Notice of Meeting and Agenda

Midlothian Council

Venue: **Council Chambers,**
Midlothian House, Dalkeith, EH22 1DN

Date: **Tuesday, 29 August 2023**

Time: **11:00**

Executive Director : Place

Contact:
Clerk Name: Democratic Services
Clerk Telephone:
Clerk Email: democratic.services@midlothian.gov.uk

Further Information:

This is a meeting which is open to members of the public.

Privacy notice: Please note that this meeting may be recorded. The recording may be publicly available following the meeting. If you would like to know how Midlothian Council collects, uses and shares your personal information, please visit our website: www.Midlothian.gov.uk

1 Welcome, Introductions and Apologies

2 Order of Business

Including notice of new business submitted as urgent for consideration at the end of the meeting.

3 Declaration of Interest

Members should declare any financial and non-financial interests they have in the items of business for consideration, identifying the relevant agenda item and the nature of their interest.

4 Deputations

None

5 Minutes

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6 Questions to the Council Leader

None

7 Motions

8 Public Reports

8.1	Financial Monitoring 202324 General Fund Revenue report by Chief Financial Officer (Acting)	41 - 52
8.2	Housing Revenue Account - Revenue Budget and Capital Plan 202324, report by Chief Financial Officer (Acting)	53 - 58
8.3	General Services Capital Plan 202324, report by Chief Financial Officer (Acting)	59 - 70
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8.6 Newbyres Community Trust – request for appointment, report by Executive Director Place 79 - 102

8.7 Scottish Welfare Fund and Cost of Living – funding request, report by Executive Director Place 103 - 110

8.8 Children's Rights Report 2020-2023, report by Executive Director Children, Young People and Partnerships 111 - 158

8.9 Rapid Rehousing Transition Plan 202324 – 202425, report by Executive Director Place 159 - 220

8.10 Midlothian House and Dalkeith Town Centre,report by Executive Director Place 221 - 482

8.11 Reinforced Autoclaved Aerated Concrete surveys, report by Executive Director Place 483 - 488

8.12 Fireworks Control Zones, report by Executive Director Place 489 - 494

8.13 The New Deal – Verity House agreement, report by Executive Director Place 495 - 498

8.14 Joint Working Group on Sources of Local Government Funding 499 - 540

Exclusion of Members of the Public

(A) TO CONSIDER RESOLVING TO DEAL WITH THE UNDERNOTED BUSINESS IN PRIVATE IN TERMS OF PARAGRAPHS 6, 9 AND 11 OF PART 1 OF SCHEDULE 7A TO THE LOCAL GOVERNMENT (SCOTLAND) ACT 1973 - THE RELEVANT REPORTS ARE THEREFORE NOT FOR PUBLICATION; AND
(B) TO NOTE THAT NOTWITHSTANDING ANY SUCH RESOLUTION, INFORMATION MAY STILL REQUIRE TO BE RELEASED UNDER THE FREEDOM OF INFORMATION (SCOTLAND) ACT 2002 OR THE ENVIRONMENTAL INFORMATION REGULATIONS 2004.

9 Private Reports

9.1 Rullion Road, Penicuik – Land Acquisition, report by Executive Director Place

- 6. Information relating to the financial or business affairs of any particular person (other than the authority).
- 8. The amount of any expenditure proposed to be incurred by the authority under any particular contract for the acquisition of property or the supply of goods or services.
- 9. Any terms proposed or to be proposed by or to the authority in the course of negotiations for a contract for the acquisition or disposal of property or the supply of goods or services.

9.2 Amendment to the Permanent Staffing Establishment Chief Officer Corporate Solutions and Chief Financial Officer

- 1. Information relating to a particular employee, former employee or applicant to become an employee of, or a particular office holder, former office-holder or applicant to become an office-holder under, the authority.

10 Date of Next Meeting

The next meeting will be held on Tuesday 10 October 2023 at 11am.

Minute of Meeting

Midlothian Council
Tuesday 29 August 2023
Item No: 5.1

Midlothian Council

Date	Time	Venue
27 June 2023	11.00 am	Council Chambers, Midlothian House

Present:

Provost McCall (Chair)	Depute Provost Bowen
Councillor Parry – Council Leader	Councillor Cassidy – Depute Council Leader
Councillor Alexander	Councillor Curran
Councillor Drummond	Councillor Imrie
Councillor McEwan	Councillor McKenzie
Councillor McManus	Councillor Milligan
Councillor Pottinger	Councillor Russell
Councillor Scott	Councillor Smaill
Councillor Virgo	Councillor Winchester

In attendance:

Dr Grace Vickers, Chief Executive	Kevin Anderson, Executive Director Place
Morag Barrow, Director of Health & Social Care: Midlothian HSCP / Chief Officer to Midlothian IJB	Fiona Robertson, Executive Director Children, Young People & Partnerships
Alan Turpie, Monitoring Officer, Legal and Governance Manger	David Gladwin, Acting Chief Financial Officer (Section 95 Officer)
Derek Oliver, Chief Officer Place	Fiona Clandillon, Head of Development
Joan Tranent, Chief Officer Children's Services, Partnerships and Communities	Myra Forsyth, Continuous Improvement Manager

Religious Representatives:

Mrs Anne-Theresa Lawrie	

Janet Ritchie, Democratic Services Officer
Lynn Wilson/Heidi Waugh, Members Support

1. Welcome and Apology for Absence

The Provost welcomed everyone to the meeting, advising that this meeting was a public meeting and would be webcast live to the internet. Apologies were received on behalf of Mrs Morton.

2. Order of Business

As per the agenda with an additional Motion – Bonnyrigg Bowling Club which will be taken as 7.5 on the agenda.

The Provost also advised due to the number of reports on the Agenda there would be a break for lunch at 1pm and another break if required at 3pm.

3. Declarations of interest

8.10 Provost declared an interest in this item advising she worked for the MSP for Midlothian South and will withdraw from the meeting during this discussion and Councillor Bowen, Depute Provost will chair this item.

8.21 Councillor Scott declared an interest in this item due to her personal involvement and would leave the meeting during this discussion.

8.16 With regards to this item the Provost advised that she was Chair of Penicuik Townscape Heritage and Conservation Area Regeneration Scheme and Councillors McEwan and Councillor McManus also declared they had an active role in this group.

The Legal and Governance Manager sought clarity in their involvement in these meetings and was advised that Councillor McCall as Chair, Councillor McEwan and Councillor McManus all attend these meetings and took an active role in the whole process as an Elected Member. The Legal and Governance Manager confirmed that they do not have to declare an interest as they do not have any financial interest. It was noted for the purpose of transparency Councillor McCall, Councillor McEwan and Councillor McManus were members of this group but would still take part in the discussion.

8.20 Councillor Milligan also declared for the purpose of transparency that he was a member of the Midlothian Integration Joint Board and that Councillor Parry, Councillor McManus and Councillor Winchester were also members of this Board but would all take part in the discussion for this item.

4. Deputations

None.

5. Minutes of Previous Meetings

Item No.	Report Title	Submitted by:
5.1	Minute of Council 9 May 2023 submitted for approval	Executive Director Place
Outline and Summary of Discussion		
The Minute of the meeting of Council on 9 May 2023 was submitted and approved as a correct record. Moved by Councillor Cassidy, Seconded by Councillor Parry		
Decision		
The Minute was unanimously approved and the Provost was authorised to sign as a true record of the meeting.		
Action		
Provost/Democratic Services		

Item No.	Report Title	Submitted by:
5.2	Minute Volume Index Midlothian Council 27 June 2023	Executive Director Place
Outline and Summary of Discussion		
The following minutes were previously circulated to Members and subsequently noted and/or the recommendations contained therein approved. • Minute of Cabinet – 28 February 2023 • Minute of Local Review Body – 17 April 2023 • Minute of Planning Committee – 28 March 2023 Moved by Councillor Parry, Seconded by Councillor McManus		
Decision		
All to note.		

Item No.	Report Title	Submitted by:
5.3	Action Log	Executive Director Place
Outline and Summary of Discussion		
Action log updates were all noted and it was agreed all completed actions would be removed.		
Decision		
To remove all completed actions.		
Action		
Democratic Services		

6. Questions to the Leader of the Council

None received

7. Motions

Item No.	Notice of Motion	Submitted by:
7.1	Pre-payment Meters	Councillor McEwan and Councillor Curran

Outline and Summary of Discussion

Midlothian Council notes the great hardship the people of Midlothian are now living with as a result of the Cost of Living Crisis and the dysfunctional market providing unaffordable energy costs.

Midlothian Council opposes the force fitting of pre-payment meters and will write to the Minister demanding that each warrant to fit such a meter be treated individually on its own merit and any vulnerability be taken into account before a decision is made, and also that the tariff charged should be in keeping with the most competitive rate offered to other consumers, it should never be more expensive to be poor.

Proposed by Councillor McEwan, Seconded by Councillor Curran

Councillor McEwan and Councillor Curran presented this motion highlighting the key points as detailed.

Decision

The Council noted and unanimously agreed

Item No.	Notice of Motion	Submitted by:
7.2	Volunteers' Week	Councillor McCall and Councillor Russell

Outline and Summary of Discussion

As this was proposed by the Provost, the position of Chair for this item was passed to the Depute Provost

The Provost introduced this Motion highlighting the excellent work by volunteers and noted the awards ceremony held at Newbattle Abbey College and expressed her congratulations to all the winners and nominees and her thanks for their commitment and dedication.

That Council recognises Volunteers' Week, which ran from 1 to 7 June 2023, with the theme of "Celebrate and Inspire"; notes that Volunteer Midlothian hosted the annual Volunteer Awards at Newbattle Abbey College on Thursday 1 June 2023, with ten different awards being presented on the night; welcomes the diversity of volunteering opportunities within Midlothian; congratulates all the winners and nominees and thanks them for their commitment and dedication.

Councillors commented positively on this motion and expressed their thanks and at the dedication of volunteers in Midlothian and it was noted that Midlothian has the highest level of volunteer participation in Scotland.

Proposed by Councillor McCall, Seconded by Councillor Russell

Decision

The Council noted and unanimously agreed

item No.	Notice of Motion	Submitted by:
7.3	Gala Days	Councillor Drummond and Councillor Imrie

Outline and Summary of Discussion

Councillor Drummond introduced this Motion.

Midlothian Council recognises the hard work put in to all the community events across Midlothian and would like to congratulate all the gala courts, committees and volunteers for the wonderful celebrations across the county this gala season.

Midlothian Council would like to take particular note of Gorebridge Gala who celebrated their 100th year and made it a Gala Day to remember.

In these particularly tricky times, events that bring people together and foster community spirit are particularly important.

Councillor Imrie in seconding the motion endorsed everything that was said and highlighted that the Gala days started from the mining communities and the importance of this success continuing.

Councillors commented on the celebrations and the importance of providing communities with great memories. Thanks were also expressed for all involved in particular the Council workers who assisted in making these a success. It was also noted that the Provost had attended every one of the Gala days and Councillor Scott gave a special thanks to the crafters who made over 300 gala day crochet medals for the children to celebrate Gorebridge's Gala day 100th anniversary.

The Provost also commented on the mining heritage and that the Queen of the Court in Loanhead laying a floral tribute down at the mining memorial and again at the war memorial.

Proposed by Councillor Drummond, Seconded by Councillor Imrie

Decision

The Council noted and unanimously agreed

Item No.	Notice of Motion	Submitted by:
7.4	Pride Month in Midlothian	Councillor McManus and Councillor Drummond

Outline and Summary of Discussion

Councillor McManus and Councillor Drummond presented this motion.

The month of June is recognised as Pride Month across Scotland and also internationally, to celebrate and honour the contributions and experiences of lesbian, gay, bisexual, transgender, queer, intersex, and asexual (LGBTQIA+) individuals and communities.

Pride Month is an opportunity to acknowledge the ongoing struggles and challenges faced by LGBTQIA+ individuals, including discrimination, harassment, and violence, and enables us to commit to creating a more inclusive and equitable society for all.

We acknowledge that Midlothian is committed to promoting diversity, equity, and inclusion, and recognises the importance of celebrating and supporting all members of our community, regardless of their sexual orientation or gender identity.

Consequently, Midlothian Council wish all of those who identify as LGBTQIA+ a happy Pride Month, and we recommit to working towards a more just and equitable community for all.

The Provost advised that the Pride flag which was raised in Midlothian House last year for the month of June was raised at Penicuik Town Hall this year due to the scaffolding at Midlothian House.

Councillors expressed their thanks and support for this motion being brought forward.

Proposed by Councillor McManus, Seconded by Councillor Drummond

Decision

The Council noted and unanimously agreed

Item No.	Notice of Motion	Submitted by:
7.5	Bonnyrigg Bowling Club	Councillor Milligan and Councillor Alexander

Outline and Summary of Discussion

Bonnyrigg Bowling Club are now three times Scottish Inter-County Top Ten winners following a successful finals day last Sunday, 11th June 2023, at Bainfield B.C. The most recent victory follows success in 2009 and 2014.

Council asks that the Provost write to the club formally congratulating them on these superb achievements.

Proposed Councillor Milligan, Seconded Councillor Alexander

The Legal and Governance Manager advised that in order to discuss this item the Council has to agree to suspend Standing Orders under 3.1 for this Motion to be accepted. This was voted on and agreed.

Councillor Milligan thanked the Council for allowing his late Motion to be presented and highlighted the fantastic achievements by Bonnyrigg Bowling club and also the improvements to a new club house and changing room by volunteers and asked if the Provost would formally congratulate them on all their fantastic achievements on behalf of the Council.

Councillor Alexander on seconding this motion commented very positively on the all the champion sportsmen in Midlothian and the great achievement for Bonnyrigg Bowling Club in the Scottish Inter-County Top Ten winners for the third time. The Club was founded in 1870 and is a great place for both all to enjoy.

Councillor Curran also supported this motion and commented on the great achievements of the teams in Midlothian who have won the top ten which included Loanhead, Newbattle, Danderhall, Gilmerton and congratulations to Bonnyrigg who have won it 3 times.

Councillor Curran also advised that Midlothian Indoor Bowling Club won the Scottish Cup and Scottish Premier League and it is only the third time in history any team has achieved this so if approved would like to add the following sentence to this motion:

Council also congratulates Midlothian Indoor Bowling Club on their historic achievement, winning both the Scottish Cup and Scottish Premier League.

Councillor Curran also expressed his congratulations to Colin Walker who plays bowls at Pathhead in achieving in excess of 50 international caps for Scotland.

Councillor Milligan and Councillor Alexander agreed with the amendment to the Motion.

Decision

The Provost would write to the clubs formally congratulating them on these superb achievements.

Action

Provost

8. Reports

Report No.	Report Title	Submitted by:
8.1	Financial Monitoring 20233/23 – General Fund Revenue	Acting Chief Finance Officer (S95 Officer)

Outline and Summary of Discussion
The purpose of this report is to provide Council with information on performance against service revenue budgets in 2022/23 and to provide commentary on areas of material variance against budget. The budget performance figures as shown in appendix 1 result in a net underspend of £11.631 million. This is a £10.039 million improvement on the projected position at quarter 3 although £7.565 million relates to the one-off positions on VAT and Servitude income and also unbudgeted Waste third party income as explained in sections 3.3 to 3.8 of the report. The most notable factors in the remaining favourable movement of £2.474 million are a further upside in loan charges and vacant posts, lower spend in educational settings and higher than anticipated distribution of previously undistributed Scottish Government Grant. Whilst very difficult to quantify, the moratorium on non-essential spend will also be significant. The underspend, excluding one-off's, is 1.51% of the revised budget. The General Fund balance at 31st March 2023 is £34.194 million, of which £17.477 million is earmarked for specific use and a further £6.839 million relates to VAT claims leaving a non-earmarked General Fund balance of £9.877 million, of which Council are asked to earmark a further £2 million to support Transformation Blueprint work. The Chief Finance Officer (Acting) in presenting this report highlighted the key points detailed within the report. Councillor Milligan advised that he would like to move an amendment to the recommendations with regards to earmarking £3m for public realm improvements and to cover the backlog of maintenance for leisure centres, schools, libraries and equipment and plant replacement. He further advised on the financial report with regards to underspend, over paid tax and the reserves which he pointed out are already earmarked. He raised further concerns on the pupil transport detailed in item 3.9 and asked for an explanation as to why this was on track in Q1,2 and 3 but now an overspend. The Chief Finance Officer (Acting) in responding to the questions advised that he would work on the presentation of the figures and provide better clarity on this, with regards to pupil transport he responded that it was identified as a risk in Q1-3 monitoring and reported that it may not end up at the end of the year within budget. He further advised that it was difficult to accurately forecast this due to the quality of the data but colleagues were working on improving the data and making the routes more efficient, so progress is being made. The Executive Director, Place also advised these were excessive costs and as well as a service review

there was also an audit review and work was ongoing to improve and this will be reported back to Council.

Councillor Parry also commented on the reporting of reserves and acknowledged there was still work to be done but wanted to thank the Finance team for all the work done. Councillor Parry seconded Councillor Milligan's motion.

