Midlothian Council

Local Housing Strategy 2026/27-2030/31

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Midlothian Council endeavours to adopt a place-based approach to understanding and addressing the wider inequalities that shape residents' experience of housing, fuel costs and energy efficiency. Using fuel poverty data zones and SIMD indicators alongside local place knowledge, we prioritise investment in areas where households face the highest likelihood of fuel poverty; however, while this approach guides decision-making, it is not always possible to target improvements exclusively to the highest risk data zones due to housing stock type, technical feasibility and programme delivery constraints. To ensure fairness and maximise impact, fuel poverty probability, SIMD deprivation levels, and fabric efficiency indicators are all used to guide EESSH planning and phasing, enabling the Council to direct energy efficiency measures to communities where they are most needed while still delivering improvements across our wider stock. This approach ensures that upgrades - such as external wall insulation, solar PV, and heat-pump installations – contribute both to reducing the energy burden on low-income households and to improving the wellbeing and resilience of communities across Midlothian. **91**

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1 Introduction

The Housing (Scotland) Act 2001 requires local authorities to prepare a Local Housing Strategy (LHS) that sets out its strategy, priorities and plans for the delivery of housing and related services for their area.

This Local Housing Strategy 2026/27-2030/31 is the sole strategic document for housing in Midlothian and as such, sets out the key housing issues to be addressed across all tenures in Midlothian. This LHS will aim to tackle attainment, reduce inequalities, help create communities and regenerate the places we live when addressing:

- Homelessness
- Place making and Communities
- Housing conditions
- New build and refurbishment
- Specialist housing provision
- Fuel poverty, energy efficiency and climate change
- Housing management services
- Housing allocations
- Private sector housing

The Local Housing Strategy'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."

Our LHS Outcomes 2026/7-2030/31
In order that this vision is realised, the Local Housing Strategy must ensure that the following outcomes are realised within the five-year period of the Strategy. These outcomes are:

- 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

These outcomes will be enabled through the following activities that the Local Housing Strategy will monitor through the period 2026/7 – 2030/31:

Partnership working with local and national organisations to ensure ownership of the local housing strategy and an ability to work together to find solutions, jointly fund initiatives and ensure the broadest reach of strategic influence.

Effective communication to ensure that stakeholders are aware of the progress towards meeting outcomes and new developments that arise.

Using resources most effectively to ensure that funds are prioritised to the most important strategic objectives.

Monitoring, evaluation and annual updates of the strategy to address changes, such as new legislation, and to monitor performance against targets.

Key Successes 2021/22 – 2025/26
Midlothian's previous Local Housing Strategy, published in 2021 set out an ambitious Strategy for the five-year period with some key successes being:

- Completion of 566 new build council homes between 2021 and 2024[1]
- Completion of 222 new build housing association homes between 2021 and 2024
- Committing to the development of more new build council homes.
- Completion of a day care centre, an intermediate care facility and an extra care housing development at Polton Street, Bonnyrigg
- Completion of an amenity housing development at Newmills Road, Dalkeith
- Completion of an adapted living housing development at High Street, Bonnyrigg
- Completion of a redevelopment housing project at Buccleuch Street, Dalkeith
- Completion of 12 amenity properties in Canmore Court, Loanhead
- Completion of 182 passivhaus units
- Completion of 74 wheelchair accessible housing units
- All new build SHIP developments meeting greener standards since 2023
- Assisting 82 households in Midlothian to purchase their own home using Scottish Government home ownership schemes.

[1] Scottish Government figures by calendar year 2021, 2022, 2023, 2024

- Assisting 26 households in Midlothian to purchase their own home using the Golden Share scheme

- Increasing the energy efficiency of council homes in Midlothian through measures such as external and cavity wall insulation, loft insulation and energy advice services to local residents across Midlothian.

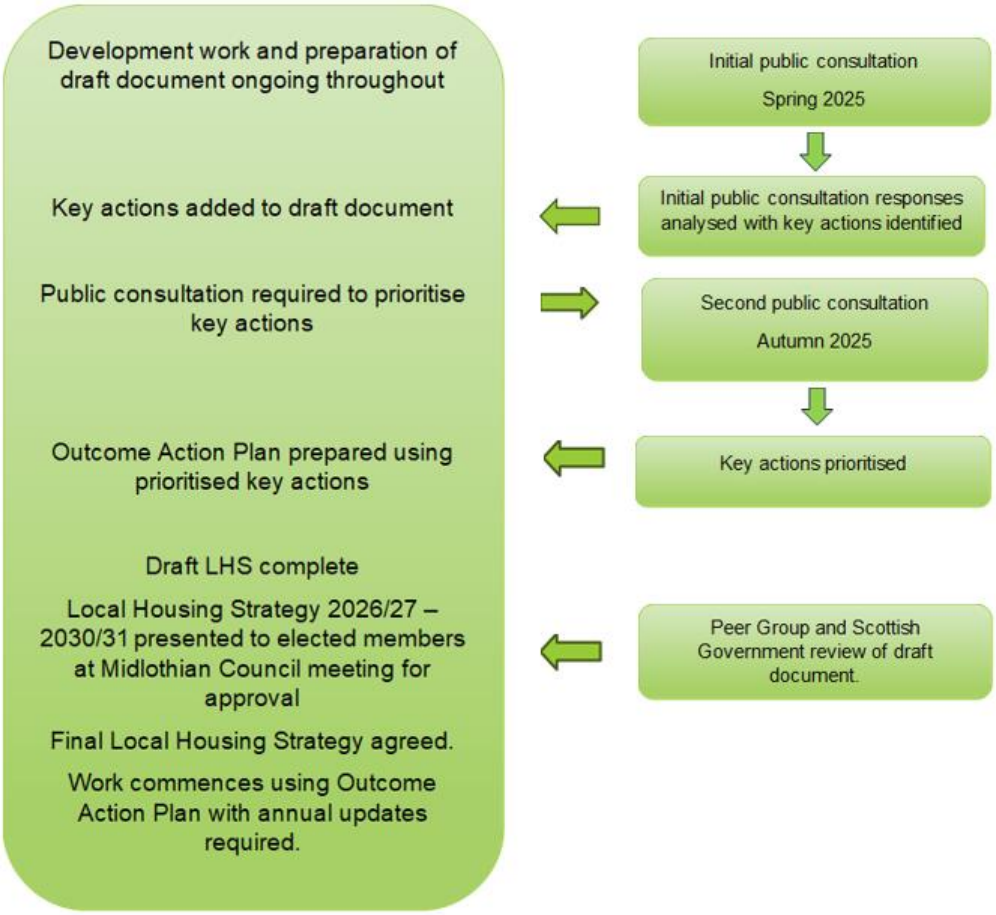
- Energy Efficiency Standard for Social Housing (EESSH) upgrades (including wall insulation and solar panel installation) completed on 1097 council homes, 4 housing association homes, 571 owner occupied homes and 42 privately rented homes.

2 Statutory Requirements, Links and Outcomes

This chapter will detail the structure aligning the public consultations, key LHS actions and the resulting Outcome Action Plan. The statutory requirements of this Local Housing Strategy are listed below.

This LHS was developed in line with the latest Scottish Government Local Housing Strategy Guidance and as such, public consultation took place from the outset with the results forming the key actions and the resulting Outcome Action Plan. The timeline below illustrates the process.

LHS Development Timeline



The LHS 2026/7-2030/31 key actions are at the end of each chapter along with the consultation and engagement responses for each subject. Further details of our consultation process will be found in the 'Engagement and Consultation' chapter. The LHS Outcome Action Plan is at the end of the document – appendix 1.

Outstanding actions from the previous LHS are detailed in the key action tables within each chapter.

Statutory Requirements
Reference will be made to housing related policy throughout this document – both national and local. Key legislative and housing policies which were influential in shaping aspects of the Local Housing Strategy are detailed here:

- Housing (Scotland) Act 2001
- Equality Act 2010 and the Equality Act 2010 (Specific Duties) (Scotland) Regulations 2012, 2015, and 2016
- Housing (Scotland) Act 2006
- Climate Change (Scotland) Act 2009 – Section 44
- Climate Change (Emissions Reduction Targets) (Scotland) Act 2019
- Fuel Poverty (Targets, Definition and Strategy) (Scotland) Act 2019
- Scottish Housing Quality Standard (SHQS)
- Energy Efficiency Standard for Social Housing (EESSH)
- Child Poverty (Scotland) Act 2017
- Public Bodies (Joint Working) (Scotland) Act 2014 (Section 53)
- Children and Young People (Scotland) Act 2014
- Place Principle
- National Planning Framework 4
- Planning (Scotland) Act 2019
- Community Empowerment (Scotland) Act 2015
- Getting It Right For Every Child (GIRFEC)
- United Nations Convention on the Rights of the Child
- Tenant Participation and Customer Engagement Strategy 2024-2027
- Midlothian Integration Joint Board Strategic Plan 2025-2035
- Single Midlothian Plan 2023-2027
- Housing (Scotland) Act 2025

3 Equalities

The Housing (Scotland) Act 2001 states that local authorities must exercise the functions conferred on them by the Act in a manner that encourages equal opportunities and observance of the equal opportunity requirements set out in the Equality Act 2010. More information on legislation to protect the rights and welfare of disabled people in Scotland can be found by visiting: www.gov.scot/policies/disabled-people/

The Equality Act 2010 includes a statutory public sector equality duty to:

- Eliminate discrimination, harassment and victimisation
- Advance equality of opportunity
- Foster good relations between people who share a protected characteristic and those who do not.

The statutory duty requires consideration of the protected characteristics:

- Age
- Disability
- Sex
- Pregnancy and Maternity
- Gender reassignment
- Sexual orientation
- Race
- Religion and Belief and
- Marriage and Civil Partnership (with regard to eliminating unlawful discrimination in employment).

Integrated Impact Assessment

Midlothian Council is committed to tackling and reducing inequalities. Accordingly, provisions have been made for the mainstreaming of equalities in both preparing this LHS and in all aspects of planning for housing / delivery of LHS actions. The comprehensive approach taken to equalities is set out in our Integrated Impact Assessment (appendix no.2). Midlothian Council prepares Integrated Impact Assessments during the production of certain strategies to assess the potential social, economic, and environmental effects they will have. Integrated Impact Assessments combine multiple statutory assessments—such as Equality (EqIA), Health (HIA), and Sustainability (SEA)—into one, preventing duplication and ensuring a comprehensive overview.

4 Engagement and Consultation

The Housing (Scotland) Act 2001 requires local authorities to consult on their Local Housing Strategies, and the statutory Public Sector Equality Duty requires the involvement, consultation and engagement of as wide a range of local residents and tenants and communities of interest as possible.

Midlothian Council engaged and consulted with tenants and residents throughout the development of this LHS. The engagement and consultation:

- Was undertaken early in the LHS development process, continued through its development and will continue into the annual LHS reviews
- Used a range of media to ensure as wide an audience as possible within local communities and from relevant representative groups including people with or who share protected characteristics
- Ensured that the make-up of the local population was accurately reflected
- Recognised that some people's views may not be readily heard through traditional engagement methods, and we have provided evidence of how those less willing or able to engage, were given the opportunity to do so
- Has influenced the development of LHS priorities, outcomes and actions.

Stakeholders
The following stakeholders were consulted with:

- Tenants
- Waiting list applicants
- Private Rented Sector tenants
- Residents
- Registered Tenants Organisations
- Resident and Tenants Groups
- Midlothian Tenants Panel
- Registered Social Landlords
- Shelter Scotland
- Home Energy Scotland
- Changeworks
- Midlothian Council Planning Authority
- Midlothian Health and Social Care Partnership
- Homes for Scotland
- Community Councils
- Equalities and diversity groups
- Forward Mid
- Lothian Veterans Centre
- Minority Ethnic Carers of People Project

This LHS recognises that some people's views may not be readily heard through traditional engagement methods. A range of media was used to ensure as wide an audience as possible and to ensure that relevant representative groups, including those who share protected characteristics (see below), were able to give their views.

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

Using a variety of media also ensured, in an effort to end inequality, that the make-up of the local population is accurately reflected.

Engagement and Consultation Methods
The following consultation methods were employed:

- Social media
- Online surveys
- Microsoft Teams virtual consultation meetings
- Face to face drop-in sessions

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

Place Principle
The Place Principle aims to encourage community involvement, break down boundaries and improve the use of resources and investments within a local area. It is an approach the council has embraced, bringing change based upon a shared understanding of what that place is for and what it wants to become with partners and communities collaboratively agreeing the joint actions required to make that happen.

The Place Principle was central to the LHS consultation; respondents were asked to use it when considering how services and local communities could work together to improve housing and housing-related services. The initial results were added to the LHS improvement plan with respondents prioritising the resulting actions during the second consultation period.

Consultation
The initial consultation period was held between Monday 31 March and Friday 9 May 2025 and can be found here: Local Housing Strategy 2026/27 - 2030/31 - Midlothian Council - Citizen Space
Midlothian residents were encouraged to complete an online survey and/or email/text/phone with their comments.

The consultation was promoted on the Midlothian Council website, Facebook, X (formerly Twitter) and the Midlothian Council staff newsletter. It was also promoted by the Scottish Housing News. Paper surveys were available to those who requested them.

Scottish Housing News

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2 APR 2025 | Reading time: 1 minute

ARTICLE TAGS:

MIDLOTHIAN COUNCIL

Midlothian Council is seeking views on its draft Local Housing Strategy to cover the period 2026/27 to 2030/31.

The five-year strategic document sets out the council's plans to improve housing and housing-related services in the area for all occupancy types, not only council tenants.

Cllr Stuart McKenzie, cabinet member for housing, said: "Local residents' feedback will ensure that our Local Housing Strategy is responsive to the issues that matter most to our residents. Therefore, I would encourage everyone to share their views during this consultation period."

Feedback will be added to the draft document, which will be presented to councillors in Autumn 2025.

Midlothian

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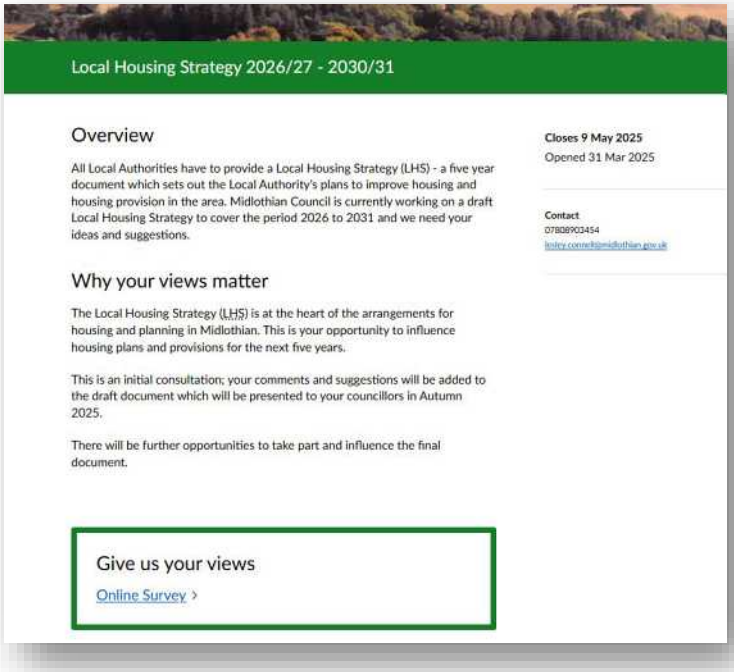
Scottish Housing News – 2 April 2025



Local Housing Strategy 2026/27 - 2030/31

Overview

All Local Authorities have to provide a Local Housing Strategy (LHS) - a five year document which sets out the Local Authority's plans to improve housing and housing provision in the area. Midlothian Council is currently working on a draft Local Housing Strategy to cover the period 2026 to 2031 and we need your ideas and suggestions.

Why your views matter

The Local Housing Strategy (LHS) is at the heart of the arrangements for housing and planning in Midlothian. This is your opportunity to influence housing plans and provisions for the next five years.

This is an initial consultation; your comments and suggestions will be added to the draft document which will be presented to your councillors in Autumn 2025.

There will be further opportunities to take part and influence the final document.

Give us your views

Online Survey ›

Closes 9 May 2025

Opened 31 Mar 2025

Contact

07808903454

policy.connect@midlothian.gov.uk

Initial survey March – May 2025

The final consultation was held between Monday 1 September 2025 and Friday 3 October 2025 and can be found here: [Local Housing Strategy 2026/27 - 2030/31 Final - Midlothian Council - Citizen Space]

Views sought on draft housing strategy for Midlothian

2 SEP 2025 | Reading time: 2 minutes

Midlothian Council has launched the final phase of consultation on its draft housing strategy.

The Midlothian Local Housing Strategy (LHS) is a five-year document that sets out the council's plans to improve housing in the area between 2026/27 - 2030/31.

The ideas submitted during phase one in the spring have been added to the draft strategy.

Midlothian

The LHS covers all types and tenures of housing. Topics covered in the LHS include equalities, engagement and consultation, preventing and addressing homelessness, fuel poverty, energy efficiency & climate change and housing conditions. The strategy sets out a strategic vision for the delivery of housing services in Midlothian.

The consultation includes an online Citizen Space survey for all who live and work in Midlothian.

Public drop-ins for Midlothian residents will be held at:

- Lasswade Library, Tuesday 2 September, 10.00am - 12.00 noon
- Penicuik Library, Tuesday 9 September, 5.00pm - 7.00pm
- Newbattle Library, Tuesday 16 September, 10.00am - 12noon
- Dalkeith Library, Tuesday 23 September, 5.00pm - 7pm

Scottish Housing News – 2 September 2025

Midlothian residents were encouraged to complete an online survey, attend face to face drop-in sessions and/or Microsoft Teams virtual sessions.

The consultation was promoted on the Midlothian Council website, Facebook, X (formerly Twitter), the Midlothian Council staff newsletter and Black Diamond FM. It was also promoted by the Scottish Housing News. Paper surveys were available to those who requested them.

Stakeholder Comments and Suggestions
The consultation process generated numerous comments of a wide-ranging nature. Comments have been incorporated into the Key Actions section within the relevant chapters. The Key Actions were then used to create the Outcomes Action Plan (appendix no.1). The Key Actions prioritisation exercise carried out during the final consultation period is reflected in the Key Actions section within the relevant chapters.

Peer Review
The intention of the Local Housing Strategy review process is to support continuous improvement and provide constructive feedback to Local Authorities. Comments and suggestions have been incorporated into the final document.

Web-links to LHS Impact Assessments

Midlothian Council prepares Integrated Impact Assessments during the production of certain strategies to assess the potential social, economic, and environmental effects they will have. Integrated Impact Assessments combine multiple statutory assessments—such as Equality (EqIA), Health (HIA), and Sustainability (SEA)—into one, preventing duplication and ensuring a comprehensive overview.

Details of the Integrated Impact Assessment for this LHS can be accessed using the link below:

Midlothian Local Housing Strategy 2026/27 – 2030/31 Integrated Impact Assessment

5 The County of Midlothian

This chapter will explore the area of Midlothian paying particular attention to population projections and the local housing context.

Key Policy and Legislation in relation to Housing Supply and Affordability in Midlothian:

Housing Need and Demand Assessment (HNDA)
The Edinburgh and South East Scotland City Region Deal's Housing Need and Demand Assessment 3 provides the evidence base for this LHS, providing a 'robust and credible' assessment of housing provision in the area. This assessment of housing need in Midlothian (together with the Place Principle) has informed the strategic direction of future housing investment.

Strategic Housing Investment Plan (SHIP)
The purpose of a Strategic Housing Investment Plan (SHIP) is to set out strategic investment priorities for affordable housing over a 5-year period. This document is updated annually to present up to date information on social housing projects which are both planned and on site.

About Midlothian
Midlothian is a small local authority area adjoining Edinburgh's southern boundary and framed by the Pentland Hills in the west and the Moorfoot Hills of the Scottish Borders in the south. The majority of the population lives in larger towns and villages in the northern part of the county. The southern half of the authority is predominantly rural, with a small population spread between a number of villages and farm settlements.

The population of Midlothian accounts for 1.8% of the total population of Scotland. The National Records of Scotland's time series data for mid-2024[2] records Midlothian's population at 99,880; a significant rise from the 96,527 reported by the 2022 census and an increase of 3.5% in two years.

It is projected that by 2032 the population of Midlothian will increase by another 14.7%, the largest population increase in Scotland[3].

The next section provides a brief overview of the current housing context in Midlothian with a more in-depth examination of housing planning programmes in chapter 6 – Housing Demand and Delivery.

[2] https://www.nrscotland.gov.uk/publications/population-estimates-time-series-data/
[3] https://www.nrscotland.gov.uk/latest-news/populations-projected-to-rise-in-23-councils/

Local Housing Context

The housing market in Midlothian is divided into two sub areas: Midlothian West and Midlothian East (as shown in Table 5.1).

Table 5.1: Settlements in Housing Sub Market Areas

Midlothian West	Auchendinny, Bilston, Loanhead, Penicuik, Roslin, Silverburn
Midlothian East	Bonnyrigg, Carrington, Cousland, Dalkeith, Danderhall, Gorebridge, Howgate, Mayfield, Newtongrange, Pathhead, Rosewell, Shawfair, Temple

Housing Tenure in Midlothian

As shown in table 5.2, the most common housing tenure in Midlothian is owner occupied housing (65%), followed by social rented housing (25%) with private rented housing accounting for 9% of properties. When compared to Scotland wide figures, there is a higher percentage of homeowners and council tenants in Midlothian whilst there is a lower proportion of privately rented and housing association properties.

Table 5.2: Housing Tenure[4]

	Midlothian		**Scotland**	
Tenure	**%**	**No.**	**%**	**No.**
Owner occupied	65%	27,923	61%	1,629,048
Rented privately	9%	3695	13%	340,782
Vacant private dwellings and second homes	2%	707	4%	98,798
Housing Associations	8%	3416	11%	297,497
Council Housing	17%	7121	12%	321,062
Total	100%	42,862	100%	2,687,187

Midlothian Settlement Area Analysis

The following page shows the location of the main settlements in Midlothian, together with some key housing statistics for these areas. Key points include:

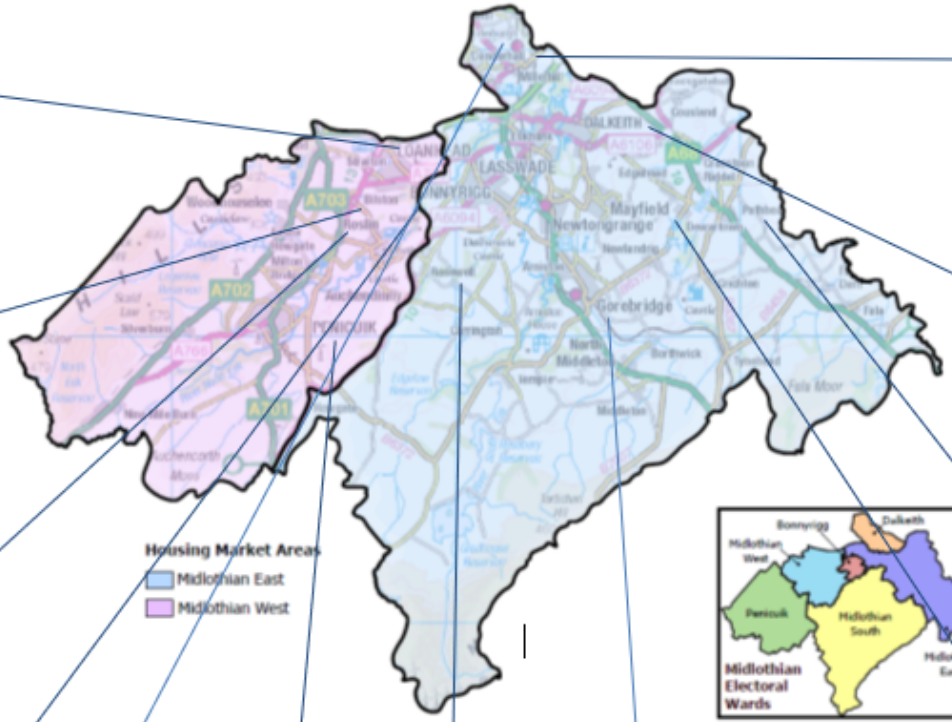
- There are four settlements in Midlothian with a population over 10,000: Bonnyrigg, Dalkeith, Penicuik and Mayfield.
- The mean average property price in Midlothian is £287,785 whilst the mean average property price in Scotland is £225,661.[5]
- The areas with the highest house prices are Roslin (£420,944), Rosewell (£384,742) and Bilston (£326,052).
- The areas with the lowest house prices are Mayfield (£165,495) and Gorebridge (£223,314).

[4] https://www.gov.scot/publications/housing-statistics-stock-by-tenure/
[5] https://www.ros.gov.uk/data-and-statistics/house-price-statistics

- The variations in house prices in settlements were often due to the level of new build house sales in each area. In areas where there have been fewer new homes the average house prices are lower whilst in areas where there has been a significant number of new homes the average house prices are higher as these tend to be more expensive than older housing for sale on the open market.
- Roslin has the highest percentage of owner occupation with 80% of households owning their properties followed by Bonnyrigg (74%) and Loanhead (73%) Mayfield has the lowest levels of owner occupation by household (57%)[6].
- The proportion of social rented housing was highest in Mayfield (36%) and lowest in Roslin (12%). In all areas demand for social rented housing was high with council turnover varying due new build allocation.

[6] https://www.scotlandscensus.gov.uk/search-the-census#/topics/location

Key Housing Statistics in Midlothian



Map showing the 6 Ward Areas in Midlothian

Loanhead population:	**6995**
No. of households	3198
No. of o/o households	2342
No. of council homes:	592
No. of residents on council waiting list:	371
No. of council lets in 2024/25:	25
Turnover rate:	4%
Average house price:	£268,289

Bilston population:	**1947**
No. of households	818
No. of o/o households	528
No. of council homes:	120
No. of residents on council waiting list:	66
No. of council lets in 2024/25:	9
Turnover rate:	8%
Average house price:	£326,052

Roslin population	**2016**
No. of households	905
No. of o/o households	723
No. of council homes:	113
No. of residents on council waiting list	64
No. of council lets in 2024/25:	7
Turnover rate	6%
Average house price:	£420,944

Bonnyrigg population	**18,094**
No. of households	7409
No. of o/o households	5470
No. of council homes:	1387
No. of residents on council waiting list	647
No. of council lets in 2024/25:	83
Turnover rate	6%
Average house price:	£287,803

Penicuik population	**16,409**
No. of households	7114
No. of o/o households	5113
No. of council homes:	1105
No. of residents on council waiting list	655
No. of council lets in 2024/25:	51
Turnover rate	5%
Average house price:	£278,318

Shawfair population	**No entry**
No. of households	No entry
No. of o/o households	No entry
No. of council homes:	371 (inc. Danderhall)
No. on residents on council waiting list:	174
No. of council lets in 2024/25:	37
Turnover rate:	10%
Average house price:	£261,568

Rosewell population	**2277**
No. of households	908
No. of o/o households	644
No. of council homes:	99
No. on residents on council waiting list:	62
No. of council lets in 2024/25:	4
Turnover rate	4%
Average house price:	£384,742

Gorebridge population	**8905**
No. of households	3566
No. of o/o households	2262
No. of council homes:	836
No. of residents on council waiting list	483
No. of council lets in 2024/25:	58
Turnover rate	7%
Average house price:	£223,314

Danderhall population	**3385**
No. of households	1419
No. of o/o households	987
No. of council homes:	371 (inc. Shawfair)
No. of residents on council waiting list	174
No. of council lets in 2024/25:	37
Turnover rate	10%
Average house price:	£317,801

Dalkeith population	**15,146**
No. of households	6590
No. of o/o households	4333
No. of council homes:	1471
No. of residents on council waiting list	792
No. of council lets in 2024/25:	152
Turnover rate	10%
Average house price:	£264,254

Pathhead population	**911**
No. of households	414
No. of o/o households	253
No. of council homes:	143
No. of residents on council waiting list	56
No. of council lets in 2024/25:	15
Turnover rate	10%
Average house price:	£289,384

Mayfield population	**14,276**
No. of households	6094
No. of o/o households	3446
No. of council homes:	749
No. of residents on council waiting list	594
No. of council lets in 2024/25:	128
Turnover rate	17%
Average house price:	£165,495

Notes

- Bonnyrigg includes: Lasswade and Polton/Poltonhall
- Population, no. of homes and no. of owner occupiers (o/o): Scotland's Census 2022
- Average house prices are for indicative purpose alone as these may be affected by the total number of sales in an area.
- Average house prices - https://www.rightmove.co.uk/house-prices-in-Midlothian.html
- Midlothian Council figures: Pressure analysis 2024/25
- No census entries for 'shawfair'
- Shawfair and Danderhall council homes statistics are combined – there are 371 homes overall

6 Housing Demand and Delivery

Outcome: Access to housing and the supply of new housing has increased across all tenures in Midlothian.

The ability to provide housing of the right type in the right place to meet the needs of the current and future population is fundamental to every Local Housing Strategy. This section will look at housing demand, how housing is currently delivered, the challenges ahead and the key actions arising.

New Build Housing Completions in Midlothian

Housing Need and Demand Assessment 3

According to the South East of Scotland Housing Need and Demand Assessment 3 (HNDA3), the average annual assessed housing requirement for Midlothian between 2021 and 2040 is 648 properties. Put simply, 648 new properties are required in Midlothian every year to satisfy known and estimated housing need regardless of Midlothian's financial growth status.

In February 2022, the Edinburgh & South East Scotland City Region Deal Directors' Group agreed a general preference for a steady growth scenario which resulted in the Midlothian annual housing requirements shown in table 6.1 below. The '20 year per annum' column details the number of homes by tenure which are required every year for 20 years to satisfy housing need and demand. The housing tenure in greatest need is social rent as 279 units are required. This is followed by owner occupied housing; 188 units are required per annum with 133 below market rent units and 46 private rented properties following suit. If this was to be delivered in reality, 43% of new housing units in Midlothian would need to be delivered for social rent, 29% would be owner occupied, 21% would be for below market rent and 7% would be private rented units.

Table 6.1: Midlothian Steady Growth Scenario - Annual Housing Requirement

	2021-2025	**2026 - 2030**	**2031 - 2035**	**2036 - 2040**	**20 year total**	**20 year per annum**
Social rent	351	322	223	221	5587	**279**
Below market	147	131	131	121	2656	**133**
Private rent	63	46	40	36	926	**46**
Owner occupied	203	181	186	183	3768	**188**
Total per annum	**765**	**681**	**580**	**562**	**12,936**	**647**
Affordable per annum	498	454	354	343	8243	**412**
Market per annum	266	227	226	219	4693	**235**

Housing Completions in Midlothian 1999 - 2024

Table 6.2 below, shows the number of new build housing completions in Midlothian between 1999 and 2024. It evidences that the number of local authority and housing association new build completions were at their highest between 2009/10 and

2013/14, completions for both sectors were lower between 2014/15 and 2018/19 and numbers rose again between 2019/20 and 2023/24. The number of private new build completions has continued to rise with 3348 properties built between 2019/20 and 2023/24 which equates to 82% of completions during the same period. In contrast, 13% were local authority completions and 6% were housing association completions.

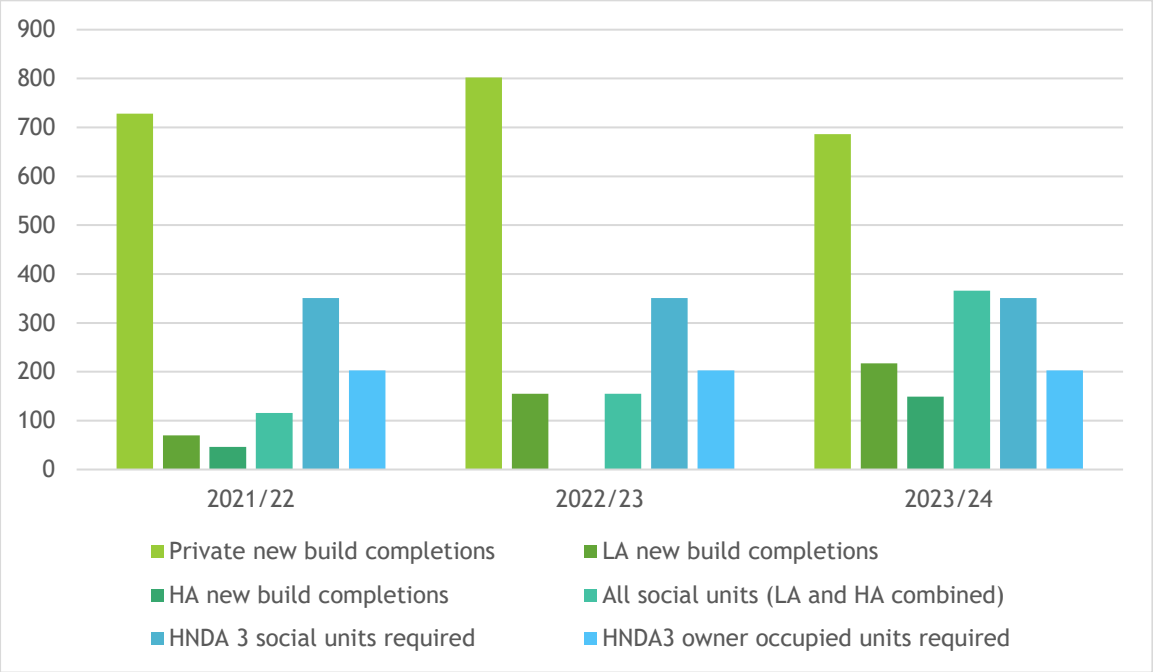
Table 6.2: Midlothian New Build Completions 1999/2000 – 2023/2024[7]

	99/20-03/04	04/05-08/09	09/10-13/14	14/15-18/19	19/20 – 23/24	Total 1999/2000 – 2023/2024
Housing Association new build completions	100	79	210	170	197	**756**
Local Authority new build completions	45	289	642	176	530	**1682**
Private new build completions	901	1002	1906	2917	3348	**10,074**
Total new build completions (all tenures)	1046	1370	2758	3263	4075	**12,512**

Figure 6.1 below illustrates the number of housing completions between 2021/22 and 2023/24 in greater detail to allow a comparison with the annual assessed housing requirements set in the Housing Need and Demand Assessment 3. In 2021/22 there were 728 private new build completions which was 359% more than the assessed requirement in the HNDA3 (203). The assessed number of social housing units for the same year was 351 whereas the actual number of completions was 116, 33% of the required figure. The figures for 2022/23 were broadly similar albeit there were no recorded housing association completions. In 2023/24 the number of private new build completions was 338% above assessed requirements and the number of social housing completions also exceeded requirements; 366 properties were completed which was 4% above target. The development of below market rent and private rent properties is examined later in the chapter.

