



Midlothian Council Strategic Housing Investment Plan 2020/21 - 2024/25



COMMUNICATING CLEARLY

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

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

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

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

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

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

Contact 0131 270 7500 or email: enquiries@midlothian.gov.uk

Front page photographs

Top: Recently completed homes by Midlothian Council, Woodburn Terrace, Dalkeith

Bottom: Recently completed homes by Melville Housing at Foster Place, Penicuik

Table of Contents

1. Introduction and Background	4
2. Strategic Links	6
3. Profile of Midlothian	9
4. Partnership Working	14
5. Investment Priorities	19
6. Resources	24
7. Housing Infrastructure Fund	29
8. Conclusion	31
Appendix 1	32

1. Introduction and Background

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

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

The SHIP provides an opportunity for the Council to:

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

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

Affordable Housing Achievements

The main achievements in relation to investment in affordable housing in Midlothian in recent years include:

- Completion of 188 new affordable rented homes in Bonnyrigg, Danderhall, Dalkeith and Gorebridge during 2018/19.
- Assisting 71 households in Midlothian to purchase their own home using the Scottish Government's Open Market Shared Equity Scheme.
- Assisting 100 households in Midlothian to purchase their own home via the Help to Buy Scotland Scheme.

2. Strategic Links

Midlothian Local Housing Strategy

The Housing (Scotland) Act 2001 requires that all local authorities in Scotland develop a Local Housing Strategy (LHS). The purpose of the LHS is to:

- Describe the extent and type of housing need and demand;
- Set out the local authority's strategic vision for the future of housing across all tenures, taking account of national priorities;
- Set out how the standard of housing will be improved;
- Provide clear strategic direction for housing investment;
- Focus on the outcomes required to achieve this vision; and
- Identify specific commitments made by the local authority and key partners to enable the delivery of outcomes as shared priorities.

Midlothian Council is in the process of developing the next Local Housing Strategy. This will meet the requirements set out by the Scottish Government whilst also taking account of local priorities which are determined by key stakeholders including the Council, Registered Social Landlords, housing developers and local residents. It is anticipated that increasing the supply of affordable housing and addressing homeless in Midlothian will remain key priorities for the new LHS and the investment plans set out in this SHIP indicates how the Council and partners will deliver on these priorities.

Strategic Development Plan for South East Scotland, the Midlothian Local Development Plan and the Planning (Scotland) Act 2019

SESplan is the Strategic Development Planning Authority for the Edinburgh and South East Scotland region. The region covers six council areas including City of Edinburgh, East Lothian, Midlothian, West Lothian, the Scottish Borders and the southern half of Fife. SESplan works in partnership with these six councils to prepare a Strategic Development Plan for the area. A Strategic Development Plan is a statutory planning document which is prepared or updated every five years and covers a twenty year time period. It communicates strategic and cross-boundary planning policy to the development of Local Development Plans prepared by each Council in the region. However, the Planning (Scotland) Act 2019 is to lead to the removal of Strategic Development Plans and in place of these regional spatial strategies will be developed

to inform a National Planning Framework which will set out regional planning priorities and the level of new homes required in each region.

The current Midlothian Local Development Plan was adopted in November 2017 and covers the next ten years. This Plan has allocated a total land supply of 12,997 units in Midlothian.

Midlothian Council's Affordable Housing Policy

The current Affordable Housing Policy sets out that within residential sites allocated in the Local Plan, and on windfall sites, provision shall be required for affordable housing units equal to or exceeding 25% of the total site capacity (depending on the total number of units being developed). There is the potential for a range of types of affordable housing to be provided to meet the Local Plan's affordable housing requirement, including:

- Social Rented Housing
- Subsidised Low Cost Housing for sale
- Shared Ownership
- Shared Equity
- Unsubsidised entry level Housing for Sale
- Housing let at a Mid-Market rent

South East of Scotland Housing Need and Demand Assessment 2¹

Undertaking an assessment of housing need and demand is a critical part of the evidence base for the Council's Local Housing Strategy (LHS) and the SHIP. The purpose of a Housing Need and Demand Assessment (HNDA) is to analyse key housing market drivers, past and present, in order to estimate future housing need and demand. This Assessment was prepared in consultation with the wider Housing Market Partnership to provide accurate and reliable data on housing need and demand to inform other strategic reports including the Strategic Development Plan, the Main Issues Report and subsequent Local Development Plans and the Local Housing Strategy. HNDA2 covers the six administrative areas of South East Scotland (including

¹ The SESplan Housing Need and Demand Assessment is available to view at: www.sesplan.gov.uk

East Lothian, Edinburgh City, Fife, Midlothian, Scottish Borders and West Lothian Councils).

Housing Supply Target (HST)

Although the starting point for setting housing targets is the Housing Need and Demand Assessment , the Housing Supply Target sets out the realistic number of homes to be built in each SESplan Housing Market Area taking into account a range of material considerations including wider economic, social and environmental factors, issues of capacity, resource and deliverability, and other important requirements. The Housing Supply Targets agreed by SESplan Member Authorities for Midlothian between 2018 and 2030 include 165 affordable homes and 369 for market homes per annum.

3. Profile of Midlothian

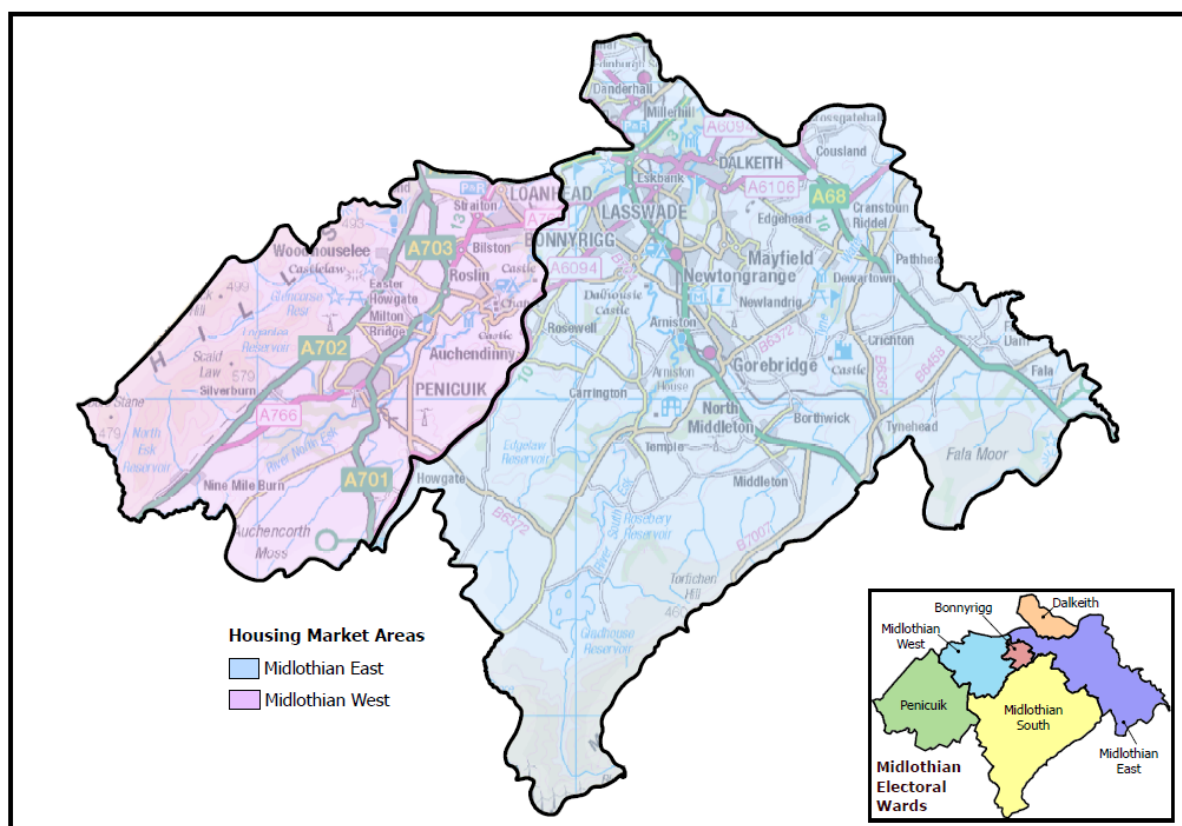
Housing Market Areas (HMAs)