Councillor McEwan expressed his congratulations to Mr Gladwin on the finance work he has done and enquired if the Council would receive any interest payments on the over-paid tax. The Chief Finance Officer (Acting) confirmed the Council would receive an interest payment and the longer to settle the more interest payment would be received. He also provided a brief update on the two outstanding tax payments. The Chief Finance Officer (Acting) in responding to a further question on the £3m from reserves for the amendment proposed by Councillor Milligan and advised that the reserves would still be above the minimum that is required therefore that money can be released now.
Councillor Smaill also raised two points one on non-domestic rates which was discussed at Audit Committee and also the governance and delivery of the earmarked £3m discussed today. The Chief Finance Officer (Acting) provided an explanation on the non-domestic rates and advised that the response he prepared for Audit committee will be circulated to all for information.

The Executive Director, Place advised on the programme of work and what could be delivered and that a report would be brought back to Council in due course.

Decision

Midlothian Council agreed to:

a) Approve the use of Capital Receipts Flexibility of £0.397 million as laid out in section 3.17 of this report;

b) Approve the earmarking of £2m of the £9.877m General Reserve to invest in projects to support delivery of the Transformation Blueprint with authority to release this funding delegated to the Business Transformation Steering Group (BTSG) as laid out in section 5.2 of this report; and otherwise

c) Approve the earmarking of £3m of the General Reserve to cover the backlog of maintenance for leisure centres, schools and plant machinery.

d) Information on Non-Domestic Rates income to be circulated to all Members.

e) To otherwise note the contents of this report.

Action

Acting Chief Financial Officer/Democratic Services

Report No.	Report Title	Submitted by:
8.2	Housing Revenue Account Revenue and Capital Final Outturn 2022/23 and Capital Plan 2023/24 - 2025/26	Acting Chief Finance Officer (S95) Officer

Outline and Summary of Discussion

The purpose of this report was to provide Council with:-

- The final outturn position for 2022/23 for both the Housing Revenue Account (HRA) Capital Plan and the Revenue Account;
- A revised capital plan for 2023/24 to 2025/26 reflecting the cross-year budget movements.

The summarised financial performance for 2022/23 is:

- Capital Investment in the year totalling £51.710 million;
- A net underspend of £0.245 million on the Revenue Account;
- An HRA reserve at 31st March 2023 of £32.142 million, the majority of which is committed to finance investment in the new build programme.

The Chief Finance Officer (Acting) presented this report highlighting the main sections contained within the report and advised that this report was for noting.

Councillor McKenzie thanked Mr Gladwin and his team for preparing this work but also advised that with the large inflation pressures the Council cannot underestimate the challenges faced.

In responding to a question raised by Councillor Smaill, the Executive Director, Place confirmed that £32m was committed and provided a brief update but also advised that an annual report would be brought back to Council after recess in terms of the council housing programme.

Decision

The Council noted the contents of the report.

Report No.	Report Title	Submitted by:
8.3	General Services Capital Plan Outturn 2022/23	Acting Chief Finance Officer (S95 Officer)

Outline and Summary of Discussion

The purpose of this report was to provide Council with:

- Information on the final outturn performance against budget for 2022/23 (Section 3.1 - 3.5);
- An update on the capital fund balance at 31 March 2023 (Section 4).

It was noted that there was a typo in the recommendations and the report was for noting not for decision. The Chief Finance Officer (Acting) apologised for the error and proceeded to provide a brief update on this report outlining the main sections as contained within the report.

Decision
The Council noted the contents of the report.

Report No.	Report Title	Submitted by:
8.4	Treasury Management 2022/23	Acting Chief Finance Officer (S95 Officer)
Outline and Summary of Discussion		
The purpose of the report was to inform members of the Council of the Treasury Management activity undertaken in 2022/23 and the year - end position. Audit Committee on 26 June 2023 scrutinised a draft of this report in advance of its consideration today by Council. The final version of this report to Council will incorporate Audit Committee comments arising from the meeting on 26 June 2023. In responding to a question raised by Councillor Milligan regarding the figures in borrowing the Chief Finance Officer (Acting) confirmed those that Mr Fairley had previously presented were correct.		
Decision		
The Council noted the contents of the report.		

Report No.	Report Title	Submitted by:
8.5	Developer Contributions	Executive Director Place
Outline and Summary of Discussion		
The purpose of this report was to provide an update to Council on developer contributions received in 2022/23 financial year and specifically to confirm that some of these will be utilised to deliver a modular unit at Woodburn Primary School. Councillor Cassidy, seconded by Councillor Parry approved this paper and expressed their thanks to the Finance team for all their hard work,		
Decision		
The Council: • Noted the base value of planning obligations entered into in the period 01.10.2022 to 31.03.2023 • Noted developer contributions accounted for/received by the Council in the 2022/23 financial year • Noted the developer contributions to be applied at the close of Financial Year 2022/23 • Noted the developer contributions due to potentially expire by the end of Financial Year 2026/27		

• Confirmed as an action from Council meeting in March 2023, the rental costs for a modular units for Woodburn Primary School will have a revenue cost of 0.150m split between 2023/24 and 2024/25 and note that these costs are covered in full by relevant planning obligations
Action
Executive Director Place

Report No.	Report Title	Submitted by:
8.6	Midlothian Council Transformation Blueprint (2023-28)	Chief Executive

Outline and Summary of Discussion
The Chief Executive advised that the purpose of the report was to provide the Council with the opportunity to consider the updated Midlothian Transformation Blueprint which was submitted to Council today for approval. In providing an overview of the report, the Chief Executive apologised for the error in Section 4.1 which should read Theme 4 for Commercialisation and Income Generation. Councillor Milligan advised that he would like to put forward Councillor Imrie for Commercialisation and Income Generation and Councillor Virgo confirmed that he would sponsor Theme 2 – 21st Century Workforce. Councillor Parry accepted the recommendations and thanked the Councillors sponsoring Themes 2 and 4 and advised that the Administration would sponsor the remaining 3 recommendations. Councillor Parry, seconded by Councillor Milligan moved the report.
Decision
The Council: • Noted the decisions of Business Transformation Steering Group on 23 April 023 • Noted the progress on the quarter 1 sprints outlined in section 4 • Approved the Midlothian Transformation Blueprint and the supporting Medium Term Financial Strategy projections • Considered and appointed Elected Members to the Transformation Themes, Councillor Virgo to sponsor Theme 2 and Councillor Imrie to sponsor Theme 4 and that the Administration would sponsor Themes 1, 3 and 5.

Report No.	Report Title	Submitted by:
8.7	Single Midlothian Plan 2023/27 and Single Midlothian Plan H2 Performance Report (Half year October 2022 to March 2023)	Chief Executive

Outline and Summary of Discussion

This Community Planning Partnership (CPP) Board's thematic partnerships developed the attached four year plan, outcomes and indicators for 2023 - 27. It was approved on Thursday 1 June 2023 as a live working document. The purpose of this report was to draw Elected Member's attention to the Single Midlothian Plan 2023/27 and the H2 performance report of Midlothian Community Planning Partnership. It is a statutory duty for the partnership to publish a Local Outcome Improvement Plan and associated performance reports. The Single Midlothian Plan is adopting a new structure with 7 thematic groups as opposed to 5 - this includes a dedicated poverty thematic group to build on the work of the current Community Planning Strategic Poverty Group and the Elected Member Cost of Living Task Force.

The Chief Executive in presenting this report advised that this report was presented for noting.

Councillor Parry highlighted the work that went into this paper and welcomed this report.

Decision

The Council noted the report.

Report No.	Report Title	Submitted by:
8.8	Service Plans 2023/24 – 2027/28	Chief Executive

Outline and Summary of Discussion

The Chief Executive presented this report to Council highlighting the main sections contained within the report.

Councillor McManus, seconded by Councillor Virgo moved the report.

Decision

The Council approved the 2023/24 – 2027/28 Service Plans

Action

Chief Executive

Report No.	Report Title	Submitted by:
8.9	Equalities Outcomes and Mainstreaming Progress Report 2021-23	Chief Executive

Outline and Summary of Discussion

The purpose of this report was to outline how the Council has taken forward work to mainstream equality across the Council both in its role as a service provider and

as an Employer. The report also demonstrates current progress against equality outcomes detailed in the Midlothian Council Equality Plan 2021 – 2025.

This report uses the terms 'Midlothian Council/Council' as shorthand for the Council, Education Authority and Licensing Board (all three bodies).

The Continuous Improvement Manager presented this report for noting providing a brief overview of each section as contained within the report.

Councillor McManus, Equalities Champion welcomed the report and commented on the progress made and the work he was undertaking with the Equality, Diversity and Human Rights Officer with regards to the EQIAs.

Decision
The Council noted the report.

The Provost having declared an interest in Item 8.10 left the meeting at 12.12 pm prior to the following item being discussed.

Report No.	Report Title	Submitted by:
8.10	Second Review of Scottish Parliament Boundaries	Legal and Governance Manager (Monitoring Officer)

Outline and Summary of Discussion

This report advised Members of the terms of the Second Review of Scottish Parliamentary Boundaries and invited Members to decide if the Council should make formal comment or objection to the proposals for the Midlothian South and Midlothian North and Musselburgh constituencies; noting that should the Council make formal objection a local inquiry will require to be held.

The Legal and Governance Manager in presenting this report advised that this report follows on from the briefing to Members on 8 June 2023. The Legal and Governance Manager highlighted the main points contained within the report. The Legal and Governance Manager further advised that these proposals are out for consultation and the consultation process should have finished on 17 June 2023 but Boundaries Scotland have agreed to extend to 30 June 2023 to allow the Council to consider this today. He also highlighted that if Midlothian were to make a formal objection this would require a local inquiry to be held.

Councillor Parry, seconded by Councillor Cassidy moved to submit a formal objection submitting the comments raised at the briefing by Members and including any comments raised by Communities and Community Councils. Councillor Parry also highlighted that the changes to the Midlothian North boundary only included a small part of Midlothian so naming it Midlothian North might be confusing.

Councillor Milligan moved that instead of a formal objection the council noted the boundary review and writes to them with the comments regarding the name for Midlothian North.

Further comments were also raised with regards to the positives and negatives of this review, the names of the proposed boundaries and also assurances that the proposed changes were only related to voting boundaries.

The Legal and Governance Manager clarified that it would be acceptable to make a comment regarding a name change and also that these changes are only for the Scottish Parliamentary Elections due to come into effect from 2026.

Councillor Parry commented on the reasons for formally moving an objection following the Briefing held but was happy to go with the consensus of the Council and also asked for clarity on submission of comments from Dalkeith Community Council or other statutory partners.

The Legal and Governance Manager advised that the formal deadline for all comments was 17 June 2023 and the extended deadline of 30 June 2023 only applied to the Council as the deadline for individual responses had passed.

Following discussion it was agreed that a formal comment would be submitted suggesting the re-thinking of the naming of both proposed constituencies.

Decision

The Council noted the proposed boundary reviews for the Midlothian Scottish Parliamentary constituencies and agreed to submit a formal comment to Boundaries Scotland suggesting re-thinking the names of both proposed constituencies.

Action

Legal and Governance Manager

Report No.	Report Title	Submitted by:
8.11	Midlothian Integration Scheme Review	Executive Director Place

Outline and Summary of Discussion

In 2016 Midlothian Council entered into the Midlothian Integration Scheme with NHS Lothian to establish the Midlothian Integration Joint Board ('MIJB').

The Public Bodies (Joint Working) Scotland Act 2014 requires the Council and the NHS to carry out a review of the integration scheme within five years from the date the Scottish Ministers approved the scheme.

On 28 June 2022, the Council approved the draft revised Midlothian Integration Scheme, and subject to approval of the Scheme by NHS Lothian, agreed to submit the draft revised Integration Scheme to Scottish Ministers for their approval, as required by law.

The Scottish Ministers confirmed their approval of the revised Integration Scheme with effect from 15 May 2023.

The Executive Director, Place presented this report advising that this report was for noting. Councillor McManus moved to note the report.
Decision
The Council noted the revised Midlothian Integration Scheme has now been approved by the Scottish Ministers.

Report No.	Report Title	Submitted by:
8.12	Midlothian Negotiating Committee for Teachers schedule of meeting dates	Executive Director Place
Outline and Summary of Discussion		
The Midlothian Negotiating Committee for Teachers meeting dates for 2023/24 require to be revised following discussion with Trade Unions. The purpose of this report was to agree these are agreed outwith the meeting schedule reporting to Council, by the Executive Director Place in consultation with the relevant Trade Unions. The Council agreed to suspend Standing Orders in order for this report to be presented. The Executive Director, Place advised that at its meetings of 21 March and 9 May 2023, Council agreed the schedule(s) of meeting dates from August 2023 to June 2024. Within the schedule were dates for the Midlothian Negotiating Committee for Teachers (MNCT). Following discussion with the relevant Trade Unions, however, it was highlighted that a number of participants were unable to attend on the identified dates. The meeting dates for 2023/24 therefore are required to be revised and agreed outwith the meeting schedule reported to Council, by the Executive Director, Place in consultation with the relevant Trade Unions. Councillor Scott, seconded by Councillor Virgo moved the report.		
Decision		
The Council suspended Standing Orders and agreed that the Executive Director Place revised the Midlothian Negotiating Committee for Teachers meeting dates in agreement with the Trade Unions, outwith the Council meeting schedule reporting.		
Action		
Executive Director, Place		

Report No.	Report Title	Submitted by:
8.13	Easthouses Education Consultation	Executive Director Children, Young People and Partnerships
Outline and Summary of Discussion		
This report advised on the outcome of the statutory consultation on the proposal to establish a new primary school and its associated catchment area within the land		

at Easthouses and realign the catchment areas of Dalkeith High School, Newbattle High School and Lasswade High School.

This report summarised the statutory consultation on the proposal which was undertaken in the period from Monday 27 February to Sunday 23 April 2023. The report on the outcome of the consultation was published on 5 June 2023 and provided full details of the process undertaken, representations made and Education Scotland's report on the proposal.

The Executive Director presented this report highlighting the main sections contained within the report in particular highlighting the five recommendations as outlined in the report.

Councillor Scott moved the paper and thanked the Executive Director and Officers for carrying out the statutory consultation and commented favourably on this report, Councillor McKenzie seconded this report. This report also received positive comments from Councillor Drummond and Councillor Smaill.

Decision

The Council approved the following:

- The establishment of a new primary school catchment for Easthouses and the realignment of the catchment areas of King's Park, Lawfield, Mayfield, Woodburn and Newtongrange Primary School;
- The establishment of a new primary school with early learning and childcare provision and specialist ASN provision for the proposed Easthouses primary catchment area;
- The opening of the new primary school on its permanent site on the completion of the new building in August 2024 or as soon as possible thereafter;
- The realignment of the Bonnyrigg Primary School Catchment Area and Lasswade High School Catchment Area from August 2023;
- The realignment of the catchment areas of Dalkeith High School and Newbattle High School.

Action

Executive Director, Children, Young People and Partnerships

Report No.	Report Title	Submitted by:
8.14	Structural Report - Mayfield Primary School and St Luke's Primary School	Executive Director Place

Outline and Summary of Discussion

Mayfield and St Luke's Primary schools are scheduled to be replaced within the next 24 -30 months and the conclusions and recommendations drawn reflect this limited residual life. This report seeks to summarise the findings of a non-intrusive visual condition survey into structural elements of Mayfield Primary School and St Luke's Primary School following an incident of falling masonry, and sets out

actions taken to make the building as safe as possible for its remaining expected life span.

The Executive Director, Place in presenting this report outlined the main sections as contained within the report and responded to questions raised.

Councillors commented on the concerns that had been raised and the quick action taken by Officers, ensuring there is good communication with parents and on social media and the importance of the health and safety of the children. The Executive Director, Place in responding to a question raised advised that the costs should be within the estimated budget.

Councillor Scott, seconded by Councillor McKenzie moved the report.

Decision

The Council:

- Noted the findings of structural engineers, Will Rudd Associates, following their inspection and the actions taken to make safe the buildings.
- Noted the recommendation for the installation of remedial steel channels on one internal stair elevation; the east tower block at Mayfield PS, as most recently installed on the west elevation.
- Noted the continued requirement for protective measures to remain in place for the remaining life of the building and the need to regularly monitor these to ensure they remain correctly positioned as effective safety barriers.
- Noted and approved the expenditure incurred to date £36,589.98 and the ongoing cost of scaffolding and protective measures are £497.00 plus AT per month equating to £5,964.10 plus VAT p.a. These measures will need to remain in place for the remaining life of the school and budget provided for accordingly.
- Noted the option to install alternative protective measures around low level windows allowing the removal of some Heras fencing and the release of that playground space.
- Approved a supplementary estimate of £0.060 million in 2023/24 to meet the remedial and ongoing costs as detailed in section 4.1.

Action

The Executive Director, Place

At 12.45 pm the Provost advised of a 30 minute comfort break and asked Members to return at 13.15 pm.

Report No.	Report Title	Submitted by:
8.15	Beeslack Community High School and Penicuik Community High School	Executive Director Place

Outline and Summary of Discussion

The purpose of the report was to provide an update to Midlothian Council on the status of two priority projects from the previously approved Learning Estate Strategy, namely the replacement of Beeslack Community High School and the refurbishment of Penicuik High School.