[7] https://www.gov.scot/publications/housing-statistics-for-scotland-new-house-building/

Figure 6.1: Midlothian new build completions and annual housing requirements 2021/22 – 2023/24[8]



Private housing completions have exceeded the annual housing requirements set in the Housing Need and Demand Assessment 3 whereas the number of social housing units have struggled to meet the assessed target. This LHS will support the increased delivery of social housing to ensure the HNDA3 assessed housing requirements are met.

The next section will examine the current delivery of affordable housing in Midlothian in more detail.

Consideration of where future investment should be targeted is influenced by the level of housing need and the level of investment required in each area. The level of housing need is calculated via the Housing Needs and Demands Assessment (HNDA) and more locally, the annual Strategic Housing Investment Plan. Housing developments, tenures, numbers and localities are planned accordingly to ensure properties are built where people need them.

Table 6.3 details affordable housing completions since the previous LHS and includes:

- The number and location of affordable housing units built by the Council and Registered Social Landlords in Midlothian since 2020/21.
- The number of ex-council properties/Open Market Purchases that Midlothian Council has purchased since 2020/21.

[8] https://www.gov.scot/publications/housing-statistics-for-scotland-new-house-building/
https://esescityregiondeal.org.uk/sesregionalplanning

- The number of Mid-Market Rent (MMR) properties completed by RSLs in Midlothian since 2020/21.

It shows a total of 1071 council, RSL and MMR properties have been delivered in Midlothian since 2020/21. Dalkeith and Roslin had the highest number of new units built since 2020/21, with 156 and 142 units respectively. The Open Market Purchase Scheme returned 91 properties to council stock with the highest number of purchases in Bonnyrigg (21) and Dalkeith (20).
The Council's investment in new housing has been significant in providing many households with good quality affordable homes (67% of housing completions). It should also be recognised that RSLs have delivered 33% of the total new affordable rented units in this period, 4% of which through the completion of 41 Mid-Market Rent properties.

Table 6.3: Affordable Housing Completions in Midlothian, 2020/21 – 2024/25[9]

Location	Council Units	RSL Units	RSL MMR Units	Open Market Purchases (purchase of ex-council properties)	Total
Bilston	0	88	15	1	**104**
Bonnyrigg	129	0	0	21	**150**
Dalkeith	126	18	12	20	**176**
Danderhall	47	0	0	1	**48**
Gorebridge	0	0	0	12	**12**
Loanhead	49	0	0	12	**61**
Mayfield/Easthouses	72	61	0	7	**140**
Newtongrange	79	0	0	3	**82**
Pathhead	21	0	0	0	**21**
Penicuik	21	57	0	14	**92**
Rosewell	0	25	0	0	**25**
Roslin	66	62	14	0	**142**
Shawfair	18	0	0	0	**18**
TOTAL	**628**	**311**	**41**	**91**	**1071**

The Open Market Shared Equity Scheme is another form of affordable housing and enables some households with low to medium incomes to buy a home without having to fund its entire cost. Between 2021/22 and 2024/25, 82 properties in Midlothian were bought via the scheme as shown in table 6.4 below.

Table 6.4: Open Market Shared Equity Scheme in Midlothian 2021/22 – 2024/25

Type of affordable housing	Properties bought via scheme
Open Market Shared Equity	82

[9] Source: Scottish Government More Homes Division

Golden Share is a relatively new form of affordable housing in Midlothian and like shared equity schemes in that a buyer can purchase a percentage of a new build home if they are unable to afford the full price. Golden Share differs as the property is bought directly from a private developer. To date, 26 properties have been bought using Golden Share.

Table 6.5: Golden Share properties bought in Midlothian 2020/21 – 2024/25

Town	Number of properties bought via the scheme
Penicuik	6
Eskbank	8
Gorebridge	12

Affordable Housing Finance

Affordable Housing Supply Programme

The Scottish Government's Affordable Housing Supply Programme (AHSP) part finances many affordable housing sites in Midlothian with the remaining cost borne by developer internal reserves.e.g. the Housing Revenue Account for Midlothian Council sites. The finance available for each site depends on several factors with additional quality measures benchmarks available for new build sites which include:

- Zero direct emissions heating
- Electric vehicle charging points
- Automatic fire suppression systems
- Provision of space for home working/study

Table 6.6 below details the Midlothian Resource Planning Assumption (RPA) for 2025/26. It is important to note that the RPA covers both local authority and housing association developments in the area.

Table 6.6: Midlothian Resource Planning Assumption 2025/26

Local Authority Area	Resource Planning Assumption 2025/26	Share of additional £40m + £40m 2025/26
Midlothian	£10,534,000	£2,401,000

In 2025/26, the Midlothian area received an additional £2,401,000 from the Scottish Government towards the purchase of existing homes. In previous years this has helped part-finance the Open Market Purchase Scheme with the funds also available to other affordable housing providers in the area.

Charitable Bonds Funding

Additional funding is available to Housing Associations in the form of the Charitable Bonds Scheme. Several Midlothian social housing sites have benefited from the scheme, relieving some of the pressure on the Resource Planning Assumption.

Housing Tenures - The Current Midlothian Context

This section will examine the current supply of council housing, the demand for affordable housing and the role of other social housing providers in Midlothian. Modern mixed tenure options will be included to allow an overall picture of the housing challenges ahead and the key actions required to ensure that the supply of affordable housing in Midlothian improves.

Midlothian Council Housing

There are 7375 Council houses in Midlothian. Most of the stock has 2 bedrooms (3975 units), followed by 3 bedrooms (1973 units), 1 bedroom properties (1082 units) and properties with four or more bedrooms (345 units).[10]

Figure 6.2: Midlothian Council, Proportion of Stock by House Size 2024/25

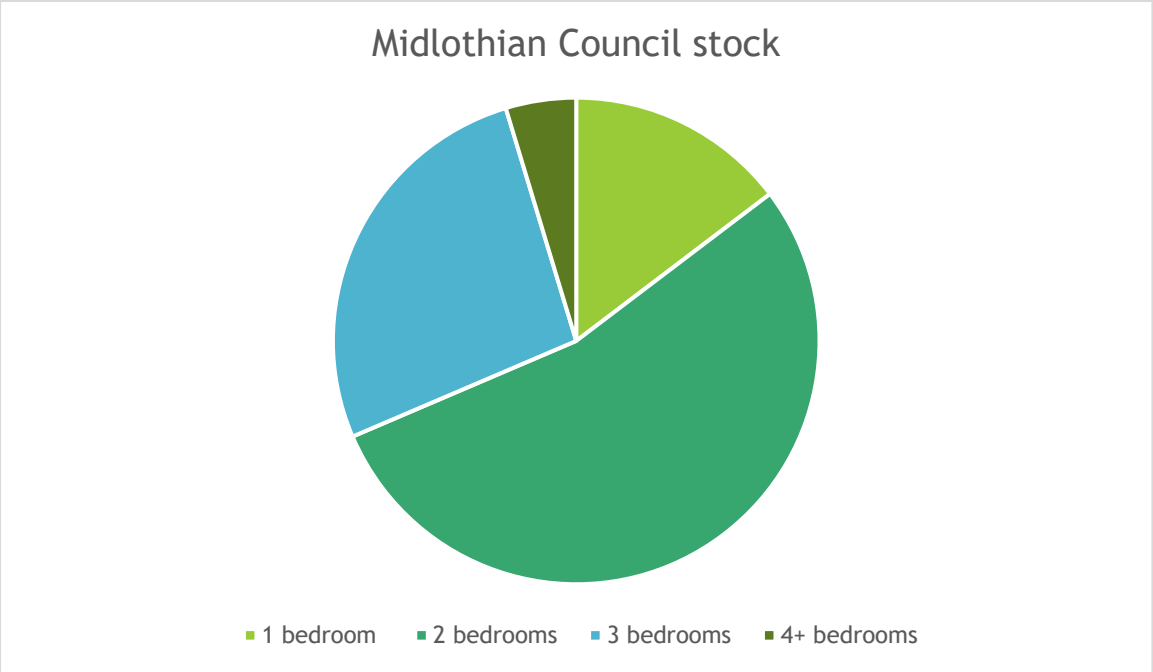
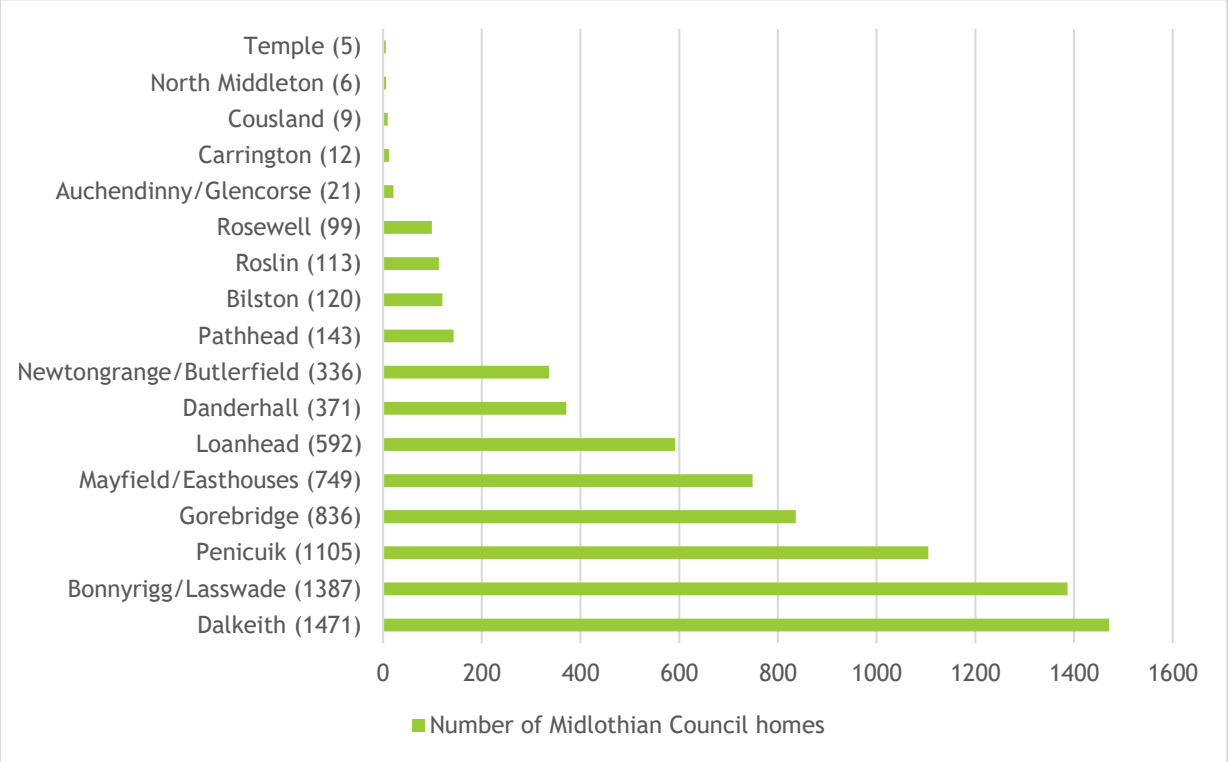


Figure 6.3 below shows that the three largest towns in Midlothian are also the areas with the largest number of council homes: there are 1471 homes in Dalkeith (accounting for 20% of all stock), followed by Bonnyrigg with 1387 houses (19%) and Penicuik with 1105 houses (15%).The other areas with a significant proportion of council housing are Gorebridge with 836 units (11%), Mayfield/Easthouses with 749 units (10%) and Loanhead with 592 units (8%). There are a few small settlements such as North Middleton and Temple which have very low numbers of council housing. It is often difficult to increase the supply of housing in these areas as land for development is limited.

[10] Midlothian Council pressure analysis April 2025

Figure 6.3: Midlothian Council Housing Stock per area 2024/25



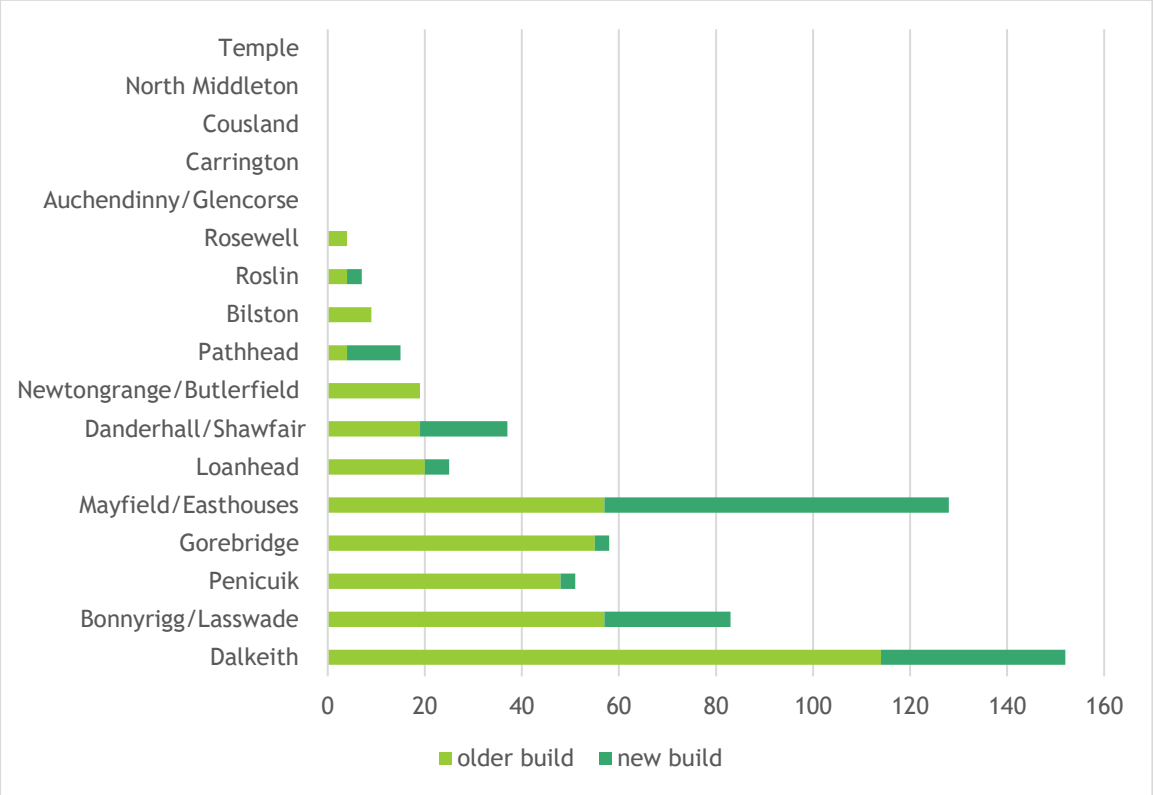
Turnover of council housing

The level of turnover for Council properties in Midlothian is low, only a small proportion of Council properties are available for let annually and applicants must wait a long time before accessing council housing. In 2024/25, 588 properties were let representing a turnover of 8%. Of these lets, 410 (70%) were to existing, older build council homes and 178 (30%) were to new build homes.

Figure 6.4 below illustrates the number of lets in each area in 2024/25. The largest number of homes were allocated in the Dalkeith area (152), Mayfield/Easthouses (128) and Bonnyrigg/Lasswade (83) whereas there were no lets in Temple, North Middleton, Cousland, Carrington and Auchendinny/Glencorse. The chart also demonstrates the areas with new build completions; the largest number of new builds were completed and let in Mayfield/Easthouses (71), Dalkeith (38) and Bonnyrigg/Lasswade (26).

It should be noted that ex-local authority properties bought via the Open Market Purchase Scheme are included in the chart and are categorised under ‘new build’ allocations.

Figure 6.4: Number of Midlothian Council lets to existing and new build homes



It is noticeable from the chart that whilst there are new build developments across the county, in 2025 most completions were in Midlothian East (94%). Midlothian Council prioritises new build sites in areas where there is known demand. The next section will examine this in more detail.

Demand for Social Housing

The ability to provide housing of the right type in the right place to meet the needs of the current and future population is fundamental to every Local Housing Strategy. The previous section examined the current supply of council housing and this section will examine the demand for social housing; where people want to live and what type of housing is needed to provide for the current and future population of Midlothian.

Demand for Midlothian Council Housing

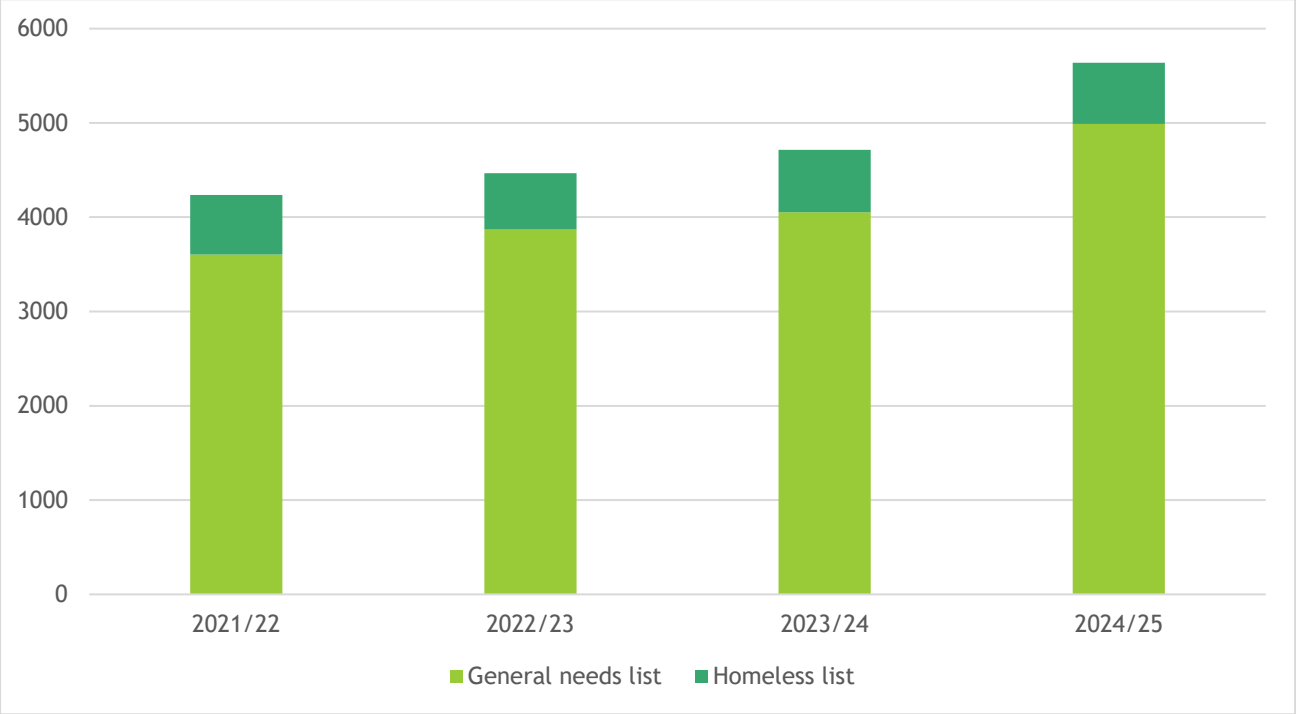
An analysis of Midlothian Council waiting lists highlights demand factors which must be considered when planning future housing policy. Table 6.7 below shows clearly that two-bedroom properties are most demand in Midlothian with 59% of waiting list applicants requesting one, followed by one-bedroom properties (23%), three-bedroom properties (13%) and properties with four or more bedrooms (5%).

Table 6.7: Midlothian Council Waiting List Demand by Property Size– 2024/25[11]

No. of bedrooms in property	%
1	23%
2	59%
3	13%
4+	5%
Total	100%

Figure 6.5 shows that the number of households on Midlothian Council waiting lists increased by 33% between 2021/22 and 2024/25. Between 2023/24 and 2024/25 alone there was an increase of 20%. This average annual increase of 10% shows an ongoing and increasing demand for council homes however it is important to note that the number of people on the homeless list has remained stable; the increased demand stems from the general needs list. The general needs list includes people who require health related housing transfers, households who are under/overcrowded and those who are adequately housed but would like a council home.

Figure 6.5: Number of Households on Midlothian Council Waiting Lists



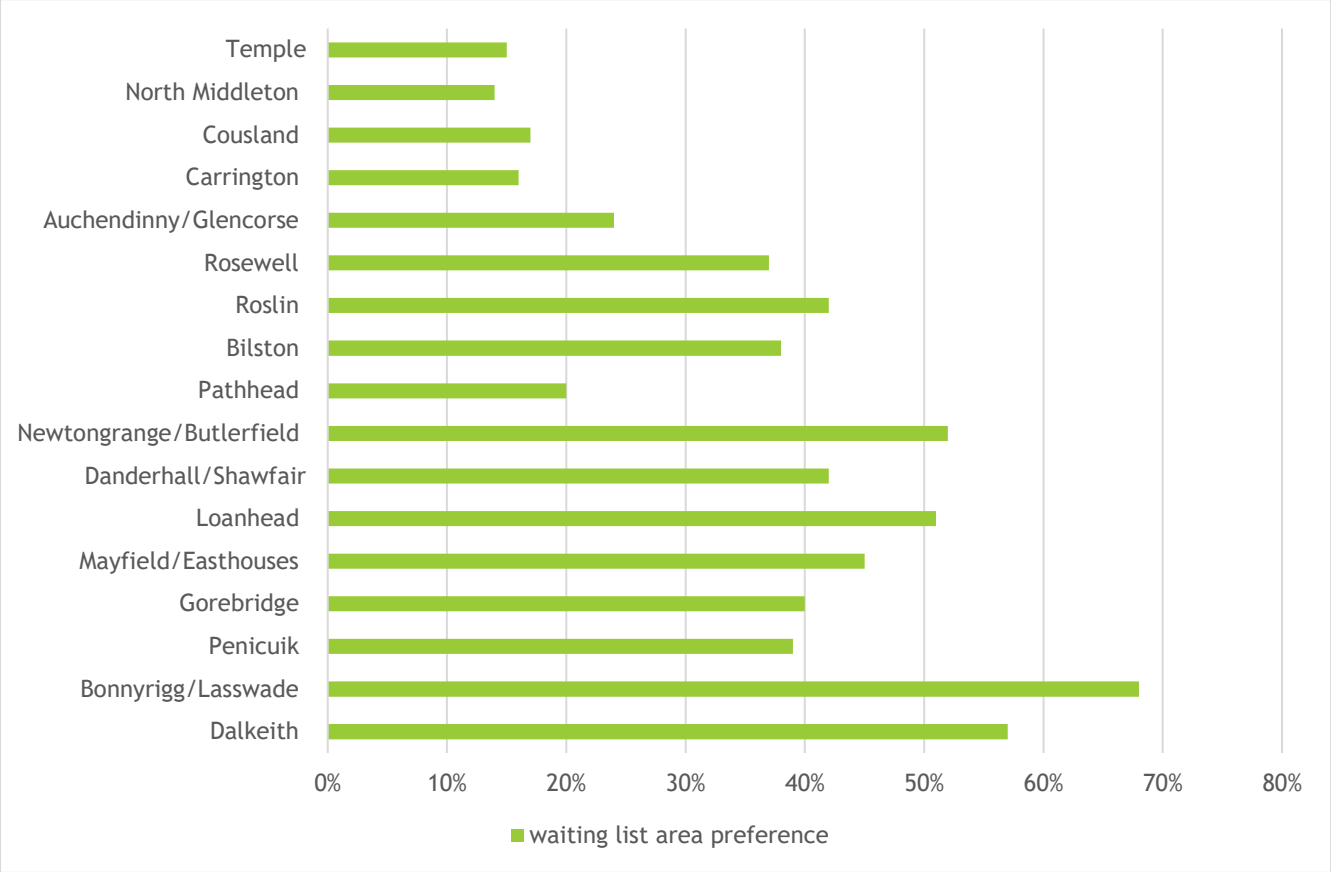
LHS Recommendation

Midlothian Council continues new build programme to help alleviate pressure from general needs list

[11] Midlothian Council pressure analysis April 2025

Figure 6.6 below illustrates the areas that Midlothian Council waiting list applicants want to live in. The area in highest demand is Bonnyrigg/Lasswade with 68% of general needs applicants choosing it in when completing their housing applications. Dalkeith, Newtongrange/Butlerfield and Loanhead follow in second, third and fourth place with 57%, 52% and 51% of applicants choosing these areas respectively. Small rural villages with few council homes and few local services are far less in demand with 15% of applicants choosing Temple and 14% choosing North Middleton as the area they would like to live in.

Figure 6.6: Midlothian Council Waiting List Demand by Area



Midlothian Council uses these statistics to help plan future new build projects. The annual Strategic Housing Investment Plan (SHIP) reflects the areas which are in demand and the size of properties required by people on the waiting lists. The SHIP contains details of both council and housing association developments with the next section examining the role of Registered Social Landlords in the county.

Supply and Demand - Housing Associations/Registered Social Landlords (RSLs) in Midlothian

Housing Associations are also called Registered Social Landlords. As housing providers they form an integral part of the Midlothian affordable housing sector in that they supply both social housing and Mid-Market Rent housing.
There are currently 3,562 RSL properties in Midlothian (table 6.8). Melville Housing Association has the highest number of properties in Midlothian with 57% of total property stock followed by Castle Rock Edinvar Housing Association (30%). The other RSLs form the remaining 13% of RSL stock in Midlothian.

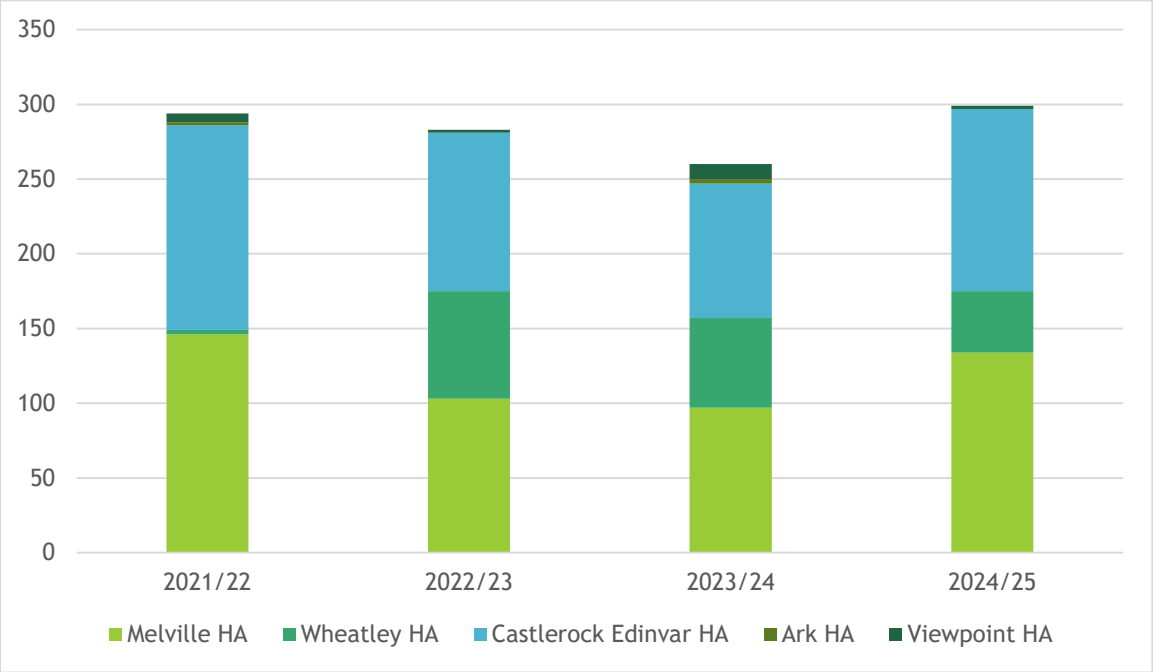
Table 6.8: Stock Profile Collection by Midlothian Area[12]

Type of provision	Total Units	%
Ark Housing Association	6	<1%
Bield Housing Association	116	3%
Blackwood Housing Association	23	<1%
Castle Rock Edinvar Housing Association	1078	30%
Link Housing Association	20	<1%
Melville Housing Association	2033	57%
Trust Housing Association	35	1%
Viewpoint Housing Association	34	1%
Wheatley Homes Housing Association	217	6%
Total	**3562**	**100%**

Figure 6.7 below shows the number of housing association properties let in Midlothian between 2021/22 and 2024/25. With little change in the overall number of lets, the supply of housing association properties has been relatively stable; in 2021/22 294 properties were let, with 283 in 2022/23, 260 in 2023/24 and 299 in 2024/25. However, the number of lets per housing association has changed over time in line with new build housing completion rates; in 2021/22 Wheatley Housing Association let just 3 properties in Midlothian but as their new build programme has progressed, the annual number of lets has increased with 41 properties allocated in 2024/25.

[12] Scottish Housing Regulator April 2025

Figure 6.7: Number of Housing Association properties let in Midlothian[13]



The level of turnover for housing association properties in Midlothian is low, only a small proportion of properties become available for let annually and applicants must wait a long time before accessing housing. In 2024/25, 299 properties were let representing a turnover of 9%. Midlothian Council's turnover rate is 8%.

LHS Recommendation

RSLs are supported to increase the number of new build social housing homes in Midlothian

As well as providing much needed additional social housing in Midlothian, housing associations also provide alternative housing options including Mid-Market Rent and New Supply Shared Equity homes. The following section will examine other forms of affordable housing available.

Other Types of Affordable Housing

Mid-Market Rent Housing

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 are unable to afford to buy their own home or rent privately but have difficulty accessing social rented housing. Mid-market rent properties in Midlothian are currently provided by housing associations, not Midlothian Council as MMR properties must be let under a Private Residential Tenancy (PRT) Agreement. A Council or RSL cannot offer a PRT directly; the three

[13] RSL data, April 2025. Link, Trust, Bield and Blackwood HAs did not provide figures and haven't been included in letting or supply data.

RSL MMR providers in Midlothian let their homes via an arms-length external organisation (ALEO):

- Wheatley Homes East (formerly Dunedin Canmore Housing Association) let via Lowther Homes property management, factoring and letting services
- Places for People (Castlerock Edinvar Housing Association) let via Touchstone Property Management
- Melville Housing Association let via Ironmills Developments Ltd

MMR properties are in very high demand and not all RSLs take local connection into consideration when they are let. The properties are often advertised and let months before they become available to live in. This LHS will continue to support the development of MMR units across Midlothian albeit with an increased focus on alleviating local housing pressure to ensure that households who are able to afford this tenure can access it with allocations going to those with local connections where possible.

LHS Recommendation

Midlothian residents are given priority for MMR properties in Midlothian

RSL MMR properties are suitably advertised to Midlothian residents to ensure the resulting lets help alleviate local housing pressure

Build to Rent and Intermediate Rent

Build to Rent (BTR) is a relatively new market in Scotland in which homes are built specifically for private rent, rather than for sale, by institutional landlords. Intermediate Rent properties are a form of housing that has been included within Build to Rent developments in Edinburgh to meet the requirement to deliver a more affordable tenure within this model. Intermediate rent does not currently meet the definition of affordable homes under current planning legislation.

Build to Rent schemes aim to supply large scale developments that comprise homes for rent which are managed by on site property management teams. These developments tend to come forward in areas where there are strong public transports links to employment centres and easy access to facilities for tenants. Whilst there are currently no Build to Rent developments in Midlothian, the Council supports this model as a means of securing much needed below market rent properties. The Midlothian Mixed Tenure Strategy includes further details on Build to Rent and Intermediate Rent as new market options.

Low Cost Initiative for First-Time Buyers (LIFT)
Shared equity helps people on low to moderate incomes to become homeowners where it is affordable for them over the long term. The shared equity schemes in operation are New Supply Shared Equity (NSSE) and the Open Market Shared Equity Scheme (OMSE).

New Supply Shared Equity (NSSE)
The New Supply Shared Equity Scheme is part of the Scottish Government's Low-cost Initiative for First Time Buyers (LIFT) shared equity scheme and enables first time buyers and priority access groups to buy a new build home from a housing association or council without having to fund its entire cost. Potential buyers pay for the biggest share of equity (usually via a mortgage) and own the property in its entirety. The Scottish Government holds the remaining equity under a shared equity agreement. If the property is sold in the future, the Scottish Government receives the shared equity percentage of the sale value e.g. if the owner owns 70% of the share via mortgage and the Scottish Government holds 30% under a shared equity agreement, the Government will receive 30% of the sale value. The scheme is aimed at households on low to moderate incomes, who can demonstrate they can't buy a new build house to suit their needs without help from the scheme.

New supply shared equity homes can be built by local authorities or RSLs or purchased by local authorities or RSLs at an appropriate discount from private developers with grant support from the Scottish Government.

Under the New Supply Shared Equity scheme, the Scottish Government gives grants to registered social landlords to help them build or buy new homes for sale and provide them on a shared equity basis to people on low to moderate incomes. Buyers fund 60%-80% per cent of the purchase price and the Scottish Government holds the remaining share under a shared equity agreement.

Open Market Shared Equity Scheme (OMSE)
The Open Market Shared Equity scheme helps first-time buyers and other priority groups get onto the property ladder by providing an interest free loan towards the cost of a home. The Scottish Government provides funding of between 10% and 40% of the sale price and gets the same percentage back when the property is sold.