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

Table 3.1: Main Settlements in Housing Sub Market Areas

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

Figure 3.1: Map showing Midlothian Housing Sub Market Areas



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

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

Most of the affordable housing units to be delivered are in the Midlothian East area, largely due to the population, and therefore housing need, being greater in this housing market area. The Danderhall/Shawfair area will see a significant level of new development with an allocation of land for around 4,000 houses, employment land, a town centre including a supermarket and school provision. The initial new sites for development are being completed with further sites under construction.

Housing Tenure in Midlothian

The most common housing tenure in Midlothian is owner occupied housing (66%) followed by social rented housing by the council or housing association (28%). In addition private rented homes comprise 8% of the housing stock.²

Social Housing Demand

An analysis of social housing in Midlothian shows:

- There are 6,599 Council houses in Midlothian. The majority of stock is 2 bed (3,611 units), followed by 3 bed (1,810 units). There are fewer 1 bed homes (860 units) and 4 bed and larger homes (318 units).
- There are currently 3,338 RSL properties in Midlothian. Table 3.2 on the next page, shows how many properties each landlord has.
- One and two bedroom properties are most in demand from the Housing List. 26% of applicants are waiting for one bed homes and 61% of applicants are waiting for two bed homes. Only 12% of Housing List applicants require 3 and 4 bed homes.

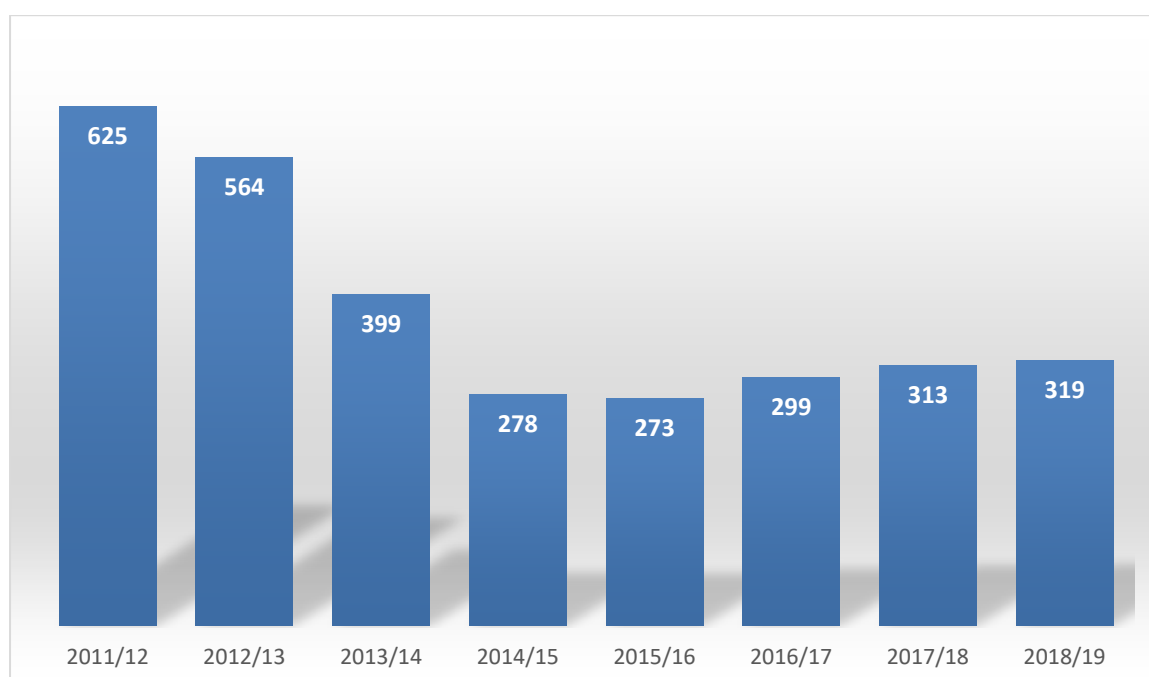
² <https://www2.gov.scot/Topics/Statistics/SHCS/keyanalyses>

Table 3.2: Number of Registered Social Landlord (RSL) properties in Midlothian

Registered Social Landlord (RSL)	Number of properties
Melville Housing Association	2,022
Castle Rock Edinvar Housing Association	984
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	6

Chart 3.1 below, shows the number of new council lets in recent years. The high level of lets in 2011/12 and 2012/13 were due to the high 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 3.1: Midlothian Council Lettings



Despite significant investment in new council housing, Chart 3.2 below shows that waiting list applications have almost doubled from 2,465 in 2007 to 4,645 in 2019. The level of homelessness in Midlothian continues to be significant, with just under 500 households presenting as homeless in recent years.