Both of these projects must be delivered by 2026 in order to avoid the risk of losing funding secured through the Scottish Government's Learning Estate Investment Programme. The approval of the provision of capital expenditure budget for both Beeslack Replacement and Penicuik High School refurbishment is therefore sought.

The allocation of expenditure and funding budgets for these projects within the Council's General Services Capital Plan will ensure these projects can progress to the necessary timescales. This report follows the delivery of a seminar to Members on these projects on 25 April 2023 and an additional briefing to Members on 20 June 2023.

The Executive Director, Place presented this report outlining the main sections contained within the report and advised on Officers present to answer any questions raised.

Councillor Parry highlighted that an amendment had been circulated to Members and commented on the various emails received regarding this from members of the community. Thereafter provided a brief outline of the contents of the amendment and in thanking the community for taking their time to send on their views, moved this amendment.

Councillor Virgo in seconding this amendment, highlighted the importance of getting the school built and commented on the reasons for this. He also advised that with regards to the pool it should be considered as part of the whole process and further expanded on some of the main points from the amendment.

Councillor Scott and Councillor McManus also commented positively on this amendment and the importance of this build and the commitment from Midlothian to the pupils and community.

Councillor Imrie advised he also had an amendment to this report and asked for this to be circulated.

Clarification was then sought and the Legal and Governance Manager confirmed that Councillor Parry, seconded by Councillor Virgo moved the Motion which was to add the 6 recommendations to the existing recommendations contained within the report.

Councillor Imrie, seconded by Councillor McEwan moved an amendment to the report.

Councillor Imrie then spoke to the terms of the amendment highlighting the difference of the costs previously submitted 2 years ago and advised that there should be a pause on this until a review of the overall costs is carried out and presented to August Council. He also highlighted that there was an opportunity ask

for additional money from the Scottish Government and to establish that LEIP funding will not be withdrawn, in terms of a funding shortfall, costing a total refurbishment and extension to the existing school and a costed plan for placing the ASN unit at Saltersgate or alongside Beeslack Community High School.

Councillor McEwan in seconding the amendment reiterated what was said and advised the original paper put forward was for replacement and should be like for like and therefore should proceed with a swimming pool. He also commented further on the catchment areas and the uncertainty of what feeder primaries will be feeding into the school.

Councillor Smaill advised that he would likely abstain on this and commented on the capital prioritisation exercise and highlighted the difference in the upfront funding for Dalkeith Campus by the Government and what the Scottish Government is providing from the LEIP funding for this project. He further commented on the costs of the Hillend project and the prioritisation of projects.

Councillor Milligan questioned the increase in costs and why 18 months ago a report was presented with a cost of £60m now the costs are nearly £120m and the swimming pool at that time was a third of the price. He advised that if this is approved today the Capital Plan will be spent and what assurances can be given that this will not have an impact on other community facilities getting closed in the future.

The Executive Director, Place in responding the question regarding the increase of costs advised that he appreciated the concerns raised and that this was also shared by officers but that they had taken advice from a range of funders and in terms of the LEIP aspect as well. He further advised that a number of efforts had been taken to drive the cost down and will continue to do so, he also advised on the benchmarking against a comparable school. In terms of PPP position and the contrast with LEIP they are very different models. He highlighted that the in terms of the capital prioritisation this was presented in December last year when £10m was extracted and there is still £61m to find and advised there needs to be a change in the methodology. The Executive Director, Place also highlighted that with regards to this report and other financial papers regarding capital plans, proposals are added on in isolation and it is a shared concern that needs addressed and in the next paper that will be presented regarding the capital plan prioritisation it will be presented differently and highlighted some of the changes. He further advised that with regards to Hillend this was a different product, it was an income generating product. He further highlighted that if this paper is delayed or deferred he will bring back another report with all the elements asked for today.

Further comments from members were made with regards to developer contributions and any that are allocated to Dalkeith ward should remain in that ward. Also raised was the movement in costs which is happening daily and the impact on this if delayed further and the importance of moving forward with a building this school including the swimming pool. It was acknowledged the increase in size but the price did not justify the cost and assurances that other facilities are safeguarded. Further comments were made regarding the impact on the communities.

Councillor Parry acknowledged there had been a full and frank debate on this but to end on a positive this will be a fantastic asset for not only the community but for the whole of Midlothian.

The Executive Director, Children, Young People and Partnerships in responding to a question raised by the Provost confirmed that with the new Beeslack Campus and ASN provision they would undertake a statutory consultation and based on the proposals would have enough capacity in the new Penicuik High School.

Further points were raised with regards to the two schools decanted to temporary accommodation and the Executive Director, Children, Young People and Partnerships advised due to impact of pandemic, plans were delayed and the LEIP funding has a deadline for both projects and due to the deadlines there was not enough time to wait therefore both projects need to be done at the same time and provided an update on the plans in place and confirmed that there is positive feedback that these will be completed quicker.

The Executive Director, Children, Young People and Partnerships confirmed the deadlines and also stated if Penicuik High School is delayed this will incur an additional cost and provided clarification on the consultation period. Further comments made by Councillors and it was noted that consideration that green technology is given to both schools.

On a vote being taken 9 voted for the Motion and 7 for the amendment and two abstained, therefore the decision of the Council was to accept the Motion presented by the Administration to include the further 6 recommendations.

Decision

The Council:

- Noted the progress made with Replacement Beeslack Community High School (CHS), the emerging design for the site and the steps being taken to secure the site under an agreed Heads of Terms.
- Noted the updated basis for the Heads of Terms with the University of Edinburgh which the Executive Director – Place has delegated authority to finalise and agree and the associated cost of delivering the Phase 1 First Opinion Practice (indicative cost of £4.99m).
- Noted the borrowing requirement by the Council of £82.466m once external developer contribution funding is taken into account; and a net notional capital cost of £65.362 once Scottish Government LEIP funding is taken into account for the total estimated capital cost of the Replacement Beeslack Community High School of £105.537m (based on a reduced project scope).
- Approved the provision of a capital expenditure budget of £115.811m for the delivery of the replacement Beeslack Community High School in the Council's General Services Capital Plan.
- Noted the borrowing requirement by the Council of £44.710m as estimated capital cost of the refurbishment and extension of Penicuik

High School and a net notional capital cost of £25.316m once Scottish Government LEIP funding is taken into account.

- Approved the provision of a capital expenditure budget of £44.710m for the delivery of the refurbishment and extension of Penicuik High School in the Council's General Services Capital Plan.
- Approved the preferred decant strategy for Penicuik High School utilising Montgomery Park to facilitate the school's refurbishment for 2026. A further report to Council seeking budget for this decant is to be provided once this decant option is fully designed and costed.
- Noted the total Council funded borrowing requirement for Beeslack and Penicuik projects of £90.7m
- Approve the inclusion of pool, community facilities and pavilion recognising that the additional facilities increase ongoing annual debt charges by £0.393m (Pool - £0.273m, Pavilion - £0.040m and Community Facilities - £0.080m) from 2028/29 with a tapered increase between now and then depending on timing of capital spend.
- Where possible, allow a phased approach to construction and incorporation of additional elements mentioned at point
- Ensure budget constraints, space and design elements are practically addressed.
- Instruct officers to urgently review Developer Contributions that could be applied to this project but are not currently applied, with the view of reducing the overall borrowing cost to the council.
- Instruct officers to investigate the use of green technologies to reduce future revenue costs for the campus.
- Instruct officers to review the sport and leisure offering, maximising income and availability for community uses.

Action
Executive Director, Place

Report No.	Report Title	Submitted by:
8.16	Penicuik Townscape Heritage and Conservation Area Regeneration Scheme (Penicuik TH-CARS) - Public Realm Developer Contributions and 2-4 West Street	Executive Director Place

Outline and Summary of Discussion
The purpose of this paper was to report to council on the allocation of developer contributions secured from planning applications for housing development at north west Penicuik to the Penicuik TH/CARS project for public realm works in Penicuik town centre (paragraphs 3.4-3.6) and to request that £171,192 of received and uncommitted developer contributions planning applications from housing development at north west Penicuik are allocated to the Penicuik TH/CARS project

for public realm works in Penicuik town centre; with the use of these developer contributions delegated to Council officers.

The report highlights that the developer contributions received from the housing development at north west Penicuik can only be used for public realm works in Penicuik town centre and identifies potential projects in Penicuik town centre to which these public realm developer contributions could be used.

In relation to 2 - 4 West Street, Penicuik, it reports an increase in project budget and details of funding package (paragraphs 3.7-3.13). The report requests that Council retrospectively endorses the increase in financial spend on the restoration building project at 2-4 West Street project (Belgian Consulate building), due to increased construction costs and the funding and delivery package used for the project. The increase in spend is from approximately £106,000 to £207,177.

The report informs Council the increased project costs are to be met through additional external funding and from Penicuik Town Centre Improvements developer contributions already allocated to the Penicuik TH/CARS project; that no additional Council money is being used to fund the increased cost of the 2-4 West Street project; details the funding package for the restoration of 2-4 West Street; and highlights an error in the funding package which created a funding gap of £10,079. This gap to be met by the Penicuik Town Centre Improvements developer contributions already allocated to the Penicuik TH/CARS project.

The Executive Director, Place presented this report outlining the sections contained within the report.

Councillor McManus, seconded by Councillor McEwan moved the paper and both commented very positively on the work done by the regeneration scheme and that many businesses have benefitted from this.

The Provost also highlighted some of the positive work done.

Decision

The Council:

- Authorised the allocation of £171,192 received and uncommitted developer contributions, secured through the section 75 legal agreements of planning applications for housing development at north west Penicuik, to the Penicuik TH/CARS project for public realm works in Penicuik town centre;
- Delegated to Council officers how these developer contributions are used for public realm works within the Penicuik town centre, and noted that the section 75 agreements for these developer contributions restrict their use to only public realm works in Penicuik town centre
- Noted that the report identifies potential projects for which these public realm developer contributions can be used.
- Retrospectively endorsed the increase in financial spend on the restoration building project at 2-4 West Street project (Belgian Consulate building), due to increased construction costs of approximately £106,000 to £207,177;

- Noted and endorsed the increased funding package arrangements secured to deliver the 2-4 West Street project and the increased use of developer contributions already allocated to the Penicuik TH/CARS project;
- Noted that no additional Council money is being used to fund the increased cost of the 2-4 West Street project.

Action

Executive Director Place

Report No.	Report Title	Submitted by:
8.17	Scottish Government Funding for Children's Outdoor Play - Refurbishment of Play Areas 2023/2	Chief Officer Place

Outline and Summary of Discussion

The purpose of this report was to advise on the proposed expenditure of £0.197m in Financial Year 2023/24 across the council play estate to replace equipment that has either been removed or requires replacement along with appropriate safety surfacing and, where possible, an access path to the refurbished play area in accordance with equalities legislation.

Additionally, it is intended to provide top up funds to enable the implementation of pump tracks at Rosewell and Roslin. The report also provides an outline plan of future funding of play areas for financial years (FY) 2024/25 and 2025/26.

Chief Officer, Place in presenting this report highlighted the main sections contained within the report.

Councillor Alexander, seconded by Councillor Parry moved the paper and commented positively on the equipment that will be put in the green spaces for the young people and people with mobility or disability issues.

Decision

The Council:

- Approved a capital expenditure budget of £0.197 million in the general Services Capital Plan, to be fully phased in 2023/24 and to be fully financed by £0.197 million of Scottish Government Capital Grant funding;
- Approved that the proposal to install and/or construct the outdoor play equipment be progressed;
- Noted the indicative proposals for expenditure of Scottish Government Capital Grant in financial years 2024/25 and 2025/26.

Action

Chief Officer Place

Report No.	Report Title	Submitted by:
8.18	Cycle Path (Rosewell to Auchendinny)	Chief Officer Place

Outline and Summary of Discussion

The purpose of this report was to advise Council of the prospective surfacing of a section of cycle path NCN196 and seeks a decision to move to consultation, whilst noting possible amendments to the project scope, or otherwise to decide on withdrawing the project.

The Chief Officer, Place presented this report providing an overview of the main sections contained within the report.

Councillor Alexander, seconded by Councillor Cassidy moved the report acknowledging the link all the way to Penicuik for walkers and cyclists.

Comments were raised by Councillors with regards to some supporting this and others not as small group of cyclists, electric bikes and scooters do not slow down for pedestrians. It was noted that it was important to have a consultation to get the views of the members of the public using the walkway. Issues were also raised with regards gritting and if there was a possibility of doing half and half.

The Chief Officer, Place advised that he would work with colleagues to ensure they would cover a wide audience with regards to the consultation and would also review the materials used and bring back costs in relation to materials and salt.

Decision

The Council:

- Noted the feedback received with regards to the proposed surfacing of cycle path CN196 Rosewell – Auchendinny;
- Approved a public consultation on retaining the status quo or surfacing of the cycle path, with a further report to Council in August 2023.

Action

Chief Officer, Place

Report No.	Report Title	Submitted by:
8.19	Advertising and Marketing Policy	Chief Officer Place

Outline and Summary of Discussion

The purpose of this report was to provide policy on proposals for advertising by third parties which would be installed on assets directly owned by the Council and third party sponsorship of Council events or initiatives.

The Chief Officer, Place presented this report highlighting main points within the report.

Councillor Cassidy in expressing his thanks for this paper coming to Council, moved the paper, seconded by Councillor Virgo.

In responding to a question by Councillor McEwan, the Chief Officer confirmed he was happy to add the crossing patrols into the sponsorship.
Decision
The Council approved the Advertising and Sponsorship Policy.
Action
Chief Officer Place

Report No.	Report Title	Submitted by:
8.20	Analogue to Digital Capital Bid	Executive Director Place and Chief Officer, Midlothian Integrated Joint Board & Director, Health & Social Care
Outline and Summary of Discussion		
The purpose of this report was to provide background on the requirement for investment to implement the Analogue to Digital (A2D) transition and estimated associated funding required. The Director, Health and Social Care presented this report advising on the funding requested. Councillor McManus commented positively on this paper and moved the paper, Councillor Parry seconded the report.		
Decision		
The Council; • Noted the report; • Approved capital funding in 2023/24 considering the Integration Joint Board (IJB) discussion on the 16 March and 13 April 2023 in relation to the 2023/2024 resource allocation.		
Action		
Executive Director Place and Chief Officer, Midlothian Integrated Joint Board Director, Health & Social Care		

Report No.	Report Title	Submitted by:
8.21	National Housing Project	Chief Social Work Officer and Chief Officer Children's Services, Partnerships and Communities
Outline and Summary of Discussion		
This report provided the Council with the context which informed the decision taken by Children's Services to match fund a successful Life Changes funding application to pilot the National House Project framework within Midlothian.		

Chief Officer, Children's Services, Partnerships and Communities presented this report highlighting the main points of this report.

Councillor Parry in moving the report expressed her congratulations to the Chief Officer and her team and all others involved in this project for leading the rest of Scotland in this work.

Councillor Drummond seconded the report.

Decision

The Council noted and approved the following:

- The success of the National Housing Project around improving outcomes for young people through securing a permanent tenancy.
- To utilise the learning and to develop a Midlothian House Project which will be a permanent element of the children's services structure.
- This to be achieved within existing budget.

Action

Chief Social Work Officer and Chief Officer Children's Services, Partnerships and Communities

Report No.	Report Title	Submitted by:
8.22	The Promise	Chief Social Work Officer and Chief Officer Children's Services, Partnerships and Communities

Outline of Report and Summary of Discussion

This report provides Council with a brief overview of The Promise, the context from which it emerged and the significant achievements already delivered within Midlothian, as well as our key priorities going forward. It is important that the interface with our Corporate Parenting Plan is articulated and understood.

The Chief Officer Children's Services, Partnerships and Communities in presenting this report outlined the main sections contained within the report.

Councillor Parry, a care experienced person felt privileged to move this paper and expressed some of challenges that care experience young people face and outlined some of the investments not just in the people looking after the young people but the work planned to support and strengthen the commitment already in place in Midlothian.

Councillor McManus commented positively on the paper and seconded the paper.

Councillor Scott congratulated the Chief Social Work Officer and her team on the work they have done and the launch of the Promise guarantee and the uplift for

foster carers which are an integral part of the Promise and thanked them for all their time and commitment to the children under their care.

Further comments were made by Councillors expressing their sentiments and congratulations to Joan and her team. In responding to questions the Chief Officer advised that Midlothian is comparable with other local authorities with regards to payment to foster carers and also confirmed that care experienced children have the same opportunities as any other children.

Decision

The Council:

- Noted the significant progress and achievements delivered by Midlothian Council in its commitment to the Promise;
- Noted the revised '#Keeping the Promise in Midlothian', publication alongside the updated 3-year Corporate Parent plan;
- Agreed the future priority areas and action, and in particular, The launch of our Promise Guarantee,
- Noted that Edinburgh College has also committed to the Promise Guarantee and other partners have the scheme under consideration,
- Agreed the 2023/24 proposed 5% uplift to Midlothian Council foster carers fees.

Action

Chief Social Work Officer and Chief Officer Children's Services, Partnerships and Communities

Public section of the meeting concluded 14.35pm

Councillor Scott left the meeting at this point prior to the discussion on 9.1

9. Private

The meeting then moved to private consideration of the following report:-

9.1 Dundas Highbank (Extra Care) St Mary's Bonnyrigg – Update on Tenders – Report by Executive Director Place

Councillor Scott joined the meeting after conclusion of the above item.

