main Street, former swimming pool, Newtongrange: P43742 & P47183	High	Midlothian Council	23						23	23			23		23				23	1.881
Plot AA2/AA3, Newton Church Road, Millerhill: T36399	approved for funding	Midlothian Council	34						34	34			34	0					0	3.643
Cauldcoats	Medium	Midlothian Council	50						50	50			50			50			50	4.957

Open Market Purchases	High	Midlothian Council	30						30	29	1	Amenity Bungalow	30	0					0	1.650
Oakwood Edge, Mayfield	High	Melville	8						8	8			8		8				8	0.911
Bilston 3a (TW)	High	Melville		18					18	18			18	18					18	1.495
Bannock Wood, Bonnyrigg 1 (TW)	High	Melville		38					38	30	8	Ambulant	38		38				38	2.900
Bilston 3b (TW)	High	Melville	20	16					36	32	4	Ambulant	36		9	27			36	3.400
Bannock Wood, Bonnyrigg 2 (TW)	High	Melville	53						53	45	8	Ambulant	53		18	35			53	5.915
Old School Crescent, Mayfield 1	High	Melville	30						30	27	3	Wheelchair	30				30		30	3.700
Old School Crescent, Mayfield 2	High	Melville	31						31	27	4	Ambulant	31					31	31	3.900
Cauldcoats Phase 1 Social Rent	Medium	PFP	39						39	39		TBC	39		8	31			39	5.421
Cauldcoats Phase 1 MMR	Medium	PFP		39					39	39			39			17	14	8	39	3.822
Cauldcoats Phase 2 Social Rent	Medium	PFP	29						29	29		TBC	29				22	7	29	4.031
Cauldcoats Phase 2 - MMR	Medium	PFP		19					19	19			19				10	9	19	1.862
Cauldcoats Phase 3 Social Rent	Medium	PFP	22						22	22		TBC	22						0	2.156
Cauldcoats Phase 3 - MMR	Medium	PFP		12					12	12			12						0	1.176
Shawfair Woolmet W2 - Phase 1 - Social Rent	High	PFP	11						11	11			11	11					11	1.335

Shawfair Woolmet W1 - Phase 2 - Social Rent	High	PFP	18						18	18			18			18			18	2.185
Shawfair Woolmet W1 - Phase 2 - MMR	High	PFP		15					15	15			15			15			15	1.328
Shawfair R1/R2 - Social Rent	High	PFP	26						26	26			26		26				26	0.000
Shawfair R1/R2 - MMR	High	PFP		9					9	9			9		9				9	0.777
Shawfair Bellway Plots E2 & F1 - SR - Phase 1	Medium	PFP	26						26	26			26			26			26	4.405
Shawfair Bellway Plots-E2 & F1 - MMR - Phase 1	Medium	PFP		16					16	16			16			16			16	1.728
Shawfair Bellway Plot F2 - SR - Phase 2	Medium	PFP	26						26	26			26			26			26	4.405
Shawfair Bellway Plot F2 - MMR - Phase 2	Medium	PFP		16					16	16			16			16			16	1.728
Old Craighall Road, Millerhill - Barratt - SR	Medium	PFP	21						21	21			21			21			21	2.549
Old Craighall Road, Millerhill - Barratt - MMR	Medium	PFP		9					9	9			9			9			9	0.797
Dalhousie South Ph1	Medium	WHE	30						30	30	0		30						0	0.000
Dalhousie South Ph2a	High	WHE	26						26	18	8	wheelchair/amenity	26	26					26	2.275
Dalhousie South Ph2b	high	WHE	24						24	24			24		24				24	3.000
Auchendinny Phase 1	High	WHE		24					24	24			24	24					24	1.777
Shawfair Town Centre	Medium	WHE	70	30					100	80	20	amenity	100					25	25	6.000
Wellington School, Penicuik: P43726	low	WHE	12						12	11	1	Wheelchair	12			12			12	1.392
Old Craighall Road, Shawfair (Mactaggart and Mickel). P41836	Low	WHE	48						48	46	2	WFS	48					20	20	5.136
Thornbank	Medium	Link	33						33	30	3	wheelchair	33		33				33	4.479
Pods C and B2, Craighall Village, Millerhill (Cala)	High	TBC	46						46	46			46		46				46	4.686
Total			1322	261	0	0	0	0	1583	1430	153	0	1583	205	420	304	118	135	1182	127.178