Chart 3.2: Number of Households on Midlothian Council Housing List 2007 – 2019

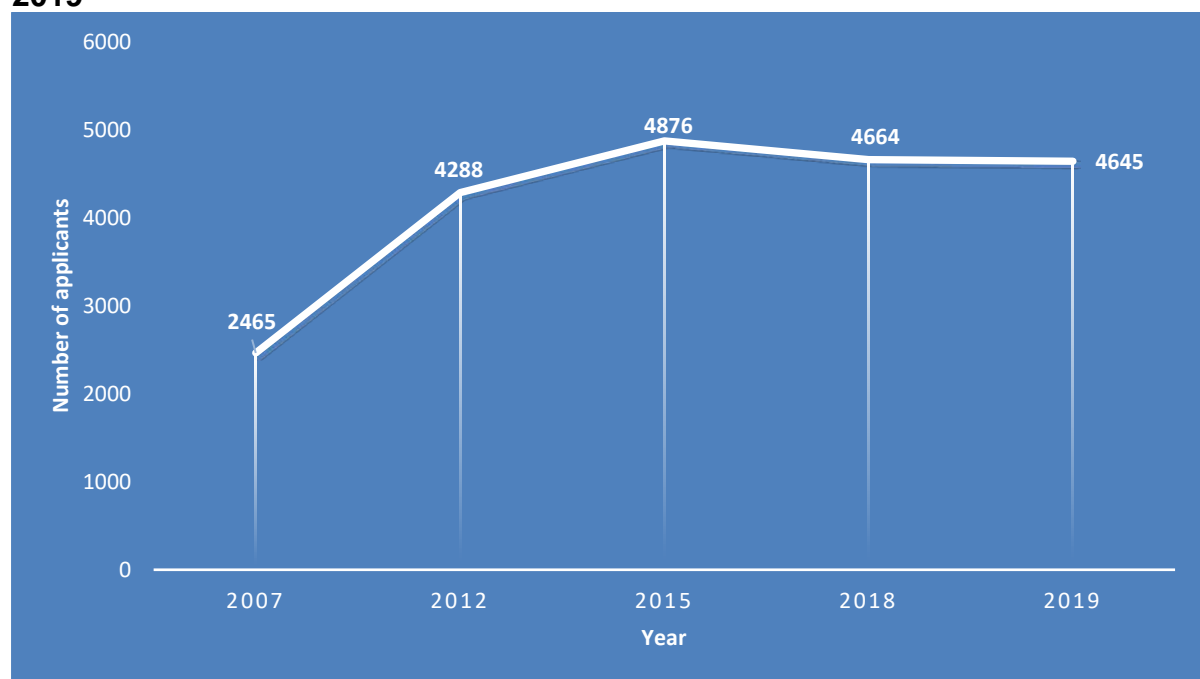
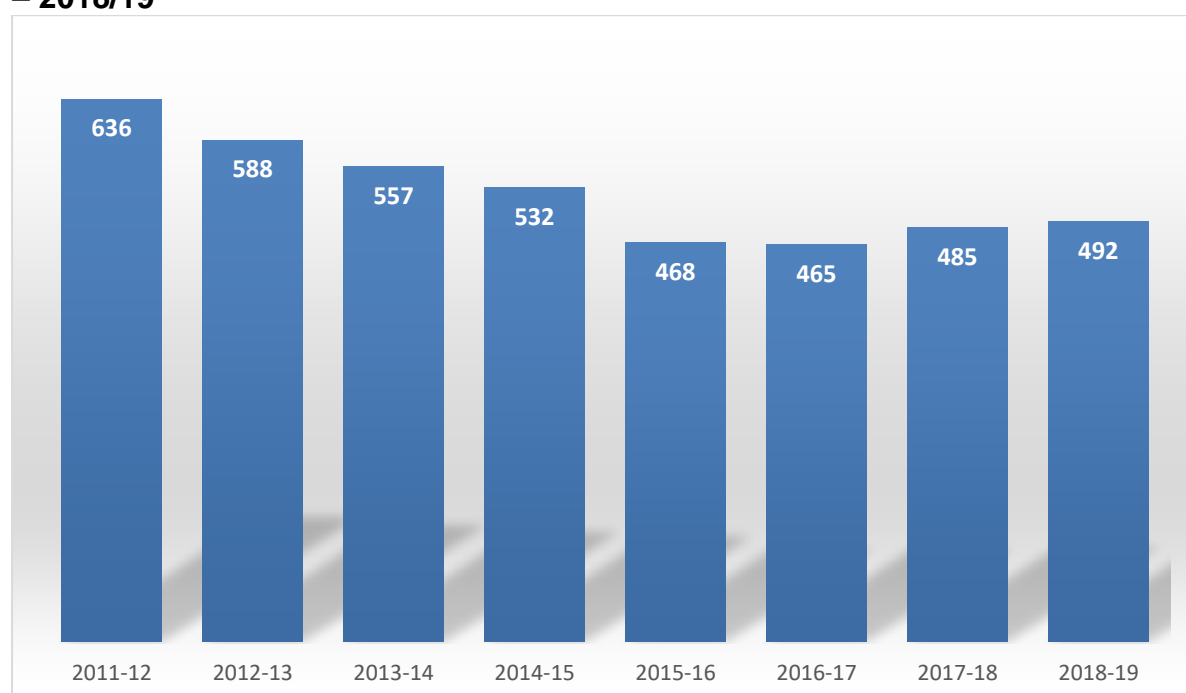


Chart 3.3: Number of Households Assessed as Homeless in Midlothian 2010/11 – 2018/19



Affordable Housing Development in Midlothian

Table 3.3 shows the level of investment in new affordable homes in Midlothian since 2006 (when the Council began building new homes again). It shows that 1,134 council homes have been provided, and a total of 1,812 Council and RSL affordable units have been built overall. In addition home ownership schemes such as shared equity schemes and Help to Buy Scotland have supported 1,570 households to purchase their own home.

Table 3.3: New Affordable Housing in Midlothian, by Type and Area since 2006

Settlement	Council Completed Units	RSL Completed Social Units	RSL Completed MMR Units	Shared Equity	Settlement sub-total	Low Cost Home Ownership	Help to Buy	TOTAL
Bilston	1	28	0	0	29			
Bonnyrigg/Lasswade	246	36	6	4	292			
Dalkeith	149	151	54	17	371			
Danderhall/Shawfair	24	0	15	0	39			
Gorebridge	252	59	24	4	339			
Loanhead	93	0	0	0	93			
Mayfield/Easthouses	130	137	12	0	279			
Newtongrange/Butlerfield	57	26	15	0	98			
Penicuik	181	42	0	0	223			
Rosewell	0	32	16	0	48			
Roslin	1	0	0	0	1			
TOTAL	1,134	511	142	25	1,812	760	810	3,382

4. Partnership Working

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

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

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

Edinburgh and South East Scotland City Region Deal

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

All Councils in the South East of Scotland face the same pressures in addressing housing need with the recent housing need and demand assessment for the region

estimating at least 67,000 new homes are required by 2030, with the majority of need being for households who cannot buy or rent at market prices.

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

- Supporting a 10 year affordable housing programme across the region with Scottish Government grant funding.
- Supporting local authority borrowing and share financing risk of infrastructure delivery for key development sites.
- Provision of a £50 Million housing infrastructure fund of predominantly private sector loans to be spent on projects that will unlock housing in strategic development sites across the region.
- Collaborating to develop innovative approaches to increasing the use of offsite construction methods.
- The potential to establish a council-owned regional housing company to deliver mid-market and private rented sector housing.

Midlothian's Rapid Rehousing Transition Plan

Midlothian Council published a Rapid Rehousing Transition Plan in December 2018. The Plan has four key outcomes to reach by 2024:

Outcome 1: The supply of permanent accommodation for homeless households has increased.