9.2 Midlothian House Update Health and Safety Works and Remediation Options - Report by Executive Director Place

Date of Next Meeting

The next meeting will be held on Tuesday 29 August 2023 at 11am

The meeting concluded at 15.05pm.

Midlothian Council Minute Volume

Midlothian Council
Tuesday 29 August 2023
Item No: 5.2

Midlothian

Presented to the Meeting of Midlothian Council on Tuesday, 29 August 2023

1 Minutes of Meetings submitted for Approval

2 Minutes of Meetings submitted for Consideration

Minute of Business Transformation Steering Group 24 April 2023 3 - 6

Minute of Local Review Body 22 May 2023 7 - 12

Minute of Performance Review and Scrutiny of 14 March 2023 13 - 20

3 Minutes of Meetings submitted for Information

Approved Minutes of Outside Organisations to which Council appoints representatives

Minute of Midlothian Integration Joint Board, Audit & Risk 1 December 2022 21 - 24

Action Log

Midlothian Council
Tuesday 29 August 2023
Item 5.3

No	Subject	Date	Action	Action Owner	Expected completion date	Comments
1	Motion - Infrastructure	14/12/2021	Report to Council Strategic Investment Framework	Executive Director Place	August 2023	Recommended for closure – on agenda for Council in August 2023.
2	Minute Action - CCTV	14/12/2021	To provide a report outlining an expansion of sites for CCTV	Chief Officer Place	October 2023	Phase 2 expansion needs further consideration with a report deferred to Council in Q2 2023/24.
3	Arm's Length Company to Manage Industrial Sites in Midlothian	28/06/2022	Explore and outline process for creating an arm's length company	Chief Officer Place	January 2024	To be included as part of the Commercialisation Strategy. Work is in progress to develop the strategy and expected to be presented to Council in Q3 2023/24.
4	Briefing - Trauma Informed practice	23/08/2022	Members Briefing on Trauma Practice and Mental Health First Aid	Head of Adult Services	September 2023	A date has been confirmed for an Elected Members briefing on Tuesday 12 September from 10:00am
5	Capital Plan Prioritisation	21/02/2023	Refer approved Council report to BTSG on additional affordability scope and projects.	Executive Director Place	August 2023	Recommended for closure - Update provided to BTSG in June and report on August Council agenda.

No	Subject	Date	Action	Action Owner	Expected completion date	Comments
6	Tender Returns – Temporary Units (various)	21/03/2023	Councillor visit to temporary units	Head of Development	TBC	Site visit being scheduled
7	Fees and Charges 2023	21/03/2023	Events Charging Policy to be presented to Council for consideration and approval	Chief Officer Place	Q2 2023/24	In progress – to be presented to Council in October 2023
8	Cost of Living/Cost of a school day	9/05/2023	Seminar to be arranged prior to June Council	Executive Director, Children, Young People and Partnerships	05/09/2023	Scheduled on 5 September 2023
9	Midlothian Council Speed Policy Review	9/05/2023	Proposal for roads with other speed limits and an associated action plan for implementation	Chief Officer Place	TBC	In progress
10	Motion – Pre-payment Meters	27/06/2023	Council to write to Scottish Minister as per the motion	Executive Director Place	August 2023	Completed
11	Motion – Bonnyrigg Bowling Club	27/06/2023	Provost to write to Bonnyrigg Bowling Club and Midlothian Indoor Bowling Club as per the motion	Executive Director Place	August 2023	Completed
12	Financial Monitoring 2023/23 – General Fund Revenue	27/06/2023	Information on Non-Domestic Rates income to be circulated to all Members.	Chief Finance Officer (Acting)	August 2023	

No	Subject	Date	Action	Action Owner	Expected completion date	Comments
13	Second Review of Scottish Parliament Boundaries	27/06/23	Formal comment to be submitted to the consultation	Legal and Governance Manager	30 June 2023	Recommended for closure - formal comment submitted
14	Beeslack Community High School and Penicuik Community High School	27/06/2023	Report back to Council on decant strategy and costs for Penicuik High School	Executive Director Place	October 2023	In progress
15	Dundas Highbank (Extra Care) St Mary's Bonnyrigg – Update on Tenders	27/06/2023	Report to Group Leader's on costs for day care centre	Head of Development	July 2023	Recommend for closure – information provided to Group Leaders
16	Midlothian House Update Health and Safety Works and Remediation Options	27/06/2023	Further report is presented to Council on an action plan for Midlothian House.	Executive Director Place	August 2023	Recommended for closure – on agenda for Council in August 2023

Financial Monitoring 2023/24 – General Fund Revenue

Report by David Gladwin, Acting Chief Financial Officer

Report for Information

1 Recommendations

Council is recommended to:

a) Note projections of revenue costs and income in 2023/24 against budget;
b) Note the projected General Fund Reserve Balance at 31st March 2024;.and
c) Note the contents of this report.

2 Purpose of Report / Executive Summary

2.1 The purpose of this report is to provide Council with information on projections of performance against service revenue budgets in 2023/24 and to provide commentary on areas of material variance against budget. The budget performance figures as shown in appendix 1 result in a projected net overspend of £0.928 million which represents 0.3% of the revised budget.

2.2 Projected overspends mainly relate to recurring areas of financial pressure or slower than planned delivery of savings measures. The Corporate Management Team have discussed these in depth and put in place recovery actions.

2.3 The projection of the General Fund balance at 31st March 2024 is £13.797 million, of which £3.069 million is earmarked for specific use and a further £6.839 million relates to VAT claims leaving a non-earmarked General Fund balance of £3.889 million.

Date: 8 August 2023
Report Contact: David Gladwin, Acting Chief Financial Officer
David.Gladwin@midlothian.gov.uk 0131 271 3113

3 Background

3.1 This report encompasses all performance against revenue budget for General Fund services including additional costs incurred and lost income as a consequence of the Covid-19 pandemic.

3.2 In response to the immediate and challenging financial outlook the Chief Executive, during the previous financial year, introduced a moratorium on non-essential spend and a freeze on non-essential vacancies. This moratorium remains in place.

Performance against budget

3.3 The main areas of projected variance against budget at quarter 1 are outlined below. Projections early in a financial year are difficult in many areas and come with a degree of uncertainty.

Overspends

- There remains £0.917 million of Medium Term Financial Strategy cost reductions either to be finalised or fully implemented. A number of these are taking longer than planned to implement with an impact on the 23/24 financial position. Council on 4th October 2022 agreed a saving of £0.083m in 23/24 rising to a recurring £0.250m for rationalisation of the office estate. Delivery of this remains at risk and is covered in detail elsewhere on today's agenda;
- The volume and value of school pupil transport invoices remains considerably higher than budgeted with a projected overspend of £0.790 million. A root and branch review of the service is well underway and is incorporated into the Transformation Blueprint. It is intended to bring an update report to the Business Transformation Steering Group (BTSG) in September;
- Sport and Leisure income projections remain lower than budgeted by £0.824 million in 2023/24. The income shortfall is partially offset by reduced running costs of £0.710 million in leisure facilities. An externally commissioned options appraisal report was completed recently and will help inform future service provision. This will be presented to BTSG in September;
- Costs pressures relating to the upkeep of the Council's fleet have been a challenge in recent years. Officers have responded by re-provisioning areas of service and implementing some cost containment measures. In the current financial year projected costs are higher than ever stemming from ageing vehicles and higher volumes of external contracting than planned. Vehicle downtime has necessitated external vehicle hire to support service continuity. The projected overspend is £0.813 million. Management are reviewing both the approach to maintaining the Council's fleet and the multi-year Fleet Replacement Plan. Mitigating actions will be reported to Members in due course;

- The Destination Hillend Business Plan approved by council on 13th December 2022 contained customer income from the Alpine Coaster. The civil engineering works part of the build project is behind schedule due to unforeseen issues with the routing of mains supply water pipes involving Scottish Water and Transport Scotland for resolution. This, in turn, delays construction of the Alpine Coaster. It is projected that no income will be received from the coaster in 2023/24 leading to a financial pressure of £0.483 million;
- The Council has successfully reduced the use of temporary accommodation for homeless presentations replaced with permanent tenancies. This changes the split of voids and service charge costs between the Housing Revenue Account and the General Fund with a detrimental impact on the General Fund of £0.423 million. Methodology is under review and may result in a revision once options are appraised;
- Pressure on the Additional Support Needs (ASN) service is considerable. Investment in infrastructure is taking place to move with demand. Meanwhile, some expensive out of authority placements and other bespoke packages are in place and give rise to a projected overspend of £0.311 million;
- Insurance costs are projected to exceed budget by £0.251 million. Annual premiums have risen considerably and costs of settling some existing claims have been higher than previously provided for. The Risk and Resilience Group continue to provide oversight;
- Customer income from the Trade Waste service is lower than provided for in the budget. The customer base is contracting and management are reviewing the implications of this service offer. The overspend is £0.200 million;
- Business in Council run cafes and the outside catering service is considerably slower than experienced pre-pandemic and may not fully recover leading to an overspend of £0.170 million. Management are reviewing the offering.

<u>Underspends</u>

- Loan Charges are projected to underspend by £2.442 million in 2023/24. There are three main factors:
    - Higher than forecast and more sustained periods of surplus cash related directly to timing of capital expenditure thus providing opportunity to generate some deposit income;
    - Delays in in longer-term borrowing due to availability of existing funding to support capital programmes in 2023/24; and

- Higher than budgeted deposit income from cash-backed reserves due to a significant increase in interest rates during 2023/24 from those expected when the budget was set.

- With the exception of ASN, costs across the spectrum of learning settings for children and young people are lower than provided for in the budget mainly due to lower pupil numbers thus giving rise to a positive variance of £0.707 million. As projections are in advance of the new school year they carry a particular risk;
- The Council continues to hold some non-critical vacancies across the Council, partly to mitigate delivery of planned saving and partly as a financial discipline measure. Management measures are in place to review each vacancy before approving recruitment. The net projected impact in 2023/24 is £0.544 million;
- Fuel prices are now much lower than forecast when the 2023/24 budget was set giving rise to a projected underspend of £0.209 million;
- Income from roads construction charging exceeds budget by £0.163 million due to some large one-off receipts in 2023/24;
- The cost of residential, day education and family placements for children is projected to be £0.154 million less than budget.

3.4 The Corporate Management Team have met to consider the financial position agreeing, alongside the continued financial discipline measures referenced in section 3.2, a range of recovery actions.

Pay and funding

3.5 Employees whose pay negotiations are covered by the Scottish Joint Council (SJC) trade unions have not agreed a pay award for 2023/24. The latest employer offer equates to an average uplift of 5.5% in-year with a higher percentage uplift for lower grades. This offer has been rejected with possible industrial action ahead.

3.6 Funding for the 2023/24 offer as it stands involves an assumption of 3% in council budgets with the remaining 2.5% provided by the Scottish Government. Midlothian Council budgeted at 2.5% for pay in 2023/24 but the positive financial position at the end of 2022/23 allowed the shortfall of 0.5% to be set aside as part of cross year flexibility. It is assumed that any further financial implications from a revised offer will be fully funded by government.

3.7 Scottish Negotiating Committee for Teachers pay awards for the current financial year have been agreed and are fully funded in the budget.

4 Delegation of resources to Midlothian Integration Joint Board

4.1 The approved budget provided for the allocation of £56.593 million to the Midlothian Integration Joint Board (MIJB) for the provision of delegated services. Minor technical adjustments to this allocation during the year to date reduces the allocation to £56.581 million.

4.2 In accordance with the Integration Scheme the MIJB is required to deliver delegated services within the budget allocations from the Council and NHS Lothian and where any overspend is projected to put in place a recovery plan to address that. As a last resort the integration scheme allows for the MIJB to seek additional financial support from its partners, either by way of an additional budget allocation or by "brokerage" (provision of additional resources in a year which are repaid in the following year).

4.3 Once SJC pay is finalised further consideration will be given to the MIJB in-year position. Financial Monitoring reports covering all of the MIJB activity are presented to the Integration Joint Board and are available on the committee management section of the Council website Midlothian Integration Joint Board (cmis.uk.com)

5 General Fund Reserve

5.1 The projected balance on the General Fund as at 31 March 2024 is as follows:

	£ million	£ million
General Fund Reserve at 1 April 2023		**34.194**
Planned movements in reserves		
Application of Budgets carried forward from 2022/23 for use in 2023/24	(15.243)	
Utilisation of reserve to balance 2023/24 budget	(1.166)	
Supplementary Estimate for works at Mayfield Primary School and St Luke's Primary School	(0.060)	
		(16.469)
Overspend per appendix 1		(0.928)
Projected application of earmarked reserve to fund Public Realm works		(3.000)
General Fund Balance at 31 March 2024		**13.797**

An element of the General Fund is earmarked for specific purposes and this is shown below:

	£ million
General Fund Balance at 31 March 2024	**13.797**
Earmarked for specific purposes	
To support Council Transformation Blueprint	(3.069)
General Reserve at 31 March 2023	**10.728**
VAT Windfall	(6.839)
Revised General Reserve at 31 March 2024	**3.889**

5.2 The Reserves Strategy approved by Council on 12th February 2019 requires Council to maintain an adequate level of General Reserve to provide a contingency for unforeseen or unplanned costs. In the financial context at that time Council approved the adoption of 2% of the approved budgeted net expenditure (excluding resources delegated to the IJB) to be considered a minimum. This now equates to £4.524 million. Council also agreed that where projections indicate that should the 2% minimum General Reserve balance be breached an immediate recovery plan be implemented to recover the position, failing which, the next available budget would need to provide for the reinstatement of reserve position.

5.3 The General Reserve, excluding windfall VAT income, of £3.889 million is below the minimum set in the Reserves Strategy. However, at the time of writing this report, settlement of the first of the two VAT claims is in the process of being paid as notified by HMRC on Friday 4th August. The Council's 2022/23 accounts provided for a net settlement of £5.192 million for this claim including backdated compound interest. The actual value is expected to be around £0.160 million higher. This will be reflected in the Quarter 2 position and will move the General Reserve back well in excess of minimum value thus countering the need for immediate recovery action.

5.4 In the current financial climate the General Reserve must be viewed in the context of MTFS projections showing a gap of approximately £35 million through to 2028/29 after reflecting June Council decisions. Until there is significant progress towards a balanced MTFS it is sound financial practice to maintain a buffer in the General Reserve to offset any further adverse performance against budget or delays in delivering savings measures.

6 Report Implications (Resource, Digital and Risk)

6.1 Resource

The projected performance against budget set out in this report presents the initial projections for the year. Work continues across the council to reduce overspends and to progress at pace delivery of approved savings.

Whilst this report deals with financial issues there are no financial implications arising directly from it.

6.2 Digital

Increased reliance and investment in digital solutions and digital first solutions will be a key element of future plans.

6.3 Risk

Section 95 of the Local Government (Scotland) Act 1973 requires all Local Authorities in Scotland to have adequate systems and controls in place to ensure the proper administration of their financial affairs.

The assessment of performance against budgets by services is underpinned by comprehensive financial management and budgetary control arrangements. These arrangements are central to the mitigation of financial risk.

Ensuring that adequate systems and controls are in place reduces the risk of significant variances arising, and where they do arise they help to ensure that they are identified and reported on and that appropriate and robust remedial action is taken. The primary purpose of this report is to provide an assessment of performance against budget for the full year. The material variances detailed in the report highlight that the financial management and budgetary control arrangements require continual review and enhancement if financial risk is to be effectively mitigated during the year.

There are some areas where effective forecasting of spend against budget is hindered due to incomplete service information which in previous years has resulted in previously unreported or significantly adjusted variances at the financial year end. Financial Management CMT continues to consider these areas and supports actions to address the underlying issues and mitigate the risk associated with them. At quarter 1 there is insufficient quality data to make meaningful projections for energy costs and building maintenance. Activity is in place to ensure this will be rectified for quarter 2.

The financial projections are predicated on new burdens, including those arising from the Government's 100 day commitments to be fully funded. The position with outstanding pay awards and the potential for unfunded costs arising presents a significant risk to the Council's financial position.

The Council recognises the potential for compensation claims deriving from Scottish Government's Limitation (Childhood Abuse) (Scotland) Act 2017 which removes the three year time limit on claims of child abuse. Some claims will be historic and relate to Lothian Regional Council, Midlothian District Council or their predecessors and some will date post reorganisation and relate to Midlothian Council, and so presents a risk that would further reduce reserves from those currently projected. Further financial obligations may also arise as the implications associate with the The United Nations Convention on the Rights of the Child (Incorporation) (Scotland) Bill, which has yet to secure Royal Assent , are more fully understood.

6.4 **Ensuring Equalities**

As changes to existing plans are developed the assessment of the impact of these proposals in relation to their impact on equalities and human rights will be carried out. This will help to ensure wherever possible that there are no negative impacts on equality groups or potential for infringement of individuals' human rights from the any of the proposals.