Table 6.9 below shows the current threshold prices in Midlothian: prospective buyers can consider properties up to these price thresholds.

Table 6.9: Open Market Shared Equity, Midlothian thresholds 2025/26

2 apartment (1 bedroom)	£135,000
3 apartment (2 bedroom)	£150,000
4 apartment (3 bedroom)	£180,000
5 apartment (4 bedroom)	£205,000
6 apartment (5 bedroom)	£335,000

Golden Share
Golden Share is a form of affordable housing similar to New Supply Shared Equity in that a buyer can purchase a percentage (80%) of a new build home if they are unable to afford the full price. Golden Share differs from NSSE as the property is bought directly from a private developer with the Local Authority providing application assessment as there are restrictions on who can apply.

LHS Recommendation

Additional affordable housing options are explored in line with Mixed Tenure Strategy

Increase the public's awareness of additional affordable housing options

Owner Occupied Housing in Midlothian

This section will examine the privately owned housing sector in Midlothian and how it has developed since the last Local Housing Strategy was published in 2021.

Owner occupancy is the most popular housing tenure in Midlothian with 65% of households owning their own homes. Since the last Local Housing Strategy, the sale of privately owned properties in Scotland has decreased by 16% from 117,198 in 2021 to 98,617 in 2024. During the same period, sales in Midlothian decreased by 18%; the second highest decrease of all the SESplan areas. The results for the other local authorities in the South East Scotland area vary but have all seen a decreased volume of sales as seen in table 6.10 below.

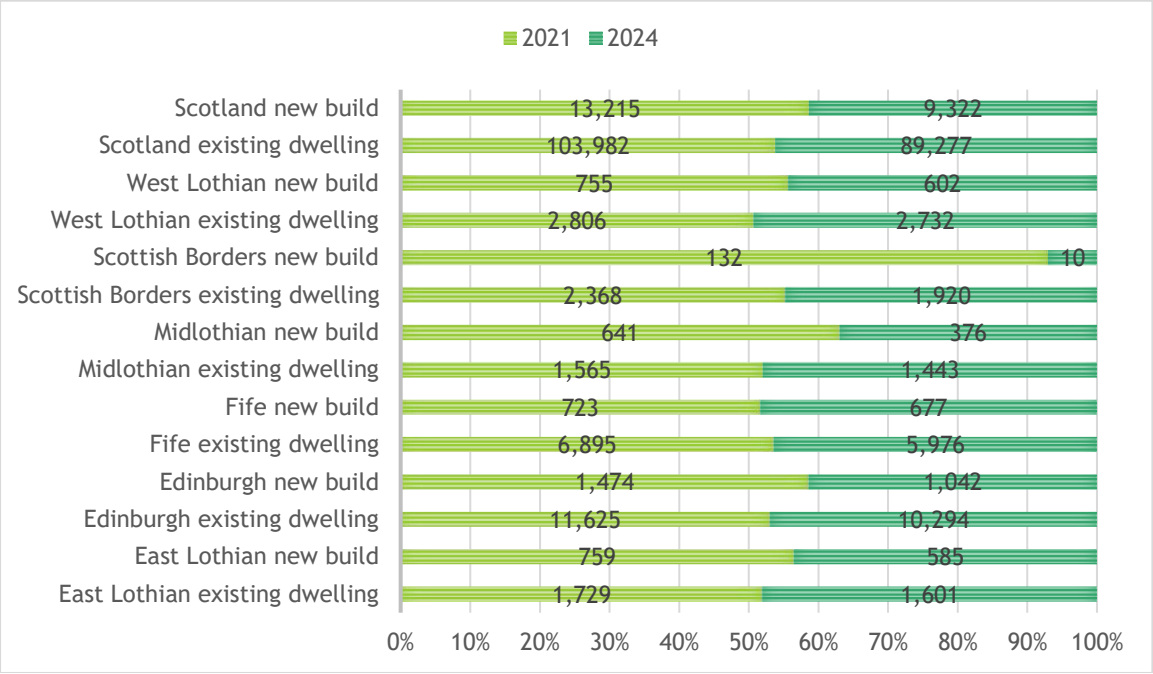
Table 6.10: Annual Residential Property Sales by Local Authority 2021-2024

Local Authority	2021	2024	% Change
East Lothian	2488	2186	-12%
Edinburgh	13,099	11,336	-13%
Fife	7618	6653	-13%
Midlothian	**2206**	**1819**	**-18%**
Scottish Borders	2501	1930	-23%
West Lothian	3561	3334	-6%
Scotland	**117,198**	**98,617**	**-16%**

Source: https://www.ros.gov.uk/data-and-statistics/house-price-statistics

Figure 6.8 below separates new build and existing dwelling sales for 2021 and 2024 and illustrates that whilst existing dwelling sales have decreased, the sale of new build properties has decreased to a greater extent. This is true for all South East of Scotland local authority areas except Fife. In Midlothian the sale of existing properties between 2021 and 2024 decreased by 8% whereas the sale of new build properties decreased by 41%. In Scotland the sale of new build properties decreased by 29% during the same period.

Figure 6.8: New Build and Existing Dwelling Residential Sales by Local Authority



Source: https://www.ros.gov.uk/data-and-statistics/property-market-statistics/house-price-statistics

As a result of the fall in residential property sales, average property prices across the South East of Scotland have increased. Table 6.11 shows that the average Scottish house price in 2021 was £205,232 which by 2024 had risen by 9.9% to £225,641. Property prices in Midlothian rose by 12.3% during the same period. It is also of note that the average Midlothian property price in 2024 was 27.7% higher than the Scottish average.

Table 6.11: Housing Market Average Price by Local Authority Area 2021-2024

Local Authority	2021	2024	% Change
East Lothian	£297,817	£323,845	+8.7%
Edinburgh	£313,644	£337,120	+7.5%
Fife	£184,544	£211,742	+14.7%
Midlothian	**£256,532**	**£288,041**	**+12.3%**
Scottish Borders	£208,763	£225,616	+8.1%
West Lothian	£211,062	£239,072	+13.3%
Scotland	**£205,232**	**£225,641**	**+9.9%**

Source: https://www.ros.gov.uk/data-and-statistics/house-price-statistics

In terms of affordability and household income, in 2022 the average weekly income for full-time workers in Midlothian (£622.90 per week) was lower than the average level for Scotland (£640.30 per week)[14], this means that many Midlothian residents may not be able to afford the higher cost of private housing in the area which increases the demand for affordable housing options.

[14] Office for National Statistics 2023

Further analysis of the origin of buyers in Midlothian shows that 53% of homes for sale since January 2019 were sold to buyers moving from Edinburgh[15]. It is likely these purchasers see the close proximity to Edinburgh and lower house prices compared to Edinburgh as attractive. However, as noted earlier the cost of new build housing is more expensive and new private estates are likely to have a higher proportion of non-Midlothian buyers due to the higher cost of new housing and lower incomes amongst Midlothian households.

This is a clear indication of the attractiveness of the Midlothian housing market areas to outside buyers and the pressure from external housing market areas is likely to exacerbate affordability concerns for local residents when competing with demand from buyers out with Midlothian.

Self-Build and Custom-Build

Midlothian Council recognises the important role that self and custom-build housing can play in providing homes, sustaining communities and supporting smaller building companies in both rural and urban areas. Self-build, or on a larger scale, custom-build can be individually driven, collective, or community led, providing viable options for a range of households. It can be an affordable option for housing delivery, with the flexibility to support the development of accessible housing. Developers of custom-build projects work with individuals or groups of individuals to provide new housing, using a range of different models and approaches. This differs from self-build, where an individual organises the development. Self-build and custom-build can be viable alongside mainstream developer activity or as a way of encouraging private sector investment in areas where developers have shown less interest.

Midlothian Council maintains a Self-Build Housing Register which can be found here:

Self-Build Housing Register | Self-Build Housing Register | Midlothian Council

Private Rented Sector (PRS) in Midlothian

This section will examine the Private Rented Sector (PRS) in Midlothian; it's availability and affordability as a realistic housing tenure option.

Private rented accommodation is available in most parts of Midlothian, from the larger towns to more rural villages. Many people find renting a property privately has a variety of benefits which include:

- Being able to stay in the community of their choice
- Finding a home more quickly, especially in areas with limited council housing
- Properties may be fully or partially furnished.

On 1 December 2017 the private residential tenancy agreement came into force; aiming to provide security, stability and predictability for tenants and appropriate safeguards for landlords, lenders and investors. Changes included:

[15] Where do house buyers come from? | ESPC

- An end to fixed term tenancies. A landlord cannot ask a tenant to leave after they have lived in the property for a set time.
- Limited rent increases. Rent can only be increased once every 12 months (with three months' notice). Tenants can request an independent review if they think the increase is unfair.
- Longer notice periods – If a tenant has lived in the property for longer than six months the landlord must provide at least 84 days' notice to leave

Existing short assured and assured tenancies have continued if they were entered into prior to December 2017.

The private rented sector in Midlothian is small. Only 9% of housing is privately rented which is less than the Scottish average (13%). The sector is also expensive with rents considerably higher than in the social sector. Table 6.12 below shows the average private rent levels in Midlothian by property size for 2021, 2022, 2023 and 2024. The figures show the monthly rent payable with the average rent for a one-bedroom property rising from £635 in 2021 to £769 in 2024 (a rise of 21%). Similarly, the average rent for a two-bedroom property has risen by 36%, a three-bedroom property by 43% and properties with four or more bedrooms rising by 35%.

Table 6.12: Average PRS Rental Cost by Property Size in Midlothian (per month)

Year	1 Bed	2 Bed	3 Bed	4+ Bed
2021	£635	£792	£966	£1513
2022	£705	£822	£1162	£1768
2023	£740	£964	£1286	£1783
2024	£769	£1080	£1385	£2039

Source: Zoopla

The cost of private rented housing may restrict housing options for low-income households who are both unable to purchase a property and unlikely to receive an offer of social housing.

In terms of demonstrating the affordability of rental charges, it is suggested that when housing costs exceed 30% - 35% of a household's income, the cost is judged to be unaffordable. Table 6.13 below shows the affordability of three different housing tenures when tenanted by two individuals - an individual (over the age of 21) who earns a full time National Living Wage (£12.21 per hour[16]) and an individual who earns the average Midlothian wage (£19.40 per hour[17]).

The first table illustrates the affordability of a three-bedroom Midlothian Council property. Midlothian Council rent levels are well below the 30%-35% affordability level with housing costs of 19% for the tenant on the National Living Wage and 13% for the tenant earning the average Midlothian wage.

[16] https://www.gov.uk/national-minimum-wage-rates
[17] Labour Market Profile - Nomis - Official Census and Labour Market Statistics

Table 6.13: Housing Affordability in Midlothian

Midlothian Council affordability

	National Living Wage (gross) – full time, 40 hours/week	Average Midlothian full time wage (gross)
Average weekly rent (3 bedrooms)	£94.47	£94.47
Gross weekly wage	£488.40	£741.30
Percentage of income spent on rent	19%	13%

The second table illustrates the affordability of a three bedroom privately rented property. The tenant earning the National Living Wage would have to pay 71% of his/her income to live in the property with the tenant earning the average Midlothian wage spending 47% of his/her wages on rent.

Private Rented Sector Affordability

	National Living Wage (gross) – full time, 40 hours/week	Average Midlothian full time wage (gross)
Average weekly rent (3 bedrooms)	£346.25	£346.25
Gross weekly wage	£488.40	£741.30
Percentage of income spent on rent	71%	47%

The third table illustrates the affordability of a property purchased at the average Midlothian house price (£288,041 – June 2025) with a 100%, 25-year repayment mortgage with a 5.49% interest rate[18]. The owner occupier earning the National Living Wage would spend 90% of his/her earnings on the mortgage with the owner occupier earning the average Midlothian wage spending 60% of his/her earnings.

Mortgage affordability

	National Living Wage (gross) – full time, 40 hours/week	Average Midlothian full time wage (gross)
Average weekly mortgage	£441.75	£441.75
Gross weekly wage	£488.40	£741.30
Percentage of income spent on mortgage	90%	60%

It is clear that the Private Rented Sector in Midlothian does not meet affordability criteria to people earning the average wage or the National Living Wage. The tenure can however be accessed by those in receipt of housing benefits albeit a deposit if often still required. Details of PRS rent deposit schemes can be found here: Help to pay a deposit and first month's rent - Shelter Scotland

[18] Mortgage calculator | Scotland | ESPC Mortgages

Housing Benefit, Local Housing Allowance and Broad Rental Market Areas

The Scottish Rent Service divided Scotland into Broad Rental Market Areas, with each area having:

- a range of properties
- different types of tenancies
- facilities and services such as hospitals, schools and transport
- a range of rents

Midlothian, Edinburgh and East Lothian are in the Lothian Broad Rental Market Area. The Scottish Rent Service also sets the rates of Local Housing Allowance (LHA) for each Broad Rental Market Area at the mid-point of the range of rents in that area. The LHA is used to calculate the maximum housing benefit for tenants who rent from a private landlord.

Table 6.14 illustrates the Lothian Broad Market Area Local Housing Allowance rates for 2025/26. It is important to note that the Local Housing Allowance is based on the number of bedrooms needed by a household, not the number of bedrooms in the property; if a household leases a property with a higher rent than the LHA, the tenant must pay the remaining balance.

Table 6.14: Lothian Local Housing Allowance rates 2025/26

	Number of bedrooms required by household			
	1	2	3	4+
Weekly allowance	£172.60	£223.23	£316.44	£501.70
Monthly allowance	£747.93	£967.33	£1371.24	£2174.03

The LHA for 2025/26 was frozen at the 2024/25 rate which means that Housing Benefit rates have remained the same despite rising PRS rent levels. This is illustrated in figure 6.9 below which details the gaps between the monthly maximum housing benefit payable and the average PRS costs in Midlothian in 2024/25. Properties with fewer bedrooms are more likely to experience a funding gap with the monthly rent for a two-bedroom property averaging at £1080 and the maximum LHA payable being £967.33 (a £112.67 gap).

Figure 6.9: Monthly PRS Cost and Maximum LHA comparison

Prospective PRS tenants in Midlothian who rely on housing benefit to fully cover their rent face competition from others seeking properties with below average rent levels; the competition exacerbated by Midlothian having below average numbers of PRS properties available. It could also be argued that Midlothian's inclusion within the Lothian BRMA alongside Edinburgh allows Midlothian PRS rents to be set at city levels.

LHS Recommendation

Increase the number of properties in the Private Rented Sector

Improve affordability of the Private Rented Sector

The Cost of Living (Tenant Protection) (Scotland) Bill 2022 included a rent freeze and moratorium on evictions and was in place from 6 September 2022 until the 31 March 2024. Any rent increase notices issued on or after 6 September 2022 were void.

From 1 April 2023, rent increases were capped at 3% - although private landlords could apply to increase rents up to 6% to help cover certain costs.

Between April 2024 and March 2025 there was a 12% cap to rent increases. From 1 April 2025 rent disputes are assessed based on 'open market' values.

The rent cap was applied to all existing private residential, assured, and short-assured tenancies.

Landlords could reset rents between tenancies. The average rent figures in table 6.12 were the levels set at the start of the tenancies; the rent freeze prevented rent rises during an existing tenancy, not the rent level set at the beginning.

The Housing (Scotland) Act 2025 includes the creation of rent control areas which will cap rent increases for Private Residential Tenancies (PRTs) in an area if found to be necessary and proportionate. Rent increases for properties let under PRTs in rent control areas would be limited to once per year, regardless of how many tenancies are granted by the landlord in that period – one increase per property per year. The rent cap would apply to rent increases both during and between tenancies, to avoid the potential for rents to continue to rise steeply between tenancies. The Housing (Scotland) Act 2025 became an act on 6 November 2025 with secondary legislation concerning rent control measures being drafted at the time of writing.

Houses in Multiple Occupation

Houses in Multiple Occupation (HMOs) are properties occupied by three or more unrelated people who share bathroom and kitchen facilities. HMOs have a mandatory licensing scheme to ensure that they are kept to an appropriate standard. Table 6.15 below shows that the number remains low with 41 HMOs in 2024.

Table 6.15: Houses in Multiple Occupation in Midlothian[19]

	Flats or houses to let as a whole	Student Halls of Residence	Hostels (LA & Charity)	Total
2021	41	1	4	**46**
2022	37	1	4	**42**
2023	37	1	4	**42**
2024	36	1	4	**41**

[19] https://www.gov.scot/publications/housing-statistics-houses-in-multiple-occupation/

Midlothian Council has six HMOs which provide temporary supported accommodation for homeless households as an alternative to using bed and breakfast accommodation. There are 116 bed spaces in the six HMOs.

The LHS will continue to support the provision of HMOs towards meeting the housing needs of relevant households.

Improving The Delivery of Housing - Initial Public Consultation Results

In Spring 2025 we asked the public how the delivery of housing in their area could be improved. The results were analysed with legitimate suggestions added to the other LHS recommendations found within this chapter. These form the aims to improve the delivery of housing in Midlothian.

Improving the Delivery of Housing in Midlothian
Aims:

- Midlothian Council continues new build programme to help alleviate pressure from general needs list
- RSLs are supported to increase the number of new build social housing homes in Midlothian
- Midlothian residents are given priority for MMR properties in Midlothian
- RSL MMR properties are suitably advertised to Midlothian residents to ensure the resulting lets help alleviate local housing pressure
- Additional affordable housing options are explored in line with Mixed Tenure Strategy
- Improve the public's awareness of additional affordable housing options
- Increase the number of properties in the Private Rented Sector
- Improve affordability of the Private Rented Sector
- The percentage of affordable homes built on private developments (currently 25%) to be in line with the Local Development Plan 2 Affordable Housing Policy
- Improve housing transfer system to allow tenants to swap with tenants of other RSLs with ease
- Investigate possibility of RSL transfers to reduce under-crowding and free up family homes
- Investigate viability of building one-bedroom properties for single and elderly people

Improving the Delivery of Housing in Midlothian
Aims:

- Reduce the number of empty privately owned homes
- Introduce online housing list system to allow applicants to view position on waiting list and remain informed
- Utilise buildings which can be repurposed for housing
- Seek to ensure that infrastructure and facilities are developed alongside new housing developments
- Increase number of ex-local authorities bought on the market and returned to council stock (Open Market Purchase Scheme)
- Investigate Choice Based Letting Scheme
- Encourage private developers to build homes which meet the needs of Midlothian residents
- Weekly Housing News published on MC social media to advertise action points within LHS e.g. forms of affordable housing, mutual exchanges

Improving The Delivery Of Housing - Second Public Consultation

In Autumn 2025 we asked the public to prioritise the housing challenges in Midlothian and 276 people responded. This section examines the results which relate to improving the delivery of housing.

Figure 6.10 illustrates the responses when the public was asked to prioritise the biggest housing challenges. The top three public concerns are that there is not enough affordable homes (59%), that there is not enough smaller homes (34%) and the condition/quality of housing (33%).

Figure 6.10: The biggest housing challenges in Midlothian

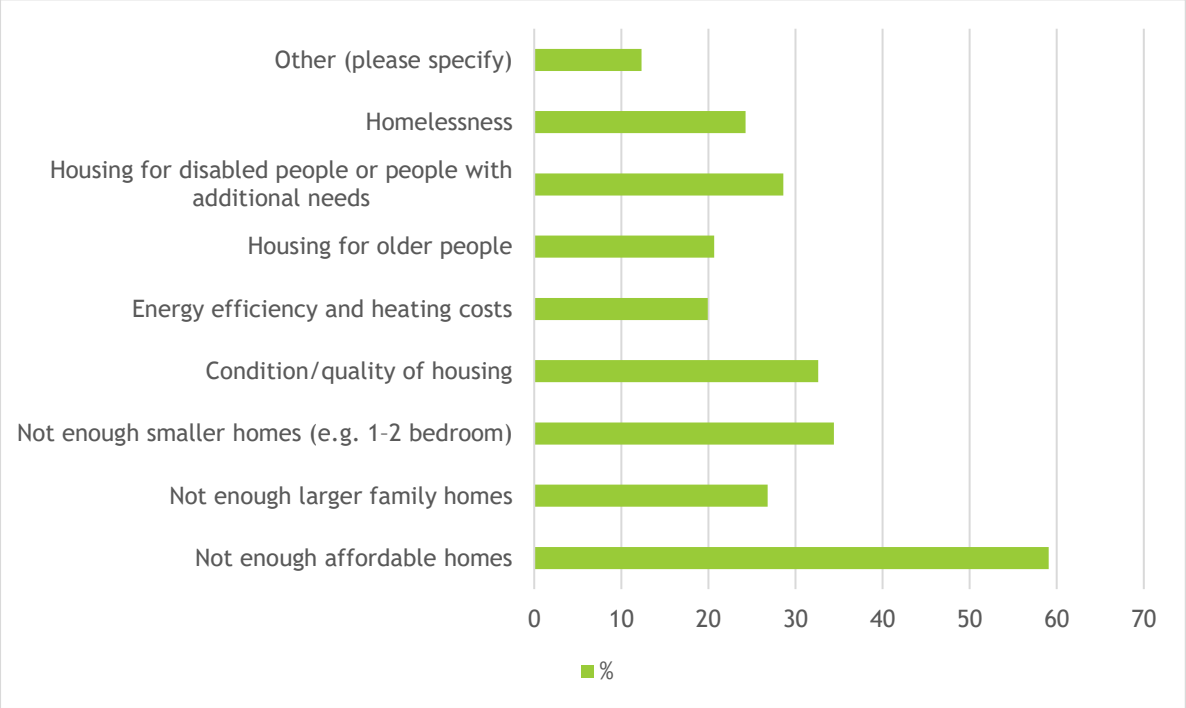
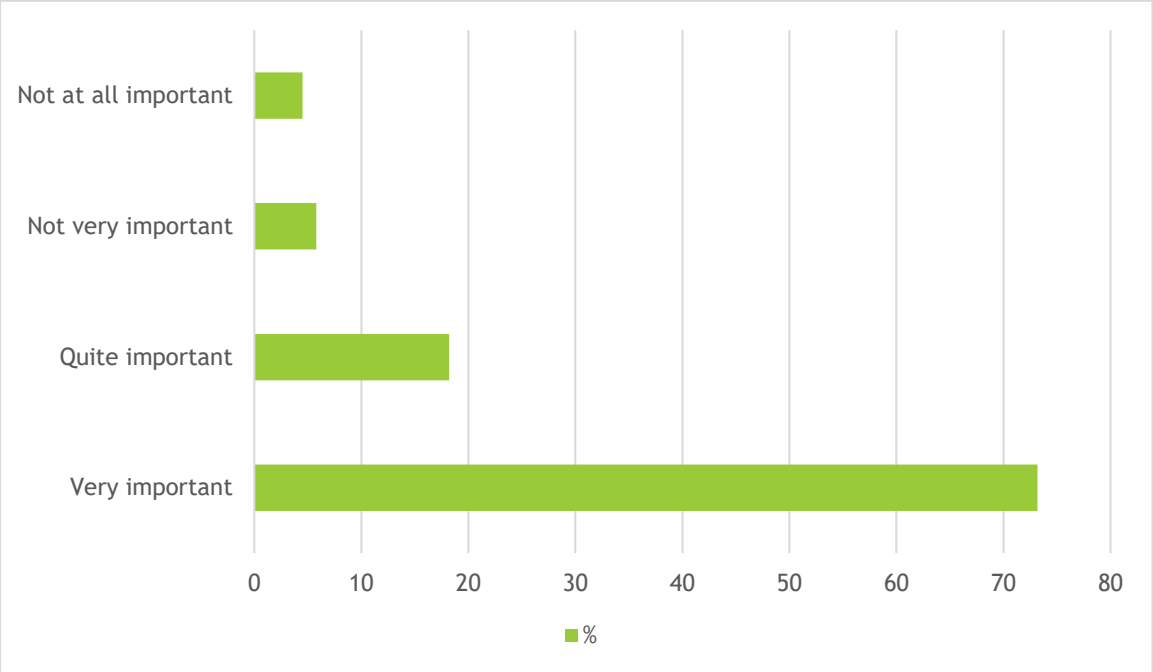


Figure 6.11 illustrates the responses when the public was asked how important it is for the Council to focus on building more affordable housing. It is clear the public think it is important with 73% choosing ‘very important’ and 18% choosing ‘quite important’.

Figure 6.11: How important is it for the Council to focus on building more affordable housing?



The aims of this LHS have been set using the public’s submissions received during the initial public consultation.

The responses to the second public consultation have allowed Midlothian Council to prioritise actions within the Local Authority Outcomes Action Plan which can be found at the end of the document.

7 Place Making and Communities

Outcome: Place Making is improved in Midlothian

The National Context – What is Place?
Place can mean many things to people, but it's perhaps most easily understood as the physical environment around us, the people within that environment (the social environment) and the interaction of the two, the physical place and people.

Housing and place have an important effect on our lives, health and wellbeing. Creating high quality places, whether new or existing, helps tackle inequalities, allowing communities to thrive. Quality of place has an important role to play in improving health and wellbeing and reducing health inequalities.

What is Place-Making?
Key to sustainable communities is the concept of 'place-making'. Placemaking is the collaborative process of creating good quality places that people want to live and work in. Effective placemaking should improve the quality of public spaces and the lives of the people who use them. The Scottish Government's National Planning Framework 4 (NPF4) is the national spatial strategy for Scotland and describes the six qualities of successful places as being:

- Healthy
- Pleasant
- Distinctive
- Adaptable
- Connected
- Sustainable

Place-making recognises the role that good housing plays in promoting healthy, sustainable lifestyles, delivering our environmental ambitions and providing a sense of belonging, identity and community.

This chapter will examine Midlothian housing's role in the building of successful and sustainable places.

The Midlothian Context
Place-making principles are used throughout Midlothian Council's departments and activities. This section will examine how place-making is used to support new and existing neighbourhoods.

Midlothian Community Planning Partnership
Midlothian's Community Planning Partnership is an established working group comprised of key organisations, both statutory and third sector, working with communities to plan services which deliver better outcomes for people. The Community Planning Partnership is led by the Community Planning Board.

Community Planning Working Group
The Community Planning Working Group reports to the Board, and is supported by these thematic groups:

- Midlothian will be healthier
- Midlothian will be safer
- Midlothian will get it right for every child
- Midlothian will support residents to improve employability and outcomes in our communities
- Midlothian will be greener
- Midlothian will have a wellbeing economy and be better connected
- Midlothian will work towards reducing poverty

The Single Midlothian Plan
The Midlothian Community Planning Partnership delivers a shared plan based on evidence to improve the lives of local people. In Midlothian, the plan is called the Single Midlothian Plan. The Single Midlothian Plan 2023 – 2027[20] imbeds the place principle within the body of the document and its vision for Midlothian's future:

'We will create a connected, collaborative and ambitious environment for people ensuring that the place principle is embedded in our work to create cohesive and empowered communities.'[21]

Midlothian Citizens Panel
Midlothian Citizens' Panel is 1,000 randomly selected local people who have agreed to take part in consultations and surveys with Midlothian Council and our community planning partners. There are two surveys each year, the results of which are used to target resources and develop services that meet local needs.

Midlothian Local Development Plan 2
Midlothian Council is preparing the next Local Development Plan for the area: the Midlothian Local Development Plan 2 (MLDP2). This will shape the development and use of land in the area from 2027-2037. In MLDP2 the Council will allocate sites for development, identify places to be protected, and set out the policies that will be used when deciding planning applications. The first stage in preparing the new plan was compiling the Evidence Report. This included engaging with people living and working in Midlothian to understand their views on Midlothian as a place now and how it could develop in the future. The Evidence Report was approved by Midlothian Council on 25 June 2024 and was submitted to the Scottish Government Planning and Environmental Appeals Division (DPEA), who carried out an assessment to see if it provides a sufficient evidence base to prepare MLDP2. This process is called "Gate Check". The Council was informed on 19 September 2024 that the Evidence Report contains sufficient information to enable the planning authority to prepare its local development plan. A Participation Report and Children and Young People Participation Report were prepared, which set out how the Council engaged with

[20] Single Midlothian Plan documents | Single Midlothian Plan 2023-27, Easy-Read
[21] https://www.midlothian.gov.uk/downloads/file/4894/single_midlothian_plan_2023-27

people between the start of the plan preparation process and the submission of the Evidence Report.

The MLDP2 is scheduled for adoption in May 2027 with the place-making process continuing throughout.

Local Place Plans
The Scottish Government has introduced Local Place Plans as a way for communities to help achieve change in their local area. Local Place Plans allow community bodies to set out their own proposals for the development or use of land in their area. Local Place Plans provide an opportunity for communities to contribute to development planning in their area. They are a tool for local communities to think about how to make their 'place' better, agree priorities, and work with others to make change happen. In early 2023, Midlothian Council issued an invitation to known community bodies to prepare Local Place Plans. Eight Local Place Plans were registered by Midlothian Council at its Planning Committee on 4 June 2024. Midlothian Council continues to support community groups wishing to prepare Local Place Plans:

What help can communities get with Local Place Plans? | Local Place Plans | Midlothian Council

Local Housing Strategy 2026/27 – 2030/31
Place-making principles were used throughout the development of this strategy. The initial public consultation highlighted the place making principle with respondents asked to consider it when submitting responses. These responses were added to the aims and resulting actions for the strategy. The second consultation included public face to face sessions, online Zoom/Teams sessions and a survey; the results of which prioritised the Improvement Action Plan.

Place Standard Tool

The Place Standard Tool has been used to update neighbourhood plan consultations and support community conversations. Neighbourhood plans reflect the strengths and priorities of local communities and allow resources to be targeted to where they are most needed. The neighbourhood plans let residents inform the Council what improvements are needed. Using the framework allows structured conversations, about 'place' and 'community', from both a physical and social aspect. The tool has been used to facilitate group discussions and enables communities to identify assets as well as areas for improvement.

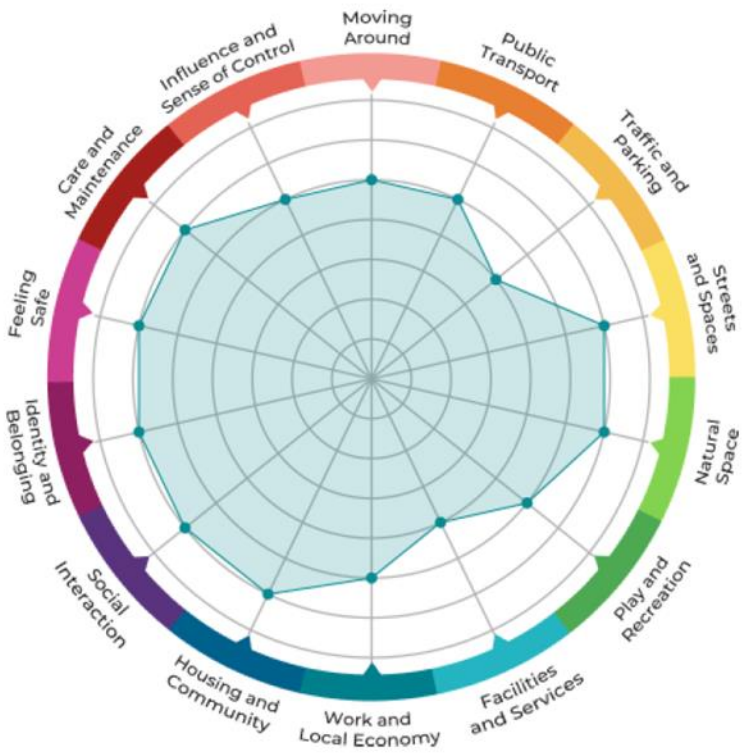


Figure 7.1: Example of the Place Standard Tool

Town Centre First Approach

The Scottish Government's Town Centre First Approach is embedded within National Planning Framework 4 and is designed to help town centres adapt positively to long-term economic, environmental and societal changes, and by encouraging town centre living.

Midlothian Council is committed to a collaborative approach, utilising the Town Centre First Approach, which understands and underpins the long-term plan for each town centre. Current and future town centre planning includes:

- adopting an approach to decisions that considers the vibrancy of town centres as a starting point
- ensuring that the health of town centres features in decision-making processes
- open, measured and transparent decision making that takes account of medium to longer-term impacts on town centres
- recognising that town centre locations are not always suitable and making sure that the reasons for locating elsewhere are transparent and backed by evidence

Midlothian Council has embraced the principle since its inception and is driving positive change by prioritising town centres in public investment decisions. The

Dalkeith Regeneration Development Framework[22] is an example of the Town Centre First Approach and the Place Standard Tool in operation providing new visions for town centres.

The current Midlothian Local Development Plan incorporates the Town Centre First Approach as part of the decision-making process to determine planning applications for retail and commercial leisure development. The Local Development Plan established a network of centres, setting out the role of town centres and how they relate to each other. Policy TCR1 Town Centres[23] supports development, which contributes to the vitality of town centres and allows for diversification away from retail. Through the supportive planning framework of policy TCR1 and the constraints on other locations which reflect the town centre first principle, the Council seeks to encourage investment in the town centres. The Council also carries out town centre health checks to identify how town centres are performing and identify deficiencies.

The Council has led and collaborated with partners on a number of capital investment projects in recent years to improve town centres. The Penicuik Townscape Heritage and Conservation Area Regeneration Scheme[24] was a partnership project which ran from 2018-2025 with the aim of regenerating the historic core of Penicuik. The multi-million pound regeneration project exceeded its original aims. Over the six years, the project repaired and restored 28 historic buildings, improved 20 shopfronts, brought 2 empty buildings back into use, improved public spaces and completed around 600 community engagement, training and education initiatives.

Compulsory Purchase Orders
In areas where there are plans for regeneration, Midlothian Council's strategy is to acquire properties by voluntary acquisition failing which it will consider using its powers of compulsory acquisition where it is necessary and proportionate to do so in order to provide social housing.

Empty Homes
In early 2026 Midlothian Council recruited a dedicated 'Empty Homes Officer', prior to which the Council 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.

Table 7.1 below illustrates the number of empty properties and long-term empty properties in Midlothian. Empty properties are those which have been empty for over six months and long-term empty properties are those which have been empty for over 12 months. The table shows that whilst the number of empty homes in Midlothian is low (0.9% of the Scottish total in 2024), those which are empty after six months, are still likely to be empty 6 months later.