Outcome 2: Bed and breakfast accommodation is no longer used as emergency accommodation for homeless households and the time households spend in temporary accommodation has reduced.

Outcome 3: Homeless households with support needs are supported to access and maintain permanent accommodation.

Outcome 4: Housing options and support is in place to prevent homelessness.

The investment plans outlined in the SHIP are key to the objective of increasing the number of homeless people being provided with affordable housing in Midlothian and the increased supply of affordable housing will support this objective. The Scottish Government is supporting Midlothian Council to implement specific actions within the

Plan and has allocated £310,000 to support this work, further funding is expected in future years to continue to support the implementation of this Plan.

Midlothian Local Child Poverty Action Report

This Report, published in 2019, notes that 22% of children in Midlothian are living in poverty. A target has been set to reduce this level to fewer than 10% of children living in relative poverty by 2030. A key driver for reducing the level of poverty is reducing the cost of living for families. The Strategic Housing Investment Plan will support this by increasing the total number of affordable homes in Midlothian. For many households this will result in significantly reduced rental payments and an improved quality of life, for example, by alleviating overcrowding in a household and providing a home which costs less to heat.

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 Joint Integration Plan 2016 – 2019, available at www.midlothian.gov.uk

Future Plans for Specialist Provision

A greater awareness of the health needs of the community has led to over 16% of all new affordable housing in the SHIP being planned for specialist housing provision. This is a substantial increase compared to previous years where a target closer to 10% was set. Provision includes:

Housing for the Elderly

A range of housing provision specifically designed for older people is being planned in various settlements. This includes 156 homes for amenity housing/co-housing and 120 extra care housing units developed by both Midlothian Council and partner Housing Associations.

Housing for those with a disability

Many households with mobility needs are benefiting from new build developments which are built to housing for varying needs standards. In addition on most sites some units are built with wet floor bathrooms and sometimes wheelchair houses also. Plans are being developed for several council houses in Midlothian to support bariatric care. Midlothian Council is also investigating the development of housing for specific client groups such as disabled ex-armed forces personnel. A total of 260 homes planned are specifically built to meet the needs of wheelchair users – this is providing 11% of affordable new homes suitable for wheelchair users. A large proportion of planned homes will be straightforward to adapt for a wheelchair user if required. Further work is required with Health and Social Care, Planning, Building Standards and the local community in order to agree a target number or percentage of wheelchair accessible housing for market housing. Anecdotal information would indicate that most privately built housing in Midlothian is not wheelchair accessible and consideration will be given as to how a target for wheelchair accessible private development can be facilitated and monitored.

Accommodation for Gypsy/Travellers

Recent improvements have been undertaken at Midlothian and East Lothian Council's jointly-managed Gypsy/Traveller site. This ensures that the site meets the Scottish Government's minimum site standards for Gypsy/Traveller sites. There has been no requirement identified for specific provision of affordable housing for gypsy/travellers in Midlothian.

5. Investment Priorities

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

Table 5.1: Project Prioritisation Scoring

Criteria	Explanation	Score
Area Housing Need	Housing need rankings are based on a waiting list demand study. 1 would indicate no housing need in an area, whilst 5 indicates the highest level of need.	1-5
Land Availability	Sites ranked most highly are those owned by the Council or RSL. Also ranked highly are sites with Planning Permission in place	1-5
Ability to Start on Site	A site with a high score indicates that the work could start on site underway once funding was approved.	1-5
Constraints	Issues such as Section 75 requirements that have yet to be resolved would be given a lower score.	1-5
Equalities Needs	All sites will score at least a good rating (3) due to Housing for Varying Needs. Additional points would be awarded for particular needs housing, mixed tenure development e.g. shared equity.	1-5
Environmental Impact	All sites which have been allocated through the Midlothian Local Plan would not be considered as having a negative environmental impact. Use of renewable technology and building on Brownfield sites would score more points.	1-5

Table 5.2: Area Project Prioritisation Score

Rank	Area	Points
1	Bonnyrigg/Lasswade/Poltonhall Loanhead, Newtongrange, Danderhall/Shawfair Small Settlements including Pathhead, Roslin, Rosewell, Bilston	5
2	Dalkeith, Penicuik	4
3	Gorebridge, Mayfield/Easthouses	3

It should be noted that some projects may have scored less not because they are of less strategic importance to the Council or RSLs but due to circumstances which prevent construction works from commencing on site (e.g. need for infrastructure works or demolition). In terms of the area ranking for housing need, there are no areas in Midlothian with a low level of housing need so areas judged to have lower levels of housing need are those where there has been significant investment in new affordable housing in recent years.

The sections below show both Council and RSL housing development priorities over the next 5 years. It should be noted that sites indicated are subject to change as some sites have not yet been approved by the developing organisation, received planning permission or land ownership has not been secured. There is also potential for additional sites to be developed within the 5 year period. More detail on each site is shown in Appendix 1.

Council Development Priorities

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

- 30 development projects are proposed by the Council over the next 5 years
- 19 of the 30 projects are considered high priority while 11 are medium priorities. There are no projects judged to have a low priority.
- Most projects with the highest priority scores are highlighted for commencement in the short term while many with medium priorities are for the later years and it is expected that scores for the later sites will increase due to constraints being resolved, such as planning permission being granted.
- One of the developments is for Open Market Purchases which involves Midlothian Council purchasing properties that are for sale on the open market to then use as council housing.

Table 5.3: Council Housing Development Priorities

	2020/21 Projects						2021/22 Projects														2022/23			2023/24			2024/25					
Project Name	Kirkhill Road, Penicuik	Clerk Street, Loanhead	Mayburn Avenue, Loanhead (Barratt)	Main Street, Roslin - (Barratt)	Crichton Drive, Pathhead	Buccleuch Street, Dalkeith	Newton Church Road, Danderhall - (Bellway Homes)	Cockpen Terrace, Bonnyrigg	Burnbrae Road, Bonnyrigg	Newmills Road, Dalkeith	Old Craighall Road, Shawfair (Mactaggart and Mickel)	Wester Cowden, Dalkeith	Newbyres Crescent, Gorebridge	Dalhousie Mains, Bonnyrigg	Confier Road, Mayfield	Morris Road, Newtongrange	High Street, Bonnyrigg (phase 1&2)	Newton Church Road, Danderhall	Stobhill Road, Gorebridge	Former Newbattle High School, Easthouses Road, Easthouses	Newton Church Road, Danderhall - (Barratt)	Moorfoot Place, Bonnyrigg	Edmonstone Road, Danderhall - (Stewart Milne)	Stobhill Road, Gowkshill	Mauricewood, Penicuik	Auchendinny (Stewart Milne)	Pentland Green, Bliston (Taylor Wimpey)	Mid Market Rent (Various Sites)	Morris Road, Newtongrange New Supply Shared Equity	Open Market Purchases, Midlothian	Shawfair (CCG)	
Housing Need	4	5	5	5	5	4	5	5	5	4	5	4	3	5	3	5	5	5	4	3	5	5	5	3	4	5	5	4	5	5	5	
Land Availability	5	5	5	5	5	5	4	5	5	5	4	4	5	4	5	5	4	3	4	4	4	4	4	4	4	4	4	3	3	4	5	4
Ability to Start on Site	5	5	5	3	4	3	4	3	3	3	3	3	4	3	5	5	3	3	2	3	3	3	3	2	3	3	3	3	3	3	5	3
Constraints	5	5	5	4	4	4	4	4	4	4	4	4	4	4	4	4	3	3	3	4	3	3	3	3	3	3	3	4	2	2	4	4
Equalities Needs	5	5	3	3	3	3	3	3	3	5	3	3	5	4	3	5	4	5	3	4	3	5	3	3	3	4	3	3	3	4	4	3
Environmental Impact	3	4	4	3	4	5	3	3	3	4	3	3	5	3	4	3	4	5	3	4	3	5	3	5	3	3	3	3	3	3	5	3
TOTAL	27	29	27	23	25	24	23	23	23	25	22	21	26	23	24	27	23	24	19	22	21	25	21	20	20	22	21	18	20	28	22	22