6.5 **Additional Report Implications**

See Appendix A

Appendices

Appendix A – Additional Report Implications
Appendix B – Financial tables

APPENDIX A – Report Implications

A.1 Key Priorities within the Single Midlothian Plan

The existing financial plans support the delivery of the key priorities in the Single Midlothian Plan. As the impact on the Council of the pandemic and recovery continues to unfold over the financial year any changes in the availability and allocation of resources will need to be considered in parallel to the actions proposed to continue to delivery key priorities.

A.2 Key Drivers for Change

Key drivers addressed in this report:

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

A.3 Key Delivery Streams

Key delivery streams addressed in this report:

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

A.4 Delivering Best Value

The report does not directly impact on Delivering Best Value.

A.5 Involving Communities and Other Stakeholders

The development of the Medium Term Financial Strategy reflects community consultation exercises carried out in 2019 and again in 2022 to help shape the drafting of the “Midlothian Promise” and the development of the Council’s Longer Term Financial Strategy.

In addition there is continued engagement with the recognised Trade Unions on the financial position.

A.6 Impact on Performance and Outcomes

The Financial Strategy facilitates decisions on how Council allocates and uses its available resources and as such has fundamental implications for service performance and outcomes. The financial consequences of the pandemic will impact on the availability and allocation of resources in pursuit of key outcomes as set out in the Single Midlothian Plan for both the immediate and longer term and therefore the ability of the Council to continue to deliver services in a financial sustainable manner.

A.7 Adopting a Preventative Approach

Maintaining the effectiveness of the Financial Strategy will support the prioritisation of resources to support prevention.

A.8 Supporting Sustainable Development

There are no direct sustainability issues arising from this report and we will work to mitigate as far as feasible any sustainability issues which arise as a consequence of any of the changes to existing plans.

MIDLOTHIAN COUNCIL

Appendix B

GENERAL FUND 2023/24

Performance against budget

Function	Approved Budget	Revised Budget Expenditure	Revised Budget Income	Revised Budget Net	Outturn	(Underspend) / Overspend
				£	£	£
Management and Members	1,942,186	1,997,437	0	1,997,437	1,997,437	0
Place						
Corporate Solutions	23,361,990	48,716,960	(24,554,383)	24,162,578	24,759,578	597,000
Place	38,945,964	51,728,465	(11,750,864)	39,977,602	41,601,602	1,624,000
Central Costs	1,198,871	5,978,293	0	5,978,293	6,229,293	251,000
People and Partnerships						
Midlothian Integration Joint Board	56,593,028	65,154,095	(8,573,182)	56,580,914	56,580,914	0
Non-Delegated Services - Sport and Leisure, Community Safety and Welfare Rights	1,981,355	7,716,213	(5,657,243)	2,058,970	2,678,970	620,000
Childrens Services, Partnerships and Communities	19,565,496	21,477,110	(67,984)	21,409,126	21,244,126	(165,000)
Education	120,296,849	147,735,804	(17,588,272)	130,147,533	130,446,533	299,000
Lothian Valuation Joint Board	581,659	581,659	0	581,659	581,659	0
Non Distributable Costs	898,936	898,936	0	898,936	898,936	0
GENERAL FUND SERVICES NET EXPENDITURE	265,366,334	351,984,973	(68,191,926)	283,793,047	287,019,047	3,226,000
Loan Charges	4,435,000	4,435,000	0	4,435,000	1,993,000	(2,442,000)
NDR Discretionary Relief	70,300	70,300	0	70,300	70,300	0
Investment Income	(110,736)	0	(110,736)	(110,736)	(110,736)	0
Allocations to HRA, Capital Account etc.	(5,414,898)	(5,414,898)	0	(5,414,898)	(5,414,898)	0
	264,346,000	351,075,375	(68,302,662)	282,772,713	283,556,713	784,000
less Funding:						
Scottish Government Grant	(191,629,000)	0	(194,753,066)	194,753,066	194,753,066	0
Council Tax	(62,836,000)	0	(62,836,000)	62,836,000	62,637,000	199,000
Transfer from Housing Revenue Account	(2,014,000)	2,014,000	0	2,014,000	2,069,000	(55,000)
Service Concessions - in-year	(2,608,000)	2,608,000	0	2,608,000	2,608,000	0
Service Concessions - retrospection	(4,093,000)	4,093,000	0	4,093,000	4,093,000	0
Utilisation of Reserves	1,166,000	353,089,375	(325,891,729)	23,169,646	24,097,646	928,000

Housing Revenue Account
Revenue Budget and Capital Plan 2023/24

Report by David Gladwin, Acting Chief Financial Officer

Report for Information

1 Recommendations

Council is recommended to note the contents of this report.

2 Purpose of Report/Executive Summary

The purpose of this report is to provide Council with a summary of expenditure and income to 7th July 2023 for the Capital Plan and a projected outturn for both the Housing Revenue Account (HRA) and Capital Plan for 2023/24.

The summarised financial performance for 2023/24 is:

- Capital Investment in the year totalling £61.622 million;
- A projected net overspend of £0.166 million on the Revenue Account;
- A projected HRA general reserve at 31st March 2022 of £34.619 million.

Date 01th August 2023

Report Contact:
Name Lisa Young Tel No 0131-271-3111
lisa.young@midlothian.gov.uk

3 Background

3.1.1 Capital Plan 2023/24

The Capital Plan Budget has been revised to reflect the current profile of spend as shown in Appendix C. Capital investment in the year is projected to be £61.622 million and there are currently no material variances to be reported.

The construction industry in Scotland and the UK is currently experiencing unprecedented adverse market conditions, which is leading to significant rises in tender prices for a wide range of materials. There is evidence that inflation of between 10% and 15% beyond BCIS predictions is affecting projects and whilst measures such as value engineering are partially mitigating cost increase there is a risk that the capital budgets provided for delivery of the New Social Housing project will need to be increased with a resultant impact on the funding strategy.

3.2 Revenue Account 2023/24

For 2023/24 there is currently a projected underspend of £0.166 million against budget, as shown in appendix D.

The most up-to-date version of the New Social Housing delivery plan gives rise to the following projected areas of variance from the approved budget:-

- Lower in-year borrowing costs of £0.337 million; and
- Reduced rental income of £0.313 million.

Other reported pressures against budget are:-

- A lower than budgeted recharge of £0.239 million to HRA for land services as a consequence of a review of recharging methodology against good practice;
- An increase in insurance premiums of £0.139 million; and
- Ongoing works required to bring properties, including more complex void properties, to an appropriate condition to let. This gives rise to a projected overspend in general repairs of £0.208 million.

The HRA general reserve balance is projected to be £34.619 million at 31st March 2024, which is committed to finance existing investment commitments to 2038/39.

4 Report Implications

4.1 Resource

There are no direct resource implications arising from this report.

4.2 Digital

There are no direct digital implications arising from this report.

4.3 Risk

The principal risks are around the issue of affordability, ensuring that the investment in new build and the existing stock can be made without having to impose unacceptable increases on weekly rents. This is mitigated by the adoption of a long term financial strategy and modelling which demonstrates that existing investment commitments are sustainable.

There is also the risk of capital spend being lower than projected due to delays on projects, particularly in the current climate, this could result in lower debt charges causing the Housing Revenue Account Reserve balance to increase more than projected.

4.4 Ensuring Equalities

There are no equality issues arising directly from this report.

4.5 Additional Resource Implications

See Appendix A.

Appendices

Appendix A – Additional Resource Implications

Appendix B - Capital Plan 2023/24

Appendix C – Revenue Account 2023/24

APPENDIX A – Report Implications

A.1 Key Priorities within the Single Midlothian Plan

Not applicable

A.2 Key Drivers for Change

Key drivers addressed in this report:

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

A.3 Key Delivery Streams

Key delivery streams addressed in this report:

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

A.4 Delivering Best Value

The report does not directly impact on Delivering Best Value.

A.5 Involving Communities and Other Stakeholders

The report does not directly relate to involving communities.

A.6 Impact on Performance and Outcomes

The report does not directly impact on Midlothian Council's performance and outcomes.

A.7 Adopting a Preventative Approach

The report does not directly relate to adopting a preventative approach.

A.8 Supporting Sustainable Development

The report does not directly relate to supporting sustainable development.

MIDLOTHIAN COUNCIL

Appendix C

HOUSING REVENUE ACCOUNT CAPITAL PLAN 2023/24

	Revised Budget 2023/24 £'000	Actuals to Date £'000	Projected Outturn £'000	Variation (Under)/Over £'000
FUNDING				
Grants				
- Incentivising New Build	10,325	1,101	10,325	0
- Buy Backs Funding	1,213	1,213	1,213	0
Council Tax on Second Homes	110	0	110	0
Borrowing Requirement	49,974	6,975	49,974	0
TOTAL AVAILABLE FUNDING	61,622	9,289	61,622	0
APPROVED EXPENDITURE	**£'000**	**£'000**	**£'000**	**£'000**
New Build Houses Phase 2, Phase 3 & Phase 4	44,242	6,729	44,242	0
Backdated Additional Developer Contribution	875	0	875	0
Buy Backs	3,000	1,154	3,000	0
Aids & Adaptations	499	52	499	0
Environmental Improvements	2,000	0	2,000	0
BDHS Meters	1,300	0	1,300	0
Homelessness - Temporary Accommodation Provision	67	1	67	0
Scottish Housing Quality Standard				0
-Upgrade Central Heating Systems	1,677	236	1,677	0
-EESH 2	2,000	0	2,000	0
-SHQS Repairs	5,962	1,117	5,962	0
TOTAL EXPENDITURE	61,622	9,289	61,622	0

MIDLOTHIAN COUNCIL

Appendix D

HOUSING REVENUE ACCOUNT 2023/24

	Revised Budget	Projected Outturn	Variation (Under)/Over
Average No of Houses	**7,636**	**7,470**	**(166)**
	£000's	**£000's**	**£000's**
Repairs and Maintenance			
General Repairs	7,492	7,700	208
Decant/Compensation	65	70	5
Grounds Maintenance	891	652	(239)
	8,448	**8,422**	**(26)**
Administration and Management	5,433	5,433	0
Loan Charges	14,484	14,147	(337)
Other Expenses	3,028	3,246	218
TOTAL EXPENDITURE	**31,393**	**31,248**	**(145)**
Rents			
Houses	32,819	32,506	313
Garages	647	647	0
Others	569	571	(2)
TOTAL RENTS	**34,035**	**33,724**	**311**
NET EXPENDITURE/(INCOME)	**(2,642)**	**(2,476)**	**166**

Movement in HRA Reserve

Opening HRA Reserve	**(32,143)**
Enhancement during 2023/24 as above	**(2,476)**
Reserve Earmarked to fund capital investment plans	**(34,619)**

General Services Capital Plan – 2023/24 Quarter 1 Monitoring

Report by David Gladwin, Acting Chief Financial Officer

Report for Decision

1 Recommendations

It is recommended that the Council:-

1. Note the inclusion of the projects listed in Section 3.1 in the General Services Capital Plan (GSCP);
2. Note/approve the adjustments to the project expenditure budgets in the GSCP as set out in Section 3.2;
3. Approve the inclusion of the project in Section 3.3 in the GSCP;
4. Note the forecast outturn for expenditure, funding and borrowing, as outlined in Section 4.

2. Purpose of Report

The purpose of this report is to provide Council with:-

- An update of the GSCP incorporating information on further additions to the Plan for approval and adjustments to existing project budgets (Section 3);
- Information on the projected performance against budget for 2023/24 (Section 4);
- Update on the Capital Fund (Section 5).

Date 8 August 2023
Report Contact:
Gary Thomson, Senior Finance Business Partner
gary.thomson@midlothian.gov.uk

3 Update of General Serviced Capital Plan

3.1 New Projects approved by Council

The plan now incorporates the projects approved by Council on 27 June 2023 in respect of the following:-

- **2-4 West Street, Penicuik**: Restoration of Penicuik Arts Centre and Belgian Consulate building in Penicuik. Capital expenditure budget of £0.207 million phased across 2022/23 and 2023/24, funded by £0.161 million of National Lottery Heritage Fund and Historic Environment Scotland capital grant funding, £0.010 million of Belgian Consulate grant funding, £0.008 million of Penicuik Arts Society funding, and £0.028 million of developer contributions.
- **Penicuik THI/CARS**: Public realm works in Penicuik. Capital expenditure budget of £0.171 million phased across 2023/24 and 2024/25, fully funded by £0.171 million of developer contributions.
- **Play Park Renewal 2023/24**: Replacement of play equipment at play parks across the county. Capital expenditure budget of £0.162 million fully phased in 2023/24, and fully funded by Scottish Government Play Park Renewal Capital Grant funding.
- **Analogue to Digital Transition 2023/24**: Implementation of the Analogue to Digital transition for community alarm and telecare services. Capital expenditure budget of £1.064 million phased across 2023/24 and 2024/25, fully funded by prudential borrowing.

3.2 Adjustments to existing project budgets

The following adjustments to existing project expenditure and income budgets are included in the GSCP:-

Approved by Council 27 June 2023

- **Beeslack Replacement Community High School**: Replacement and extension of existing Beeslack Community High School on a new site, with swimming pool, community facilities and a pavilion. Capital expenditure budget of £115.811 million, replacing the existing £87.895 million “Project Under Development” capital expenditure budget. To be phased across 2023/24 to 2027/28, funded by £23.071 million of developer contributions and £91.814 million of prudential borrowing (partially offset through Scottish Government Learning Estate Investment Programme Phase I revenue grant funding);
- **Penicuik High School Refurbishment/Extension**: Refurbishment, reconfiguration and extension of existing Penicuik High School. Capital expenditure budget of £44.710 million (replacing the existing £38.000 million “Project Under Development” capital expenditure budget), funded by £44.710 million of prudential borrowing (partially offset through Scottish Government Learning Estate Investment Programme Phase II revenue grant funding);
- **Intermediate Care Re-provisioning**: Replacement of existing Highbank Intermediate Care in Eskbank, with new Intermediate Care facility at Polton Street, Bonnyrigg. Increase in capital expenditure budget of £1.720 million, phased across 2023/24 to 2026/27, and fully funded by prudential borrowing.

- **Day Care Centre**: Refurbishment of listed Annex building at Polton Street to provide Day Care Centre provision. Capital expenditure budget of £0.987 million, phased across 2023/24 to 2026/27, and fully funded by prudential borrowing.
- **General Fund Share of Extra Care Housing**: Provision of Extra Care Housing & Community hub facility at Polton Street, Bonnyrigg. Increase in General Fund share of Extra Care housing of £0.215 million phased across 2023/24 to 2026/27, and fully funded by prudential borrowing.

Other (Place DMT 19 June 2023)

- **Vehicle & Plant Replacement Programme**: Increase in capital expenditure budget of £0.060 million in 2023/24, fully funded by capital receipt of £0.060 million from sale of Jetpatcher vehicle. Purchase of a Whitelining Vehicle with an increase in capital expenditure budget of £0.156 million in 2023/24, fully funded on a spend-to-save basis.

3.3 Projects presented for endorsement in the Plan

The following projects are presented for endorsement to be fully adopted within the GSCP:-

- **Play Park Improvements in Dalkeith**: Improvement to the play facility at Clarinda Gardens, and introduction of natural play features at Ironmills Park, in Dalkeith. £0.051 million capital expenditure budget phased fully in 2023/24 and fully funded by already-received developer contributions. Approved by Capital Plan and Asset Management Board on 8 August 2023.

4 2023/24 Projection against budget

4.1 2023/24 Budget

After accounting for the following:-

- Rephasing of budgets from 2022/23 to 2023/24, and new projects added to the plan, both as reported to Council on 27 June 2023;
- Including the new projects & adjustments to project budgets as outlined in Section 3;
- Rephasing of budgets based on the latest information available from project managers as noted in Table 1 below

the capital plan expenditure budget for 2023/24 is £84.449 million.