[22] Have your say: Dalkeith Town Centre Regeneration | Creating a fresh vision for Dalkeith town centre | Midlothian Council
[23] Midlothian Local Development Plan | Midlothian Local Development Plan
[24] Penicuik town centre regeneration | Midlothian Council

Table 7.1: Empty Homes in Midlothian and Scotland[25]

	2021	2022	2023	2024
No. of empty homes (Midlothian)	379	359	423	386
No. of empty homes (Scotland)	43,766	44,601	46,217	43,538
No. of long term empty homes (Midlothian)	379	359	423	332
No. of long term empty homes (Scotland)	27,854	27,692	28,280	31,596

Midlothian Council wishes to bring empty homes back into use to help address local housing need. The Housing (Scotland) Act 2025 section 33 removed the cap on the levy that Local Authorities can set for unoccupied dwellings. From 1 April 2026 Midlothian Council will introduce graduated council tax charges applicable on empty and second homes. Council tax charges will increase, the longer a property remains empty:

- Second homes
  - 200% council tax charge on properties empty between 0 and 24 months
  - 400% council tax charge on properties empty between 25 and 36 months
  - 600% council tax charge on properties empty for 37 months onwards
- Empty homes
  - 100% council tax charge on properties empty for between 7 and 12 months
  - 200% council tax charge on properties empty for between 13 and 24 months
  - 400% council tax charge on properties empty for between 25 and 36 months
  - 600% council tax charge on properties empty for 37 months onwards
- Long term empty homes
  - 200% council tax charge on properties empty for between 0 and 24 months
  - 400% council tax charge on properties empty for between 25 and 36 months
  - 600% council tax charge on properties empty for 37 months onwards

Monies raised through previous additional Council Tax charges have assisted in funding an Empty Homes Officer post. Employing an Empty Homes Officer will prevent empty homes from being vacant for an extended period and bring some much-needed Midlothian properties back into use.

[25] Housing statistics: Second homes and empty properties - gov.scot

Improving Place-Making in Midlothian - Initial Public Consultation Results
In Spring 2025 we asked the public to consider how well the homes in their area met the needs of their community and what they would change to ensure the homes meet those needs. The results were analysed with legitimate suggestions added to the other LHS recommendations found within this chapter.

Improving Place-Making in Midlothian

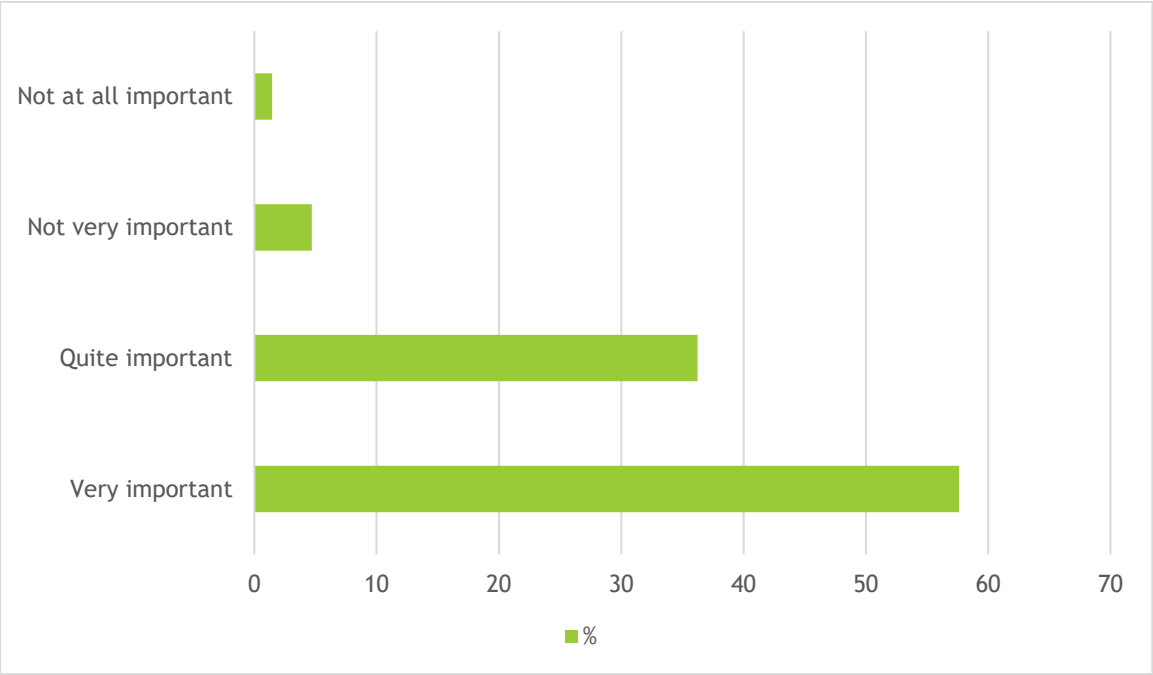
Aims:

- Hubs needed to bring communities together. These must be accessible to wheelchair users and within the 20-minute neighbourhood ethos.
- Change mindsets so locals actively engage because they want to be proud of where they live and look after their patch.
- Improve public amenities and investment in neighbourhoods
- Improve amenities in new build areas
- Improve active travel routes
- Improve children's play areas and implement measures to prevent dog fouling e.g. fencing and community 'messmap'
- Investment in 20-minute neighbourhoods and the Place-standard, focusing in on areas with lower scores
- Better understanding of neurodivergent needs in general by decision makers
- Integration between traditional Midlothian communities and newer developments
- Investigate converting old buildings in town centres into affordable housing

Improving Place-Making in Midlothian - Second Public Consultation
In Autumn 2025 we asked the public to prioritise the housing challenges in Midlothian and 276 people responded. This section examines the results which relate to improving place making in Midlothian.

Figure 7.2 illustrates the responses when the public was asked how important it is for the Council to focus on supporting community regeneration. It is clear that community regeneration is a priority with 94% of respondents selecting either 'very important' or 'quite important'.

Figure 7.2: How important is it for the Council to focus on supporting community regeneration?



The aims of this LHS have been set using the public's submissions received during the initial public consultation.

The responses to the second public consultation have allowed Midlothian Council to prioritise actions within the Local Authority Outcomes Action Plan which can be found at the end of the document.

8 Preventing and Addressing Homelessness

Outcome - 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.

Homelessness – the Midlothian Context
Midlothian Council has legal duties to help people who are homeless or threatened with becoming homeless. Our duties are laid down in law by the Housing (Scotland) Act 1987 as amended. We must also consider the Homelessness Code of Guidance. The code of guidance sets out how local authorities should interpret the legislation. If a person is homeless, or about to become homeless they have the right to be:

- Interviewed and have their housing situation assessed against a set of legal criteria
- Offered temporary accommodation if they are 'roofless'
- Offered permanent accommodation, depending on the outcome of an assessment
- Given advice and information free of charge.

When a request is made for a homeless interview, a meeting is arranged to discuss a person's individual homeless situation with a trained member of staff. Following the interview, a homeless officer will be allocated. During the homeless assessment, a case officer will look at the following:

Whether someone is homeless
An applicant may be considered homeless for a variety of reasons including:

- They are roofless and have nowhere to stay
- They have no permanent housing of their own
- They are experiencing domestic abuse in their own home
- They have been asked to leave by their landlord, or the person they are living with
- They have no right to occupy their current accommodation
- They are going to lose their accommodation in the next two months.

Whether someone is intentionally homeless
A person is considered to be intentionally homeless if they have deliberately done, or failed to do something, resulting in them becoming homeless.

Whether the applicant has a local connection to the Midlothian Council area
A person has a connection to the area if they:

- Have lived in the area for six out of the last 12 months, or three of the last five years
- Are in permanent employment, or self-employed in the area
- Have a close family member who has lived in the area for at least five years.

If a person does not have a local connection to Midlothian, officers investigate whether they have a connection to another local authority in Scotland, England or Wales.

Notification of decision
It can take up to 28 days for a case officer to fully assess and make a decision on a homeless application. Once a decision has been made, the case officer confirms this in writing.

Midlothian Council's homeless duty
If a person is found to be unintentionally homeless with a local connection to Midlothian, the Council has a legal duty to provide them with permanent housing. If a person does not have connection to Midlothian, and the only other connection is to another Scottish local authority area, the Council has a duty to provide with permanent housing. Permanent housing includes a Council or Housing Association tenancy or a Private Residential Tenancy.

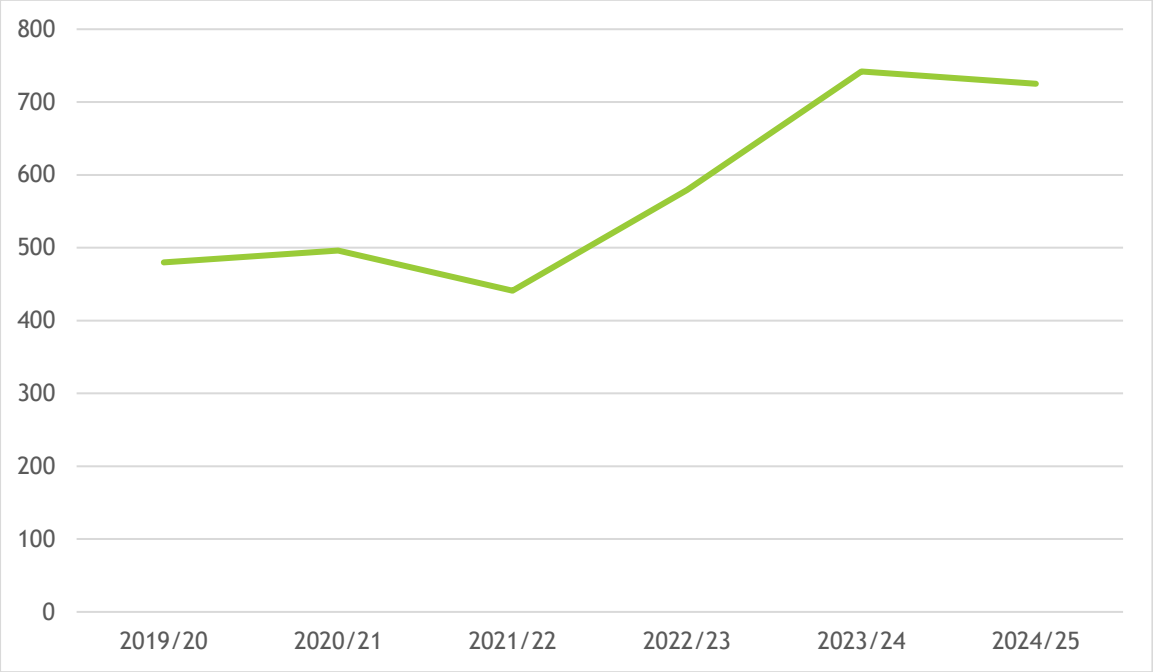
To secure permanent accommodation as soon as possible, homeless applicants must choose all house types (house, tenement flat and four in a block) when applying for housing. Applicants are also encouraged to choose as many letting areas as possible and must select at least two from this list:

- Bonnyrigg
- Dalkeith
- Gorebridge
- Loanhead
- Mayfield
- Penicuik.

Temporary accommodation
If an applicant is assessed as homeless, Midlothian Council will provide temporary accommodation. This is also provided whilst a homeless application is assessed.

Statistics
Figure 8.1 below shows the annual number of homeless applications made to Midlothian Council since 2019/20. It shows that the highest number of homeless applications were assessed in 2023/24 (742 applications) which was a 28% increase from the previous year. Between 2021/22 and 2024/25 the number of homeless applications rose by 64%.

Figure 8.1: Number of Homeless Applications in Midlothian 2019/20 – 2024/25[26]



Further analysis of the 2024/25 homelessness assessment decisions is shown in table 8.1 below. It shows that 672 applications (92%) were assessed as unintentionally homeless, 23 applicants (3%) lost contact with the council before an assessment and 15 applicants (2%) withdrew their applications before an assessment was made.

Table 8.1: Midlothian Homelessness Assessment Decisions 2024/25[27]

Homelessness assessment decision	No. of applicants
Homeless – unintentional	672
Homeless – intentional	11
Threatened with homelessness – unintentional	1
Threatened with homelessness – intentional	0
Neither homeless nor threatened with homelessness	5
Applicant resolved homelessness prior to assessment	4
Ineligible for assistance	0
Lost contact before assessment	23
Withdrew application before assessment	15

Table 8.2 below illustrates the causes of homelessness in Midlothian in 2024/25. It shows that 353 (49%) of homeless applications have been because a person has been asked to leave their previous accommodation. A violent or abusive dispute within a household resulted in 86 (12%) homeless applications. A non-violent or abusive dispute resulted in 64 (9%) homeless applications.

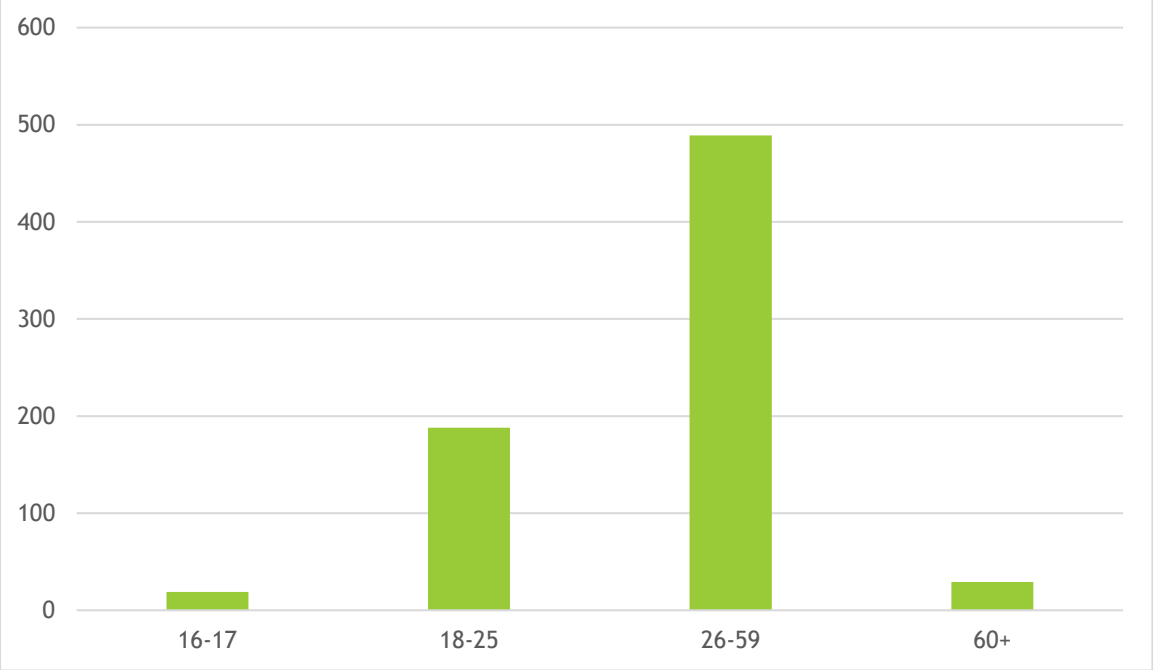
[26] Supporting documents - Homelessness in Scotland: 2023-24 - gov.scot
[27] Midlothian Council HL1

Table 8.2: Reasons for Homelessness, 2024/25[28]

Reasons For Homelessness	Number of applications
Asked to leave	353
Dispute within household / relationship breakdown: non-violent	64
Dispute within household: violent or abusive	86
Other action by landlord resulting in the termination of the tenancy	20
Other reason for leaving accommodation / household	55
Overcrowding	9
Other reason for loss of accommodation	2
Discharge from prison / hospital / care / other institution	22
Termination of tenancy / mortgage due to rent arrears / default on payments	36
Applicant terminated secure accommodation	11
Forced division and sale of matrimonial home	6
Loss of service / tied accommodation	11
Harassment	15
Fleeing non-domestic violence	35
Emergency (fire, flood, storm, closing order from Environmental Health etc.)	0

Figure 8.2 below, shows the age breakdown of homeless applicants presenting to the Council in 2024/25. It shows that there was a low proportion of homeless applications from people aged between 16 and 17 (19 applicants) and those over the age of 60 (29 applicants) whilst those aged between 26 and 59 formed the largest age group of applicants (489). A significant proportion of applicants (188) were younger people aged between 16 and 25.

Figure 8.2: Homeless applications by age[29]



[28] Midlothian Council HL1
[29] Midlothian Council HL1

In 2024/25, there were 725 homeless applications in Midlothian. As shown in figure 8.3 below, a slightly higher number of females submitted homeless applications than males.

Figure 8.3: Homeless applications by gender[30]

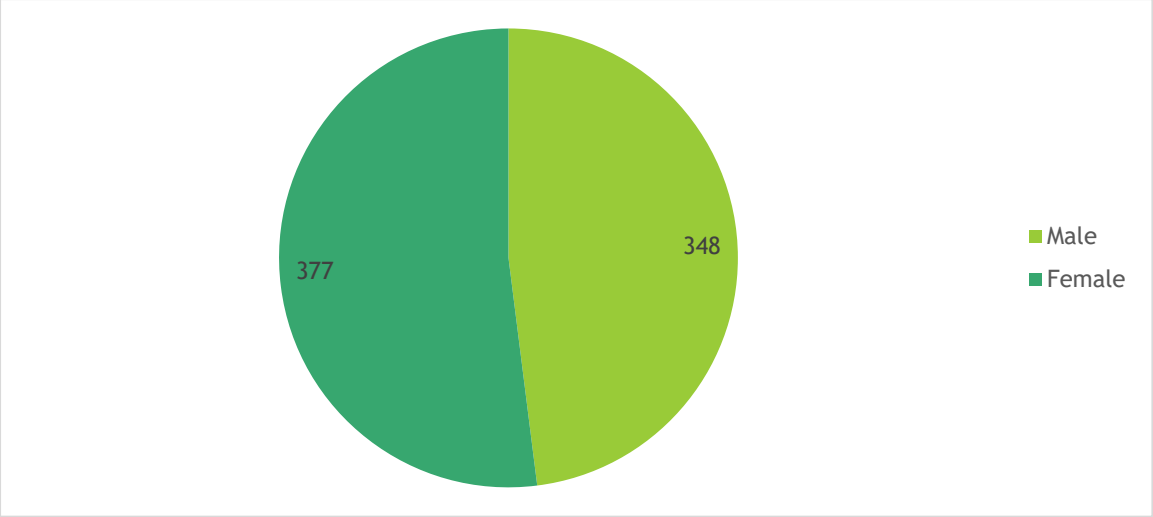
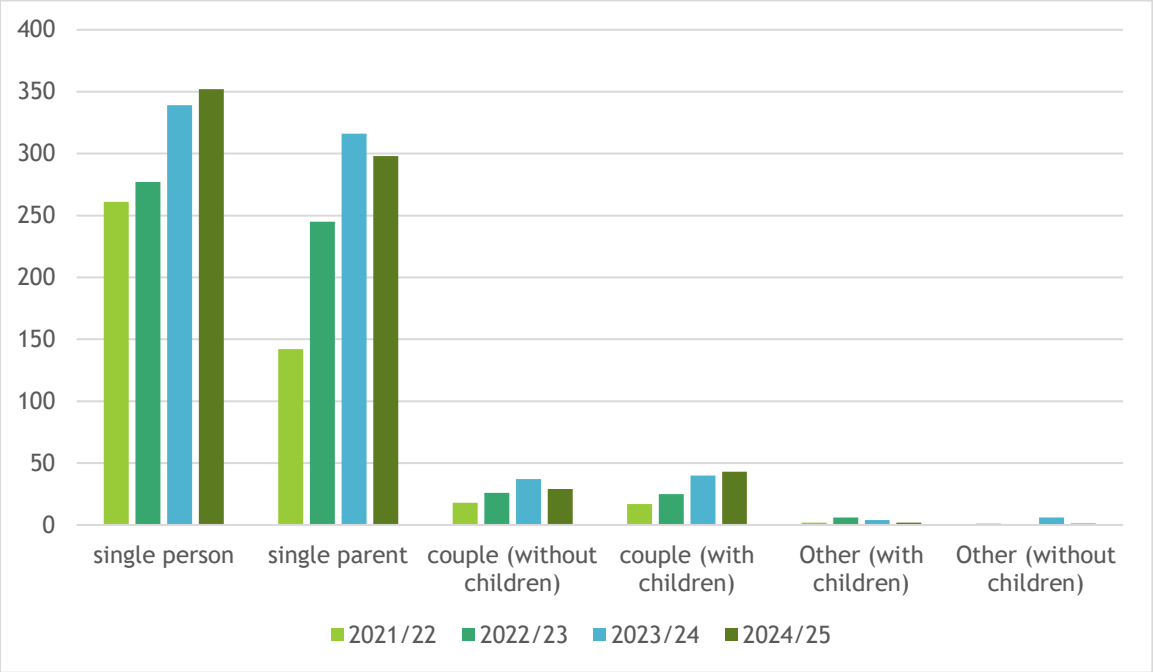


Figure 8.4 below shows the composition of households who presented as homeless in Midlothian between 2021/22 and 2024/25. As in the past, single person households continue to have the highest proportion of homeless households in Midlothian. In 2024/25, 49% of applications were from single person households followed by 41% from single parent households. In comparison, couples with children (6%), couples without children (4%), other with children (0.3%) and other without children (0.1%) represented a small proportion of applicants.

Figure 8.4: Homelessness by Household Type in Midlothian 2021/22 – 2024/25[31]



[30] Midlothian Council HL1
[31] Midlothian Council HL1

Temporary Accommodation
Midlothian Council can provide temporary accommodation in an emergency or crisis if an individual or family has nowhere else to stay. Midlothian Council uses a variety of temporary accommodation including around 325 furnished properties and 30 shared properties. Midlothian Council also has access to several specialist accommodation projects including accommodation for young people aged 16-25 and accommodation to provide support to some of the most vulnerable homeless applicants with complex needs. Temporary accommodation is made available to those who are assessed as unintentionally homeless until they have secured permanent housing.

Figure 8.5 below shows the number of households living in temporary accommodation in Midlothian in the first quarter of the year between 2021 and 2025.

It shows that temporary accommodation use was at its highest in 2021 (416 households) and has varied up and down since.

Figure 8.5: Number of Households living in temporary accommodation in Midlothian Q1 2021 - 2025[32]

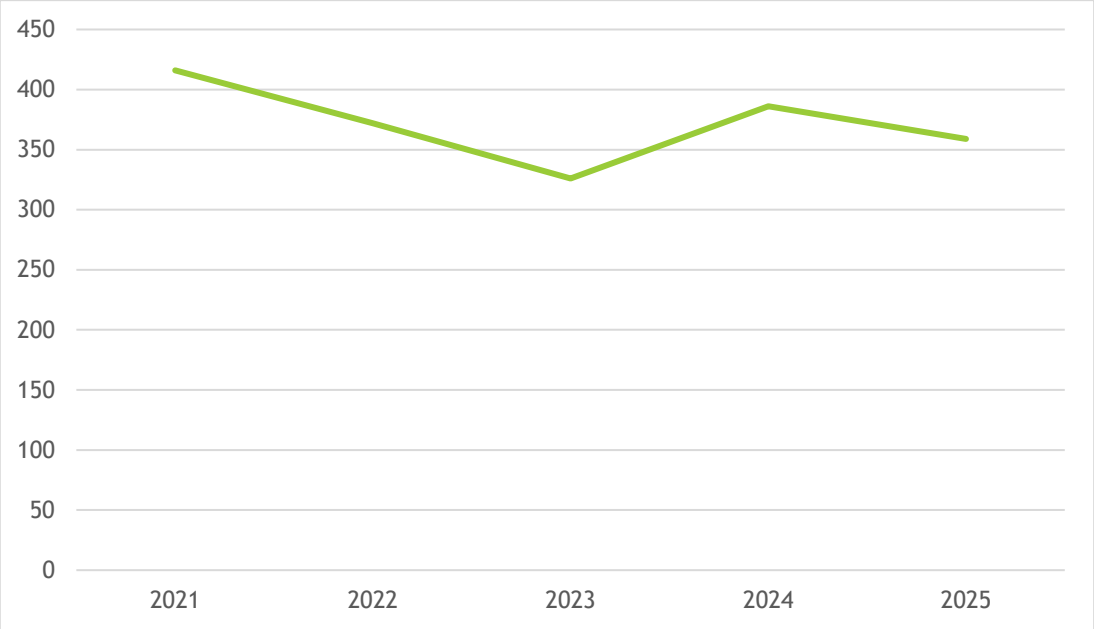
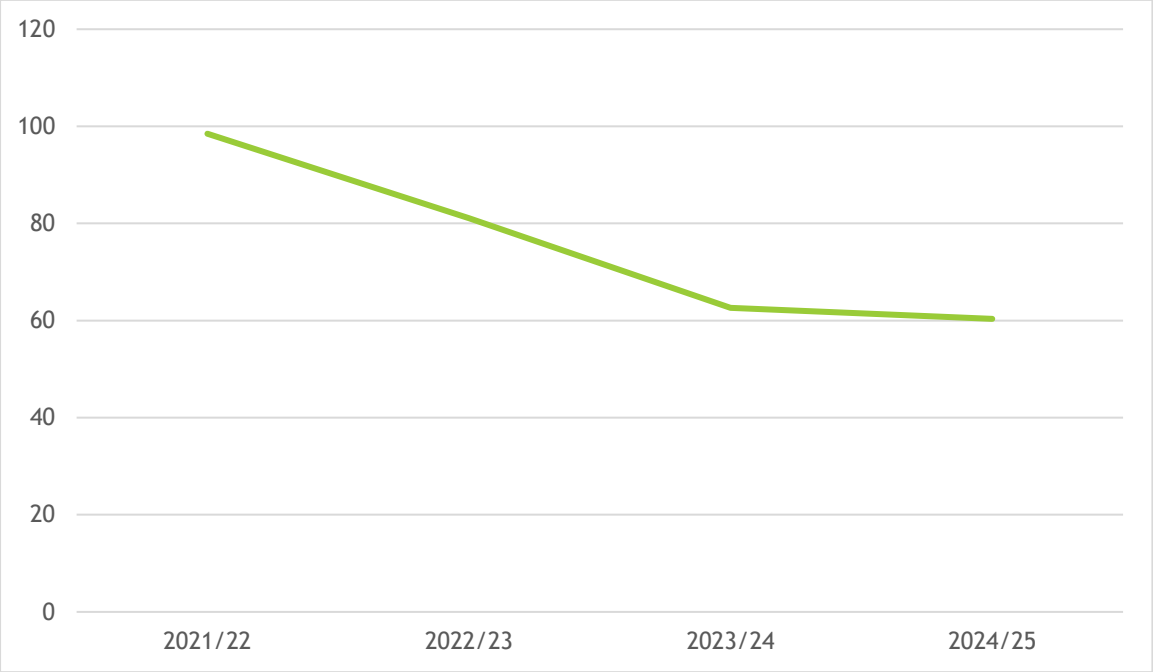


Figure 8.6 below, shows the average case duration (in weeks) for unintentionally homeless priority need cases between 2021/22 and 2024/25 – the time taken between homeless assessment and case closure. The time taken to close cases has reduced dramatically; in 2021/22 cases took on average 98.48 weeks to close which dropped to 60.35 weeks by 2024/25. This is in part due to the 'flipping' of temporary accommodation to permanent accommodation; since 2019 Midlothian Council has offered households in temporary accommodation the opportunity to have their temporary accommodation converted to a permanent tenancy, where the property is suitable to be converted in this way.

[32] Midlothian Council HL1

Figure 8.6 Average case duration – unintentionally homeless, priority need



The homeless statistics show that whilst the number of homeless cases is rising, the number of households in temporary accommodation is declining and the time taken to close unintentionally homeless priority need cases is reducing. This is in part due to actions stemming from Midlothian's Rapid Rehousing Transition Plan.

Midlothian's Rapid Rehousing Transition Plan

Midlothian's vision for the Rapid Rehousing Transition Plan 2024/25 is:

'An increased number of homeless households will obtain permanent accommodation; households will be able to access support to prevent homelessness and sustain their accommodation. Households will spend a reduced amount of time in temporary accommodation, and the average time to complete its homeless duty will reduce to 52 weeks'

The following are key objectives from the Rapid Rehousing Transition Plan 2024/25:

- Outcome 1: The supply of permanent accommodation for homeless households has increased.
- Outcome 2: Where temporary accommodation is required, it is of a good standard with access to effective support.
- 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

In order for the LHS and the Rapid Rehousing Transition Plan to be a success it is vital that the outcomes are closely aligned. There are key challenges to be addressed during the lifespan of both documents:

- The number of households seeking homeless assistance during 2023/24 increased by 28% compared to 2022/23 and reflects an increase of 68% when compared to 2021/22 when homeless applications were at the lowest rate since the start of the RRTP.
- Midlothian's 2022/23 RRTP highlighted a sizable increase in the number of homeless applications from males who are single parents (a 143% increase compared to 2021/22) was reported. During 2023/24 the number of applications from this demographic increased again by 34%.
- The number of people seeking homeless assistance because of domestic violence or other violence in the household increased from 64 in 2022/23 to 79 in 2023/24. 39 of those applications were from female households, 24 of which had children.
- The number of people securing a Private Residential Tenancy reduced further in 2023/24, with only six homeless cases being closed after securing a tenancy of that type, reflective of the limited availability of this type of housing with rents which are within Local Housing Allowance rates.
- People being asked to leave accommodation by the person they were staying with was the primary reason for seeking assistance from Midlothian Council during 2023/24, with an additional 139 applications compared to the previous year, an increase of 77%.

To address these challenges the following activities have been identified within Midlothian Councils RRTP:

- Increase number of Scottish Secure Tenancies allocated to homeless households in Midlothian
- Fully implement updated Housing Allocations Policy
- Review nominations agreement with RSLs to ensure homeless households are housed more quickly
- Provide settled accommodation to homeless households in the private rented sector
- Open Market Purchase Scheme to return former council housing units which are in demand to those on homeless list
- Reduce the average number of weeks taken to close a homeless case
- No homeless household will spend longer than two years in temporary accommodation
- Ensure no breaches of the Unsuitable Accommodation Order
- Reduce the average time spent in emergency family accommodation
- Review supported accommodation to make sure it provides the services and support required
- Ensure full compliance with the Temporary Accommodation Standards Framework published in April 2023
- Improve tenant satisfaction with the quality of temporary accommodation
- Consider the recommendations of the Supported Housing Task and Finish Group and explore feasibility/possible options in Midlothian.
- Ensure accommodation and support is available to those in crisis to ensure no rough sleeping occurs in Midlothian
- Support people with a history of long-term homelessness with multiple/high support needs to access and sustain permanent housing

- Continue to support improved health and wellbeing outcomes for homeless households through the Health and Homelessness Steering Group
- Ensure compliance with SHORE standards is maintained
- Revise working practices to ensure all individuals seeking Housing Options Advice/Homelessness Assistance are provided with a Personal Housing Plan to ensure early identification of support needs
- Reduce the number of open homeless cases
- Ensure people effected by cost-of-living crisis and/or rising energy costs are supported to maximise income and remain in their current accommodation
- Make better use of the private rented sector by increasing the number of households given assistance to access a deposit
- Continue to provide housing education courses in Midlothian Secondary Schools
- Ensure a person-centred approach is taken to the delivery of all housing options, homelessness and tenancy management functions by having a trauma informed workforce
- Roll out of the Housing Options Training tool kit to all appropriate staff teams
- Continue work with the Edinburgh, Lothian's and Border Housing Options HUB to identify and share best practice across the region, and to ensure joint working on homeless prevention activates
- Reduce the number of evictions from RSLs following receipt of a Section 11 notice. Liaise with RSLs to develop joint working protocols based on the good practice identified through the North HUB. Develop a recording and monitoring framework to measure the effectiveness of the work
- Develop an improved response to Section 11 Notices received from private landlords and mortgage lenders. Develop a recording and monitoring framework to measure the effectiveness of the work
- Develop processes to improve the response to those at risk of being evicted from council tenancies in Midlothian
- Develop pathways to prevent homelessness for groups who are predictably at highest risk of becoming homeless including, ensuring polices reflect the needs of vulnerable groups:
    - Women and children experiencing domestic abuse.
    - Young people
    - Individuals up to the age of 26 who were previously looked after by the local authority
    - Gypsy/travellers
    - Individuals with a history of offending
    - Individuals discharged from hospital
- Develop partnership working with internal teams and third sector support providers to deliver more effective responses across all services
- Monitor the effectiveness of prevention activities as set out in Single Midlothian Plan
- Review Housing Advice availability in the Midlothian Council area including:
    - Review and develop bite sized housing options leaflets
    - Review housing options content on Midlothian Council website
    - Ensure housing options advice is accessible in a variety of settings i.e. libraries, GP surgeries, local Job Centre Plus

- Ensure staff from a variety of partner agencies have a basic understanding of housing options advice and availability of other services in Midlothian through the delivery of awareness sessions
- Develop a Midlothian Homeless Monitor Framework to measure impact of RRTP work, pressures on homelessness/housing and to identify opportunities for prevention
- Introduce a revised framework to monitor quality/consistency of decision making and housing options work undertaken to prevent homelessness
- Review Mutual Exchange process to improve customer journey, reduce staff time processing applications and reduce number of unsuitable applications received.

Housing First

Housing First provides someone with a home as quickly as possible and gives them access to intensive support to help them keep their home. It aims to reduce harm, maximise choice and encourage positive change. The Housing First approach is proven to end homelessness for around 80% of people with high support needs. This approach is underpinned by the seven Housing First principles:

- People have the right to a home
- Flexible support for as long as needed
- Housing and support are separated
- Individuals have choice and control
- An active engagement approach is taken
- The service is based on peoples strengths, goals and aspirations
- A harm reduction approach is taken

In 2023/24,18 people were accepted for Housing First in Midlothian. A total of 68 people have been accepted for Housing First since its launch in June 2020. While 10 tenancies have ended for a range of reasons there have been no evictions from a Housing First tenancy in Midlothian. Midlothian Council has ensured a multi-agency approach is taken to the delivery of Housing First.