RSL Development Priorities

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

Key notes:

- 22 development projects are proposed by RSLs over the next 5 years.
- 12 of the 16 projects are high priority while 5 scored as medium priority and 5 projects scored with a low priority.
- 5 RSLs have indicated their plans to develop during this period including:
 - Castle Rock Edinvar (11 projects)
 - Melville Housing Association (7 projects)
 - Viewpoint (2 projects)
 - Ark Housing Association (1 project).
 - Dunedin Canmore Housing Association (1 project)
- There are 8 further projects where the Registered Social Landlord acting as a developer has not yet been confirmed. It is likely that these sites will either be taken forward by Midlothian Council or one of the RSLs who are currently building new homes in Midlothian.
- A further 4 sites for affordable housing development have been identified for development that do not require funding from Midlothian's Affordable Housing

Supply Programme. These sites are not required to be assessed for priority due to their being no grant funding requirement.

Table 5.4: RSL Housing Development Priorities

Project Name	2020/21 Projects					2021/22 Projects							2022/23		2023/24					2024/25		
	Pentland Green, Phase 2 , Bliston, Taylor Wimpey (Melville)	Morris Road, Newtongrange - (Dunedin Cannmore)	Pentland Green, Bliston, Phase 1, Taylor Wimpey (Melville)	Millerhill 2 MMR (Castle Rock Edinvar)	19/21 Pinewood Road, Mayfield (Melville)	Former Roslin Institute Phase 1, Roslin, Taylor Wimpey (Melville)	Lothian Drive, Easthouses All Phases (Melville)	South Church, West Street, Penicuik (Melville)	Windsor Square, Penicuik (ARK)	Bliston, Barratt, SR (Castle Rock Edinvar)	Bliston, Barratt, MMR (Castle Rock Edinvar)	Mauricewood Road, Nursery Site, Penicuik, Phase 1 (Melville)	Main Street, Roslin, Taylor Wimpey, Social Rent (Castle Rock Edinvar)	Main Street, Roslin, Taylor Wimpey, MMR (Castle Rock Edinvar)	Glenesk Extra Care Housing (Viewpoint)	Newtongrange Church (Castle Rock Edinvar)	Cauldcoats, Phase 1, SR (Castle Rock Edinvar)	Cauldcoats, Phase 1, MMR (Castle Rock Edinvar)	Glenesk Walled Cottage wheelchair housing (Viewpoint)	The Wisp, Cauldcoats, Phase 2, Social Rent (Castle Rock Edinvar)	The Wisp, Cauldcoats, Phase 2, MMR (Castle Rock Edinvar)	The Wisp, Cauldcoats, Phase 2, Shared Equity (Castle Rock Edinvar)
Housing Need	5	5	5	5	3	5	3	4	4	5	5	4	5	5	4	5	5	5	4	5	5	5
Land Availability	5	4	5	5	5	5	5	3	3	4	4	4	4	4	5	3	3	3	5	2	2	2
Ability to Start on Site	5	3	5	5	4	5	5	3	3	4	4	4	3	3	5	3	3	3	5	2	2	2
Constraints	5	3	3	4	3	4	4	3	3	4	4	3	3	3	3	3	3	3	3	2	2	2
Equalities Needs	4	3	4	3	4	4	5	5	4	3	3	4	3	3	5	4	4	4	4	3	3	3
Environmental Impact	4	5	3	3	4	4	5	5	4	3	3	4	4	4	4	4	3	3	4	4	4	4
TOTAL	28	23	25	26	23	27	27	23	21	23	23	23	22	22	26	22	21	21	25	18	18	18

Addressing Potential Development Constraints

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

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

- Obtaining required Planning Approval.
- Building and Procurement Constraints.
- Environmental and design issues.
- The commencement of affordable housing policy sites are dependent on developers' timescales and the economic conditions of the housing market.

- Sites not in the ownership of the developer.
- Unknown site ground conditions.
- The rural nature of some areas in Midlothian can mean that development is constrained in these areas, particularly in relation to available land for housing and the requirements for additional infrastructure prior to development commencement

Energy Efficiency and Environmental Standards

All housing projects in Midlothian have maximised and will continue to maximise the opportunities for energy efficiency and reduction in fuel poverty. For instance, both the Council and RSLs are working towards ensuring that properties in Midlothian meet the Energy Efficiency Standard for Social Housing (EESH). The EESH aims to encourage landlords to improve the energy efficiency of social housing in Scotland by:

- Reducing energy consumption, fuel poverty and greenhouse gas emissions.
- Making a significant contribution to reduce carbon emissions by 42% by 2020 and 80% by 2050 in line with the requirements set out in the Climate Change (Scotland) Act 2009.

As a consequence the majority of new developments will incorporate renewable energy sources such as photovoltaic panels which will reduce carbon emissions but also reduce the likelihood of tenants living in fuel poverty. Also, an increased number of layouts will be designed to incorporate electric car charging and with consideration of district heating systems.

6. Resources

Funding from the Scottish Government

The majority of funding for the development of new affordable housing is financed via loans accessed by Midlothian Council or Housing Associations. However, the availability of Scottish Government grant subsidy is crucial to achieving increased numbers of affordable homes. Each local authority area is allocated a sum of money for funding affordable housing development.

Table 6.1 below shows the level of subsidy available to both the Council and the RSLs, which has significantly increased in recent years; in 2014/15 total grant funding for Midlothian was £3.8m, in 2019/20 it is £9.247m. At present, RSLs can receive up to £70,000 per unit, with Councils receiving up to £57,000. There is increased subsidy available if units are built to meet higher standards of energy efficiency.