Table 1: Rephasing of project expenditure budgets

Project	Description of amendment to budget	Previous 2023/24 Budget £000's	Revised 2023/24 Budget £000's	2023/24 Budget Movement £000's
CHILDREN, YOUNG PEOPLE & ESTATES PROGRAMME BOARD				
Woodburn Primary School 9 Class & Activity Hall/Dining Extension	Project has undertaken a value engineering exercise as a result of market volatility issues to bring project back within budget, which has resulted in a rephasing of the project programme with a planned completion date of October 2024	8,667	5,862	-2,805
Easthouses Primary School	Due to an extensive value engineering exercise, there was a programme delay in reaching financial close. This delay resulted in the Advanced Works package being reduced and delayed	17,272	15,699	-1,573
King's Park Primary School Upgrade & Extend	Project paused pending outcome of LEIP Phase III submissions	695	200	-495
St. David's Primary School	Project re-profiled to 2024/25 & later years pending ongoing capital plan prioritisation process	224	0	-224
Mauricewood Primary School Extension & Refurbishment	Detailed assessment of project scope and capacity requirements currently being undertaken	570	200	-370
Rosewell Primary School Extension/Replacement	Project paused pending outcome of LEIP Phase III submissions	500	200	-300
Hopefield Farm 2 Primary School	Revised planning assumption for site & school delivery, with project expenditure reprofiled to 2024/25 & later years	500	0	-500
Newtongrange Primary School Extension & Refurb	Project rephased to 2024/25 & later years, as decant requires Easthouses Primary School to be operational (projected completion August 2024)	500	0	-500
Mayfield & St. Luke's School Campus Replacement	The change to the procurement strategy has had an impact on the delivery programme which was due to originally be delivered in August 2025.	5,495	2,887	-2,608
Early Years Capital Grant Funded Projects	Various works to be rephased across 2023/24 and 2024/25	710	260	-450
ASSET MANAGEMENT PROGRAMME BOARD				
Business Applications	Implementation of Integra upgrade will now be 2024/25	235	63	-172
Digital Services Asset Management Plan	Re-phasing of capital expenditure over future years plus refinement of assumptions for costs of infrastructure upgrades and replacements	2,641	1,857	-785
Property Upgrades	Delay to replacement roof project at Cornbank Primary School due to asbestos ceilings being found. Delay to replacement roof project at Hawthornden Primary School	1,835	615	-1,220

	prior to completion of ASN refurbishment works project, along with reassessment of planned non-essential work in context of wider Asset Management Plan covering 23/24 to 26/27			
TRANSPORT, ENERGY & INFRASTRUCTURE PROGRAMME BOARD				
A701 & A702 Relief Road City Deal	Programme extended due to requirement for further modelling work and redesign of elements of route.	1,651	995	-656
REGENERATION & DEVELOPMENT PROGRAMME BOARD				
Destination Hillend	Awaiting clarity from contractor on proposed solution and programme for road junction, which is on the critical path for the wider project programme; Project Team taking mitigating action to offset any delays to the programme where feasible to do so	14,706	10,731	-3,975
OTHER				
Others	Minor variances	57	56	-1
Total		**56,257**	**39,809**	**-16,448**

In line with this, the expected level of funding available to finance the plan has also been rephased and totals £37.940 million.

This results in an in-year borrowing requirement of £46.509 million.

The projected performance against budget for 2023/24 is shown in table 2 below:-

Table 2: GSCP Projected Performance against Budget 2023/24 – as at Quarter 1

Item	2023/24 Initial Budget*[1] £000's	2023/24 Rephased Budget £000's	Actual To 25.06.23 £000's	2023/24 Projected Outturn £000's	2023/24 Variance £000's	2023/24 Carry Forward £000's
Expenditure	100,897	84,449	2,191	84,302	-147	-16,448
Funding	41,646	37,940	1,976	37,940	0	-3,706
Borrowing Required	**59,251**	**46,509**	**215**	**46,362**	**-147**	

[1] With new projects added

4.2 Expenditure

Expenditure to 25 June 2023 is £2.191 million with a projected expenditure outturn of £84.302 million, £0.147 million less than the rephased budget.

At this stage it is anticipated that budgets for the projects detailed in Appendix 2 will be fully spent in the current year, other than:-

- **Contaminated Land**: Underspend of £0.147 million against original £0.217 million expenditure budget. Expenditure is demand led and has remained lower throughout and post Covid. General Capital Grant of £0.147 million earmarked to fund this expenditure is now available to fund wider capital plan expenditure.

4.3 Funding

The funding available to finance the Capital Plan in 2023/24 is expected to total £37.940 million, in line with the rephased budget. Funding of £1.976 million has been received to 25 June 2023.

4.4 Borrowing

The budgeted level of borrowing for 2023/24 is £46.509 million. Based on the forecast expenditure and funding levels as noted above, the revised estimate of the level of borrowing required for 2023/24 is forecast to be £46.362 million, £0.147 million less than budgeted and reflecting the variance as noted in Section 4.2 above. The impact on the Council's borrowing costs is reflected in the Financial Monitoring 2023/24 General Fund Revenue report elsewhere on today's agenda.

5 Capital Fund

The Capital Fund at the start of the 2023/24 financial year was £20.107 million. £7.694 million of this is committed to fund the City Deal, with a further £9.061 million committed to support capital investment including the utilisation of £2.000 million in 2023/24.

The forecast non-committed capital fund balance at 31 March 2024 is £3.494 million, as shown in the table below.

Item	Amount £000's
Balance at 01 April 2023	**20,107**
Forecast Capital Receipts 2023/24	615
Committed to fund City Deal Project	-7,694
Committed to support Capital Investment	-9,061
Developer Contributions earmarked for specific purposes	-473
Non-committed balance at 31 March 2024	**3,494**

6. Report Implications

6.1 Resource

The borrowing required to finance the planned investment in 2023/24 is reflected in the Financial Monitoring 2023/24 – General Fund Revenue report elsewhere on today's agenda.

6.2 Digital

There are no Digital Services implications arising from this report.

6.3 Risk

The construction materials supply chain has already been subject to unprecedented disruption through a combination of the Coronavirus (COVID-19) Pandemic, the UK leaving the European Union, the conflict in Ukraine and the global inflationary picture. The Construction Leadership Council (CLC) continues to report shortages of construction materials and forecasts this disruption to continue for the foreseeable future. Ongoing engagement with suppliers confirms that materials shortages, longer lead times and steep price increases are highly likely to continue to impact the supply chain.

This potentially exacerbates the inherent risk in the Capital Plan that projects will cost more than estimated thus resulting in additional borrowing, or will be subject to significant delay.

Strengthened financial monitoring & governance procedures have been approved by CP&AMB, which will ensure that significant variations can be captured and reported to Programme Boards and CP&AMB so that remedial action can be taken to mitigate the risks.

In developing the strategy and taking cognisance of the longer term affordability gap, it is clear that a number of potential projects will only be able to be progressed if they can be delivered on a spend to save basis (i.e. where income or cost savings more than offset the cost of funding the investment), a cost neutral basis or through alternative funding mechanisms.

The Capital Plan includes a provision for the return of contingencies of £10.721 million over the period 2023/24 to 2026/27, equating to 2.5% of all project expenditure. The risk is that projects throughout the plan are unable to deliver this which could be in part due to factors outwith the Council's control. Capital Plan & Asset Management Board will review the level of return of contingencies against the £10.721 million provision on an ongoing basis to ensure that projects can, where possible, deliver against this provision and that the provision continues to be appropriate.

6.4 Ensuring Equalities

There are no equalities issues arising directly from this report.

6.5 Additional Report Implications

See Appendix A.

Appendix A: Report Implications

A.1 Key Priorities within the Single Midlothian Plan

Not applicable.

A.2 Key Drivers for Change

A.3 Key Delivery Streams

Themes addressed in this report:

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

A.4 Delivering Best Value

The report does not directly impact on Delivering Best Value.

A.5 Involving Communities and Other Stakeholders

No external consultation has taken place on this report.

A.6 Impact on Performance and Outcome

There are no issues arising directly from this report.

A.7 Adopting a Preventative Approach

Not applicable.

A.8 Supporting Sustainable Development

Not applicable.

Background Papers:
Appendix 1 –GSCP 2023/24 – Quarter 1 Monitoring

Appendix 1: GSCP 2023/24 – Quarter 1 Monitoring

Budget is approved in principle - requires approval of OBC before budget is fully approved

Budget is a "Project Under Development" - requires approval of SOBC before budget is fully approved

GENERAL SERVICES CAPITAL PLAN Q1 Monitoring	2023/24 Budget £'000	Rephased 2023/24 Budget Q1 £000's	2023/24 Actual to P3 £000's	2023/24 Forecast Outturn Q1 £000's	2023/24 Variance Q1 £000's	2023/24 Carry Forward Q1 £000's
CHILDREN, YOUNG PEOPLE & ESTATES PROGRAMME BOARD						
Education - Primary						
Woodburn Primary 9 class & activity hall extension	8,667	5,862	289	5,862	-	2,805
Easthouses Primary School	17,272	15,699	166	15,699	-	1,573
Kings Park PS upgrade to existing building	695	200	-	200	-	495
St Davids Primary - 4 class & EY extension	224	-	-	-	-	224
Mauricewood Refurbishment	570	200	-	200	-	370
Rosewell Primary School - extend to 2 stream	500	200	-	200	-	300
Hopefield Farm Primary 2 (HS12)	500	-	-	-	-	500
Newtongrange refurb & expansion to 2 stream	500	-	-	-	-	500
Mayfield & St. Luke's School Campus	5,495	2,887	0	2,887	-	2,608
Burnbrae Primary - Conversion of ASN to GP Space	71	71	-	71	-	-
Modular Units 2023/24	2,483	2,483	47	2,483	-	-
Education - Primary - Projects near completion						
Paradykes Primary Replacement	95	95	21	95	-	-
St. Mary's RC & Early Burnbrae Primary Schools	22	22	9	22	-	-
New Danderhall Primary hub	88	88	(53)	88	-	-
Sacred Heart Primary School Extension	30	30	22	30	-	-
Acoustic Upgrades	150	150	9	150	-	-
Education - Secondary						
Lasswade High - Toilets & Changing to 1,600 pupil capacity	452	452	-	452	-	-
Beeslack CHS Replacement	7,771	7,771	204	7,771	-	-
Penicuik High School	1,272	1,272	12	1,272	-	-
Shawfair All-through Campus	1,921	1,921		1,921	-	-
Education - ASN						
Hawthornden Primary - ASN Unit	1,501	1,501	217	1,501	-	-
ASN Provision - Social Complex Needs	250	250	-	250	-	-
Education - Early Years						
King's Park Primary School	6	6	-	6	-	-
Settings/Catering Kitchens	500	150	-	150	-	350
Hawthorn Children & Families Centre Alteration	120	120	-	120	-	-
Mauricewood Primary School	210	110	-	110	-	100
Vogrie Outdoor Early Learning Centre	81	81	-	81	-	-
Other Outdoor Spaces	154	154	8	154	-	-
Education _ General						
Learning Estate Strategy: Development Budget	1,602	1,602	12	1,602	-	-
Burnbrae Primary School External Works	57	56	-	56	-	1
TOTAL - CHILDREN, YOUNG PEOPLE & ESTATES PROGRAMM	**53,260**	**43,435**	**962**	**43,435**	**-**	**9,825**

Budget is approved in principle - requires approval of OBC before budget is fully approved

GENERAL SERVICES CAPITAL PLAN Q1 Monitoring	2023/24 Budget £'000	Rephased 2023/24 Budget Q1 £000's	2023/24 Actual to P3 £000's	2023/24 Forecast Outturn Q1 £000's	2023/24 Variance Q1 £000's	2023/24 Carry Forward Q1 £000's
ASSET MANAGEMENT PROGRAMME BOARD						
Digital						
Business Applications	235	63	15	63	-	172
Front Office - Hardware, Software & Services	678	399	39	399	-	279
Back Office - Hardware, Software & Services	870	534	-	534	-	337
Network, Software & Services	821	652	-	652	-	169
Schools - Hardware, Software & Services	272	457	6	457	-	(185)
Digital: Equipped for Learning	2,520	2,520	-	2,520	-	-
Roads & Street Lighting						
Street Lighting and Traffic Signal Upgrades - New	1,276	1,276	199	1,276	-	-
Footway & Footpath Asset Management Plan - New	460	460		460	-	-
Road Upgrades - Asset Management Plan	1,483	1,483	161	1,483	-	-
Accelerated Roads Residential Streets	1,836	1,836	(5)	1,836	-	-
Roads: Potholes Upgrades	2,500	2,500	-	2,500	-	-
Roads Asset Management Plan - Temple Ground Stabilisation	309	309	-	309	-	-
Roads Asset Management Plan - B6372 Arniston Embankment Sta	593	593	-	593	-	-
Fleet						
Vehicle & Plant Replacement Programme	1,871	1,871	336	1,871	-	-
Property						
Property Upgrades	1,835	615	21	615	-	1,220
Open Spaces / Play Areas						
Ironmills Park Steps	7	7	-	7	-	-
Outdoor Play Equipment - Rosewell	46	46	-	46	-	-
Outdoor Play Equipment - Gorebridge	1	1	-	1	-	-
Roslin Wheeled Sports Facility	59	59	-	59	-	-
Mauricewood Road Bus Shelter	4	4	-	4	-	-
Millerhill Park Circular Path & Bicycle Pump Track	89	89	-	89	-	-
Welfare Park, Newtongrange	39	39	-	39	-	-
Pump Track, North Middleton	2	2	(1)	2	-	-
Play Park Upgrades: Clarinda Gardens & Ironmills Park	51	51	-	51	-	-
Play Park Renewal 2021/22	9	9	5	9	-	-
Play Park Renewal 2023/24+	162	162	1	162	-	-
Nature Restoration Fund 2022/23	3	3	-	3	-	-
Contaminated Land	217	217	5	70	(147)	-
Sport & Lesiure Equipment						
Property - Poltonhall Astro & Training Area Resurfacing	37	37	-	37	-	-
Dalkeith Thistle - Pavilion Upgrade	6	6	-	6	-	-
Loanhead Memorial Park Pitch	4	4	-	4	-	-
Flotterstone Car Park Infrastructure & Charging	16	16	-	16	-	-
TOTAL - ASSET MANAGEMENT PROGRAMME BOARD	**18,313**	**16,321**	**783**	**16,174**	**(147)**	**1,992**
TRANSPORT, ENERGY & INFRASTRUCTURE PROGRAMME BOARD						
Transport						
A701 & A702 Relief Road City Deal Project	1,651	995	56	995	-	656
A7 Urbanisation	187	187	-	187	-	-
Cycling, Walking & Safer Streets Projects	1,190	1,190	33	1,190	-	-
FCC Zero Waste - Heat Offtake Facility	1,040	1,040	-	1,040	-	-
TOTAL - TRANSPORT, ENERGY & INFRASTRUCTURE PROGRA	**4,068**	**3,412**	**90**	**3,412**	**-**	**656**
			0			
REGENERATION & DEVELOPMENT PROGRAMME BOARD						
Regeneration						
Place Based Investment Fund 2021/22	311	311	19	311	-	-
Place Based Investment Fund 2022/23+	461	461	2	461	-	-
Development						
Destination Hillend	14,706	10,731	209	10,731	-	3,975
Shawfair Town Centre Land Purchase	5,615	5,615	-	5,615	-	-
TOTAL - REGENERATION & DEVELOPMENT PROGRAMME BO	**21,093**	**17,118**	**230**	**17,118**	**-**	**3,975**

Budget is approved in principle - requires approval of OBC before budget is fully approved						
		Rephased				
	2023/24	2023/24	2023/24	2023/24	2023/24	2023/24
GENERAL SERVICES CAPITAL PLAN	**Budget**	**Budget**	**Actual**	**Forecast**	**Variance**	**Carry**
Q1 Monitoring		**Q1**	**to P3**	**Outturn Q1**	**Q1**	**Forward Q1**
	£'000	**£000's**	**£000's**	**£000's**	**£000's**	**£000's**
OTHER (PROGRAMME BOARD NOT YET DEFINED)						
PLACE						
Digital						
Civica Automation	47	47	-	47	-	-
Council Hybrid Meetings	52	52	-	52	-	-
Transport						
Food Waste Rural Routes	119	119	(13)	119	-	-
Property/Development						
Midlothian & Fairfield House Shower Upgrades	5	5	-	5	-	-
32-38 Buccleuch Street Ground Floor Redevelopment	0	0	0	0	-	-
Public Sector Housing Grants	291	291	48	291	-	-
Penicuik THI	171	171	-	171	-	-
CCTV Network	444	444	-	444	-	-
2-4 West Street, Penicuik	48	48	18	48	-	-
Purchase to Pay	2	2	-	2	-	-
EWiM - Buccleuch House Ground Floor	33	33	-	33	-	-
Millerhill Pavilion	23	23	-	23	-	-
PEOPLE & PARTNERSHIPS						
Education						
Free School Meal Provision	397	397	-	397	-	-
Children's Services						
Residential House for 5-12 year olds	76	76	-	76	-	-
Communities & Partnerships						
Members Environmental Improvements	221	221	34	221	-	-
Adult Social Care						
Assistive Technology	209	209	4	209	-	-
Analogue to Digital Transition	800	800	-	800	-	-
Homecare	55	55	-	55	-	-
Highbank Intermediate Care Reprovisioning	1,246	1,246	8	1,246	-	-
Day Care Centre	113	113	-	113	-	-
General Fund Share of Extra Care Housing	316	316	27	316	-	-
TOTAL NOT ALLOCATED TO PROGRAMME BOARDS	**4,669**	**4,669**	**126**	**4,669**	**-**	**-**
SUBTOTAL - PRE RETURN OF CONTINGENCIES	**101,403**	**84,955**	**2,191**	**84,808**	**(147)**	**16,448**
Provision for Return of Contingencies	(506)	(506)	-	(506)	-	-
	-					
GENERAL SERVICES CAPITAL PLAN TOTAL	**100,897**	**84,449**	**2,191**	**84,302**	**(147)**	**16,448**

Standing Order 19.2 Decision
Report by Chief Executive

Report for Noting

1 Recommendations

Council is invited to note the terms of this report.

2 Purpose of Report/Executive Summary

The purpose of this report is to advise the Council of the decision taken by the Chief Executive in consultation with the Leader of the Council in terms of Standing Order 19.2.

Date: 9 August 2023
Report Contact:
Kevin Anderson, Executive Director - Place
kevin.anderson@midlothian.gov.uk

3 Background

3.1 Standing Order 19.2 states that:

"The Chief Executive, after discussion with the Leader of the Council, whom failing the Depute Leader of the Council, will have authority to take decisions where urgent or immediate action is required. Where such decision(s) is required, the Chief Executive will provide a report to the next available full Council meeting to inform the Council of such decision(s)."