The Scottish Social Housing Charter on homelessness

The Scottish Social Housing Charter sets out the standards that homeless people can expect from social landlords. Specifically, the charter states that Councils perform their duties on homelessness so that:

‘People who are homeless or at risk of homelessness get prompt and easy access to help, advice and information; are provided with suitable, good-quality temporary or emergency accommodation when this is needed; and are offered continuing support to help them get and keep the home they are entitled to.’

Midlothian Council prepares an annual assurance statement which confirms to tenants and the Scottish Housing Regulator that it complies with its duties, obligations and responsibilities placed on landlords set out in Chapter 3 of the Regulatory Framework. This includes that the Council:

- Achieves all the standards and outcomes set out in the Scottish Social Housing Charter for tenants, people who are homeless and others who use our services
- Complies with our legal obligations related to housing and homelessness, equality and human rights and tenants and resident safety.

Youth Homelessness

Midlothian Council launched a Youth Homeless Prevention and Support service in partnership with the Rock Trust on 1st February 2024. The service is available to young people aged 16 to 25 who are homeless or at risk of becoming homeless in Midlothian.

The Midlothian House Project has been operating since July 2020. The project supports young people leaving care to establish their own home and live connected, fulfilled lives within the local community. Continuing support is provided through the project the ensure longer term tenancy sustainment.

The Midlothian Champions Board was established by Midlothian Council's Corporate Parenting Strategy. The group consists of young people and children who are currently or have had experience of being in foster care, kinship care, adoption, residential houses/schools, secure units or looked after at home on a Compulsory Supervision Order. Champions Board members use this platform to talk about and share their experiences and help to participate in Corporate Parenting Board Meetings. The platform allows Corporate Parents to learn from those with lived experience of care, so we can adapt practice, policy and procedure to improve the outcomes and wellbeing of all care experienced young people, now and in the future. The main themes and focus of the Champions Board are around Education, Employment, Health and Safety, Housing and Care, Communication & Relationships.

Corporate Parenting

The Children and Young People (Scotland) Act 2014 places corporate parenting as a statutory duty on local authorities and other key organisations. The act makes clear that any professional or organisation that has a role in the lives of care experienced children and young people, up to the age of 26, has a responsibility to fulfil and act upon in order to promote healthy development, safeguard wellbeing needs and uphold the rights of looked after children and care leavers.

Midlothian Council committed seriously to the role of being a corporate parent many years ago and has continued to work hard to embed the concept through an accompanying corporate parenting strategy and plan[33]. Notwithstanding the wider Promise commitments, Midlothian Council remains fully committed to making sure care-experienced children and young people continue to experience high quality services which is underpinned in the following vision:

'All children, young people, adults and communities in Midlothian will be the best they can be. This will be achieved through a nurturing, respectful and collaborative approach that promotes wellbeing, safety, equity, inclusion and lifelong learning'

Midlothian Council's corporate parents are a group of skilled professional, individuals and partners who meet on a regular basis to agree and plan how to provide the best quality services and opportunities for children, young people and their families who become part of the 'care' system in Midlothian.

The Promise
In 2017, the Scottish Government commissioned the Independent Care Review to speak to infants, children and young people in care, and care experienced adults to learn more about and review the law, the systems and rules of the care system in Scotland. On 5th February 2020, The Care Review published seven reports with 'The Promise' providing a narrative and vision for Scotland in order to make the necessary changes and improvements to best support anybody with care experience. The Promise sets out five foundations with 80 action points for Scotland's statutory agencies, local authorities and third sector agencies to implement and ensure that all of Scotland's children grow up "loved, safe and respected".

Keeping the Promise in Midlothian is governed by The Midlothian Community Planning Partnership. The Midlothian partnership's current focus is delivering on the commitments and actions identified in Our Promise to Care Experienced Children and Young People (CECYP) in Midlothian 2022-2030[34] as part of our implementation roadmap from 2024 to 2030. The Midlothian partnership continues to drive forward the progress required to achieve the full ambition of the Promise by 2030.

Asylum seekers
Midlothian Council does not have a dedicated asylum seeker housing policy. Once asylum seekers have leave to remain status granted by the Home Office they can access benefits and homeless support like any other UK resident. Asylum seekers also have the right to work without restrictions and access to funding for education as any other UK resident.

Support Needs
There is a proportion of homeless households with supports needs in Midlothian and it is important that they are provided with this support. As noted in the RRTP action plan, Midlothian Council will continue to support improved health and wellbeing outcomes for homeless households through the Health and Homelessness Steering Group. The group is responsible for:

- Undertaking a report in which homeless clients in Midlothian have shared their experiences of homelessness and access to health services
- Developing an action plan to improve health services to homeless people in Midlothian
- Maximising opportunities to prevent homelessness e.g. the hospital discharge project - hospital staff at the Infirmary contact the housing services team to plan the departure of people from their services.

[34] Keeping The Promise documents | Keeping The Promise

- Reviewing and improving service provision to ensure it meets the needs of homeless service users' e.g. the CHIT nurse (Community Health Inequalities Team) visits supported temporary accommodation units to meet with clients.

Housing support in Midlothian complements the legal requirements of the Housing Support Duty.

Preventing and Addressing Homelessness in Midlothian - Initial Public Consultation Results

In Spring 2025 we asked the public to consider what should be done to address and prevent homelessness in their area. The results were analysed with legitimate suggestions added to the other LHS recommendations found within this chapter.

Preventing and Addressing Homelessness in Midlothian

Aims:

- Continue to repurpose empty shops and buildings for use by homeless people e.g. night shelters, cafes and conversion to homes
- Improve access to employment support for homeless clients via the Transferable Skills Academy and the JETS Programme (Job Entry: Targeted Support)
- Consider use of Compulsory Purchase Orders as last resort to bring empty homes back into use
- Improve access to financial support for potentially homeless people to prevent evictions
- Early intervention programs for at risk populations, including looked after young people and individuals exiting the criminal justice system
- Improve access to supportive services e.g. mental health care and addiction treatment
- Continue to monitor 'Ask and Act Duty' within the forthcoming Housing (Scotland) Act
- Improve partnership working with Midlothian Child Poverty Working Group, underlining the importance of housing and homelessness prevention as a multi-agency concern
- Increase number of Scottish Secure Tenancies allocated to homeless households in Midlothian
- Fully implement updated Housing Allocations Policy
- Review nominations agreement with RSLs to ensure homeless households are housed more quickly
- Provide settled accommodation to homeless households in the private rented sector
- Open Market Purchase Scheme to return former council housing units which are in demand to those on homeless list
- Reduce the average number of weeks taken to close a homeless case
- No homeless household will spend longer than two years in temporary accommodation
- Ensure no breaches of the Unsuitable Accommodation Order
- Reduce the average time spent in emergency family accommodation and explore feasibility/possible options in Midlothian.

- Review supported accommodation to make sure it provides the services and support required
- Ensure full compliance with the Temporary Accommodation Standards Framework published in April 2023
- Improve tenant satisfaction with the quality of temporary accommodation
- Consider the recommendations of the Supported Housing Task and Finish Group
- Ensure accommodation and support is available to those in crisis to ensure no rough sleeping occurs in Midlothian
- Support people with a history of long-term homelessness with multiple/high support needs to access and sustain permanent housing
- Continue to support improved health and wellbeing outcomes for homeless households through the Health and Homelessness Steering Group
- Ensure compliance with SHORE standards is maintained
- Revise working practices to ensure all individuals seeking Housing Options Advice/Homelessness Assistance are provided with a Personal Housing Plan to ensure early identification of support needs
- Reduce the number of open homeless cases
- Ensure people effected by cost-of-living crisis and/or rising energy costs are supported to maximise income and remain in their current accommodation
- Make better use of the private rented sector by increasing the number of households given assistance to access a deposit
- Continue to provide housing education courses in Midlothian Secondary Schools
- Ensure a person-centred approach is taken to the delivery of all housing options, homelessness and tenancy management functions by having a trauma informed workforce
- Roll out of the Housing Options Training tool kit to all appropriate staff teams
- Continue work with the Edinburgh, Lothian's and Border Housing Options HUB to identify and share best practice across the region, and to ensure joint working on homeless prevention activates
- Reduce the number of evictions from RSLs following receipt of a Section 11 notice. Liaise with RSLs to develop joint working protocols based on the good practice identified through the North HUB. Develop a recording and monitoring framework to measure the effectiveness of the work
- Develop an improved response to Section 11 Notices received from private landlords and mortgage lenders. Develop a recording and monitoring framework to measure the effectiveness of the work
- Develop processes to improve the response to those at risk of being evicted from council tenancies in Midlothian
- Develop pathways to prevent homelessness for groups who are predictably at highest risk of becoming homeless

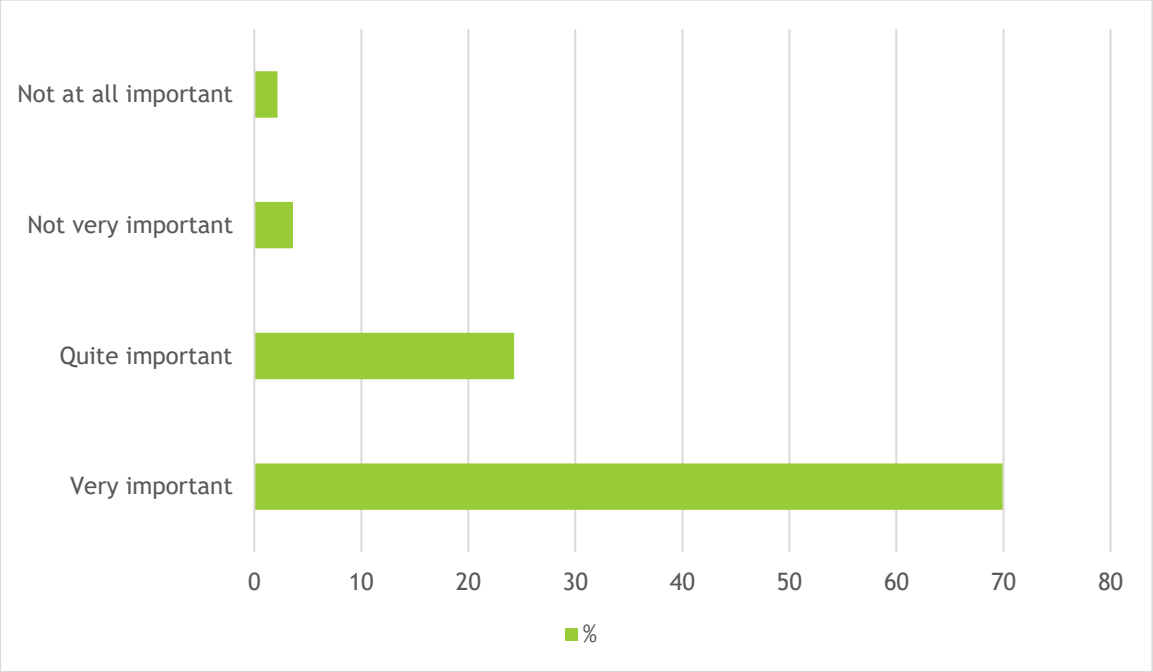
- Develop partnership working with internal teams and third sector support providers to deliver more effective responses across all services
- Monitor the effectiveness of prevention activities as set out in Single Midlothian Plan
- Review Housing Advice availability in the Midlothian Council area
- Ensure staff from a variety of partner agencies have a basic understanding of housing options advice and availability of other services in Midlothian through the delivery of awareness sessions
- Develop a Midlothian Homeless Monitor Framework to measure impact of RRTP work, pressures on homelessness/housing and to identify opportunities for prevention
- Introduce a revised framework to monitor quality/consistency of decision making and housing options work undertaken to prevent homelessness
- Review Mutual Exchange process to improve customer journey, reduce staff time processing applications and reduce number of unsuitable applications received.

Preventing and Addressing Homelessness in Midlothian - Second Public Consultation Results

In Autumn 2025 we asked the public to prioritise the housing challenges in Midlothian and 276 people responded. This section examines the results which relate to preventing and addressing homelessness in Midlothian.

Figure 8.7 illustrates the responses when the public was asked how important it is for the Council to focus on reducing homelessness. It is clear that this is a priority with 94% of respondents choosing either ‘very important' or 'quite important’.

Figure 8.7: How important do you think it is for the Council to focus on reducing homelessness?



The aims of this LHS have been set using the public’s submissions received during the initial public consultation. The responses to the second public consultation have allowed Midlothian Council to prioritise actions within the Local Authority Outcomes Action Plan which can be found at the end of the document.

9 Specialist Provision, Independent Living, Armed Forces, Key Workers and Gypsy/Travellers

Outcome - The needs of households with particular needs will be addressed and all households will have equal access to housing and housing services.

National Context
The Scottish Government's National health and wellbeing outcomes framework[35] contains nine national health and wellbeing outcomes which apply to integrated health and social care. Health Boards, Local Authorities and the Integration Authorities work together to ensure that these outcomes are meaningful to people in their area. Outcome 2 states that 'People, including those with disabilities or long term conditions, or who are frail, are able to live, as far as reasonably practicable, independently and at home or in a homely setting in their community.'

People should be enabled to live independently with freedom, choice, dignity and control through the availability of specialist provision across all tenures. Specialist provision is accommodation and services that may be appropriate when mainstream housing does not meet an individual's needs.

This chapter of the LHS will demonstrate Midlothian Council's understanding of local need for specialist provision of all types and the agreed approach to planning strategically for this need to ensure support for independent living, wherever possible, across all tenures. Consideration has been given to the specialist provision requirements for those of all ages, in all types of household, across all tenures, including:

- Disabled people
- People with learning disabilities
- People who are vulnerable, frail, living with dementia, needing support to remain at home/living in the community
- Gypsy/Travellers
- Travelling Showpeople
- People with autism
- People with mental health problems
- People with complex needs
- People leaving supported accommodation – persons with convictions, looked after children, people with high support needs currently either in long term care in hospital or out of area placement, those discharged from hospital or a similar institution
- People who require supported accommodation – e.g. at risk families, people who are homeless, those who cannot live independently
- Young people transitioning to independent living for the first time
- Ethnic minorities, including migrants, asylum seekers and refugees
- Lesbian, gay, bisexual and transgender people

[35] https://www.gov.scot/publications/national-health-wellbeing-outcomes-framework/pages/5/

Midlothian Context
The Midlothian Health and Social Care Partnership's Strategic Plan 2025-2028 contains the following: 'The aim of integrated health and social care in Midlothian is to ensure that everyone has the support they need to live well for longer in the place of their choosing'.

The Local Housing Strategy naturally coordinates with the Strategic Plan and as such, the Housing Contribution Statement sits within the plan and acts as a bridge between the two documents to explain how services align. This Local Housing Strategy has utilised a strong evidence base to assess the need for specialist provision including the EQIA process, Integration Authorities within the Health and Social Care Partnership and local intelligence.

The Housing Need and Demand Assessment (HNDA3) provides a robust evidence base for housing and sets out the total additional future housing estimate over a 20 year period within the six South East of Scotland Local Authorities - City of Edinburgh, East Lothian, South Fife, Midlothian, the Scottish Borders and West Lothian. The HNDA3 informs the development of the Local Housing Strategy (LHS) and the SESplan Development Plans by providing accurate and reliable data enabling local authorities to develop long term strategic and robust views of housing need and demand. This includes households requiring specialist housing provision and identified five broad categories:

- Accessible, adapted and wheelchair housing
- Non-permanent housing (student housing/HMOs)
- Supported provision
- Care and support for independent living at home
- Site provision

This chapter will examine each category and the current level of that provision, the current level of need for that provision, any gaps in that provision and the future need for that provision and how this will be addressed.

Accessible, adapted and wheelchair housing

Table 9.1 below provides a definition of accessible, adapted and wheelchair housing.

Table 9.1: Definitions of accessible, adapted and wheelchair housing

Accessible	An accessible home is one where the design and layout is free from barriers that might limit its suitability for households. An accessible home allows people with access requirement and/or mobility issues to live without barriers to their independence. It is sufficiently flexible and convenient to meet the existing and changing requirements of most households, where the interior fabric rather than the structure can be easily adapted to accommodate aids and equipment. It might include design features such as low-level access showers or wet rooms, kitchens with lower work surfaces, wider doorways, and level or ramped access to the garden or outside spaces. Accessible homes are purpose built to accessible standard. The term 'accessible housing' is not universally defined and can sometimes be interchangeable with 'ambulant disabled'.

Adapted	An adapted property is usually described as one that was not originally designed with accessibility for those who use a wheelchair or have other mobility needs but has since been altered to accommodate these requirements. Scottish guidance defines adaptations as 'Any alteration or addition to the structure, access, layout or fixtures of accommodation, and any equipment or fittings installed or provided for use in accommodation, for the purpose of allowing a person to occupy, or continue to occupy, the accommodation as their sole or main residence.'[36] Households living in housing that is not designed with disability in mind, can access adaptations to ensure they can manage day-to-day tasks without having to move home. Adaptations are a delegated function to Health and Social Care Partnerships via the Public Bodies (Joint Working) (Scotland) Act 2014 for most local authorities in South East Scotland, although, each local authority is at different stages of the transition. Funding for adaptations in the homes of RSL tenants are not delegated. Although adaptions may have been made to a property, these may not be a permanent feature and may be removed / lost when the property becomes vacant.
Wheelchair housing	The Scottish Government defined wheelchair housing as homes suitable for wheelchair users to live in which should, as a minimum, comply with the design criteria indicated as a 'basic' requirement for wheelchair users, as outlined in Housing for Varying Needs (HfVN). The Scottish Government encourages local authorities to include the design criteria indicated as 'desirable' wherever possible. HfVN states that wheelchair accessible housing "is for people who use a wheelchair most or all of the time. The home will be level access throughout, have space for a wheelchair to circulate and access all rooms, a kitchen and bathroom that suits the occupant's particular needs and fittings and services that are within reach and easy to use.

Accessible Housing

Scotland's National Planning Framework 4 (NPF 4) promotes improved accessibility in new builds by requiring planning authorities to set tenure-neutral wheelchair housing targets and expecting new developments to follow the principles of the Scottish Accessible Homes Standard. While NPF 4 sets the policy context, the detailed technical requirements for accessibility in new builds are being established through a review of the existing building standards, which will underpin the new Scottish Accessible Homes Standard.

The Scottish Accessible Homes Standard is a new national standard to improve the accessibility and adaptability of homes in Scotland, driven by the Scottish Government's Housing to 2040 strategy. The standard will require new homes to meet specific criteria to be more accessible from the start, rather than relying on later adaptations. It is intended to create a single set of standards for all homes, whether owner-occupied or rented, to better meet the needs of disabled people and an aging population.

Key requirements and aims:

[36] Adaptations, aids and equipment: advice note - gov.scot

- Mandatory standard - The standard aims to introduce a single set of national quality and accessibility standards for all new homes, which will be incorporated into building regulations.
- Wheelchair accessibility - A significant part of the standard requires a proportion of the bedrooms to be accessible to a wheelchair user.
- Lifetime homes principles - The standard is also based on the "Lifetime Homes" principles, which include features like a level entrance and wider doorways to ensure a home can be adapted as a person's needs change over time.
- Adaptability - The goal is to improve the supply of homes that are not only accessible but also adaptable, particularly for young disabled people who currently face a shortage of suitable housing.
- Focus on new builds - The new standard is part of the building regulations for new homes, which will help ensure that homes are built with accessibility in mind from the outset, as opposed to retrofitting later.

The Scottish Government issued a consultation, 'Enhancing the accessibility, adaptability and usability of Scotland's homes' on 29 June 2023, which closed on 21 December 2023 with a view to develop updates to building standards and guidance which is expected to be introduced in early 2026. These new accessibility standards are expected to align with Housing for Varying Needs which is an established housing requirement for all new build social housing that forms part of the Midlothian Council's house type standards as well as those of our affordable housing partners. Once the new Building Standards technical requirements for accessibility in new builds housing is published, Midlothian Council will review our house types to ensure compliance.

Adapted Housing

Midlothian Council's Occupational Therapy Service work with adults, older people and children who have a physical, mental or learning disability, are frail or unable to manage activities of daily living, and their carers. The service helps people to remain independent in the community which may be required on a temporary basis or as a more permanent solution to long-standing difficulties. The type of help provided ranges from simple requests for information, equipment, minor adaptations to more major adaptations. The service works with people regardless of tenure type e.g. owner occupiers, Midlothian Council tenants etc.

If someone requires a major adaptation, their housing tenure will affect the funding procedure. If a property is owned or privately rented the occupant(s) can apply for a Home Improvement Grant if an occupational therapist formally agrees upon the work required. If a home is rented from the council or housing association the landlord will normally fund the adaptation. Maintenance, removal and making good of adaptations is the responsibility of the homeowner/landlord.

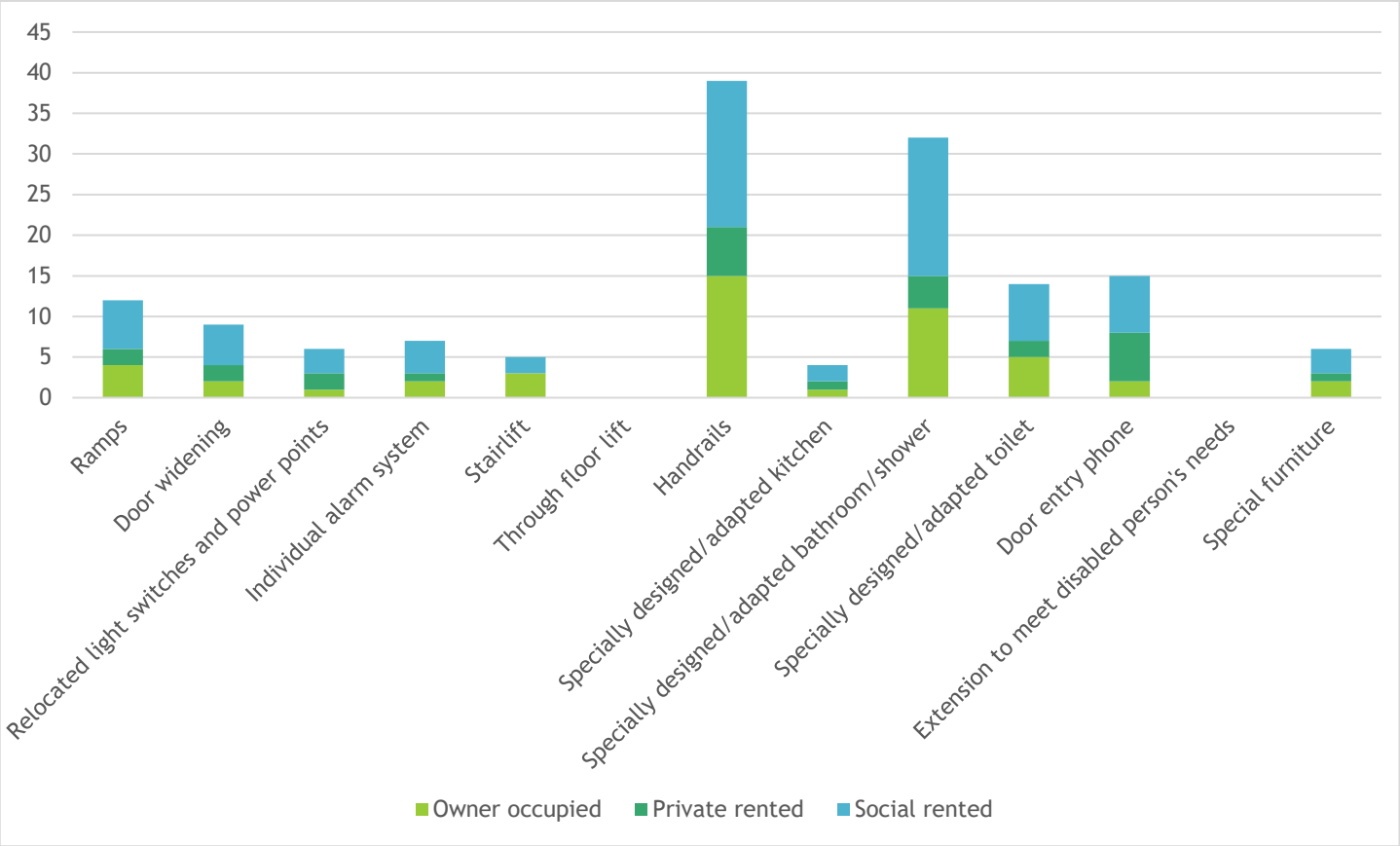
Table 9.2 below illustrates that 10.3% of Midlothian residents require adaptation(s) to their homes which is slightly below the Scottish average (12%).

Table 9.2: Home requires adaptation(s) to go about daily activities[37]

Yes	10.3%
No	89.7%

Figure 9.1 further breaks down household requirements by tenure and illustrates the adaptations already in place in Midlothian. It shows that the installation of handrails is the most used adaptation, followed by a designed/adapted bathroom/shower and door entry installation. It is also clear that social rented sector tenants benefit from adaptations more than owner occupiers and private rented sector tenants which could imply differing availability and ease of installation between housing tenures.

Figure 9.1: Home adaptations already in place by housing tenure[38]



LHS Recommendation:

Improve public awareness of adaptation procedure for owner occupiers and Private Rented Sector

Investigate options to improve adaptations procedure for all housing tenures

[37] Scottish Household Survey 2023
[38] Scottish Household Survey 2023

What is Telecare?

Telecare or Midcare is a community alarm scheme which enables people to live independently in their own homes and allows a quick response if someone needs help. Telecare can be used in a variety of ways, such as raising alarm in the event of deterioration in movement, health, flooding, fire etc. and preventing wandering. Research has shown that the effective use of Telecare and other ways of support, such as Telehealth, results in a reduction in mortality rates, emergency hospital admissions and length of stays in hospitals. Midcare currently costs £5.05 per week and is available to anyone of any age who is disabled, has a medical condition that would benefit from the service or who is vulnerable or frail.

Wheelchair Accessible 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 Gorebridge. 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. The most recent SHIP contains details of a further 37 Midlothian Council wheelchair accessible homes as shown in table 9.3 below.

Table 9.3: Midlothian Council Wheelchair Accessible Homes

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

Housing Associations/RSL wheelchair accessible homes are in demand, those with active new build programmes are required to provide regular updates on their wheelchair accessible homes programme.

LHS Recommendation

Housing Associations/RSLs to include a minimum of 5% wheelchair accessible homes in annual Strategic Housing Investment returns to Midlothian Council

Non-permanent Housing
Non-permanent housing plays an important role in meeting a range of housing needs, including for transient populations and those in crisis requiring temporary housing until more settled accommodation can be provided. The categories of people living in non-permanent housing include homeless people, people fleeing from domestic abuse, asylum seekers / refugees, people leaving care settings or institutions and students.

Midlothian's homelessness and looked after provisions were reported in the previous chapter.

Midlothian has approximately 44 student accommodation bedspaces which satisfy known demand.

Supported Provision
Whenever possible, specialist provision should enable a person to live independently in their own home. However, in certain circumstances, such as concern over safety, the ability to manage alone or the level of care that is required, supported accommodation may be a more appropriate environment to support an individual to live safely and achieve their personal outcomes. There are various existing sheltered housing and retirement housing complexes in Midlothian as shown in table 9.4 below.

Table 9.4: Supported housing provision

Type of supported provision	Property	Landlord	No. of units
Amenity Housing	Dalkeith - Normandy Court	Midlothian Council	38
Amenity Housing	Loanhead - Canmore Court	Midlothian Council	12
Amenity Housing	Newtongrange - Arroll Place	Midlothian Council	22
Wheelchair Housing	Bonnyrigg - Chesters View	Midlothian Council	14
Wheelchair Housing	Danderhall - Angres Court	Midlothian Council	7
Wheelchair Housing	Easthouses - Easthouses Court	Midlothian Council	12
Wheelchair Housing	Newtongrange - Dean Park Court	Midlothian Council	9
Wheelchair Housing	Penicuik - Vaucluse Place	Blackwood HA	10
Retirement Housing	Bonnyrigg - Regal Lodge	Places for People	35
Retirement Housing	Bonnyrigg - Moorfoot Court	Bield HA	24
Retirement Housing	Dalkeith - Glenesk House	Viewpoint	35
Retirement Housing	Dalkeith - Whitehill Lodge	Bield HA	26
Retirement Housing	Gorebridge - Emily Court	Bield HA	28
Retirement Housing	Mayfield - Salisbury View	Places for People	42
Retirement Housing	Newtongrange - St Anne's	Places for People	35
Retirement Housing	Penicuik - Baldwin Court	Bield HA	34
Retirement Housing	Penicuik - Heinsberg House	Places for People	36
Retirement Housing	Roslin - Ross Glen Court	Places for People	24
Extra Care Housing	Loanhead - Hawthorn Gardens	Trust HA	35
Extra Care Housing	Penicuik - Cowan Court	Midlothian Council	32

Figure 9.2: Midlothian Council Extra Care Housing at Cowan Court, Penicuik

Care and Repair
Undertaking a feasibility study of delivering Care and Repair Services in Midlothian was a commitment in the Local Housing Strategy 2021 – 2026. This commitment will be carried forward, building on the progress made by the Gorebridge Development Trust's Handy People project.

LHS Recommendation

Undertake feasibility study of replicating Handy People business model in other Midlothian areas

Gypsy/Traveller Site provision
In August 2024 the Strategic Needs Assessment for Gypsy/Traveller Accommodation in Midlothian[39] was published. The report evaluates Gypsy/Traveller accommodation options which meet need and demand based on current guidance and stakeholder data and includes recommendations on future housing provision(s) for Gypsy/Travellers in Midlothian.

Midlothian officers have historically found there is limited evidence on the experiences of Gypsy/Travellers living in the area and it is likely that the community is under-reported due to historical and current fears of discrimination and stigma. The actual number of Gypsy/Travellers is thought to be higher than reported both internally and externally. The strategic needs assessment recommended several

[39] Housing strategy documents | Strategic Needs Assessment for Gypsy/Traveller Accommodation in Midlothian

actions to improve communication between parties thus allowing a stable needs and demand assessment to be included during the development of the Local Development Plan 2:

- Authorise Midlothian Council officers to seek an early termination of the Whitecraig site lease with Buccleuch Property Estate Office.
- If demand exists, any future Gypsy/Traveller housing provision should have five or more pitches for both short- and longer-term use.
- Midlothian Council to agree a formal unauthorised encampment process between colleagues from housing, education, health, social work and Police Scotland.
- Midlothian Council to develop a code of conduct for those living on unauthorised sites to be highlighted and discussed as part of initial site visits.
- Commence discussions between Midlothian Council, University of Edinburgh and Police Scotland to ensure future unauthorised sites are managed following Scottish Government guidance.
- Any future Gypsy/Traveller site search can be undertaken through the development of the LDP2 Proposed Plan which will allow a decision to be taken on whether a site is needed through LDP2 preparation.
- If evidence suggests that a site is required, touring caravan facilities should be considered.

Work to implement these recommendations is underway. The Local Development Plan 2 will include details of any proposed Gypsy/Traveller provision and is due to be adopted in early 2027:

Midlothian Local Development Plan 2 | Development plans and policies | Midlothian Council

Travelling Showpeople
There is no evidence of Travelling Showpeople households within Midlothian, and for this reason the Strategy has not provided information or actions in relation to these households. Scotland's Census 2022 categorised Travelling Showpeople as a distinct identity for the first time however published census results have not included information on this community. If more information becomes available, this will be reported on in future Local Housing Strategy updates.

Armed Forces Communities
Research conducted into the housing needs of ex-personnel indicates armed forces, and their families, have specific housing needs that require support. For example, ex-service personnel are more vulnerable to homelessness than the population at large, and professional pressures can present problems for finding stable housing for soldiers and their families as they may move frequently to new postings. Glencorse Barracks is located just outside of Penicuik with the housing needs of armed forces included within the Midlothian Council Housing Policy. Applicants who are discharged from HM Armed Forces are assessed under the terms of the Homelessness etc. (Scotland) Act 2003. Appropriate points are awarded three months prior to discharge. Serving members of HM Armed Forces who have lived in

Midlothian Council area prior to joining the forces, or who have a spouse or partner who have lived in Midlothian Council area prior to enlistment date, or where the applicant or family have been resident in Midlothian Council area for at least 3 years while on service will receive Forces points on their application at 1 point awarded for each 2 months from the date of enlistment. Further housing options are included in the Armed Forces service leaver guide to Midlothian:
Armed Forces Community Covenant | Armed forces service leaver guide to Midlothian

The Lothian's Veterans Centre was included within the stakeholder consultation and engagement process of the LHS.

What is the Midlothian Armed Forces Covenant?

For Midlothian Council, NHS Lothian and partner organisations, the Community Covenant presents an opportunity to bring their knowledge, experience and expertise to bear on the provision of support services, help and advice to members of the Armed Forces Community. For the Armed Forces Community, the Covenant encourages the integration of service life into civilian life and encourages members of the Armed Forces to help their local community. The Midlothian Armed Forces Covenant Action Plan is currently being updated and will be available on the Midlothian Council website when it is completed.

Key Workers
The provision of housing for key workers can assist in the employment and retention of people vital both to the delivery and improvement of essential local services. To help establish need and to understand the type/tenure and the most appropriate location for the housing, Midlothian Council will work closely with local employers across the public sector and with local employability leads to discuss the level of current and future local employment opportunities. Whilst studies indicate that there is a lack of affordable housing for key workers across Scotland and the Scottish Borders[40], a Key Worker Homes in Midlothian report detailing current and future housing need and demand is required and will assist future key worker housing options.