Table 6.1: Scottish Government Grant Subsidy

Tenure/Provider	Grant Per Unit
RSL social rent – greener	£72,000
RSL social rent – other	£70,000
RSL mid-market rent – greener	£46,000
RSL mid-market rent	£44,000
Council social rent - greener	£59,000
Council social rent – other	£57,000

Table 6.2 Affordable Housing Supply Programme 2018/19 – 2020/21

Year	Grant Funding
2019/20	£9.247m
2020/21	£9.809m
Total	£19.056m

Tenure of Future Affordable Housing

Social Rented Housing

In Midlothian the affordable tenure with the highest level of demand is that of social rented housing, which is provided by both Midlothian Council and other RSLs. The SESplan Housing Need and Demand Assessment indicated that this tenure remains the most in demand and this is due to a variety of reasons:

- This tenure provides the lowest cost housing option for households on low incomes.
- This tenure has less restrictions than other tenures – e.g. Mid Market Rent and Low Cost Home Ownership models of affordable housing require a household to be in employment and earning above and below a specific income in order to be eligible.
- Households on a low income are unlikely to be able to secure a deposit which is often required for other models of affordable housing.

Due to the highest need being for this tenure Midlothian Council will continue to focus its investment plans and those of partner RSLs primarily on the development of housing in this tenure.

Mid-Market Rent Housing

Mid-Market Rented Housing aims to help those who may not have a high priority for accessing social rented housing and may not be able to afford the cost of buying their own home. Prospective tenants will have the means to pay rent without claiming benefits and their income level would be assessed prior to an offer of a Mid-Market Rent home being made. Rental costs are higher than social rented housing but lower than the average cost of a private rented property.

There are currently 142 Mid-Market Rented properties in Midlothian, all of which are owned by RSLs. Midlothian Council and three RSLs have plans to develop more of this tenure during the next 5 years.

Low Cost Home Ownership Schemes

There are several types of Schemes available to support households in purchasing a property of their own, the most commonly used Schemes (Open Market Shared Equity and Help to Buy Scotland) are administered by the Scottish Government and support purchasers to buy new or existing properties. As noted previously 1,570 households in Midlothian have been supported to purchase their own homes through subsidised home ownership schemes since 2006.

Open Market Shared Equity and New Supply Shared Equity

These Schemes provide eligible applicants with funding between 10% and 40% toward the purchase price of a property that has been advertised on the open market (in the case of the Open Market Shared Equity Scheme) or newly built for sale (New Supply Shared Equity Scheme).

The Schemes helps priority group applicants including:

- First-time buyers
- Social renters (people who rent a property from either a local authority or a housing association),
- Disabled people with a housing need.
- Members of the Armed Forces,
- Veterans who have left the armed forces within the past two years
- Widows, widowers and other partners of service personnel for up to two years after their partner has been killed whilst serving in the armed forces
- Over 60s

With the scheme, applicants fund the majority share of the purchase of their property and own the property outright. The Scottish Government will hold the remaining share of the property under a shared equity agreement.

Help to Buy Scotland

The Help to Buy (Scotland) Affordable New Build Scheme is a Scottish Government scheme to help first time buyers and existing homeowners to buy an affordable new build home from a participating home builder. The Scheme provides a loan of up to 15% of the purchase price of an affordable new build home. This then reduces the amount of deposit a buyer would need to save before making a house purchase. The scheme will operate until 31 March 2021.

Deposit Scheme for First Time Buyers

The Scottish Government has announced a further scheme for households who are interested in purchasing a property but do not have the deposit required for this. The Scottish Government will support home buyers with a loan of up to £25,000 towards the deposit. This scheme is to be launched shortly.

Scottish Government Affordable Housing Supply Funding Required

The Strategic Housing Investment Plan details potential sites for 2,456 new affordable homes to be built between 2020/21 and 2024/25, of which:

- House types: 2,071 are general needs homes and 385 are specialist provision homes.
- Built form: 2,370 will be new build housing; 80 will be 'off the shelf purchases' and 6 will involve works to existing buildings.
- Tenure type: 1,299 homes will be council housing, 402 will be social rent by an RSL, 494 will be for social rent but the provider has not yet been identified, 213 for Mid-Market Rent (MMR) and 48 for Low Cost Home Ownership (LCHO). This reflects the fact that the affordable housing tenure with the highest demand is social rented housing. It should be noted that a significantly higher total number of LCHO purchases will be supported during the next five years due to Scottish Government schemes but we do not have information on locations until such time as houses are purchased by eligible buyers.
- 235 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.
- 613 units will be developed in sub-area A (Midlothian West)
- 1,843 units are to be developed in sub-area B (Midlothian East).

A total of £123.94 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 2021/22, with a requirement of £45.9 Million.
- 1,299 of the units will be new Council housing requiring £61.8 million grant funding.
- 544 of the units will be RSL housing requiring £31.9 million Government funding.
- 524 of the units with the provider still to be agreed will require £30.2 million grant funding.
- Both Midlothian Council and RSLs will require to borrow funds in addition to receiving grants. However, the Council and RSLs will ensure that their development plans do not result in rents that are unaffordable to low income households.

- The required level of grant funding to deliver this number of units greatly exceeds the stated level of funding available. Council Officers will continue to discuss resource requirements with the Scottish Government to ensure that projects receive appropriate levels of grant funding. In previous years Midlothian has been able to claim for significantly increased resources in response to the number of projects being taken forward.
- Most units to be built will be smaller sized properties, which reflects the Local Housing Strategy target that at least 70% of all new affordable housing units will be 1 and 2 bedroom properties in order to address the need for smaller properties from Housing List applicants.

Disposal of Council Assets and Land

The Council is required by law to ensure it achieves best value in disposing of any asset, including land. The Council acknowledges that Best Value does not always mean highest price but can be linked to a range of wider benefits. Provision of affordable housing is a good example of where the Council has sold land and assets to RSLs at a price lower than market value while still achieving the required Best Value. There are also opportunities to undertake developments in partnership with other RSLs.

Second Homes and Empty Homes Council Tax Funding

Under the Council Tax (Discount for Unoccupied Dwellings) (Scotland) Regulations 2005, Midlothian Council reduced the amount of discount for long term empty dwellings and second homes from 50% to 10%, with the extra revenue used to support affordable housing. A total of £165,000 was raised between 2016/17 and 2018/19 which is being used to support Midlothian's New Build Council Housing Programme.

Commuted Sums

In some circumstances the Council may consider accepting commuted sums as opposed to the delivery of affordable housing units on some sites. In 2017/18 and 2018/19 a total of £1.595 million was received in developer contributions for affordable housing. This was used to support Midlothian's New Council Housing Programme.

Non-Traditional Financial Models of Development

The use of innovative financial models is being encouraged in Midlothian to accelerate the development of new affordable housing. Innovative approaches to development often do not require traditional grant funding and will therefore increase the total number of new affordable homes that can be built. Table 6.4 shows the proposed locations for these additional units.