3.2 The Executive Director, Place was requested to approve a long term lease of a retail unit at Burnbrae Road, Bonnyrigg on 6 July, 2023 which was being recommended to accept, however this was at a value which exceeded the Delegated Authority. There not being a scheduled meeting to consider the Council's response, the Chief Executive, following consultation with the Leader of the Council, used Standing Order 19.2 powers to ensure that the Council could conclude the agreement to secure the lease arrangement and the supermarket provider occupancy of the unit.

4 Report Implications (Resource, Digital and Risk)

4.1 Resource

There are no additional resource requirements.

4.2 Digital

No digital requirements or implications.

4.3 Risk

Failure to report the decision would lead to a lack of governance.

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

This report does not recommend any change to policy or practice and therefore does not require an Equalities Impact Assessment.

4.5 Additional Report Implications

See Appendix A

Appendix A – Additional Report Implications

A.1 Key Priorities within the Single Midlothian Plan

Not applicable

A.2 Key Drivers for Change

Key drivers addressed in this report:

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

A.3 Key Delivery Streams

Key delivery streams addressed in this report:

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

A.4 Delivering Best Value

The report does not directly impact on Delivering Best Value

A.5 Involving Communities and Other Stakeholders

The report does not directly relate to involving communities

A.6 Impact on Performance and Outcomes

The report does not directly impact on Midlothian Council's performance and outcomes

A.7 Adopting a Preventative Approach

Not applicable

A.8 Supporting Sustainable Development

Not applicable

Outside Bodies and Appointments

Report by Kevin Anderson, Executive Director Place

Report for Decision

1 Recommendations

Council is recommended to approve appointments to the Edinburgh Airport Consultative Committee, South East of Scotland Transport Partnership (SESTran) and Midlothian Twinning Association.

2 Purpose of Report/Executive Summary

This report request Council to nominate representatives to the three outside bodies listed above for the reasons noted below.

Date 30 July 2023

Report Contact:
Saty Kaur, Chief Officer Corporate Solutions (Acting)
Saty.Kaur@midlothian.gov.uk

3 Background/Main Body of Report

3.1 The Council's representatives for Midlothian Twinning Association are Councillors McCall, Russell, Smaill and McManus. Councillor McManus now wishes to resign from this role. Council are therefore asked to appoint an alternative nomination to replace Councillor McManus.

3.2 Currently, the representatives for SESTran are Councillor Imrie and Councillor Alexander. Councillor Alexander now wishes to resign from this role. It is proposed that an alternative nomination be sought to replace Councillor Alexander.

3.3 For the Edinburgh Airport Consultative Committee, the Council's representative is currently Councillor Alexander. Again, Councillor Alexander wishes to resign from this role. Council is asked to consider an alternative nomination for this position.

4 Report Implications (Resource, Digital and Risk)

4.1 Resource

No implications.

4.2 Digital

No implications.

4.3 Risk

No appointments/representatives to outside bodies/organisations does not demonstrate good governance.

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

No implications.

4.4 Additional Report Implications (See Appendix A)

See Appendix A

Appendices

Appendix A – Additional Report Implications

APPENDIX A – Report Implications

A.1 Key Priorities within the Single Midlothian Plan

N/A

A.2 Key Drivers for Change

Key drivers addressed in this report:

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

A.3 Key Delivery Streams

Key delivery streams addressed in this report:

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

A.4 Delivering Best Value

N/A

A.5 Involving Communities and Other Stakeholders

N/A

A.6 Impact on Performance and Outcomes

N/A

A.7 Adopting a Preventative Approach

N/A

A.8 Supporting Sustainable Development

N/A

Appointments of Members in Accordance with the Scheme of Administration - Newbyres Community Trust (SC052650)

Report by Kevin Anderson, Executive Director Place

Report for Decision

1 Recommendations

The Council is invited to consider the appointment of an elected member to the Newbyres Community Trust, as per the written request from the Trust Chair.

2 Purpose of Report/Executive Summary

In accordance with Standing Order 14, consideration requires to be given by Council to the appointments of representatives to Joint Committees, Outside Bodies and other partnership working where there is a vacancy.

Date 3 August 2023

Report Contact:
Sat Kaur, Chief Officer Corporate Solutions (Acting)
Saty.Kaur@midlothian.gov.uk

3 Background/Main Body of Report

3.1 On 2 August 2023, Midlothian Council received a written request from the Chair of Newbyres Community Trust (SC052650) requesting the Council nominate a local Councillor from the Gorebridge area to represent the Council on the Board of Trustees.

3.2 As per their Constitution (Appendix B), the purpose of Newbyres Community Trust is:

- The advancement of public participation in sport. To benefit and serve the Gorebridge and district communities by identifying and improving sporting, recreational, environmental, health and emotional opportunities as well as infrastructure, for children, young people, adults and families. Working with voluntary and statutory professionals, local businesses and funders, to improve outcomes for the community by providing improved sporting facilities. The area within which the organisation shall operate shall be Gorebridge and district communities.
- The provision and organisation of local recreational and sporting facilities with the object of improving the opportunities for the community to pursue and take part in these activities.
- To help and promote participation in sport to some protected groups,e.g. age, disability etc by offering opportunities for walking football and any other assistance to ensure inclusion.
- The advancement of health. To relieve and support people to pursue a better quality of life by promoting access to positive physical and mental health. Working with community groups and local health organisations to offer information and support on healthy eating and advocating and promoting sport as a means to improve mood, decrease anxiety and depression leading to a more balanced lifestyle and better mental health.

3.3 This report asks Council to consider the appointment of one member.

4 Report Implications (Resource, Digital and Risk)

4.1 Resource

None

4.2 Digital

None

4.3 Risk

Any delay in making the necessary appointments could impede the discharge of business affecting both these bodies and the Council.

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

No IIA required

4.4 Additional Report Implications (See Appendix A)

See Appendix A

Appendices

Appendix A – Additional Report Implications
Appendix B – Newbyres Community Trust Constitution

APPENDIX A – Report Implications

A.1 Key Priorities within the Single Midlothian Plan

Not applicable

A.2 Key Drivers for Change

Key drivers addressed in this report:

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

A.3 Key Delivery Streams

Key delivery streams addressed in this report:

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

A.4 Delivering Best Value

No implications

A.5 Involving Communities and Other Stakeholders

No implications

A.6 Impact on Performance and Outcomes

Not applicable

A.7 Adopting a Preventative Approach

Not applicable

A.8 Supporting Sustainable Development

Not applicable

CONSTITUTION OF NEWBYRES COMMUNITY TRUST

11TH May 2023

CONSTITUTION

of

Newbyres Community Trust

CONTENTS		
GENERAL	type of organisation, Scottish principal office, name, purposes, powers, liability, general structure	Clauses 1 - 12
MEMBERS	qualifications for membership, application, subscription, register of members, withdrawal, transfer, re-registration, expulsion	clauses 13 - 25
DECISION-MAKING BY THE MEMBERS	members' meetings, power to request members' meeting, notice, procedure at members' meetings, voting at members' meetings, written resolutions, minutes	clauses 26 - 52
BOARD (CHARITY TRUSTEES)	number, eligibility, election/ retiral/re-election, termination of office, register of charity trustees, office bearers, powers, general duties, code of conduct	clauses 53 - 80
DECISION-MAKING BY THE CHARITY TRUSTEES	notice, procedure at board meetings, minutes	clauses 81 - 96
ADMINISTRATION	sub-committees, operation of accounts, accounting records and annual accounts	clauses 97 - 105
MISCELLANEOUS	winding up, alterations to the constitution, interpretation	clauses 106 - 111

GENERAL

Type of organisation

1. The organisation is a Scottish Charitable Incorporated Organisation (SCIO)

Scottish principal office

2. The principal office of the organisation will be in Scotland (and must remain in Scotland).

Name

3. The name of the organisation is “Newbyres Community Trust”.

Purposes

4. The organisation’s purposes are:

   4.1 The advancement of public participation in sport. To benefit and serve the Gorebridge and district communities by identifying and improving sporting, recreational, environmental, health and emotional opportunities as well as infrastructure, for children, young people, adults and families. Working with voluntary and statutory professionals, local businesses and funders, to improve outcomes for the community by providing improved sporting facilities. The area within which the organisation shall operate shall be Gorebridge and district communities.

   4.2 The provision and organisation of local recreational and sporting facilities with the object of improving the opportunities for the community to pursue and take part in these activities.

   4.3 To help and promote participation in sport to some protected groups ,e.g. age, disability etc by offering opportunities for walking football and any other assistance to ensure inclusion.

   4.4 The advancement of health. To relieve and support people to pursue a better quality of life by promoting access to positive physical and mental health. Working with community groups and local health organisations to offer information and support on healthy eating, and advocating and promoting sport as a means to improve mood, decrease anxiety and depression leading to a more balanced lifestyle and better mental health.

5. The area within which the organisation shall operate (in this constitution referred to as the ‘Area of Benefit’) shall be *Gorebridge Community Council area and nearby villages of Middleton, Temple and its rural environs.*

6. The organisation shall promote (but not promote exclusively) its activities and delivery operations to people within the ‘Area of

Benefit', set out in Sections 4 and 5. which details the organisation's purposes and area of benefit. These people will be the organisation's beneficiaries.

Powers

7. The organisation has power to do anything which is calculated to further its purposes or is conducive or incidental to doing so.

8. No part of the income or property of the organisation may be paid or transferred (directly or indirectly) to the members - either in the course of the organisation's existence or on dissolution - except where this is done in direct furtherance of the organisation's charitable purposes.

Liability of members

9. The members of the organisation have no liability to pay any sums to help to meet the debts (or other liabilities) of the organisation if it is wound up; accordingly, if the organisation is unable to meet its debts, the members will not be held responsible.

10. The members and charity trustees have certain legal duties under the Charities and Trustee Investment (Scotland) Act 2005; and clause 9 does not exclude (or limit) any personal liabilities they might incur if they are in breach of those duties or in breach of other legal obligations or duties that apply to them personally.

General structure

11. The structure of the organisation consists of:

    11.1 the MEMBERS - who have the right to attend members' meetings (including any annual general meeting) and have important powers under the constitution; in particular, the members appoint people to serve on the board and take decisions on changes to the constitution itself.

    11.2 ASSOCIATE and JUNIOR MEMBERS, and

    11.3 the BOARD

        11.3.1 Elected Charity Trustees and

        11.3.2 Co-opted Charity Trustees

    who hold regular meetings, and generally control the activities of the organisation; for example, the board is responsible for monitoring and controlling the financial position of the organisation.

    11.4 The following conditions apply to the structure.

11.5 The organisation shall have not fewer than 20 members at any time; and

11.6 At least three quarters of the members of the organisation are members of the Gorebridge Area of Benefit; and

11.7 In the event that the number of members falls below 20 or that at least three quarters of the members of the organisation do not consist of members of the Gorebridge Area of Benefit, the Board may conduct essential business and to ensure the admission of sufficient Ordinary Members to achieve the minimum number and/or take steps to maintain the majority.

12. The people serving on the board are referred to in this constitution as CHARITY TRUSTEES.

MEMBERS

Qualifications for membership

13. The members of the organisation shall consist of those individuals who made the application for registration of the organisation and such other individual or group as are admitted to membership under the following clauses.

13.1 Membership of the organisation is open to:

13.2 **Ordinary members**: those individuals aged 16 and over who:

13.2.1 Are resident within the Gorebridge Area of Benefit, and

13.2.2 Are entitled to vote at a local government election that includes the Community or part of it, and

13.2.3 Who support the Purposes of the organisation

Ordinary members are eligible to stand for election to the Board and can vote at any General meeting.

13.3 **Associate** members: those individuals aged 16 and over who:

13.3.1 Are not resident in the Gorebridge Area of Benefit, and those groups wherever located, and

13.3.2 Who support the Purposes of the organisation

Associate Members are neither eligible to stand for election to the Board nor to vote at any General meeting.

13.4 **Junior** Members; those individuals who:

13.4.1 Are aged between 9 and 15 and

13.4.2 Who support the Purposes of the organisation

Junior Members are neither eligible to stand for election to the Board nor to vote at any General Meeting.

13.5 Declaring that, if a member ceases to comply with any of the criteria at Clauses 13.2, 13.3 and 13.4 they will be obliged to inform the organisation and will thereafter have membership reclassified in terms of either Clauses 13.2, 13.3 and 13.4 and that if the organisation becomes aware of changes itself it will so reclassify the member and notify them accordingly.

14. Employees of the organisation are not eligible for membership.

Application for membership

15. Any person who wishes to become a member shall in such written form as the Board prescribe submit a written application for membership and agree to support the purposes of the organisation.

15.1 The Board shall promptly consider applications for membership, made in such written form as it shall prescribe from time to time, determining if the terms of Clause 13.2, 13.3 or 13.4 apply and into which category of membership each applicant shall belong, and immediately thereafter shall approve any valid application provided the applicant is not excluded by virtue of Clause 11.5, 11.6, 11.7 or has previously been a member of the organisation and continues to be excluded from membership by virtue of Clause 25 and inform the applicant of the board's decision.

Membership subscription

16. No membership subscription will be payable.

Register of members

17. The board must keep a register of members, setting out

17.1 for each current member:

17.1.1 his/her full name and address; and

17.1.2 the date on which he/she was registered as a member of the organisation;

17.2 for each former member - for at least six years from the date on he/she ceased to be a member:

17.2.1 his/her name; and

17.2.2 the date on which he/she ceased to be a member.

18. The board must ensure that the register of members is updated within 28 days of any change:

    18.1 which arises from a resolution of the board or a resolution passed by the members of the organisation; or

    18.2 which is notified to the organisation.

19. If a member or charity trustee of the organisation requests a copy of the register of members, the board must ensure that a copy is supplied to him/her within 28 days, providing the request is reasonable; if the request is made by a member (rather than a charity trustee), the board may provide a copy which has the addresses blanked out.

Withdrawal from membership

20. Any person who wants to withdraw from membership must give a written notice of withdrawal to the organisation, signed by him/her; he/she will cease to be a member as from the time when the notice is received by the organisation.

Transfer of membership

21. Membership of the organisation may not be transferred by a member.

Re-registration of members

22. The board may, at any time, issue notices to the members (in writing or by e-mail) requiring them to confirm that they wish to remain as members of the organisation, and allowing them a period of 28 days (running from the date of issue of the notice) to provide that confirmation to the board.

23. If a member fails to provide confirmation to the board (in writing or by e-mail) that he/she wishes to remain as a member of the organisation before the expiry of the 28-day period referred to in clause 22, the board may expel him/her from membership.

24. A notice under clause 22 will not be valid unless it refers specifically to the consequences (under clause 23) of failing to provide confirmation within the 28-day period.

Expulsion from membership

25. Any person may be expelled from membership by way of a resolution passed by not less than two thirds of those present and voting at a members' meeting, providing the following procedures have been observed:-

25.1 at least 21 days' notice of the intention to propose the resolution must be given to the member concerned, specifying the grounds for the proposed expulsion;

25.2 the member concerned will be entitled to be heard on the resolution at the members' meeting at which the resolution is proposed.

DECISION-MAKING BY THE MEMBERS

Members' meetings

26. The board must arrange a meeting of members (an annual general meeting or "AGM") in each calendar year. If deemed appropriate and/or necessitated by health and safety concerns (such as social distancing or Trustee illness) meetings may be held via an online meeting platform.

27. The gap between one AGM and the next must not be longer than 15 months.

28. Notwithstanding clause 26, an AGM does not need to be held during the calendar year in which the organisation is formed; but the first AGM must still be held within 15 months of the date on which the organisation is formed.

29. The business of each AGM must include:-

29.1 a report by the chair on the activities of the organisation;

29.2 consideration of the annual accounts of the organisation;

29.3 the election/re-election of charity trustees, as referred to in clauses 57 to 61.

30. The board may arrange a special members' meeting at any time.

Power to request the board to arrange a special members' meeting

31. The board must arrange a special members' meeting, which can be held by an online meeting platform, if they are requested to do so by a notice (which may take the form of two or more documents in the same terms, each signed by one or more members) by members who amount to 5% or more of the total membership of the organisation at the time, providing:

31.1 the notice states the purposes for which the meeting is to be held; and

31.2 those purposes are not inconsistent with the terms of this constitution, the Charities and Trustee (Investment) Scotland Act 2005 or any other statutory provision.

32. If the board receive a notice under clause 31, the date for the meeting which they arrange in accordance with the notice must not be later than 28 days from the date on which they received the notice.

Notice of members' meetings

33. At least 14 clear days' notice must be given of any AGM or any special members' meeting.

34. The notice calling a members' meeting must specify in general terms what business is to be dealt with at the meeting; and

    34.1 in the case of a resolution to alter the constitution, must set out the exact terms of the proposed alteration(s); or

    34.2 in the case of any other resolution falling within clause 45 (requirement for two-thirds majority) must set out the exact terms of the resolution.

35. The reference to "clear days" in clause 33 shall be taken to mean that, in calculating the period of notice,

    35.1 the day after the notices are posted (or sent by e-mail) should be excluded; and

    35.2 the day of the meeting itself should also be excluded.