In particular Shawfair's proximity to the Edinburgh Royal Infirmary naturally makes it an ideal settlement for key workers and Midlothian Council could consider various housing options including:

- Promoting key worker mortgage schemes[41]
- Utilising the Scottish Government's Rural Affordable Homes for Key Workers Fund
- Future Mid-Market Rent projects let to key workers via Local Lettings Initiatives

[40] Key Worker Homes in the South of Scotland
[41] What is a key worker mortgage, and do you qualify? | Public Sector Mortgages

LHS Recommendation:

Prepare a Key Worker Homes in Midlothian report detailing current and future housing need and demand to steer key worker housing options

Prison Leavers

Midlothian Council is committed to meeting the Sustaining Housing On Release for Everyone standards (SHORE). These standards aim to ensure a person's housing needs are identified at the earliest opportunity. This helps to support successful reintegration to the community on release, not just through meeting their housing needs, but also improving their access to other public services and supporting their desistence from future offending. Midlothian Council established a multi-agency group in November 2019 to ensure all people due to be released by the Scottish Prison Service within the next three months have identified housing options available for them at the time of liberation. The working group meets on a fortnightly basis and is comprised of representatives from Housing, Justice, Substance Misuse Service as well as third sector support providers including Change Grow Live, New Routes, and the Scottish Association for the Care and Resettlement of Offenders (SACRO). Through its work with this group Homelessness Officers can contact people at the earliest opportunity prior to release to identify suitable housing solutions and any additional support needs that need to be met. This project has resulted in accommodation being provided on release for all people where prior notification of liberation has been received from the Scottish Prison Service.

Ethnic Minorities

Due to the consultation and engagement process carried out for this Local Housing Strategy, Midlothian Council understands and will consider any additional needs of ethnic minorities on a case-by-case basis. Officers will consider the needs of ethnic minority families for homes suitable for larger/extended family groups and will consider other specific cultural needs on a case-by-case basis. The Open Market Purchase Scheme targets homes of a particular size and location when required and in 25/26 will focus on properties for larger families who require 3+ bedrooms. The Council will consult TPAS' Ethnic Minority Voices in Tenant Engagement Report and will refer to its recommendations when planning the next Tenant Participation Strategy. Focussed work, engaging with ethnic minority residents on housing matters will assist both residents and council staff.

LHS Recommendation:

Open Market Purchase Scheme to target homes of a certain size and location when required

The Council to refer to TPAS' Ethnic Minority Voices in Tenant Engagement Report when planning the next Tenant Participation Strategy (due in 2027)

Households with a Learning Disability and/or Complex Needs

The housing needs of households with specific conditions will vary according to their specific requirements. Whilst many tenants with disabilities and/or complex needs are housed in general needs accommodation, there are 58 specially built new homes in Midlothian for those who require additional support.

Table 9.5: Housing Developments for those with complex needs

Development	Town	No. of units	Landlord
Teviot Court	Penicuik	12	Midlothian Council
St. Cuthbert's	Bonnyrigg	46	Midlothian Council

In March 2025, the Neurodivergency in Housing Group was established to explore the challenges faced by neurodivergent individuals, both applicants and tenants, within the housing system. The group aims to identify areas for improvement across housing services delivered by Local Authorities and Housing Associations, with a focus on enhancing the overall experience for neurodivergent people. This includes not only refining the application process but also implementing supportive measures to help individuals thrive in their homes. Following public feedback during the initial LHS consultation, it is recommended that Midlothian Council officers join this group to help improve the authority's delivery of housing services towards people who are neurodivergent.

LHS Recommendation:

Midlothian Council to become an active member of the Neurodivergency in Housing Group

Housing for people with a mental health problem

In addressing the needs of those with a mental health problem, this LHS has made use of the Public Health Scotland's Good Mental Health for All[42], which advocates how effective multi-agency working can improve mental health and wellbeing. The document states that an environmental factor which can determine our mental health is 'good-quality, affordable, safe housing' and the physical housing quality can affect inequalities in:

- Wellbeing
- Healthy life expectancy
- Morbidity
- Mortality

This Local Housing Strategy acknowledges that local partnerships should share knowledge and understanding of how physical environment impacts on mental health and wellbeing across a range of partners. Midlothian Council Housing is a partner member of the Midlothian Mental Health Strategic Planning Group and uses this group to share knowledge and understanding with other partner agencies including the NHS, Penumbra, Social Work colleagues and Health in Mind.

[42] Resources and publications - Our approach to mental health - Public mental health - Population health - Public Health Scotland

In November 2025 the Midlothian Health and Social Care Partnership updated their report '24/7 Supported Housing Need for Individuals with Complex Mental Health Needs'. The report examines the need for specialised housing in Midlothian for individuals with severe mental illness and complex needs, emphasising the importance of long-term, community-based solutions to support recovery. The Partnership estimates that between 15 and 20 individuals require 24/7 supported accommodation.

LHS Recommendation:

Midlothian Health and Social Care Partnership to liaise with Midlothian Council officers to progress actions stemming from the 24/7 Supported Housing Needs for Individuals with Complex Housing Needs Report

Improving Specialist Housing Provision - Initial Public Consultation Results
In Spring 2025 we asked the public to consider what would improve the specialist housing provision in their area. The results were analysed with legitimate suggestions added to the other LHS recommendations found within this chapter.

Improving Specialist Housing Provision in Midlothian

Aims:

- Improve public's awareness of House Exchange scheme as a potential aid to those with specific housing requirements
- Deliver Mixed Tenure Strategy recommendations to expand housing provision beyond traditional council accommodation
- Promote Open Market Shared Equity Scheme which helps priority access groups (including armed forces veterans, the elderly, the disabled) to buy a home without having to fund its entire cost
- Implement online housing allocation portal allowing customers to view housing application status
- Monitor progress of 'No Wrong Door Scotland' approach which is testing out how to create cross-sector, integrated services in four council areas, with local results informing a blueprint for joined-up service delivery nationwide
- Relevant staff to undertake NHS Scotland 'Good Conversations' Learnpro modules
- Improve public awareness of adaptation procedure for owner occupiers and Private Rented Sector
- Investigate options to improve adaptations procedure for all housing tenures
- Housing Associations/RSLs to include a minimum of 5% wheelchair accessible homes in annual Strategic Housing Investment returns to Midlothian Council
- 10 wheelchair accessible homes per year to be provided by the private housing sector
- Business Gateway Midlothian to help resolve Handy People's insurance/liability hinderances
- Handy People to act as pilot Care and Repair Service for Gorebridge area

Improving Specialist Housing Provision in Midlothian

Aims:

- Undertake feasibility study of replicating Handy People business model in other Midlothian areas
- Implement recommendations of Strategic Needs Assessment for Gypsy/Traveller Accommodation in Midlothian
- Social housing providers to consider the provision of homes for key workers which could be let directly to employers e.g. NHS using Local Lettings Initiatives
- Midlothian Council to become an active member of the Neurodivergency in Housing Group
- Midlothian Health and Social Care Partnership to liaise with Midlothian Council officers to progress actions stemming from the 24/7 Supported Housing Needs for Individuals with Complex Housing Needs Report

Improving Specialist Housing Provision in Midlothian - Second Public Consultation Results

In Autumn 2025 we asked the public to prioritise the housing challenges in Midlothian and 276 people responded. This section examines the results which relate to improving specialist housing provision in Midlothian.

Figure 9.3 illustrates the responses when the public was asked how important it is for the Council to focus on supporting independent living for older people. It is clear that the public find this important with 98% of respondents choosing either 'very important' or 'quite important'.

Figure 9.3: How important is it for the Council to focus on supporting independent living for older people?

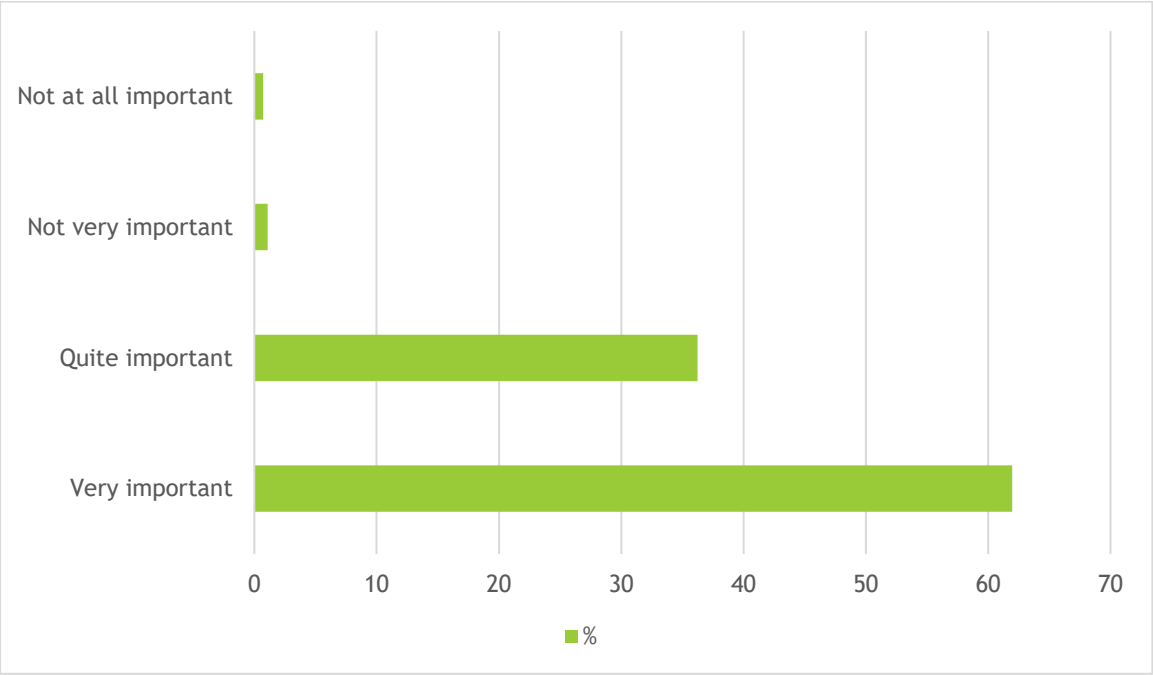
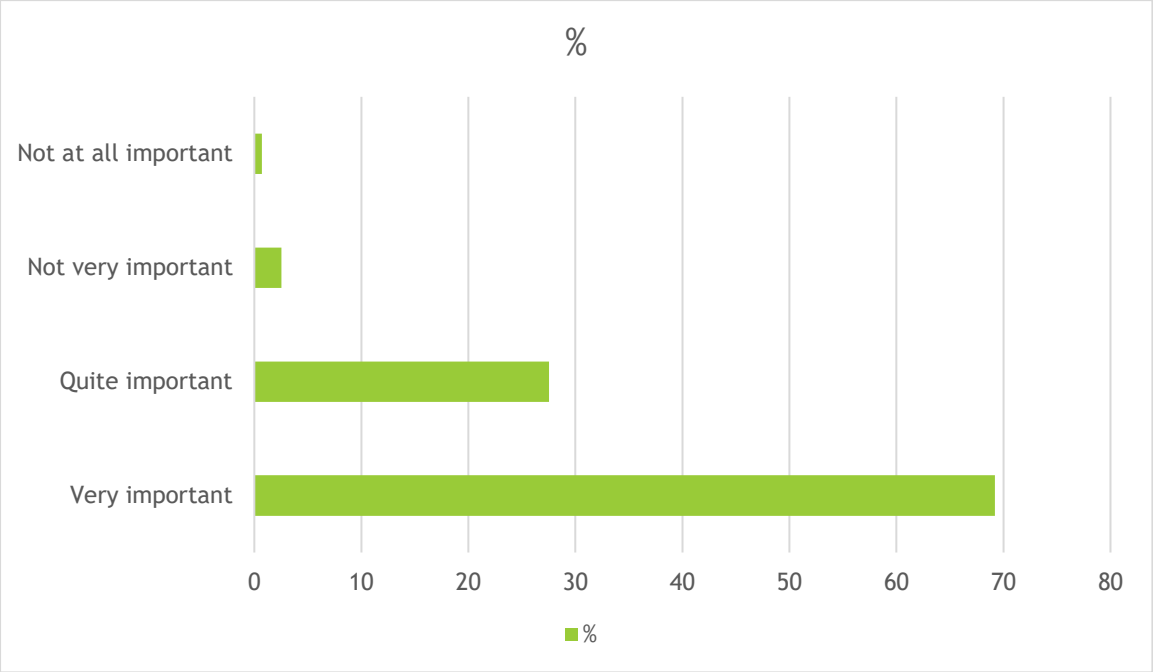


Figure 9.4 illustrates the responses when the public was asked how important it is for the Council to focus on providing suitable homes for people with disabilities or health conditions. It is clear that the public find this important with 97% of respondents choosing either 'very important' or 'quite important'.

Figure 9.4: How important is it for the Council to focus on providing suitable homes for people with disabilities or health conditions?



The aims of this LHS have been set using the public's submissions received during the initial public consultation. The responses to the second public consultation have allowed Midlothian Council to prioritise actions within the Local Authority Outcomes Action Plan which can be found at the end of the document.

10 Fuel Poverty, Energy Efficiency and Climate Change

Outcome - Housing in all tenures will be more energy efficient and fewer households will live in, or be at risk of, fuel poverty

Climate change, fuel poverty and energy efficiency are intrinsically linked. Both climate change and fuel poverty can be tackled at the same time but whilst energy efficiency of property can affect both fuel poverty and climate change, fuel poverty is fundamentally a social issue which has more than one underlying cause. Tackling fuel poverty requires all the underlying causes to be addressed.

The key link between climate change and fuel poverty is that fossil fuels are polluting the environment as well as increasing in cost, which subsequently increases energy bills. Fuel poverty and climate change are both exacerbated by housing that is not energy efficient and / or not well insulated. Making our homes more energy efficient and tackling fuel poverty, ensuring that people do not have to pay such large energy bills, will help mitigate climate change and promote health and wellbeing.

Local authorities have a significant part to play in ensuring that people are able to live in warm, dry, energy efficient, low carbon homes which they can afford to heat.

National Context
The Fuel Poverty (Targets, Definition, and Strategy) (Scotland) Act 2019[43] introduced a statutory target for reducing fuel poverty, by 2040 no household in Scotland is in fuel poverty and, in any event, no more than 5% of households in any Local Authority areas in Scotland are in fuel poverty; no more than 1% of households in Scotland are in extreme fuel poverty; and the median fuel poverty gap of households in fuel poverty in Scotland is no more than £250 (2015 prices before adding inflation).

The Fuel Poverty (Targets, Definition and Strategy) (Scotland) Act 2019 established a two-part definition whereby a household is considered fuel poor if:

- after housing costs have been deducted, more than 10% (20% for extreme fuel poverty) of their net income is required to pay for their reasonable fuel needs; and
- after further adjustments are made to deduct childcare costs and any benefits received for a disability or care need, their remaining income is insufficient to maintain an acceptable standard of living, defined as being at least 90% of the UK Minimum Income Standard (MIS).

In 2023, 861,000 households (34% of all households) were estimated to be in fuel poverty, of which 491,000 (19.4% of all households) were in extreme fuel poverty. The median fuel poverty gap (adjusted for 2015 prices) for fuel poor households was £960. Overall rates of fuel poverty differed between the social (61%) and private

[43] Fuel Poverty (Targets, Definition and Strategy) (Scotland) Act 2019

sector (25%). Households in the social sector were more likely to be in extreme fuel poverty (32%) compared to households in the private sector (15%)[44].

'Fuel poverty and extreme fuel poverty have a strong association with income, with rates increasing as annual household income decreases. For example, 96% of households with an annual income less than £15,000 were in fuel poverty compared to 58% of households earning between £15,000 and £24,999 annually……. For both fuel poor and extreme fuel poor households, the lowest rates of fuel poverty are associated with higher energy efficiency standards' – Scottish House Condition Survey 2023

The Scottish Government's Energy Efficient Scotland Route Map[45] sets out the journey that homes, businesses and public buildings will take to become more energy efficient. It outlines the support available from the Scottish Government to help owners transform their properties and proposes minimum energy efficiency standards for the private and social rented sectors by 2030.

The Climate Change (Scotland) Act 2009 was amended by the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019, setting Scotland's emissions reduction targets to net zero by 2045. The Climate Change (Emissions Reduction Targets)(Scotland) Act 2024 introduced the framework for a carbon budget-based approach for setting emissions reduction targets with the targets scheduled to be set in 2025.

Midlothian Context

Midlothian Council acknowledges that a household's greenhouse gas emissions are influenced by:

- Property Condition - houses in disrepair are harder to keep warm and therefore use more energy.
- Energy Efficiency - energy inefficient houses use more energy to heat than more efficient properties. Insulation of lofts/roofs, walls, floors, pipework, more efficient windows, draught proofing and better heating controls can all improve the efficiency of a property or the ability of a household to only use energy when it is needed. The age and maintenance of heating devices, such as gas boilers also affects their efficiency and emissions levels. The properties with the poorest energy efficiency ratings (EPC G & F) should be improved urgently.
- Fuel - the type of fuel used in a property can affect its greenhouse gas emissions. Oil fuelled heating has higher emissions than gas, whilst low carbon or renewable heat sources, e.g. heat pumps, biomass, solar thermal, have even lower carbon emissions. To achieve net zero greenhouse gas emissions, it is likely that fossil fuels will have a severely reduced role in space and water heating in future.
- Individuals Behaviour - the way people use and run their homes affects carbon emissions, e.g. inefficient use of a heating thermostat/programmer, using unnecessary lighting.

[44] https://www.gov.scot/publications/scottish-house-condition-survey-2023-key-findings/pages/3-fuel-poverty/

[45] https://www.gov.scot/publications/energy-efficient-scotland-route-map/

Midlothian's Climate Change Strategy

Midlothian Council declared a climate change emergency in December 2019. The resulting strategy[46] sets out a plan, including commitments and actions, to deliver the Council's aspiration of being carbon neutral by 2030. The strategy focuses on key themes including

- Energy Efficiency
- Recycling & Waste
- Sustainable Development
- Sustainable Travel
- Business Processes
- Carbon Management

The themes provide a framework for action and contain several commitments - some reflecting existing strategies and plans and others promoting best practice. These include a commitment to:

- Establish a Climate Change Citizens' Assembly
- Raising awareness of climate change and promoting individual and collective action to combat it and make Midlothian "A Great, Green Place to Grow"
- Using green energy to heat and light our estate buildings, making them as energy efficient as possible
- Increasing our recycling rates and reduce waste
- Expanding our electric and ultra-low carbon vehicle fleet
- Adopting the Passivhaus building standard and incorporating "green" and "blue" infrastructure as standard design principles for new development
- Investigate the feasibility of Zero Carbon Development Zones
- Delivering the Shawfair low carbon community heating system and investigating options to develop heat networks across the county
- Accelerating development of the Midlothian Active Travel Network including cross-boundary connections for longer distance commuting and leisure routes
- Accelerating organisational change to extend home working and reduce the need to travel to work.

Passivhaus

Passivhaus, literally passive house in English, refers to buildings created to rigorous energy efficient design standards so that they maintain an almost constant temperature. Passivhaus buildings are so well constructed, insulated and ventilated that they retain heat from the sun and the activities of their occupants, requiring very little additional heating or cooling.

Midlothian Council adopted the Passivhaus Standard with the first Passivhaus development completed in 2023. Other completions have followed with the development details highlighted in table 10.1 below.

[46] Climate Change Strategy | Midlothian's Climate Change Strategy 2020

Table 10.1: Midlothian Passivhaus Developments

Town	No. of units	Completion
Developments Completed		
Burnbrae, Bonnyrigg	20	2023
St Cuthberts, High St, Bonnyrigg	20	2024
Normandy Drive, Dalkeith	2	2024
Buccleuch St, Dalkeith	6	2024
Developments In Progress		
Morris Road, Newbattle	90	2026
Polton Street, Bonnyrigg	46	2026

The application of the passivhaus standard to Council house building has been paused as we undertake a cost/benefit analysis and the Scottish Government works to introduce a new passivhaus standard for Scotland which is to be applied through Building Standards.

Midlothian Energy Limited
Midlothian Energy Limited (MEL), is a 50/50 joint venture between the council and Vattenfall Heat UK (part of Swedish energy company Vattenfall AB). Established in 2020, MEL plays an important role in helping Midlothian reach its goal of net zero emissions by 2045.

MEL is developing low carbon energy projects valued at £145 million, including a new flagship energy centre which opened in November 2024. The MEL Energy Centre captures low carbon heat from the Millerhill Recycling and Energy Recovery Centre and uses this to supply over 3,000 homes, education and retail properties in a district heating network in the new town at Shawfair and beyond. MEL's updated business plan includes expanding the MEL heat network, which benefitted from a £7.3 million Scottish Government grant into existing buildings in Midlothian and into Edinburgh. By the end of 2025, 100 new homes will be connected to the network.

District heating does not rely on fossil fuels and is therefore less affected by current wholesale energy cost inflation, and protects customers from market volatility, securing long-term lower prices for reliable heat supply. Collaboration between Scottish Government, Vattenfall, Midlothian Council, FCC Environment and Shawfair LLP will harness heat that would otherwise be wasted to supply the district heating network.

- This initial phase of the project, supplying heat to Shawfair, is expected to save over 2,500 tonnes of CO2 per year, the equivalent of taking 1,200 cars off the road.
- Vattenfall's modelling suggests the heat networks in Midlothian could reduce emissions by up to 90% in comparison to individual gas boilers fitted in every home.
- At present, 86% of Scottish households rely on fossil fuels to keep warm, highlighting the scale of the challenge for the low-carbon heat transition.
- MEL's strategy is capable of supplying heat to the equivalent of 170,000 homes in Midlothian, Edinburgh and East Lothian by 2050.

- These future projects will see district heating networks grow and combine other sources of waste heat creating a network similar in scale to those delivered by Vattenfall in major European cities.
- The Millerhill recycling and energy recovery centre (RERC) was developed to help Midlothian and Edinburgh City councils divert 155,000 tonnes of waste from landfill each year. The site is a key component in the councils' commitment to helping to reach the Scottish Government's Zero Waste target.
- Economic modelling by Vattenfall estimates 900 jobs through direct employment and the wider supply chain will be created by 2050, thanks to the venture.

Fuel Poverty in Midlothian

As stated earlier, Scottish legislation defines a household as fuel poor if:

- more than 10% (20% for extreme fuel poverty) of net income is required to pay for their reasonable fuel needs after housing costs have been deducted
- the remaining household income is not enough to maintain an acceptable standard of living, defined as at least 90% of the UK Minimum Income Standard (MIS) once childcare costs and disability or care benefits are deducted

This section will examine fuel poverty in Midlothian, the actions underway to help alleviate it and in doing so, uncover new aims for this Local Housing Strategy.

To provide statistics for a similar sized area with a comparable population, local authorities can be broken into data zones. This is normally done with census results, and it is also used to provide fuel poverty data. There are 115 data zones in Midlothian with table 10.2 below combining the zone data for each area. Analysis of this table shows there is a 20% probability that the residents of Midlothian are living in fuel poverty. These levels range greatly from a 10% probability in Newbattle and Dalhousie data zone 7 to a 30% probability that the residents in Newtongrange data zone 5 are living in fuel poverty. The Midlothian areas with the highest probability of residents living in fuel poverty are Dalkeith (24%), Easthouses (23%), Thornybank (23%), Mayfield (23%), North Gorebridge (23%) and Gorebridge and Middleton (23%). The areas with the lowest probability of residents living in fuel poverty tend to be more affluent with low numbers of social housing.

Table 10.2: Probability of fuel poverty by area[47]

Midlothian Area	Probability of Fuel Poverty
Rural South Midlothian (4 data zones)	18%
Penicuik (20 data zones)	18%
Pentland (3 data zones)	17%
Newbattle and Dalhousie (9 data zones)	14%
Eskbank (6 data zones)	12%
Pathhead and Rural East Midlothian (7 data zones)	19%
Roslin and Bilston (5 data zones)	21%
Straiton (4 data zones)	22%
Loanhead (5 data zones)	22%

[47] Energy Savings Trust Home Analytics Data

Bonnyrigg (14 data zones)	21%
Shawfair (5 data zones)	22%
Thornybank (5 data zones)	23%
Dalkeith (4 data zones)	24%
Easthouses (4 data zones)	23%
Mayfield (6 data zones)	23%
Newtongrange (6 data zones)	22%
North Gorebridge (3 data zones)	23%
Gorebridge and Middleton (5 data zones)	23%
Midlothian average	**20%**

LHS Recommendation:

Increase public awareness of Income Maximisation Officers at Dalkeith and Penicuik Citizens Advice Bureaux

Energy Efficiency Standard for Social Housing (EESSH)

The Scottish Government introduced the Energy Efficiency Standard for Social Housing (EESSH) to improve the energy efficiency of social housing in Scotland and to help reduce energy consumption, fuel poverty and the emission of greenhouse gases. EESSH and EESSH2 set milestones requiring all social housing to meet Energy Performance Certification B or above by 2032 with no social housing below EPC Band D to be re-let from December 2025. These milestones have been suspended pending publication of the new Social Housing Net Zero Standard (SHNZS). Midlothian Council has continued work to improve the energy efficiency of its stock by prioritising areas on the following criteria.

- Average fuel poverty (% per data zone)
- SIMD (Scottish Index of Multiple Deprivation) data
- Property energy cost efficiency – Energy Performance Certificate EE score
- Property fabric energy efficiency - space heating demand

Table 10.3 below illustrates Midlothian Council's EESSH2 programme for 2025/26.

Table 10.3: Midlothian Council EESSH2 Programme

Project Name	Measures	Properties
Cuikenburn	External Wall Insulation & Solar Photovoltaic Battery	40
Auchendinny/Bilston	External Wall Insulation & Solar Photovoltaic Battery	151
Area-wide	Solar Photovoltaic Battery & Air Source Heat Pumps	134
Rosewell	Solar Photovoltaic Battery & Air Source Heat Pumps	98

LHS Recommendation:

Create a retrofit delivery roadmap

Consider a local retrofit advice hub or one stop shop for residents

Midlothian Council endeavours to adopt a place-based approach to understanding and addressing the wider inequalities that shape residents' experience of housing, fuel costs and energy efficiency. Using fuel poverty data zones and SIMD indicators alongside local place knowledge, we prioritise investment in areas where households face the highest likelihood of fuel poverty; however, while this approach guides decision-making, it is not always possible to target improvements exclusively to the highest risk data zones due to housing stock type, technical feasibility and programme delivery constraints. To ensure fairness and maximise impact, fuel poverty probability, SIMD deprivation levels, and fabric efficiency indicators are all used to guide EESSH planning and phasing, enabling the Council to direct energy efficiency measures to communities where they are most needed while still delivering improvements across our wider stock. This approach ensures that upgrades - such as external wall insulation, solar PV, and heat-pump installations – contribute both to reducing the energy burden on low-income households and to improving the wellbeing and resilience of communities across Midlothian.

Local Heat & Energy Efficiency Strategy (LHEES)
Midlothian's Local Heat and Energy Efficiency Strategy[48] was published in December 2023 and set out the long-term plan for decarbonising heat in buildings and improving their energy efficiency. Midlothian's LHEES is primarily driven by Scotland's statutory targets for greenhouse gas emissions reduction and fuel poverty:
• Net zero emissions by 2045 and a 75% reduction by 2030
• In 2040, as far as reasonably possible, no household in Scotland is in fuel poverty

Midlothian's Strategy includes:

- Details of how each segment of the building stock needs to change to meet national and local objectives, including achieving zero greenhouse gas emissions in the building sector, and the removal of poor energy efficiency as a driver of fuel poverty
- Identifying strategic heat decarbonisation zones and the principal measures for reducing buildings emissions within each zone
- Details of possible Heat Network Zones which present a potential decarbonisation option

LHS Recommendation

Develop business cases examining the viability of District Heat Networks in the Midlothian heat zones as a potential decarbonisation option

Warmer Homes Scotland
The Scottish Government's Warmer Homes Scotland programme offers support to households who struggle to heat their homes and pay their energy bills. Private

[48] Local Heat and Energy Efficiency Strategy | Local Heat and Energy Efficiency Strategy

homeowners and private rented sector tenants can receive energy-saving home improvements worth up to £10,000 or more to make their home warmer and more energy efficient. Eligibility criteria vary and include the receipt of certain benefits, a minimum six-month residency and a restriction on the size of the home (typically up to five bedrooms). Between 2022/23 and 2024/25, 300 Midlothian households benefited from having home improvements installed[49].

LHS Recommendation:

Midlothian Council to promote Warmer Homes Scotland on a rolling basis using local media

Changeworks

Changeworks is a leading organisation dedicated to decarbonising Scotland's homes and a just transition to net zero. Changeworks deliver services in energy advice, retrofit management, and decarbonisation solutions, alongside independent consultancy. In 2024, Midlothian Council commissioned Changeworks to develop a net zero retrofit strategy for the domestic properties within their stock, with the aim that retrofit plans will meet and exceed upcoming national statutory net zero targets. The identified retrofit measures have been split into key projects. The strategic retrofit programme of works for Midlothian Council has been set across a 13 year roll out period. The 13-year net zero delivery programme consists of various retrofit measures including insulation upgrades (loft, wall, roof, floor), airtightness improvements, triple-glazing, low-carbon heating such as air-source heat pumps, ventilation systems (including MVHR), and solar PV with battery storage, applied either as single measures or as part of a whole house package depending on property type and survey findings. Measures are selected using a two-stage process: (1) desktop modelling to identify feasible fabric, heating and renewable options for each property archetype; followed by (2) property-specific surveys to confirm suitability, constraints and required performance levels. Project sequencing is determined through an area-based prioritisation tool that uses fuel-poverty probability by data zone, SIMD scores and space heating demand to ensure works are targeted towards the communities with the greatest need, even though technical or practical constraints mean delivery cannot always occur exclusively in the highest-risk areas.

Table 10.4 below details the planned programme which is subject to change.

[49] Warmer Homes Scotland queries: EIR release - gov.scot

Table 10.4: Changeworks/Midlothian Council Net Zero Programme

Year	Area
2025-26 – projects in delivery or procurement.	Cuikenburn, Pathhead, Auchendinny, Bilston, Rosewell, Danderhall
2026-27	Loanhead, Bonnyrigg
2027-28	Dalkeith, Bonnyrigg, Carrington
2028-29	Dalkeith, Bonnyrigg, Danderhall
2029-30	Dalkeith, Loanhead
2030-31	Dalkeith, Gorebridge, Loanhead
2031-32	Mayfield, Gorebridge
2032-33	Mayfield
2033-34	Penicuik, Pathhead
2034-35	Penicuik
2035-36	Penicuik, Newtongrange

LHS Recommendation:

Midlothian Council to promote Changeworks projects on a rolling basis using local media

Home Energy Scotland
Home Energy Scotland helps people in Scotland create warmer homes, reduce their energy bills, and lower their carbon footprint. They work with people and organisations to help tackle fuel poverty and the climate emergency through a network of regional advice centres which offer local knowledge and expert advice on:

- saving energy and keeping warm at home
- funding options including Scottish Government grants and interest free loans
- installing renewable energy at home
- greener travel including electric vehicles and ebikes
- cutting water waste.

Home Energy Scotland is funded by the Scottish Government and managed by the Energy Saving Trust.

LHS Recommendation:

Midlothian Council to promote Home Energy Scotland projects on a rolling basis using local media

Midlothian Council is committed to ensuring that available resources for tackling fuel poverty, improving energy efficiency and decarbonising heat are deployed in a way that maximises the number of households who benefit from support. Alongside delivering large scale capital programmes - such as the multi-year retrofit strategy developed with Changeworks, the roll-out of Passivhaus developments, and the

expansion of district heating through Midlothian Energy Limited, the Council will strengthen its focus on increasing uptake among individual householders and property owners. This includes enhanced promotion of national schemes such as Warmer Homes Scotland, which supported 300 Midlothian households between 2022-23 and 2024-25, and expanded use of Home Energy Scotland grants, loans and PRS landlord loans to reach more residents. The Council will take a proactive, place-based approach to targeting communities where fuel-poverty risk is highest, while recognising that technical feasibility, property types and programme sequencing mean that resources cannot always be directed solely to those areas. Through sustained outreach, local media promotion, income maximisation support and coordination with community partners, Midlothian Council aims to ensure that a growing number of households can access the financial assistance, retrofit measures and low carbon technologies needed to reduce energy bills and improve the warmth, comfort and sustainability of their homes.

Improving levels of fuel poverty and energy efficiency and tackling climate change - Initial Public Consultation Results

In Spring 2025 we asked the public to consider what would improve levels of fuel poverty and energy efficiency and help tackle the effects of climate change in their area. The results were analysed with legitimate suggestions added to the other LHS recommendations found within this chapter.

Improving levels of fuel poverty and energy efficiency and tackling climate change

Aims:

- Increase public awareness of Income Maximisation Officers at Dalkeith and Penicuik Citizens Advice Bureaux
- Midlothian Council to promote Warmer Homes Scotland on a rolling basis using local media
- Midlothian Council to promote Changeworks projects on a rolling basis using local media
- Midlothian Council to promote Home Energy Scotland projects on a rolling basis using local media
- Midlothian Council to support community organisations to develop their own renewable energy projects, including wind and solar photovoltaic (PV) projects using The Community Energy Generation Growth Fund.
- Create a retrofit delivery roadmap
- Consider a local retrofit advice hub or one stop shop for residents
- Maximise support available from Local Energy Scotland to help communities install low carbon or renewable technologies such as solar panels or heat pumps on community buildings, as well as with larger projects such as community wind turbines and hydro schemes.
- Maximise ‘Community Benefits’ options including benefits (often in the form of funds) that renewable energy businesses provide to support communities and offer an opportunity for communities to work with renewable energy businesses for the long-term benefit of the community.
- Explore solar power energy system piloted by KnightPower Hub and Scottish Borders Housing Association

Improving levels of fuel poverty and energy efficiency and tackling climate change

Aims:

- Midlothian Council to promote the Home Energy Scotland Grant and Loan Scheme which provides homeowners in Scotland a grant, interest free loan or a combination of both to install clean heating systems and energy efficiency measures.
- Midlothian Council to promote Private Rented Sector Landlord Loans. Individuals or businesses that own privately rented properties can apply for the Scottish Government-funded loan. It covers improvements like insulation, home renewable systems such as heat pumps, and even connections to approved district heating schemes.
- Develop business cases examining the viability of District Heat Networks in the Midlothian heat zones as a potential decarbonisation option
- Develop energy efficiency workshops for residents to learn how to save energy and money in their homes. Link in with Changeworks' community engagement on the Change Works in Dalkeith

Improving Specialist Housing Provision in Midlothian - Second Public Consultation Results

In Autumn 2025 we asked the public to prioritise the housing challenges in Midlothian and 276 people responded. This section examines the results which relate to improving levels of fuel poverty and energy efficiency and tackling climate change.