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

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

Table 6.4 New Homes Planned using Non-Traditional Finance Models 2020/21 – 2024/25

Location	Developer	Number of additional new homes	Estimated Date of Completion
North Middleton	LAR	5	2020/21
Wester Cowden, Dalkeith	LAR	25	2021/22
Fordel	LAR	24	2021/22
Various locations	Midlothian Council	35	2022/23

7. Housing Infrastructure Fund

The Scottish Government's Housing Infrastructure Fund (HIF) is aimed at supporting housing development through loans and grants with priority being given to those projects, which will deliver affordable housing. The fund will run to at least 31 March 2021. The fund comprises two main elements:

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

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

As part of developing the SHIP, Midlothian Council will work with partners to identify and prioritise those sites which are of strategic importance and cannot proceed or have stalled due to the extent and costs/financing of infrastructure works involved, and with HIF's support, unlock these sites for the delivery of housing³. The Council will work with partners in examining the identified projects to ensure that such projects are eligible for the fund⁴.

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

- Stobhill, Newtongrange

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

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

8. Conclusion

The Midlothian Strategic Housing Investment Plan 2020/21 - 2024/25 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 2,456 units during the next 5 years to meet the increasing level of housing need in Midlothian. This will not only ensure best value in the use of resources but also ensure the delivery of the right mix of houses in the most pressured areas.

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

Housing Planning & Performance

Buccleuch House

Midlothian Council

1 White Hart Street

Dalkeith

EH22 1AE

housing.enquiries@midlothian.gov.uk

Telephone: 0131 271 3611

Equality Impact Assessment (EIA) and Strategic Environmental Assessment

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

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

Appendix 1: SHIP Project Tables

Table 1 - AFFORDABLE HOUSING SUPPLY PROGRAMME 2020/21-2024/25

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 - Improvem ent for Sale	PSR	Total Units	GN	Specia list Provisi on	Type of Specialist Particular Need (If Known)	Total Units by Type	2020/21	2021/22	2022/2 3	2023/2 4	2024/ 25	TOTAL COMPLETI ONS OVER PERIOD OF SHIP	
Kirkhill Road, Penicuik	High	Midlothian Council	21						21	18	3	1 Wheelchair, 2 WFS	21	21					21	0.171
Clerk Street, Loanhead	High	Midlothian Council	28						28	16	12	Amenity	28	28					28	0.623
Mayburn Avenue, Loanhead (Barratt)	High	Midlothian Council	21						21	21			21	21					21	0.840
Main Street, Roslin (Barratt)	High	Midlothian Council	13						13	13			13	13					13	0.741
Crichton Drive, Pathhead	High	Midlothian Council	10						10	9	1	WFS	10	10					10	0.570
Newton Church Road, Danderhall (Bellway)	High	Midlothian Council	47						47	47		WFS	47	40	7				47	1.879
Buccleuch Street, Dalkeith	High	Midlothian Council	10						10	9	1	WFS	10	10					10	0.570
Cockpen Terrace, Bonnyrigg	High	Midlothian Council	16						16	15	1	WFS	16		16				16	0.500
Burnbrae Road, Bonnyrigg	High	Midlothian Council	21						21	21			21		21				21	1.197
Newmills Road, Dalkeith	High	Midlothian Council	88						88	40	48	Extra Care, Wheelchair House	88	40	48				88	3.300
High Street, Bonnyrigg - phase 1	High	Midlothian Council	20						20	12	8	WFS, Complex Care	20		20				20	0.803
Old Craighall Road, Shawfair (Mactaggart and Mickel)	Medium	Midlothian Council	48						48	46	2	WFS	48	20	28				48	2.736

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 - Improvem ent for Sale	PSR	Total Units	GN	Specia list Provisi on	Type of Specialist Particular Need (If Known)	Total Units by Type	2020/21	2021/22	2022/23	2023/24	2024/25	TOTAL COMPLETI ONS OVER PERIOD OF SHIP	
Wester Cowden, Dalkeith (Bellway)	Medium	Midlothian Council	27						27	27	0		27	10	17				27	1.539
Newbyres Crescent, Gorebridge	High	Midlothian Council	75						75	62	13	Extra Care, Bariatric and Wheelchair Bungalow	75	20	55				75	3.360
Dalhousie Mains, Bonnyrigg	High	Midlothian Council	70						70	67	3	Wheelchair, WFS	70		70				70	3.990
Conifer Road, Mayfield	High	Midlothian Council	72						72	70	2	Wet Floor Showeroom (WFS)	72	20	52				72	1.873
Morris Road, Newtongrange	High	Midlothian Council	79						79	55	24	Amenity, Wheelchair house and WFS	79	20	59				79	1.874
High Street, Bonnyrigg - phase 2	High	Midlothian Council	40						40	36	4	WFS	40		40				40	2.280
Newton Church Road, Danderhall	High	Midlothian Council	16						16	0	16	Amenity	16		16				16	0.912
Stobhill Road, Gorebridge	Medium	Midlothian Council	49						49	0	49		49		49				49	2.793
Former Newbattle High School, Easthouses Road, Easthouses	Medium	Midlothian Council	70						70	63	7	WFS, Wheelchair House	70		70				70	1.640
Newton Church Road, Danderhall (Barratt)	Medium	Midlothian Council	33						33	32	1	WFS	33		33				33	1.881
Moorfoot Place, Bonnyrigg	High	Midlothian Council	30						30	0	30	Extra Care	30		30				30	1.710

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 - Improvem ent for Sale	PSR	Total Units	GN	Specia list Provisi on	Type of Specialist Particular Need (If Known)	Total Units by Type	2020/21	2021/22	2022/2 3	2023/2 4	2024/ 25	TOTAL COMPLETI ONS OVER PERIOD OF SHIP	
Edmonstone Road, Danderhall (Stewart Milne)	Medium	Midlothian Council	28						28	27	1	WFS	28			28			28	1.596
Stobhill Road, Gowkshill	Medium	Midlothian Council	50						50	40	10	Amenity	50			50			50	5.700
Mauricewood, Penicuik	Medium	Midlothian Council	55						55	55			55			55			55	3.135
Auchendinny (Stewart Milne)	Medium	Midlothian Council	90						90	84	6	WFS, Wheelchair House	90			45	45		90	5.130
Pentland Green, Bilston (Taylor Wimpey)	Medium	Midlothian Council	62						62	59	3	WFS, Wheelchair House	62				62		62	3.534
Dalhousie South, Bonnyrigg	Medium	TBC	80						80	77	3	WFS, Wheelchair House	80			80			80	4.560
Wellington Farm (CALA)	Medium	TBC	155						155	155			155					155	155	8.835
Doctors Field, Rosewell	Medium	TBC	25						25	25			25				25		25	1.425
Rowantree Inn, Mayfield	Medium	TBC	16						16	16			16				16		16	0.912
Redheugh, Gorebridge (Barratt)	Low	TBC	175						175	175			175				95	80	175	9.975
Morris Road, Newtongrange New Supply Shared Equity	High	TBC			30				30	25	5	Amenity	30			25	5		30	1.500
Open Market Purchases, Midlothian	High	Midlothian Council	80						80	74	6	WFS, Amenity Bungalow	80	16	16	16	16	16	80	3.200
Shawfair (CCG)	Medium	Midlothian Council	30						30	30			30					30	30	1.710

