



Midlothian Local Housing Strategy 2026/27 to 2030/31

Report by Kevin Anderson, Executive Director Place

Report for Decision

1 Recommendations

Council is recommended to approve the Midlothian Local Housing Strategy (LHS), 2026/27 to 2030/31.

2 Purpose of Report/Executive Summary

This report summarises the key points set out in the final Midlothian Local Housing Strategy 2026/27 to 2030/31, which is the Council's sole strategic document for housing in Midlothian and as such, sets out the key housing issues to be addressed across all tenures in Midlothian.

Date: 25th February 2026

Report Contact: Lesley Connell, Housing Strategy Officer

3 Background

- 3.1** The LHS is at the heart of arrangements for housing and planning through its links with the Council's Development Plans and its strategic role in directing investment in housing and housing related services locally. It sets out a strategic vision for the delivery of housing and related services and the outcomes that it seeks to achieve.
- 3.2** The development of a LHS provides an opportunity for local authorities to identify strategic housing priorities and it enables the monitoring of progress against delivery of local and national priorities and targets. The Scottish Government expects a LHS to be prepared and submitted around every five years. Development work has been underway for some time to develop the LHS, 2026/27 to 2030/31 which is attached at Appendix B. The LHS has been developed in accordance with Scottish Government guidance <https://www.gov.scot/publications/local-housing-strategy-guidance-2019/pages/2/>
- 3.3** The LHS includes chapters on:
- Equalities
 - Engagement and Consultation
 - Local Context
 - Housing Demand and Delivery
 - Place Making and Communities
 - Preventing and Addressing Homelessness
 - Specialist Provision, Independent Living, Armed Forces, Key Workers and Gypsy/Travellers
 - Fuel Poverty, Energy Efficiency and Climate Change
 - House Condition
 - Housing, Health and Social Care Integration
- 3.4** The LHS has been informed by extensive community and stakeholder consultation and engagement undertaken over 2 phases:
- Phase 1 was undertaken between 31 March and 9 May 2025 where Midlothian residents were invited to complete an online survey and/or email/text/phone with their comments.
 - Phase 2 commenced on 1 September 2025 and finished on 3 October 2025, as Midlothian residents were encouraged to complete an online survey, attend face to face drop-in sessions and/or Microsoft Teams virtual sessions.

In accordance with the Scottish Government guidance, the draft LHS was submitted to the Scottish Government for review on 2nd December 2025. The review process was completed on 30th January 2026 with comments provided by Scottish Government Policy Teams, the More Homes Division Area Team and the peer reviewer, East Dunbartonshire Council identifying the particular strengths and areas for improvement. These comments have been incorporated into the LHS.

- 3.5** A copy of the Local Housing Strategy 2026/27 - 2030/31 is attached at Appendix B for consideration.
- 3.6** The LHS's strategic vision for housing in Midlothian is that all households in Midlothian will be able to access housing that is affordable and of good quality in sustainable communities. In order for this vision to be realised, the LHS must ensure that the following outcomes are realised within the five-year period of the Strategy:

Outcomes Action Plan

- Access to housing and the supply of new housing has increased across all tenures in Midlothian.
- Improve Place Making in Midlothian.
- Homeless households and those threatened with homelessness are able to access support and advice services and all unintentionally homeless households will be able to access settled accommodation.
- The needs of households with particular needs will be addressed and all households will have equal access to housing and housing services.
- Housing in all tenures will be more energy efficient and fewer households will live in, or be at risk of, fuel poverty.
- The condition of housing across all tenures is improved.
- Integration of Housing, Health and Social Care in Midlothian is improved.

4 Report Implications (Resource, Digital and Risk)

4.1 Resource

There are no resource implications related to this report.

4.2 Digital

There are no digital implications related to this report.

4.3 Risk

It is a statutory requirement for the LHS to be kept under review and the Scottish Government expects all local authorities to review and report on progress annually.

It is critically important to prepare a LHS document. The LHS is a key corporate Strategy that sets out a strategic vision for the delivery of housing and housing related services and the outcomes that it will seek to achieve. The Scottish Government expects a LHS to be prepared and submitted around every five years.

4.4 Ensuring Equalities (if required a separate IIA must be completed)

The Scottish Government expects to see equality issues embedded throughout a LHS including housing advice, homelessness, procurement, new build and refurbishment, specialist housing services, housing management services, allocations and private sector housing. An Integrated Impact Assessment has been completed – appendix C.

4.5 Additional Report Implications (See Appendix A)

See Appendix A

Appendices

Appendix A – Report Implications

Appendix B – Local Housing Strategy 2026/27 – 2030/31

Appendix C – Local Housing Strategy 2026/27 - 2030/31 Integrated Impact Assessment  [LHS IIA 2026.docx](#)

APPENDIX A – Report Implications

A.1 Key Priorities within the Single Midlothian Plan

The LHS contributes to the Single Midlothian 2023-27 vision of ensuring that individuals and communities will be able to lead healthier, safer and greener lives by 2030. No child or household need live in poverty. Midlothian will be a Great Green Place to Grow by achieving our net zero carbon ambitions and supporting local people to strengthen the skills they need for learning, life and work.

A.2 Key Drivers for Change

Key drivers addressed in this report:

- Holistic Working
- Hub and Spoke
- Modern
- Sustainable
- Transformational
- Preventative
- Asset-based
- Continuous Improvement
- One size fits one
- None of the above

A.3 Key Delivery Streams

Key delivery streams addressed in this report:

- One Council Working with you, for you
- Preventative and Sustainable
- Efficient and Modern
- Innovative and Ambitious
- None of the above

A.4 Delivering Best Value

There are no direct implications related to this report.

A.5 Involving Communities and Other Stakeholders

In accordance with Scottish Government LHS Guidance, the LHS has been informed by extensive community and stakeholder consultation and engagement undertaken over 2 phases during March - May 2025 and September - October 2025.

A.6 Impact on Performance and Outcomes

The LHS will set out ambitious plans to deliver good quality housing and housing related services, including the outcomes that it will seek to achieve as summarised in section 3.6 of this report.

A.7 Adopting a Preventative Approach

The Scottish Government expects a preventative approach embedded throughout a LHS.

A.8 Supporting Sustainable Development

The Scottish Government expects sustainable development is supported throughout a LHS.