Figure 10.1 illustrates the responses when the public was asked how important it is for the Council to focus on making homes more energy efficient. It is clear that the public find this important with 92% of respondents choosing either 'very important' or 'quite important'.

Figure 10.1: How important do you think it is for the Council to focus on making homes more energy efficient?

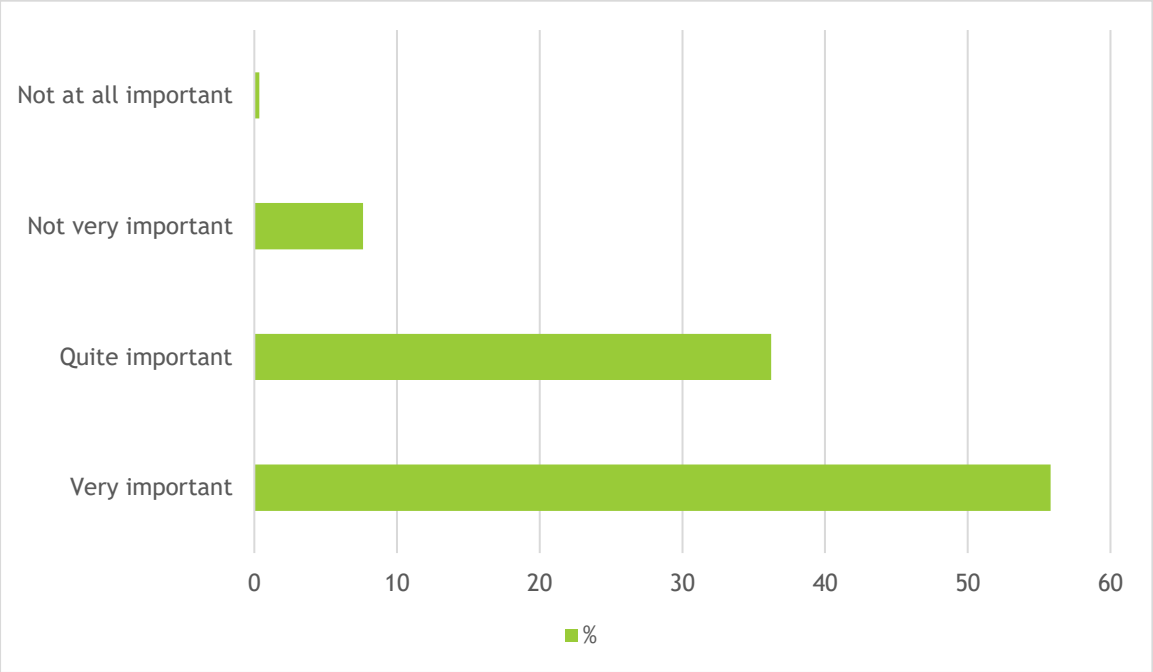
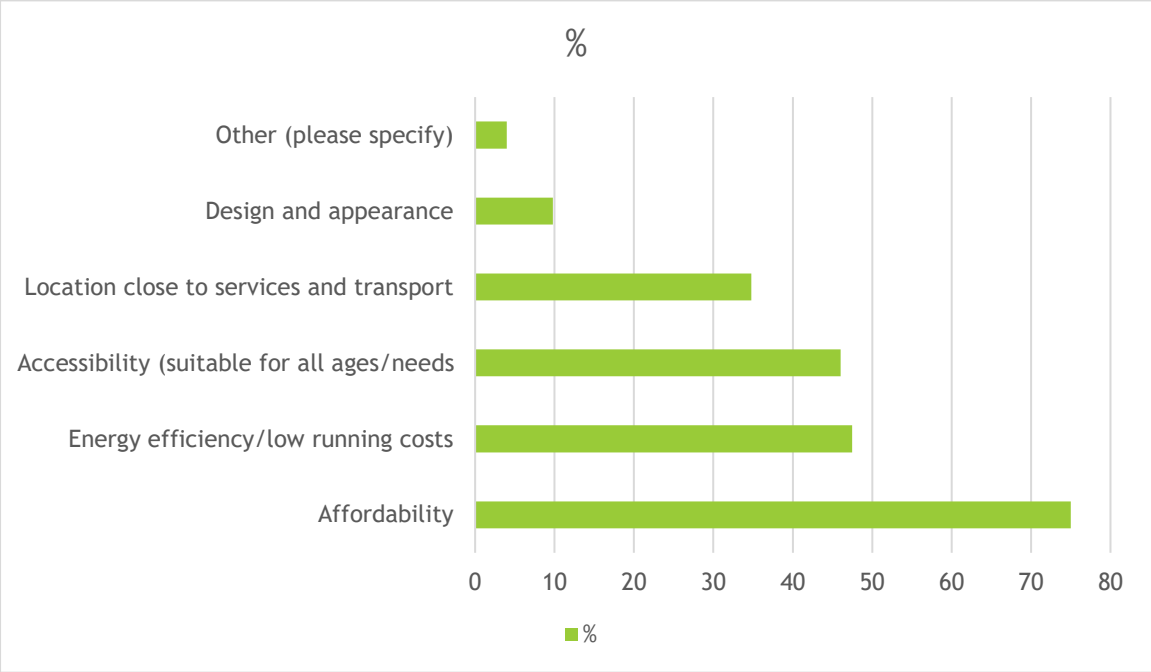


Figure 10.2 illustrates the responses when the public was asked to prioritise features for future housing developments. Affordability scored the highest with 75% of respondents choosing it as a priority. It is of note that energy efficiency/low running costs came second with 47% of respondents prioritising this feature.

Figure 10.2: New housing development prioritisation



The aims of this LHS have been set using the public's submissions received during the initial public consultation. The responses to the second public consultation have allowed Midlothian Council to prioritise actions within the Local Authority Outcomes Action Plan which can be found at the end of the document.

11 House Condition

Outcome - The condition of housing across all tenures is improved.

This section will look at the current quality of housing in Midlothian – the quality of private rented housing, social housing and owner-occupied housing.

Midlothian Council's aim is to ensure that the housing quality in Midlothian is improved for social and private housing tenants and that Midlothian residents can live in warm, energy efficient and low carbon homes which they can afford to heat.

In Midlothian, the standard of housing quality is affected by several factors including the age of the property, tenure and the household type.

The National Context
The Housing (Scotland) Act 2006 introduced a repairing standard for private sector properties and amendments to the tolerable standard of properties ensuring that properties are fit for habitation. It puts legal obligations on all landlords to carry out maintenance and repair works to the interior and exterior of the property within reasonable timescales. The Act also gives Local Authorities powers to enforce repairs and maintenance works, alongside schemes to support repair works such as Scheme of Assistance and Housing Renewal Areas.

The Tolerable Standard is a minimum standard and applies to all residential dwellings including social and privately rented homes and owner-occupied properties. The local authority can act where a house does not meet this standard.

The Social Housing Regulator (SHR) regulates registered social landlords, including local authority landlord and homelessness services. The SHR is responsible for monitoring the performance of social landlords under the Scottish Social Housing Charter. This includes monitoring Scottish Housing Quality Standards.

The Scottish Housing Quality Standard is a set of five housing criteria which must all be met if a property is to pass the required standard. It means social landlords must make sure their tenants' homes:

- are energy efficient, safe and secure
- are not seriously damaged
- have kitchens and bathrooms that are in good condition

It is important to note that the energy efficiency elements of the SHQS have been replaced by the Energy Efficiency Standard for Social Housing (EESSH).

The Midlothian Context
Social Housing
The Scottish Housing Quality Standard (SHQS) is the Scottish Government's principal measure of social housing quality in Scotland and has been used in this chapter to assess the present condition of council housing in Midlothian.

In 2024/25, 84.1% of Midlothian Council homes met the Scottish Housing Quality Standard. The national average was 87.2%. Table 11.1 below illustrates the performance of Midlothian Council and Registered Social Landlords against the SHQS. It is important to note that the RSL statistics are for overall SHQS performance and many RSLs have properties in other areas.

Table 11.1: Midlothian Social Landlords' SHQS Performance 2024/25[50]

Social Landlord	% of stock meeting SHQS
Midlothian Council	84.1%
Melville Housing Association	97.5%
Castle Rock Edinvar Housing Association	85.8%
Bield Housing Association	72.9%
Wheatley Homes East Housing Association	99.4%
Trust Housing Association	89.7%
Viewpoint Housing Association	99.7%
Blackwood Housing Association	89.6%
Ark Housing Association	74.1%
Scottish average	**87.2%**

The proposals for bringing Midlothian Council's housing stock up to the Scottish Housing Quality Standard include:

- Use of electronic portal updates which allow accurate and up to date reporting
- Improved reporting of Electrical Installation Condition Reports

Scottish Housing Quality Standard – Exempt Stock

No Midlothian Council properties are either exempt or in abeyance from meeting the Scottish Housing Quality Standard.

Energy Efficiency Standard for Social Housing (EESSH)
The Scottish Government introduced the Energy Efficiency Standard for Social Housing (EESSH) to improve the energy efficiency of social housing in Scotland and to help reduce energy consumption, fuel poverty and the emission of greenhouse gases. EESSH and EESSH2 set milestones requiring all social housing to meet Energy Performance Certification B or above by 2032 with no social housing below EPC Band D to be re-let from December 2025. As stated in the previous chapter, these milestones have been suspended pending publication of the new Social Housing Net Zero Standard (SHNZS). Midlothian Council has continued work to improve the energy efficiency of its stock which is shown in table 11.2 below. The table illustrates the range of ESSHH measures which have been installed across Midlothian Council housing stock with 1097 homes reaching the standard.

[50] Scottish Housing Regulator

Table 11.2: EESSH measures installed in Midlothian Council homes 2016/17 – 2025/26

Count of Tenure Type	Column Labe									
Row Labels	2016-17	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Grand Total
LA Rent	**41**	**44**	**437**	**11**	**73**	**7**	**164**	**283**	**37**	**1097**
Air Source Heat Pump			17							17
Battery Storage			177							177
Cavity Wall Insulation							54	116	1	171
External Wall Insulation	41	44	36	11	73	7	108	143	32	495
Internal Wall Insulation							1			1
Loft Insulation - Top Up							1			1
Solar PV			195						4	199
Underfloor Insulation			12							12
Windows and doors								24		24
Grand Total	**41**	**44**	**437**	**11**	**73**	**7**	**164**	**283**	**37**	**1097**

Private Sector Housing Quality in Midlothian

Private sector housing is classified into owner-occupied and Private Rented Sector (PRS) housing. Most dwellings in Midlothian (27,923) are owner-occupied while the PRS represents a very small proportion of housing tenure (3695). Whilst data on the condition of PRS housing in Midlothian is not available, the condition of the private rented sector in Scotland overall is worse than the owner-occupied sector. Notably, the Scottish House Condition Survey 2017-2019[51] shows that of the 39% properties which failed the SHQS in Midlothian:

- 39% were owner-occupied dwellings and whilst the failure rate for PRS in Midlothian was not available, 52% of PRS dwellings in Scotland failed to meet the standard.
- The highest failure rate in PRS housing in Scotland was with respect to the Energy Efficient criterion (35%), followed by Healthy, Safe Secure (19%) and Modern Facilities (11%).

Table 11.3 below highlights the lack of information available about the condition of housing within the Private Rented Sector in Midlothian and illustrates the housing condition of Private Sector Housing in both Midlothian and Scotland. If Midlothian follows national trends, it could be assumed that approximately 50% of housing within the Private Rented Sector would fail to meet the Scottish Housing Quality Standard. It is also notable that 33% of owner-occupied homes are in a state of urgent disrepair.

[51] Supporting documents - Scottish House Condition Survey: Local Authority Analysis 2017-2019 - gov.scot

Table 11.3: Private Sector Housing Condition Analysis

	Midlothian			Scotland		
	Total %	**Owner-occupied**	**Private Rented**	**Total %**	**Owner-occupied**	**Private Rented**
Percentage total dwellings that fail SHQS	39%	39%	*	41%	41%	52%
Below Tolerable Standard	*	*	-	2%	1%	3%
In Urgent Disrepair	38%	33%	*	28%	26%	38%
Fail Energy Efficient Criterion	30%	31%	*	30%	31%	35%
Lacking Modern Facilities/Services	8%	7%	*	7%	6%	11%
Not Healthy, Safe and Secure	10%	9%	*	12%	11%	19%

(*) indicates base sample too small to report (-) indicates no SAMPLE cases in this category

Below Tolerable Standard Policy

The Tolerable Standard is the minimum level of repair that a house must meet to be acceptable as living accommodation. In Scotland, local authorities have a duty to make sure that all houses in their area that do not meet the Tolerable Standard are closed, demolished or brought up to an acceptable standard.

To meet the Tolerable Standard, a property must have the following:

- Structural stability
- Absence of damp
- Satisfactory provision for natural and artificial lighting, ventilation, and heating
- Satisfactory thermal insulation
- Adequate piped supply of wholesome water
- Sink with both hot and cold water
- Toilet: (water closet or waterless)
- Fixed bath or shower and wash-hand basin: with hot and cold water
- Effective drainage and sewerage system
- Compliance with electrical installation requirements
- Satisfactory cooking facilities
- Satisfactory access: to external doors and outbuildings
- Working fire detection and warning equipment
- Has satisfactory equipment installed for detecting and for giving warning of, carbon monoxide present in a concentration that is hazardous to health.

If a property fails to meet even one of the criteria for the Tolerable Standard, it is considered Below Tolerable Standard (BTS). This can lead to Midlothian Council taking action to improve the property or the tenant can apply to the First-tier Tribunal for Scotland to have the issue addressed.

The Repairing Standard

Private Rented Sector tenants and landlords are directed towards the Scottish Government's Repairing Standard and associated guidance[52]. The Repairing Standard includes several elements to improve the condition of properties within the Private Rented Sector:

- The property must meet the Tolerable Standard
- The property is wind and water tight and in all other respects reasonably fit for human habitation.
- The structure and exterior of the property (including drains, gutters and external pipes) are in a reasonable state of repair and in proper working order.
- The installations in the property for the supply of water, gas, electricity (including residual current devices) and any other type of fuel and for sanitation, space heating by a fixed heating system and heating water are in a reasonable state of repair and in proper working order.
- Any fixtures, fittings and appliances provided by the landlord under the tenancy are in a reasonable state of repair and in proper working order.
- Any furnishings provided by the landlord under the tenancy are capable of being used safely for the purpose for which they are designed.
- Satisfactory provision for, and safe access to a food storage area and a food preparation space.
- Common parts pertaining to the property can be safely accessed and used.
- Where a property is in a tenement, common doors are secure and fitted with satisfactory emergency exit locks.

A landlord in the private rented sector has a duty to ensure that the property they rent out meets the Repairing Standard. If a tenant or local authority believes that a rented house does not meet that standard, an application can be made to the First-tier Tribunal for Scotland (Housing and Property Chamber) for a decision by a tribunal on whether the landlord has complied with that duty. The tribunal can then order the landlord to carry out the necessary repairs. Various enforcement powers apply if the landlord then does not do so.

Housing Renewal Areas

A Housing Renewal Area (HRA) is an area that has been identified as needing improvement due to the condition and quality of housing. Local Authorities have the power to enforce housing standards when a significant number of houses in the locality are sub-standard or when their appearance is adversely affecting the appeal of that area. Midlothian Council does not have an up-to-date HRA policy, this will be updated as a key priority for the LHS.

LHS Recommendation

Midlothian Council officers to update Housing Renewal Area Policy

[52] Annex A: Meeting the Tolerable Standard - Repairing Standard: statutory guidance for private landlords - gov.scot

Midlothian Scheme of Assistance

Midlothian's Scheme of Assistance is a system of financial and non-financial help for private housing which is in disrepair or below the tolerable standard or needs to be adapted because a person is disabled.

Financial help under the scheme can include grants or loans. Non-financial help can include information, advice and, in some cases, practical help to homeowners.

Midlothian Council's Scheme of Assistance Statement is in development and will detail the financial and non-financial help available.

Improving the Condition of Housing - Initial Public Consultation Results

In Spring 2025 we asked the public to consider what would improve the condition of housing in their area. The results were analysed with legitimate suggestions added to the other LHS recommendations found within this chapter.

Improving the Condition of Housing

Aims

- Midlothian Council officers to update Housing Renewal Area Policy
- Publicise Midlothian Council monthly estate walkabouts
- Publicise the Repairing Standard for the benefit of private tenants and landlords
- Investigate and publicise free home maintenance advice sessions for all housing tenures
- Investigate Rechargeable Repairs Scheme to contribute to the Council's commitment to preserve the future of its housing stock by ensuring that it is maintained to a good standard and to ensure that expenditure is managed effectively.
- Community Justice Scheme to benefit those unable to maintain their gardens
- Investigate possibility of annual inspection of council tenancies during annual gas safety checks

Improving the Condition of Housing in Midlothian - Second Public Consultation Results

In Autumn 2025 we asked the public to prioritise the housing challenges in Midlothian and 276 people responded. This section examines the results which relate to improving the condition of housing in Midlothian. Figure 11.1 illustrates the responses when the public was asked how important it is for the Council to focus on improving the quality of existing homes. It is clear that this is an important area with 95% of respondents choosing either 'very important' or 'quite important'.

Figure 11.1: How important is it for the Council to focus on improving the quality of existing homes?

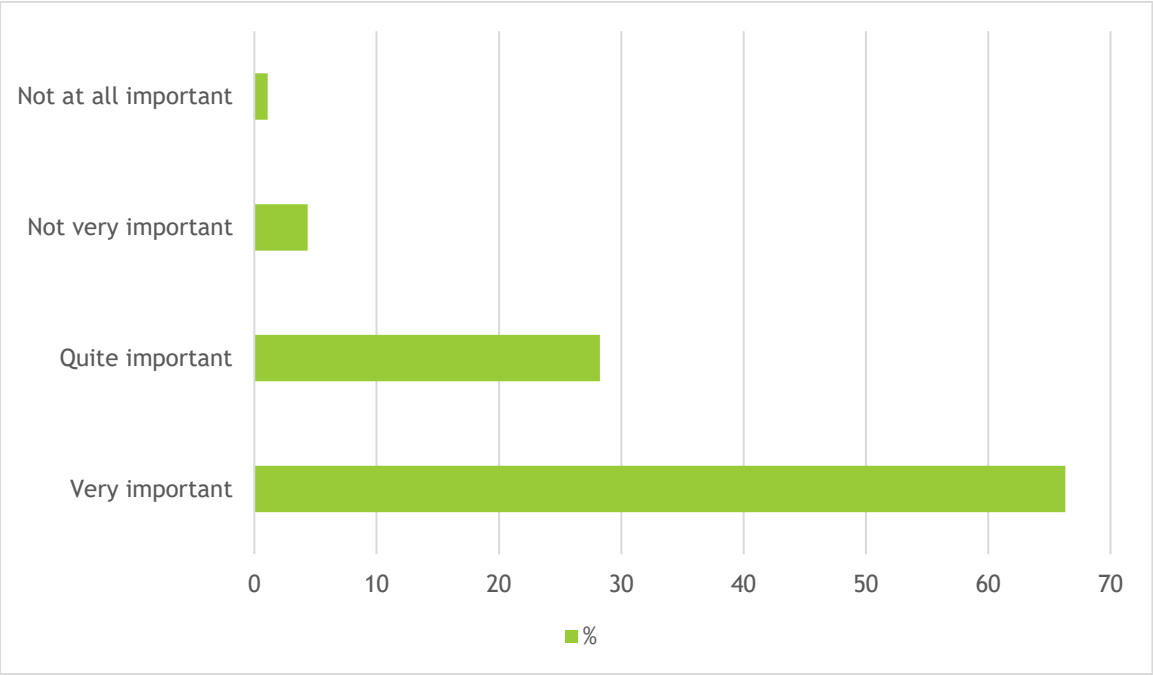
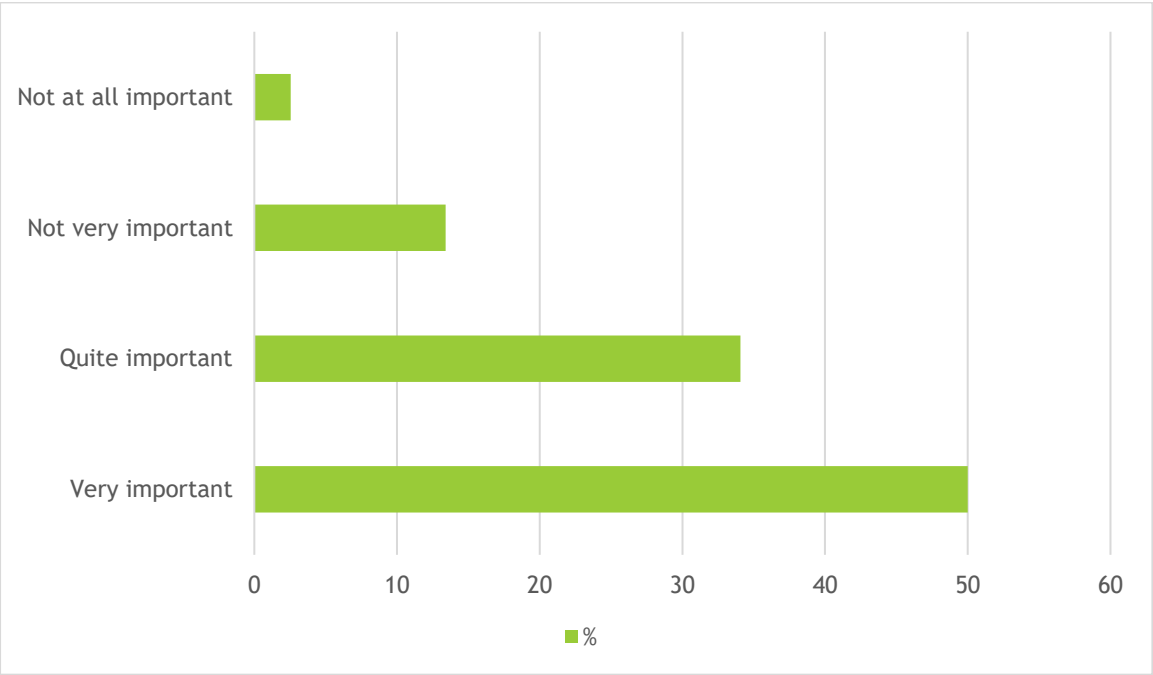


Figure 11.2 illustrates the responses when the public was asked how important it is for the Council to focus on improving private rented housing standards. Again, this is also a clear priority with 84% of respondents choosing either 'very important' or 'quite important'.

Figure 11.2: How important is it for the Council to focus on improving private rented housing standards?



The aims of this LHS have been set using the public's submissions received during the initial public consultation. The responses to the second public consultation have allowed Midlothian Council to prioritise actions within the Local Authority Outcomes Action Plan which can be found at the end of the document.

12 Housing, Health and Social Care Integration

Outcome: Integration of Housing, Health and Social Care in Midlothian is improved

Housing has an important influence on health inequalities in Scotland. Health and social care integration, community planning, and community empowerment provide an opportunity for stronger connection between public health and housing. The homes people live in are an important aspect of how they experience place and community, and everyone should have access to an affordable, safe and warm home. In this LHS, Midlothian Council recognises the contribution that good quality housing, place-making and effective housing related services has on health improvement, wellbeing and the reduction of health inequalities.

Public Health Scotland's briefing paper, 'Healthy housing for Scotland'[53] set out the fundamental link between housing and public health:

'The right to an adequate standard of housing is therefore inextricably linked to the right to the highest attainable standard of health.'

National Context

National Health and Wellbeing Outcomes

The Public Bodies (Joint Working) (Scotland) Act 2014 legislates for national health and wellbeing outcomes that apply equally across health and social care services in Scotland. There are nine national health and wellbeing outcomes which apply to integrated health and social care and enable service users and carers to have a clear understanding of what they can expect in terms of improvements in their health and wellbeing. National Health and Wellbeing Outcome 2[54] is of greatest relevance to housing and housing related services:

'People, including those with disabilities or long-term conditions, or who are frail, are able to live, as far as reasonably practicable, independently and at home or in a homely setting in their community.'

Midlothian Context

Housing is a central determinant of health. Having affordable and suitable housing which is in good material condition and in safe and connected neighbourhoods is cornerstone to creating opportunities for good health and wellbeing. There is a commitment between the Midlothian Integration Joint Board (IJB) and Housing to strengthen collaborative working to achieve this.

Midlothian Health and Social Care Partnership

The Midlothian Health and Social Care Partnership is responsible for services that help Midlothian residents live well and get support when needed. This includes all

[53] Healthy housing for Scotland - Publications - Public Health Scotland

[54] 5. National Health and Wellbeing Outcomes - National health and wellbeing outcomes framework - gov.scot

community health and social care services for adults in Midlothian and some acute hospital-based services. Aids and Adaptations are the only part of housing planning and provision delegated to Midlothian IJB.

While Housing and Homelessness is not a delegated function to the Midlothian Integration Joint Board many people experiencing homelessness may also experience health and wellbeing challenges such as mental health, substance misuse or involvement in offending. Closer collaboration between Housing and Health and Care Services will enable a stronger approach to addressing homelessness and the health inequalities which arise.

The Health and Social Care Strategic Plan 2025-2035[55] details the actions the partnership will take to help achieve the National Health and Wellbeing Outcomes. The Strategic Plan outlines the goals of the Integrated Joint Board (IJB) and how it works closely with Midlothian Council to ensure they are aligned with practical outcomes. The plan includes a Housing Contribution Statement which details the Midlothian Council led Housing Outcomes:

- Information on Midlothian Council's website detailing:
    - Help to remain in current home
    - Assistance in moving to another home
    - Homelessness prevention
- The Service Standards Leaflet available in other formats such as large print, braille or a different language
- The Housing Options Service reviews housing circumstances and advises on next steps to address housing difficulties
- Specialist housing advice and independent living skills for young people is provided
- Housing Services are planned and delivered inclusively to ensure equality of service provision
- Projected local requirements accessible housing builds (by 2029/30):
    - 66 extra-care housing properties
    - at least 23 new amenity homes
    - 1 bariatric home
    - 8 homes for households with learning disability and or complex care needs
    - 108 wheelchair accessible homes
    - An increased number of new homes with adaptations for specialist provision
- Ensure all new homes meet or exceed energy efficiency standards EPC rating C or above and develop a retrofit plan for existing stock, to support tenants to reduce the costs to heat homes and supports net zero goals
- Target energy efficiency advice at households most at risk of fuel poverty.
- Reduce the time taken for homeless households to secure permanent housing
- Ensure new build general needs accommodation is future proofed to accommodate wheelchair users & capable of being adapted to suit a range of needs including the elderly and those with dementia

[55] Midlothian Integration Joint Board Strategic Plan 2025-2035 DRAFT - Midlothian Health and Social Care Partnership

- Integration of data monitors in homes to monitor moisture levels, to support early detection of condensation and dampness
- Work with children services to offer homes for care experienced young people as part of the National House Project
- Adopt age friendly, dementia friendly and accessible designed standards in all new housing developments
- Ensure staff are able to deliver a full range of Housing Options advice regardless of tenure via the Housing Options Training Toolkit
- Ensure staff have access to trauma informed approaches to support people with complex needs compassionate and effectively

Health and Homelessness Steering Group

The Midlothian Health and Homelessness Steering Group is a collaboration between Midlothian Council and partners, established to address health and homelessness issues in the region by working together on projects like the Rapid Rehousing Transition Plan and implementing strategies such as Housing First and Tenancy Support to provide holistic, person-centred care for individuals experiencing homelessness. It aims to prevent homelessness through a data-informed, preventative approach, learning from individuals with lived experience and collaborating with third-sector organisations to provide housing and employment opportunities.

Housing / Occupational Therapist Partnership

Health and Social Care staff meet with housing representatives on a quarterly basis to review the need for specialist provision and consider further provision where required to address emerging needs.

Improving the collaboration between housing, health and social care services - Initial Public Consultation Results

In Spring 2025 we asked the public to consider what would improve the collaboration between housing, health and social care services in their area. The results were analysed with legitimate suggestions added to the other LHS recommendations found within this chapter.

Improving the collaboration between housing, health and social care services

Aims

- Housing Services representative to become non-voting member of Integrated Joint Board
- Improve communication between Health and Social Care Partnership and Housing Services
- Improve communication between Aids and Adaptations (H&SCP) and Housing Services
- Investigate data lake integration of IT systems
- Ensure staff can deliver a full range of Housing Options advice regardless of tenure via the Housing Options Training Toolkit
- Ensure staff have access to trauma informed approaches to support people with complex needs compassionate and effectively
- Streamline information sharing between H&SCP and Housing Services
- Creation of simplified flow chart to direct customers to correct service(s)
- Stronger links between local policies to ensure a joined-up approach with key partners so that appropriate strategic health care, housing and other services are made jointly to meet the need of the population

The aims of this LHS have been set using the public's submissions received during the initial public consultation. The responses to the second public consultation have allowed Midlothian Council to prioritise actions within the Local Authority Outcomes Action Plan which can be found at the end of the document.