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 - Improvem ent for Sale	PSR	Total Units	GN	Specia list Provisi on	Type of Specialist Particular Need (If Known)	Total Units by Type	2020/21	2021/22	2022/23	2023/24	2024/25	TOTAL COMPLETI ONS OVER PERIOD OF SHIP	
Pentland Green, Bilston, Phase 1, Taylor Wimpey	High	Melville	26						26	22	4	Potential Amenity	26	26					26	0.830
Mauricewood Road, Nursery Site, Penicuik, Phase 1	High	Melville	57						57	47	10	Potential Amenity	57		57				57	3.756
19/21 Pinewood Road, Mayfield	High	Melville	2						2	2			2	2					2	0.085
Pentland Green, Bilston, Phase 2, Taylor Wimpey	High	Melville	22						22	22			22		22				22	1.609
Morris Road, Newtongrange	High	Dunedin Canmore HA		16					16	16	0		16		16				16	0.704
South Church, West Street, Penicuik	Medium	Melville	9						9		9	Co-Housing model	9			9			9	0.627
Former Roslin Institute, Roslin, Phase 1	High	Melville	28						28	24	4	Amenity	28			28			28	2.066
Lothian Drive, Easthouses, All Phases	Medium	Melville	40						40		40	Co-Housing model	40			20	20		40	3.257
Windsor Square, Penicuik	Medium	Ark HA	12						12	12			12			12			12	0.846
Millerhill 2 MMR	High	Castle Rock Edinvar		17					17	17			17	17					17	0.000
Bilston, Barratt, Social Rent	High	Castle Rock Edinvar	32						32	32			32		32				32	1.520

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 - Improvem ent for Sale	PSR	Total Units	GN	Specia list Provisi on	Type of Specialist Particular Need (If Known)	Total Units by Type	2020/21	2021/22	2022/23	2023/24	2024/25	TOTAL COMPLETI ONS OVER PERIOD OF SHIP	
Bilston, Barratt, MMR	High	Castle Rock Edinvar		15					15	15			15		15				15	0.527
Newtongrange Church	High	Castle Rock Edinvar	25						25		25	Older	25				25		25	1.800
Cauldcoats, Phase 1, Social Rent	Low	Castle Rock Edinvar	40						40	40			40				40		40	2.800
Cauldcoats, Phase 1, MMR	Low	Castle Rock Edinvar		40					40	40			40				40		40	1.760
The Wisp, Cauldcoats, Phase 2, Social Rent	Low	Castle Rock Edinvar	37						37	37			37					37	37	2.590
The Wisp, Cauldcoats, Phase 2, MMR	Low	Castle Rock Edinvar		24					24	24			24					24	24	1.056
The Wisp, Cauldcoats, Phase 2, Shared Equity	Low	Castle Rock Edinvar			18				18	18			18					18	18	0.576
Main Street, Roslin, Taylor Wimpey, Social Rent	Medium	Castle Rock Edinvar	38						38	38			38			38			38	2.660
Main Street, Roslin, Taylor Wimpey, MMR	Medium	Castle Rock Edinvar		12					12	12			12			12			12	0.528
Dandara Shawfair	Medium	TBC	18						18	18			18					18	18	1.260
Dandara Eskbank	Medium	TBC	25						25	25			25					25	25	1.750
Glenesk Extra Care Housing	High	Viewpoint	30						30		30	Extra Care Housing	30				30		30	2.160
Glenesk Walled Cottage wheelchair housing	High	Viewpoint	4						4		4	Learning Disabilities	4				4		4	0.179
Total			2195	124	48				2367	1982	385		2367	334	789	418	423	403	2367	123.940

Table 2 - HOUSING INFRASTRUCTURE FUND (HIF) PROJECTS

Table 2.1 - GRANT PROJECTS

PROJECT	APPLICANT	PLANNING STATUS (OUTLINE/ MASTERPLAN/ FULL CONSENT IN PLACE) (Y/N)	DOES APPLICANT OWN OR HAVE POTENTIAL TO OWN THE SITE? (Y/N)	BRIEF DESCRIPTION OF WORKS FOR WHICH INFRASTRUCTURE FUNDING IS SOUGHT	IS PROJECT LINKED TO DIRECT PROVISION OF AFFORDABLE HOUSING? (Y/N)	AFFORDABLE HOUSING UNITS DIRECTLY PROVIDED BY										HIF GRANT FUNDING REQUIRED					POTENTIAL ADDITIONAL	
						AFFORDABLE					MARKET					2018/19	2019/20	2020/21	POST 2020/21	TOTAL HIF GRANT FUNDING REQUIRED	UNITS - POTENTIAL ADDITIONAL CAPACITY IN EITHER LATER PHASES OR OTHER SITES	TENURE - AFFORDABLE / MARKET / PRIVATE RENTED
						2018/19	2019/20	2020/21	POST 2020/21	AFFORDABLE TOTAL OVER PLAN OVER SHIP PERIOD	2018/19	2019/20	2020/21	POST 2020/21	MARKET TOTAL OVER PLAN OVER SHIP PERIOD							
Stobhill Depot, Newtongrange	Midlothian Council	N	N	Decontamination, new separate entrance for recycling plant	Y			0	70	70				100	100			1.250		1.250		
Total						0	0	0	70	70	0	0	0	100	100	0.000	0.000	1.250	0.000	1.250		

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

PROJECT	DEVELOPER	UNITS - TENURE							UNITS - BUILT FORM				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	Rehab	Off the Shelf	NB	Total Units	GN	Specialist Provision	Type of Specialist Particular Need	Total Units by Type	2020/21	2021/22	2022/23	POST 2023/24	TOTAL COMPLETIONS OVER PERIOD OF SHIP	
Stobhill Depot, Newtongrange	Midlothian Council	50						50			50	50				N/A				50	50	5.700
Stobhill Depot, Newtongrange	TBC		20					20			20	20				N/A				20	20	1.760
Total		50	20	0	0	0	0	70	0	0	70	70	0	0	0	0	0	0	0	70	70	7.460

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

PROJECT ADDRESS	DEVELOPER	FUNDING SUPPORT SOURCE	APPROVAL DATE	SITE STARTS					TOTAL	UNIT COMPLETIONS					TOTAL UNIT COMPLETIONS
			Financial Year (Actual or Estimated)	2020/21	2021/22	2022/23	2023/24	2024/25	TOTAL SITE STARTS	2020/21	2021/22	2022/23	2023/24	2024/25	
North Middleton	LAR	PF/SG Loan	2019/20	5					5	5					5
Wester Cowden	LAR	PF/SG Loan	2019/20		25				25		25				25
Fordel	LAR	PF/SG Loan	2019/20		24				24		24				24
Mid Market Rent (Various	Midlothian Council	Loan	2020/21		35				35			35			35
Total				5	84	0	0	0	89	5	49	35	0	0	89

Table 5.1: COUNCIL TAX ON SECOND AND EMPTY HOMES

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

Table 5.2: DEVELOPER CONTRIBUTIONS

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