LOCAL AUTHORITY OUTCOMES ACTION PLAN						
LHS Outcome: Access to housing and the supply of new housing has increased across all tenures in Midlothian.						
Where the LHS Outcome supports National Priorities, Plans & Targets & links to Local Outcome Improvement Plan/Locality Plans and Local Authority Plan Outcome, please list these here: Strategic Housing Investment Plan 2026/27 – 2030/31, Midlothian Mixed Tenure Strategy, Midlothian Allocation Policy, Housing (Scotland) Act 2025, Midlothian Local Development Plan 2 (draft), Midlothian Incentive to Move Scheme, Midlothian Open Market Purchase Scheme						
Action(s) and Commitments for Delivery of Outcome	**Baseline**	**Indicator or Measure**	**Milestone**	**Target/End Point**	**Who/Co-ordinator**	**Progress**
Midlothian Council continues new build programme to help alleviate pressure from general needs list	Ongoing	Increased number of Midlothian Council homes	-Annual SHIP approved -Regular More Homes Division liaison meetings -New builds completed	Ongoing throughout period of LHS	-Development Team -Housing Services -More Homes Division, Scottish Government	-Quarterly More Homes Division liaison meetings to monitor progress -Monthly Housing Board meetings to monitor progress
RSLs are supported to increase the number of new build social housing homes in Midlothian	Ongoing	Increased number of RSL homes in Midlothian	-Annual SHIP approved -Regular updates provided at More Homes Division liaison meetings -New builds completed	Ongoing throughout period of LHS	-Development Team -RSLs -More Homes Division, Scottish Government	-Quarterly More Homes Division liaison meetings to monitor progress -Quarterly LHS HA Forum meetings to monitor progress
Midlothian residents are given priority for MMR properties in Midlothian	Differing levels of engagement from RSLs prior to allocation of MMR properties	-Increased number of section 5 nominations from MC to RSLs -Increased number of MMR properties	- Allocation updates provided during quarterly More Homes liaison meetings	Ongoing throughout period of LHS	-RSLs -Development Team -MC Housing Allocations	- Regular More Homes Division liaison meetings to monitor progress

		are let to Midlothian residents - RSLs/third parties highlight priority status on websites				
RSL MMR properties are suitably advertised to Midlothian residents to ensure the resulting lets help alleviate local housing pressure	Differing levels of engagement from RSLs prior to allocation of MMR properties	MMR properties are advertised on MC website and social media in line with RSL/third party advertising time period	- New build MMR property details (photos, rent etc) emailed to MC before properties are advertised by RSL/third party - Allocation numbers provided during annual SHIP process	Ongoing throughout period of LHS	-RSLs -Development Team -Communication Team	- Regular More Homes Division liaison meetings to monitor progress -Regular RSL/MC contact
Additional affordable housing options are explored in line with Mixed Tenure Strategy	Mixed Tenure Strategy approved by Council March 2024	Additional affordable housing options in operation in Midlothian	-Individual options explored -MMR Report submitted to Council	2026	-Development Team	-Housing Board meetings to monitor progress
Improve the public's awareness of additional affordable housing options	-MC LIFT Scheme page updated annually -MMR page on MC website	-Increased public awareness -Increased number of queries	-Additional affordable housing options pages on MC website -Pages are advertised regularly on social media	-MC pages to be updated/created Spring 2026 -advertising throughout period of LHS	-Development Team -Communication Team	- Housing Board meetings to monitor progress

Increase the number of properties in the Private Rented Sector	-Housing (Scotland) Act 2025 received Royal Assent on 6 November 2025 -Secondary legislation for PRS pending -Build to Rent within Midlothian Mixed Tenure Strategy	-Increased number of properties in the Private Rented Sector	-Create guide to PRS for tenants and landlords -Secondary legislation published and integrated into MC workstreams -BTR and MMR exempt from rent control measures in secondary legislation; accelerating delivery of new BTR units	Ongoing throughout period of LHS	-Development Team -Environmental Health Team -Scottish Government	
Improve affordability of the Private Rented Sector	-Housing (Scotland) Act 2025 received Royal Assent on 6 November 2025 -Secondary legislation for PRS pending	-Greater affordability within the PRS	-Secondary legislation is published -MC officers investigate Rent Control Areas as per secondary legislation	Rent Control Areas are expected to take effect by 2027, once secondary legislation is in place.	-Scottish Government -TBC	-SG's PRS Rent Control meetings to monitor progress
The percentage of affordable homes built on private developments (currently 25%) to be in line with the Local Development Plan 2	-LDP2 Proposed Plan consultation scheduled -LDP2 scheduled for	The percentage of affordable homes built on private developments will be in line with the Local Development	-May 2027 LDP2 adopted -Section 75 developments are planned in line with LDP2 policy	2027	-Local Planning Authority	-LHS HA Forum meetings to monitor progress -Regular updates provided between

Affordable Housing Policy	adoption before May 2027	Plan 2 Affordable Housing Policy				Development and Planning
Improve housing transfer system to allow tenants to swap with tenants of other RSLs with ease	Detailed mutual exchange information on MC website	Tenants find the mutual exchange system easier than present	Mutual exchange information is advertised regularly in an easy read format	Ongoing throughout period of LHS	-Communication Team	
Investigate possibility of RSL transfers to reduce under-crowding and free up family homes	-MC operates Incentive to Move Scheme -MC and RSLs use mutual exchange scheme	-Reduced under-crowding and family homes are freed up to those who require them	-Creation of Incentive to Move page on MC website -Regular advertising of Incentive to Move and mutual exchange schemes	Creation of page early 2026 with advertising to continue throughout period of LHS	-Development Team -Communication Team	
Investigate viability of building one-bedroom properties for single and elderly people	Annual performance analysis contains waiting list statistics	MC investigates demand for one-bedroom properties, associated building costs and typical lengths of tenure.	Report prepared	2027	-Development Team	-Housing Board meetings to monitor progress
Reduce the number of empty privately owned homes	MC appointed an Empty Homes Officer in early 2026	Empty Homes Officer in post and reducing number of empty homes	-Officer is in post -Annual reduction in number of empty homes	Ongoing throughout period of LHS	-Development Team	-Monitored through SG empty homes statistics
Introduce online housing list system to allow applicants to view	Applicants phone officers for information	Online system is introduced	-Online system is introduced	TBC	-IT Team -Housing Services	

position on waiting list and remain informed			-Officer time is available for other duties			
Utilise buildings which can be repurposed for housing	TBC	Appropriate buildings are repurposed for housing	-Production of MC Estate report -Report and recommendations passed by Council -Implementation of recommendations	TBC	-Development Team	- Housing Board meetings to monitor progress
Seek to ensure that infrastructure and facilities are developed alongside new housing developments	LDP2 is in development	Smoother development of infrastructure, facilities and housing	TBC	Ongoing throughout period of LHS	-LA Planning Authority	
Increase number of ex-local authorities bought on the market and returned to council stock (Open Market Purchase Scheme)	-MC has recruited an Empty Homes Officer to assist with OMPs -Increased share of £40m grant from SG	Increased number of ex-local authorities bought on the market and returned to council stock	-OMP targets agreed annually with SG based on finance available -OMP targets met	Targets agreed through course of financial year based on grant availability	-Development Team -More Homes Division, Scottish Government	- Regular More Homes Division liaison meetings to monitor progress
Investigate Choice Based Letting Scheme	-CBL survey carried out in 2019 allocation policy review	CBL is explored as an alternative means of house letting	-Production of CBL report -Report and recommendations passed by Council	TBC	-Development Team -Housing Services	

			-Implementation of recommendations			
Encourage private developers to build homes which meet the needs of Midlothian residents	LDP2 is in development	Inclusion within LDP2	-Smaller, more affordable homes recommended to private developers during planning process	TBC	TBC	
Weekly Housing News published on MC social media to advertise action points within LHS e.g. forms of affordable housing, mutual exchanges	Adhoc promotions provided by Communications Team when required	Weekly housing news posted on social media	-News template agreed -News published on weekly basis to local FB forums	Ongoing throughout period of LHS	-Development Team -Housing Services	-Progress monitored via public feedback -increased number of queries relating to topics within news report
Investigate HUSK Garages to Homes Developments – transforming disused garages into affordable homes	Scottish Borders Housing Association development	TBC	TBC	TBC	Development Team	
LHS Outcome: Improving Place-Making in Midlothian						
Where the LHS Outcome supports National Priorities, Plans & Targets & links to Local Outcome Improvement Plan/Locality Plans and Local Authority Plan Outcome, please list these here: Midlothian Local Development Plan 2 (draft), Single Midlothian Plan 2023-2027, Midlothian Active Travel Policy 2024 – 2034						
Action(s) and Commitments for Delivery of Outcome	**Baseline**	**Indicator or Measure**	**Milestone**	**Target/End Point**	**Who/Co-ordinator**	**Progress**

Hubs needed to bring communities together. These must be accessible to wheelchair users and within the 20-minute neighbourhood ethos.	Warm and Well Hubs in operation at libraries across Midlothian	Ongoing	Increased number of library users	Ongoing	Midlothian Library Services	Ongoing
Change mindsets so locals actively engage because they want to be proud of where they live and look after their patch.	8 Local Place Plans were registered with Midlothian Council at its Planning Committee on 4 June 2024	Ongoing throughout LDP2 draft process	-Increased number of Local Place Plans registered with MC -Local Place Plans active in their areas	Ongoing	-Third sector groups -Community Councils -Midlothian Planning Authority -Community Team	Ongoing throughout LDP2 draft process
Improve public amenities and investment in neighbourhoods	Single Midlothian Plan 2023-2027 is in place	Ongoing throughout period of the Single Midlothian Plan	The Single Midlothian Plan | Community Planning in Midlothian | Midlothian Council	Ongoing throughout period of Single Midlothian Plan	-Community Planning Partnership	Ongoing
Improve amenities in new build areas	LDP2 is in development	Smoother development of infrastructure, facilities and housing	TBC	Ongoing throughout period of LHS	-LA Planning Authority	
Improve active travel routes	Midlothian Active Travel Policy 2024 – 2034 in place	Ongoing throughout period of the Active Travel Policy	Active Travel Strategy | Midlothian Active Travel Strategy	Ongoing throughout period of the Active Travel Policy	-Active Travel Team	Ongoing

Improve children's play areas and implement measures to prevent dog fouling e.g. fencing and community 'messmap'	Refurbishment of Children's Outdoor Play Areas report passed by Council in May 2025	Scottish Government Capital Grant improves play areas across Midlothian	Work ongoing throughout 2025/26	Ongoing	-Place Directorate	
Investment in 20-minute neighbourhoods and the Place-standard, focusing in on areas with lower scores	Single Midlothian Plan 2023-2027 is in place	Ongoing throughout period of the Single Midlothian Plan	The Single Midlothian Plan | Community Planning in Midlothian | Midlothian Council	Single Midlothian Plan 2023-2027 is in place	-Community Planning Partnership	
Better understanding of neurodivergent needs in general by decision makers	The Neurodivergency in Housing Group was established in March 2025	Midlothian Council becomes active member of the group	Midlothian Council becomes active member of the group	Ongoing throughout period of LHS	-Housing Services	
Integration between traditional Midlothian communities and newer developments	8 Local Place Plans were registered with Midlothian Council at its Planning Committee on 4 June 2024	Ongoing throughout LDP2 draft process	-Increased number of Local Place Plans registered with MC -Local Place Plans active in their areas	Ongoing	-Third sector groups -Community Councils -Midlothian Planning Authority -Community Team	
Investigate converting old buildings in town centres into affordable housing	TBC	Appropriate buildings are repurposed for housing	-Production of MC Estate report -Report and recommendations	TBC	-Development Team	

			passed by Council -Implementation of recommendations			
LHS Outcome: 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.						
Where the LHS Outcome supports National Priorities, Plans & Targets & links to Local Outcome Improvement Plan/Locality Plans and Local Authority Plan Outcome, please list these here: Midlothian Rapid Rehousing Transition Plan 2024/25, 24/7 Supported Housing Needs for Individuals with Complex Housing Needs Report, Housing (Scotland) Act 2025, Temporary Accommodation Standards Framework, Midlothian Housing Allocation Policy, Midlothian Open Market Purchase Scheme, Single Midlothian Plan 2023-2027						
Action(s) and Commitments for Delivery of Outcome	**Baseline**	**Indicator or Measure**	**Milestone**	**Target/End Point**	**Who/Co-ordinator**	**Progress**
Continue to repurpose empty shops and buildings for use by homeless people e.g. night shelters, cafes and conversion to homes	Ongoing	Appropriate buildings are repurposed	-Production of MC Estate report -Report and recommendations passed by Council -Implementation of recommendations	TBC	-Development Team -Homelessness Team	
Improve access to employment support for homeless clients via the Transferable Skills Academy and the JETS Programme (Job Entry: Targeted Support)	Ongoing	Ongoing	Ongoing	Ongoing	-Midlothian Council -Health and Social Care Partnership -NHS Lothian	

Consider use of Compulsory Purchase Orders as last resort to bring empty homes back into use	Ongoing	CPOs used as last resort when required	Ongoing	Ongoing	-Midlothian Council	
Improve access to financial support for potentially homeless people to prevent evictions	Action within Rapid Rehousing Transition Plan	Partnership working with internal teams and third sector support providers to deliver more effective responses across all services.	Ongoing	Ongoing	-Midlothian Council -Health and Social Care Partnership -Third Sector	
Early intervention programs for at risk populations, including looked after young people and individuals exiting the criminal justice system	Action within Rapid Rehousing Transition Plan	Ongoing	Ongoing	Ongoing	-Midlothian Council -Health and Social Care Partnership	
Improve access to supportive services e.g. mental health care and addiction treatment	24/7 Supported Housing Needs for Individuals with Complex Housing Needs Report	Ongoing	Ongoing	Ongoing	-Health and Social Care Partnership	
Continue to monitor 'Ask and Act Duty' within the forthcoming Housing (Scotland) Act	-Housing (Scotland) Act 2025 received Royal Assent on 6 November 2025	Ongoing	Ongoing	Ongoing	-Homelessness Team	

Improve partnership working with Midlothian Child Poverty Working Group, underlining the importance of housing and homelessness prevention as a multi-agency concern					-Midlothian Council -Health and Social Care Partnership	
Increase number of Scottish Secure Tenancies allocated to homeless households in Midlothian	Action within Rapid Rehousing Transition Plan	Ongoing	Ongoing	Ongoing	-Midlothian Council -RSLs	-Monitored by Rapid Rehousing Transition Plan Action Plan
Fully implement updated Housing Allocations Policy	Action within Rapid Rehousing Transition Plan	Ongoing	Ongoing	Ongoing	-Midlothian Council	-Monitored by Rapid Rehousing Transition Plan Action Plan
Review nominations agreement with RSLs to ensure homeless households are housed more quickly	Action within Rapid Rehousing Transition Plan	Ongoing	Ongoing	Ongoing	-Midlothian Council -RSLs	-Monitored by Rapid Rehousing Transition Plan Action Plan
Provide settled accommodation to homeless households in the private rented sector	Action within Rapid Rehousing Transition Plan	Ongoing	Ongoing	Ongoing	-Midlothian Council -Private landlords	-Monitored by Rapid Rehousing Transition Plan Action Plan
Open Market Purchase Scheme to return former council housing units which are in demand to those on homeless list	Action within Rapid Rehousing Transition Plan	Successful OMPs returned to council stock and relet	Ongoing	Ongoing	-Development Team	-Monitored by Rapid Rehousing Transition Plan Action Plan

Reduce the average number of weeks taken to close a homeless case	Action within Rapid Rehousing Transition Plan	Ongoing	Ongoing	Ongoing	-Midlothian Council RSLs	-Monitored by Rapid Rehousing Transition Plan Action Plan
No homeless household will spend longer than two years in temporary accommodation	Action within Rapid Rehousing Transition Plan	Ongoing	Ongoing	Ongoing	-Midlothian Council -RSLs	-Monitored by Rapid Rehousing Transition Plan Action Plan
Ensure no breaches of the Unsuitable Accommodation Order	Action within Rapid Rehousing Transition Plan	Ongoing	Ongoing	Ongoing	-Midlothian Council	-Monitored by Rapid Rehousing Transition Plan Action Plan
Reduce the average time spent in emergency family accommodation and explore feasibility/possible options in Midlothian.	Action within Rapid Rehousing Transition Plan	Ongoing	Ongoing	Ongoing	-Midlothian Council	-Monitored by Rapid Rehousing Transition Plan Action Plan
Review supported accommodation to make sure it provides the services and support required	Action within Rapid Rehousing Transition Plan	Review completed as part of the Homeless/Tenancy Support services contract.				-Monitored by Rapid Rehousing Transition Plan Action Plan
Ensure full compliance with the Temporary Accommodation Standards Framework published in April 2023	Action within Rapid Rehousing Transition Plan	Ongoing	Ongoing	Ongoing	-Midlothian Council -Third Sector -Health and Social Care Partnership	-Monitored by Rapid Rehousing Transition Plan Action Plan
Improve tenant satisfaction with the quality of temporary accommodation	Action within Rapid Rehousing	Ongoing	Ongoing	Ongoing	-Midlothian Council	-Monitored by Rapid Rehousing Transition Plan Action Plan

	Transition Plan. 85% in 2024/25					
Consider the recommendations of the Supported Housing Task and Finish Group	Action within Rapid Rehousing Transition Plan	Ongoing	Ongoing	Ongoing	-Midlothian Council -Third Sector -Health and Social Care Partnership	-Monitored by Rapid Rehousing Transition Plan Action Plan
Ensure accommodation and support is available to those in crisis to ensure no rough sleeping occurs in Midlothian	Action within Rapid Rehousing Transition Plan % of applicants who slept rough the night before applying 0% - 2024/25	Ongoing	Ongoing	Ongoing	-Midlothian Council	-Monitored by Rapid Rehousing Transition Plan Action Plan
Support people with a history of long-term homelessness with multiple/high support needs to access and sustain permanent housing	Action within Rapid Rehousing Transition Plan	Ongoing	Ongoing	Ongoing	-Midlothian Council -Health and Social Care Partnership	-Monitored by Rapid Rehousing Transition Plan Action Plan
Continue to support improved health and wellbeing outcomes for homeless households through the Health and Homelessness Steering Group	Action within Rapid Rehousing Transition Plan	Ongoing	Ongoing	Ongoing	-Midlothian Council -Health and Social Care Partnership -NHS Lothian	-Monitored by Rapid Rehousing Transition Plan Action Plan
Ensure compliance with SHORE standards is maintained	Action within Rapid	Ongoing	Ongoing	Ongoing	-Midlothian Council -Health and Social Care Partnership	-Monitored by Rapid Rehousing

	Rehousing Transition Plan				-Scottish Prison Service	Transition Plan Action Plan
Revise working practices to ensure all individuals seeking Housing Options Advice/Homelessness Assistance are provided with a Personal Housing Plan to ensure early identification of support needs	Action within Rapid Rehousing Transition Plan	Ongoing	Ongoing	Ongoing	-Midlothian Council	-Monitored by Rapid Rehousing Transition Plan Action Plan
Reduce the number of open homeless cases	Action within Rapid Rehousing Transition Plan	Ongoing	Ongoing	Ongoing	-Midlothian Council -RSLs	-Monitored by Rapid Rehousing Transition Plan Action Plan
Ensure people effected by cost-of-living crisis and/or rising energy costs are supported to maximise income and remain in their current accommodation	Action within Rapid Rehousing Transition Plan	Ongoing	Ongoing	Ongoing	-Midlothian Council -Third Sector	-Monitored by Rapid Rehousing Transition Plan Action Plan
Make better use of the private rented sector by increasing the number of households given assistance to access a deposit	Action within Rapid Rehousing Transition Plan -45 Households provided with deposit assistance in 2024/25	Ongoing	Ongoing	Ongoing	-Midlothian Council -Private Landlords	-Monitored by Rapid Rehousing Transition Plan Action Plan

Continue to provide housing education courses in Midlothian Secondary Schools	Action within Rapid Rehousing Transition Plan	Ongoing	Ongoing	Ongoing	-Midlothian Council	-Monitored by Rapid Rehousing Transition Plan Action Plan
Ensure a person-centred approach is taken to the delivery of all housing options, homelessness and tenancy management functions by having a trauma informed workforce	Action within Rapid Rehousing Transition Plan	Ongoing	Ongoing	Ongoing	-Midlothian Council -Health and Social Care Partnership -NHS Lothian	-Monitored by Rapid Rehousing Transition Plan Action Plan
Roll out of the Housing Options Training tool kit to all appropriate staff teams	Action within Rapid Rehousing Transition Plan	Ongoing	Ongoing	Ongoing	-Midlothian Council	-Monitored by Rapid Rehousing Transition Plan Action Plan
Continue work with the Edinburgh, Lothian's and Border Housing Options HUB to identify and share best practice across the region, and to ensure joint working on homeless prevention activates	Action within Rapid Rehousing Transition Plan	Ongoing	Ongoing	Ongoing	-Housing Hub membership areas -Scottish Government	-Monitored by Rapid Rehousing Transition Plan Action Plan
Reduce the number of evictions from RSLs following receipt of a Section 11 notice. Liaise with RSLs to develop joint working protocols based on the good	Action within Rapid Rehousing Transition Plan	Ongoing	Ongoing	Ongoing	-Midlothian Council -RSLs	-Monitored by Rapid Rehousing Transition Plan Action Plan

practice identified through the North HUB. Develop a recording and monitoring framework to measure the effectiveness of the work						
Develop an improved response to Section 11 Notices received from private landlords and mortgage lenders. Develop a recording and monitoring framework to measure the effectiveness of the work	Action within Rapid Rehousing Transition Plan	Ongoing	Ongoing	Ongoing	-Midlothian Council	-Monitored by Rapid Rehousing Transition Plan Action Plan
Develop processes to improve the response to those at risk of being evicted from council tenancies in Midlothian	Action within Rapid Rehousing Transition Plan	Ongoing	Ongoing	Ongoing	-Midlothian Council -Health and Social Care Partnership -SW Children and Families	-Monitored by Rapid Rehousing Transition Plan Action Plan
Develop pathways to prevent homelessness for groups who are predictably at highest risk of becoming homeless	Action within Rapid Rehousing Transition Plan	Ongoing	Ongoing	Ongoing	-Midlothian Council	-Monitored by Rapid Rehousing Transition Plan Action Plan
Develop partnership working with internal teams and third sector support providers to deliver more effective responses across all services	Action within Rapid Rehousing Transition Plan	Ongoing	Ongoing	Ongoing	-Midlothian Council -Health and Social Care Partnership -RSLs -Third Sector	-Monitored by Rapid Rehousing Transition Plan Action Plan

Monitor the effectiveness of prevention activities as set out in Single Midlothian Plan	Action within Rapid Rehousing Transition Plan	Ongoing	Ongoing	Ongoing	-Midlothian Council	-Monitored by Rapid Rehousing Transition Plan Action Plan
Review Housing Advice availability in the Midlothian Council area	Action within Rapid Rehousing Transition Plan	Ongoing	Ongoing	Ongoing	-Midlothian Council	-Monitored by Rapid Rehousing Transition Plan Action Plan
Ensure staff from a variety of partner agencies have a basic understanding of housing options advice and availability of other services in Midlothian through the delivery of awareness sessions	Action within Rapid Rehousing Transition Plan	Ongoing	Ongoing	Ongoing	-Midlothian Council -Health and Social Care Partnership	-Monitored by Rapid Rehousing Transition Plan Action Plan
Develop a Midlothian Homeless Monitor Framework to measure impact of RRTP work, pressures on homelessness/housing and to identify opportunities for prevention	Action within Rapid Rehousing Transition Plan	Ongoing	Ongoing	Ongoing	-Midlothian Council	-Monitored by Rapid Rehousing Transition Plan Action Plan
Introduce a revised framework to monitor quality/consistency of decision making and housing options work	Action within Rapid Rehousing Transition Plan	Ongoing	Ongoing	Ongoing	-Midlothian Council	-Monitored by Rapid Rehousing Transition Plan Action Plan

undertaken to prevent homelessness						
Review Mutual Exchange process to improve customer journey, reduce staff time processing applications and reduce number of unsuitable applications received.	Action within Rapid Rehousing Transition Plan	Ongoing	Ongoing	Ongoing	-Midlothian Council	-Monitored by Rapid Rehousing Transition Plan Action Plan
LHS Outcome: The needs of households with particular needs will be addressed and all households will have equal access to housing and housing services.						
Where the LHS Outcome supports National Priorities, Plans & Targets & links to Local Outcome Improvement Plan/Locality Plans and Local Authority Plan Outcome, please list these here: Midlothian Mixed Tenure Strategy, Midlothian Strategic Housing Investment Plan 2026/27-2030/31, Midlothian Wheelchair Accessible Housing Targets 2022/23 – 2026/27, Strategic Needs Assessment for Gypsy/Traveller Accommodation in Midlothian, 24/7 Supported Housing Needs for Individuals with Complex Housing Needs Report						
Action(s) and Commitments for Delivery of Outcome	**Baseline**	**Indicator or Measure**	**Milestone**	**Target/End Point**	**Who/Co-ordinator**	**Progress**
Improve public's awareness of House Exchange scheme as a potential aid to those with specific housing requirements	Swap your home | Midlothian Council	Public's awareness of House Exchange is improved		Ongoing throughout period of LHS	Communication Team	
Deliver Mixed Tenure Strategy recommendations to expand housing provision beyond traditional council accommodation	Housing strategy documents | Midlothian Mixed Tenure Strategy				-Development Team	

Promote Open Market Shared Equity Scheme which helps priority access groups (including armed forces veterans, the elderly, the disabled) to buy a home without having to fund its entire cost	Get a LIFT onto the property ladder in Midlothian | Low cost Initiative for First Time buyers (LIFT) | Midlothian Council	Public's awareness of OMSE Scheme is improved		Ongoing throughout period of LHS	Communication Team -Development Team	
Implement online housing allocation portal allowing customers to view housing application status	Applicants phone officers for information	Online system is introduced			-IT Team -Housing Services	
Monitor progress of 'No Wrong Door Scotland' approach which is testing out how to create cross-sector, integrated services in four council areas, with local results informing a blueprint for joined-up service delivery nationwide	No Wrong Door - Homeless Network Scotland: we are all in				-Public Health Scotland -Health and Social Care Partnership -Housing Services	
Relevant staff to undertake NHS Scotland 'Good Conversations' Learnpro modules	Module 1: Good conversations and empathy | Right Decisions	Relevant staff have undertaken module			TBC	
Improve public awareness of adaptation procedure for owner	Equipment and adaptations for your home | Adapt your home	Public have greater awareness of the adaptation procedure		Ongoing throughout period of LHS	Communication Team -Adults and Social Care SW	

occupiers and Private Rented Sector	for disability | Midlothian Council					
Investigate options to improve adaptations procedure for all housing tenures	Equipment and adaptations for your home | Adapt your home for disability | Midlothian Council	Streamlined adaptations information available on MC website	TBC	TBC	TBC	
Housing Associations/RSLs to include a minimum of 5% wheelchair accessible homes in annual Strategic Housing Investment returns to Midlothian Council	RSLs not currently required to deliver a minimum number of wheelchair accessible homes	5% minimum required for SHIPs	5% minimum from SHIP 2027/28	Ongoing throughout period of LHS	-Development Team -RSLs	
10 wheelchair accessible homes per year to be provided by the private housing sector	Included in draft LDP2	10 homes are built per year	10 homes are built	Targets set until end of 2026/27	-Private Housing Sector -Planning Authority	
Undertake feasibility study of replicating Handy People business model in other Midlothian areas	Handy People's insurance/liability hinderances need resolved	TBC	TBC	TBC	-Handy People -Business Gateway -Midlothian Council	
Implement recommendations of Strategic Needs Assessment for	Housing strategy documents | Strategic Needs Assessment for	Recommendations are implemented	TBC	TBC	-Development Team -Environmental Health Team -Planning Team	

Gypsy/Traveller Accommodation in Midlothian	Gypsy/Traveller Accommodation in Midlothian				-University of Edinburgh -Police Scotland	
Open Market Purchase Scheme to target homes of a certain size and location when required	Currently targeting properties with 3+ bedrooms				-Development Team	
The Council to refer to TPAS' Ethnic Minority Voices in Tenant Engagement Report when planning the next Tenant Participation Strategy (due in 2027)	Midlothian Tenant Participation Strategy 2023-2027 in place				-Housing Services	
Prepare a Key Worker Homes in Midlothian report detailing current and future housing need and demand to steer key worker housing options	Key Worker Homes in the South of Scotland	TBC	TBC	TBC	-Development Team -More Homes Division	
Midlothian Council to become an active member of the Neurodivergency in Housing Group	Neurodivergency in Housing Group established in 2025	Midlothian Council is an active member of the Neurodivergency in Housing Group	Midlothian Council is an active member of the Neurodivergency in Housing Group	Ongoing throughout period of LHS	-Development Team	
Midlothian Health and Social Care Partnership to liaise with Midlothian Council officers to progress actions stemming from the 24/7	TBC	TBC	TBC	2026	- Midlothian Health and Social Care Partnership - Midlothian Council	

Supported Housing Needs for Individuals with Complex Housing Needs Report						
LHS Outcome: Housing in all tenures will be more energy efficient and fewer households will live in, or be at risk of, fuel poverty						
Where the LHS Outcome supports National Priorities, Plans & Targets & links to Local Outcome Improvement Plan/Locality Plans and Local Authority Plan Outcome, please list these here: Midlothian Local Heat and Energy Efficiency Strategy, the Energy Efficiency Standard for Social Housing (EESSH)						
Action(s) and Commitments for Delivery of Outcome	**Baseline**	**Indicator or Measure**	**Milestone**	**Target/End Point**	**Who/Co-ordinator**	**Progress**
Increase public awareness of Income Maximisation Officers at Dalkeith and Penicuik Citizens Advice Bureaux	Our Services | Dalkeith & District Citizens Advice Bureau Our Services | Penicuik Citizens Advice Bureau	Public's awareness of Income Maximisation Officers at Dalkeith and Penicuik Citizens Advice Bureaux is increased	Ongoing	Ongoing throughout period of LHS	Communication Team	
Midlothian Council to promote Warmer Homes Scotland on a rolling basis using local media	Warmer Homes Scotland | Home Energy Scotland	Increased number of Midlothian residents access Warmer Homes Scotland	Winter 2026/27	Ongoing throughout period of LHS	Communication Team	
Midlothian Council to promote Changeworks projects on a rolling basis using local media	Changeworks | Make Your Home Energy Efficient	Increased number of Midlothian residents access Changeworks services	Winter 2026/27	Ongoing throughout period of LHS	Communication Team	

Midlothian Council to promote Home Energy Scotland projects on a rolling basis using local media	Home Energy Scotland	Increased number of Midlothian residents access Home Energy Scotland services	Winter 2026/27	Ongoing throughout period of LHS	Communication Team	
Midlothian Council to support community organisations to develop their own renewable energy projects, including wind and solar photovoltaic (PV) projects using The Community Energy Generation Growth Fund.	Community Energy Generation Growth Fund · Local Energy Scotland	TBC	TBC	TBC	TBC	
Create a retrofit delivery roadmap	TBC	Retrofit delivery roadmap is published online	TBC	Ongoing throughout retrofit programme	-Development Team -Changeworks	
Consider a local retrofit advice hub or one stop shop for residents	TBC	TBC	TBC	TBC	-Development Team -Changeworks	
Maximise support available from Local Energy Scotland to help communities install low carbon or renewable technologies such as solar panels or heat pumps on community buildings, as well as with larger projects such as	We are Local Energy Scotland · Local Energy Scotland	TBC	TBC	TBC	-Development Team -Communities Team -Local Energy Scotland -Community Councils	

community wind turbines and hydro schemes.						
Maximise 'Community Benefits' options including benefits (often in the form of funds) that renewable energy businesses provide to support communities and offer an opportunity for communities to work with renewable energy businesses for the long-term benefit of the community.	Community benefits · Local Energy Scotland	TBC	TBC	TBC	-Development Team -Communities Team -Local Energy Scotland -Community Councils	
Explore home battery energy system piloted by KightPower Hub and Scottish Borders Housing Association	Scotland's Deputy First Minister, Kate Forbes, visited the home of a Galashiels pensioner who has had installed the world's first domestic energy storage system	TBC	TBC	TBC	-Development Team	
Midlothian Council to promote the Home Energy Scotland Grant and Loan Scheme which provides homeowners in Scotland a grant, interest	Home Energy Scotland Grant and Loan	Increased number of Midlothian residents access Home Energy Scotland Grant and Loan Scheme	TBC	TBC	-Midlothian Council -Home Energy Scotland	

free loan or a combination of both to install clean heating systems and energy efficiency measures.						
Midlothian Council to promote Private Rented Sector Landlord Loans. Individuals or businesses that own privately rented properties can apply for the Scottish Government-funded loan. It covers improvements like insulation, home renewable systems such as heat pumps, and even connections to approved district heating schemes.	Private Rented Sector Landlord Loan | Home Energy Scotland	Midlothian PRS properties benefit from home improvements and home renewable systems	TBC	TBC	-Midlothian Council -Home Energy Scotland	
Develop business cases examining the viability of District Heat Networks in the Midlothian heat zones as a potential decarbonisation option	Action within Local Heat and Energy Efficiency Strategy	Business case is submitted to council	TBC	2026	-Development Team -MEL -Vattenfall	-Monitored by LHEES
Develop energy efficiency workshops for residents to learn how to save energy and money in their homes. Link in with Changeworks'	Changeworks' community engagement on the Change Works in Dalkeith	Energy efficiency workshop(s) are available to Midlothian residents	TBC	TBC	-Midlothian Council -Changeworks	

community engagement on the Change Works in Dalkeith						
LHS Outcome: The condition of housing across all tenures is improved.						
Where the LHS Outcome supports National Priorities, Plans & Targets & links to Local Outcome Improvement Plan/Locality Plans and Local Authority Plan Outcome, please list these here: Midlothian Housing Renewal Area Policy, the Repairing Standard, the Housing (Scotland) Act 2006						
Action(s) and Commitments for Delivery of Outcome	**Baseline**	**Indicator or Measure**	**Milestone**	**Target/End Point**	**Who/Co-ordinator**	**Progress**
Midlothian Council officers to update Housing Renewal Area Policy	The Housing (Scotland) Act 2006, Section 10 introduced statutory requirement for local authorities to produce a Housing Renewal Area Policy	Midlothian Council Housing Renewal Area Policy is updated and published on website	N/A	Midlothian Council Housing Renewal Area Policy is updated and published on website	-Midlothian Council	
Publicise Midlothian Council monthly estate walkabouts	Estate walkabouts are publicised on social media	Increased number of queries from Midlothian residents	Ongoing	Ongoing throughout period of LHS	-Tenant Participation Officer Communications Team	
Publicise the Repairing Standard for the benefit of private tenants and landlords	Repairing Standard: statutory guidance for private landlords - gov.scot	Increased number of queries from PRS tenants and landlords relating to Repairing Standard	Ongoing	Ongoing throughout period of LHS	-Midlothian Council Communications Team	

Investigate and publicise free home maintenance advice sessions for all housing tenures	None	Residents are signposted to free, online home maintenance sessions	Appropriate home maintenance sessions available on appropriate MC platform(s)	TBC	TBC	
Investigate Rechargeable Repairs Scheme to contribute to the Council's commitment to preserve the future of its housing stock by ensuring that it is maintained to a good standard and to ensure that expenditure is managed effectively.	None	Draft Midlothian Rechargeable Repairs Policy	Midlothian Rechargeable Repairs Policy is considered by Housing Board	TBC	-Midlothian Council	
Community Justice Scheme to benefit those unable to maintain their gardens	Community Payback Orders - your views | Midlothian Council	N/A	Garden scheme report submitted to Community Justice Service	TBC	-Midlothian Council	
Investigate possibility of annual inspection of council tenancies during annual gas safety checks	MC tenants receive annual gas safety check	TBC	TBC	TBC	-Housing Services	
LHS Outcome: Integration of Housing, Health and Social Care in Midlothian is improved						
Where the LHS Outcome supports National Priorities, Plans & Targets & links to Local Outcome Improvement Plan/Locality Plans and Local Authority Plan Outcome, please list these here: Midlothian Integration Joint Board Strategic Plan 2025-2035						

Action(s) and Commitments for Delivery of Outcome	Baseline	Indicator or Measure	Milestone	Target/End Point	Who/Co-ordinator	Progress
Housing Services representative to become non-voting member of Integration Joint Board	Hybrid Midlothian Integration Joint Board meetings held monthly	Housing Services representative is non-voting member of IJB	N/A	Ongoing membership of IJB	-Midlothian Health and Social Care Partnership -Housing Services/Development Team -Midlothian Integration Joint Board	
Improve communication between Health and Social Care Partnership and Housing Services	TBC	TBC	N/A	Ongoing throughout period of LHS	--Midlothian Health and Social Care Partnership -Housing Services	
Improve communication between Aids and Adaptations (H&SCP) and Housing Services	TBC	TBC	N/A	Ongoing throughout period of LHS	-Midlothian Health and Social Care Partnership -Housing Services	
Investigate data lake integration of IT systems	Updated required on the systems in use across different departments	TBC	TBC	TBC	-Midlothian Health and Social Care Partnership -Midlothian Council	
Ensure staff can deliver a full range of Housing Options advice regardless of tenure via the Housing Options Training Toolkit	Action within the Rapid Rehousing Transition Plan	Ongoing	Ongoing	Ongoing	-Midlothian Health and Social Care Partnership -Housing Services	Monitored via Rapid Rehousing Transition Plan
Ensure staff have access to trauma informed approaches to support	Action within the Rapid	Ongoing	Ongoing	Ongoing	-Midlothian Health and Social Care Partnership -Housing Services	Action within the Rapid Rehousing Transition Plan

people with complex needs compassionate and effectively	Rehousing Transition Plan					
Streamline information sharing between H&SCP and Housing Services	Current information sharing brief required	Information sharing between services is improved and more efficient for service users	Current information sharing report discussed by Health and Social Care Partnership and Housing Services	TBC	-Midlothian Health and Social Care Partnership -Housing Services	
Creation of simplified flow chart to direct customers to correct service(s)	None	Customers navigate to correct service without aid. Reduced queries.	Flow chart on MC and IJB websites	TBC	-Midlothian Health and Social Care Partnership -Housing Services	
Stronger links between local policies to ensure a joined-up approach with key partners so that appropriate strategic health care, housing and other services are made jointly to meet the need of the population	Housing Services representative to become non-voting member of Integration Joint Board	Hybrid Midlothian Integration Joint Board meetings held monthly	N/A	Ongoing throughout period of LHS	-Midlothian Health and Social Care Partnership -Housing Services	