36. Notice of every members' meeting, must be given to all the members of the organisation, and to all the charity trustees; but the accidental omission to give notice to one or more members will not invalidate the proceedings at the meeting. Meetings can be held by an online meeting platform.

37. Any notice which requires to be given to a member under this constitution must be: -

    37.1 sent by post to the member, at the address last notified by him/her to the organisation; *or*

    37.2 sent by e-mail to the member, at the e-mail address last notified by him/her to the organisation.

Procedure at members' meetings

38. No valid decisions can be taken at any members' meeting unless a quorum is present.

39. The quorum for a members' meeting is 10% members, present in person.

40. If a quorum is not present within 15 minutes after the time at which a members' meeting was due to start - or if a quorum ceases to be

present during a members' meeting - the meeting cannot proceed; and fresh notices of meeting will require to be sent out, to deal with the business (or remaining business) which was intended to be conducted.

41. The chair of the organisation should act as chairperson of each members' meeting.

42. If the chair of the organisation is not present within 15 minutes after the time at which the meeting was due to start (or is not willing to act as chairperson), the charity trustees present at the meeting must elect (from among themselves) the person who will act as chairperson of that meeting.

Voting at members' meetings

43. 43.1 An ORDINARY MEMBER has one vote, which must be given personally.

43.2 ASSOCIATE and JUNIOR MEMBERS shall have NO vote.

44. All decisions at members' meetings will be made by majority vote - with the exception of the types of resolution listed in clause 45.

45. The following resolutions will be valid only if passed by not less than two thirds of those voting on the resolution at a members' meeting (or if passed by way of a written resolution under clause 49):

45.1 a resolution amending the constitution;

45.2 a resolution expelling a person from membership under clause 25;

45.3 a resolution directing the board to take any particular step (or directing the board not to take any particular step);

45.4 a resolution approving the amalgamation of the organisation with another SCIO (or approving the constitution of the new SCIO to be constituted as the successor pursuant to that amalgamation);

45.5 a resolution to the effect that all of the organisation's property, rights and liabilities should be transferred to another SCIO (or agreeing to the transfer from another SCIO of all of its property, rights and liabilities);

45.6 a resolution for the winding up or dissolution of the organisation.

46. If there is an equal number of votes for and against any resolution, the chairperson of the meeting will be entitled to a second (casting) vote.

47. A resolution put to the vote at a members' meeting will be decided on a show of hands - unless the chairperson (or at least two other members present at the meeting) ask for a secret ballot.

48. The chairperson will decide how any secret ballot is to be conducted, and he/she will declare the result of the ballot at the meeting.

Written resolutions by members

49. A resolution agreed to in writing (or by e-mail) by all the members will be as valid as if it had been passed at a members' meeting; the date of the resolution will be taken to be the date on which the last member agreed to it.

Minutes

50. The board must ensure that proper minutes are kept in relation to all members' meetings.

51. Minutes of members' meetings must include the names of those present; and (so far as possible) should be signed by the chairperson of the meeting.

52. The board shall make available copies of the minutes referred to in clause 50 to any member of the public requesting them; but on the basis that the board may exclude confidential material to the extent permitted under clause 96.

BOARD

Number of charity trustees

53. The maximum number of charity trustees is 12:

53.1 1 of whom will be a nominated member of Trustees of Arniston Rangers Football Club to represent their interests;

1 of whom will be a nominated member of Trustees of Arniston Rangers Youth Football Club to represent their interests;

1 Elected Local Councillor [where possible];

Up to 2 individual persons can be co-opted in terms of Clause 54.1 ("the Co-opted Charity Trustees"), so as to ensure a spread of skills and experience within the Board

The remaining Trustees will be members of the Gorebridge and District Community.

The minimum number of charity trustees is 5, which must consist of at least 1 nominated member from Arniston Rangers

Football Club, 1 nominated member from Arniston Rangers Youth Football Club and 1 or more local community members.

Eligibility

54. A person will **not** be eligible for election or appointment to the board unless he/she is a **member** of the organisation. However, the Board will have the power to:

54.1 **Co-Opt Charity Trustees** - Subject to Clause 53.1 up to 2 individuals may be co-opted from time to time by the Board of Trustees, as follows;

54.1.1 Subject to Clause 54.1.3. a Co-opted Charity Trustee shall serve until the next AGM after his or her co-option;

54.1.2 a Co-opted Charity Trustee can be re-co-opted at such next AGM;

54.1.3 A co-opted Charity Trustee can be removed from office at any time by a simple majority of the Board; and

54.1.4 for the avoidance of doubt, a Co-opted Charity Trustee may participate fully in at all Board meetings which they attend, and is eligible to vote at them;

54.1.5 the total number of Co-opted Charity Trustees must not outnumber the total number of Elected Ordinary Member Charity Trustees;

55. A person will not be eligible for election or appointment to the board if he/she is: -

55.1 disqualified from being a charity trustee under the Charities and Trustee Investment (Scotland) Act 2005; or

55.2 an employee of the organisation.

Initial charity trustees

56. The individuals who signed the charity trustee declaration forms which accompanied the application for incorporation of the organisation shall be deemed to have been appointed by the members as charity trustees with effect from the date of incorporation of the organisation.

Election, retiral, re-election

57. At each AGM, the members may elect any member (unless he/she is debarred from membership under clause 55) to be a charity trustee in line with Clause 53.

58. The board may at any time appoint any member (unless he/she is debarred from membership under clause 55) to be a charity trustee.

59. At each AGM, all of the charity trustees must retire from office - but may then be re-elected under clause 57.

60. A charity trustee retiring at an AGM will be deemed to have been re-elected unless: -

    60.1 he/she advises the board prior to the conclusion of the AGM that he/she does not wish to be re-appointed as a charity trustee; or

    60.2 an election process was held at the AGM and he/she was not among those elected/re-elected through that process; or

    60.3 a resolution for the re-election of that charity trustee was put to the AGM and was not carried.

61. In the case of a charity trustee elected/appointed under clauses 54 to 60) he/she ceases to be a member of the organisation.

Termination of office

62. An elected charity trustee will automatically cease to hold office if: -

    62.1 he/she becomes disqualified from being a charity trustee under the Charities and Trustee Investment (Scotland) Act 2005;

    62.2 he/she becomes incapable for medical reasons of carrying out his/her duties as a charity trustee - but only if that has continued (or is expected to continue) for a period of more than six months;

    62.3 he/she ceases to be a member of the organisation;

    62.4 he/she becomes an employee of the organisation;

    62.5 he/she gives the organisation a notice of resignation, signed by him/her;

    62.6 he/she is absent (without good reason, in the opinion of the board) from more than three consecutive meetings of the board - but only if the board resolves to remove him/her from office;

    62.7 he/she is removed from office by resolution of the board on the grounds that he/she is considered to have committed a material breach of the code of conduct for charity trustees (as referred to in clause 79);

    62.8 he/she is removed from office by resolution of the board on the grounds that he/she is considered to have been in serious or

persistent breach of his/her duties under section 66(1) or (2) of the Charities and Trustee Investment (Scotland) Act 2005; or

62.9 he/she is removed from office by a resolution of the members passed at a members' meeting.

63. A resolution under paragraph 62.7, 62.8 or 62.9 shall be valid only if: -

63.1 the charity trustee who is the subject of the resolution is given reasonable prior written notice of the grounds upon which the resolution for his/her removal is to be proposed;

63.2 the charity trustee concerned is given the opportunity to address the meeting at which the resolution is proposed, prior to the resolution being put to the vote; and

63.3 (in the case of a resolution under paragraph 62.7 or 62.8) at least two thirds (to the nearest round number) of the charity trustees then in office vote in favour of the resolution.

Register of charity trustees

64. The board must keep a register of charity trustees, setting out

64.1 for each current charity trustee:

64.1.1 his/her full name and address;

64.1.2 the date on which he/she was appointed as a charity trustee; and

64.1.3 any office held by him/her in the organisation;

64.2 for each former charity trustee - for at least 6 years from the date on which he/she ceased to be a charity trustee:

64.2.1 the name of the charity trustee;

64.2.2 any office held by him/her in the organisation; and

64.2.3 the date on which he/she ceased to be a charity trustee.

65. The board must ensure that the register of charity trustees is updated within 28 days of any change:

65.1 which arises from a resolution of the board or a resolution passed by the members of the organisation; or

65.2 which is notified to the organisation.

66. If any person requests a copy of the register of charity trustees, the board must ensure that a copy is supplied to him/her within 28 days, providing the request is reasonable; if the request is made by a person

who is not a charity trustee of the organisation, the board may provide a copy which has the addresses blanked out - if the SCIO is satisfied that including that information is likely to jeopardise the safety or security of any person or premises.

Office-bearers

67. The charity trustees must elect (from among themselves) a chair, a treasurer and a secretary.

68. In addition to the office-bearers required under clause 67, the charity trustees may elect (from among themselves) further office-bearers if they consider that appropriate.

69. All of the office-bearers will cease to hold office at the conclusion of each AGM, but may then be re-elected under clause 67 or 68.

70. A person elected to any office will automatically cease to hold that office: -

    70.1 if he/she ceases to be a charity trustee; *or*

    70.2 if he/she gives to the organisation a notice of resignation from that office, signed by him/her.

Powers of board

71. Except where this constitution states otherwise, the organisation (and its assets and operations) will be managed by the board; and the board may exercise all the powers of the organisation.

72. A meeting of the board, which can be held by an online meeting platform, at which a quorum is present may exercise all powers exercisable by the board.

73. The members may, by way of a resolution passed in compliance with clause 45 (requirement for two-thirds majority), direct the board to take any particular step or direct the board not to take any particular step; and the board shall give effect to any such direction accordingly.

Charity trustees - general duties

74. Each of the charity trustees has a duty, in exercising functions as a charity trustee, to act in the interests of the organisation; and, in particular, must:-

    74.1 seek, in good faith, to ensure that the organisation acts in a manner which is in accordance with its purposes;

    74.2 act with the care and diligence which it is reasonable to expect of a person who is managing the affairs of another person;

74.3 in circumstances giving rise to the possibility of a conflict of interest between the organisation and any other party:

74.3.1 put the interests of the organisation before that of the other party;

74.3.2 where any other duty prevents him/her from doing so, disclose the conflicting interest to the organisation and refrain from participating in any deliberation or decision of the other charity trustees with regard to the matter in question;

74.4 ensure that the organisation complies with any direction, requirement, notice or duty imposed under or by virtue of the Charities and Trustee Investment (Scotland) Act 2005.

75. In addition to the duties outlined in clause 74, all of the charity trustees must take such steps as are reasonably practicable for the purpose of ensuring: -

75.1 that any breach of any of those duties by a charity trustee is corrected by the charity trustee concerned and not repeated; and

75.2 that any trustee who has been in serious and persistent breach of those duties is removed as a trustee.

76. Provided he/she has declared his/her interest - and has not voted on the question of whether or not the organisation should enter into the arrangement - a charity trustee will not be debarred from entering into an arrangement with the organisation in which he/she has a personal interest; and (subject to clause 77 and to the provisions relating to remuneration for services contained in the Charities and Trustee Investment (Scotland) Act 2005), he/she may retain any personal benefit which arises from that arrangement.

77. No charity trustee may serve as an employee (full time or part time) of the organisation; and no charity trustee may be given any remuneration by the organisation for carrying out his/her duties as a charity trustee.

78. The charity trustees may be paid all travelling and other expenses reasonably incurred by them in connection with carrying out their duties; this may include expenses relating to their attendance at meetings.

Code of conduct for charity trustees

79. Each of the charity trustees shall comply with the code of conduct (incorporating detailed rules on conflict of interest) prescribed by the board from time to time.

80. The code of conduct referred to in clause 79 shall be supplemental to the provisions relating to the conduct of charity trustees contained in this constitution and the duties imposed on charity trustees under the Charities and Trustee Investment (Scotland) Act 2005; and all relevant provisions of this constitution shall be interpreted and applied in accordance with the provisions of the code of conduct in force from time to time

DECISION-MAKING BY THE CHARITY TRUSTEES

Notice of board meetings

81. Any charity trustee may call a meeting of the board which can be held by an online meeting platform *or* ask the secretary to call a meeting of the board.

82. At least 7 days' notice must be given of each board meeting, unless (in the opinion of the person calling the meeting) there is a degree of urgency which makes that inappropriate.

Procedure at board meetings

83. No valid decisions can be taken at a board meeting unless a quorum is present; the quorum of the Board meetings shall not be less than 40% of all the Trustees.

84. If at any time the number of charity trustees in office falls below the number stated as the quorum in clause 83, the remaining charity trustee(s) will have power to fill the vacancies or call a members' meeting - but will not be able to take any other valid decisions.

85. The chair of the organisation should act as chairperson of each board meeting.

86. If the chair is not present within 15 minutes after the time at which the meeting was due to start (or is not willing to act as chairperson), the charity trustees present at the meeting must elect (from among themselves) the person who will act as chairperson of that meeting.

87. Every charity trustee has one vote, which must be given personally.

88. All decisions at board meetings will be made by majority vote.

89. If there is an equal number of votes for and against any resolution, the chairperson of the meeting will be entitled to a second (casting) vote.

90. The board may, at its discretion, allow any person to attend and speak at a board meeting notwithstanding that he/she is not a charity trustee - but on the basis that he/she must not participate in decision-making.

91. A charity trustee must not vote at a board meeting (or at a meeting of a sub-committee) on any resolution which relates to a matter in which

he/she has a personal interest or duty which conflicts (or may conflict) with the interests of the organisation; he/she must withdraw from the meeting while an item of that nature is being dealt with.

92. For the purposes of clause 92: -

92.1 an interest held by an individual who is "connected" with the charity trustee under section 68(2) of the Charities and Trustee Investment (Scotland) Act 2005 (husband/wife, partner, child, parent, brother/sister etc) shall be deemed to be held by that charity trustee;

92.2 a charity trustee will be deemed to have a personal interest in relation to a particular matter if a body in relation to which he/she is an employee, director, member of the management committee, officer or elected representative has an interest in that matter.

Minutes

93. The board must ensure that proper minutes are kept in relation to all board meetings and meetings of sub-committees.

94. The minutes to be kept under clause 93 must include the names of those present; and (so far as possible) should be signed by the chairperson of the meeting.

95. The board shall (subject to clause 96) make available copies of the minutes referred to in clause 94 to any member of the public requesting them.

96. The board may exclude from any copy minutes made available to a member of the public under clause 95 any material which the board considers ought properly to be kept confidential - on the grounds that allowing access to such material could cause significant prejudice to the interests of the organisation or on the basis that the material contains reference to employee or other matters which it would be inappropriate to divulge.]

ADMINISTRATION

Delegation to sub-committees

97. The board may delegate any of their powers to sub-committees; a sub-committee must include at least one charity trustee, but other members of a sub-committee need not be charity trustees.

98. The board may also delegate to the chair of the organisation (or the holder of any other post) such of their powers as they may consider appropriate.

99. When delegating powers under clause 97 or 98, the board must set out appropriate conditions (which must include an obligation to report regularly to the board).

100. Any delegation of powers under clause 97 or 98 may be revoked or altered by the board at any time.

101. The rules of procedure for each sub-committee, and the provisions relating to membership of each sub-committee, shall be set by the board.

Operation of accounts

102. Subject to clause 104, the signatures of two out of three signatories appointed by the board will be required in relation to all operations (other than the lodging of funds) on the bank and building society accounts held by the organisation; at least one out of the two signatures must be the signature of a charity trustee.

103. Where the organisation uses electronic facilities for the operation of any bank or building society account, the authorisations required for operations on that account must be consistent with the approach reflected in clause 102.

Accounting records and annual accounts

104. The board must ensure that proper accounting records are kept, in accordance with all applicable statutory requirements.

105. The board must prepare annual accounts, complying with all relevant statutory requirements; if an audit is required under any statutory provisions (or if the board consider that an audit would be appropriate for some other reason), the board should ensure that an audit of the accounts is carried out by a qualified auditor.

MISCELLANEOUS

Winding-up

106. If the organisation is to be wound up or dissolved, the winding-up or dissolution process will be carried out in accordance with the procedures set out under the Charities and Trustee Investment (Scotland) Act 2005.

107. Any surplus assets available to the organisation immediately preceding its winding up or dissolution must be used for purposes which are the same as - or which closely resemble - the purposes of the organisation as set out in this constitution.

Alterations to the constitution

108. This constitution may (subject to clause 110) be altered by resolution of the members passed at a members' meeting (subject to achieving the two thirds majority referred to in clause 45) or by way of a written resolution of the members.

109. The Charities and Trustee Investment (Scotland) Act 2005 prohibits taking certain steps (eg change of name, an alteration to the purposes, amalgamation, winding-up) without the consent of the Office of the Scottish Charity Regulator (OSCR).

Interpretation

110. References in this constitution to the Charities and Trustee Investment (Scotland) Act 2005 should be taken to include: -

110.1 any statutory provision which adds to, modifies or replaces that Act; and

110.2 any statutory instrument issued in pursuance of that Act or in pursuance of any statutory provision falling under paragraph 110.1 above.

111. In this constitution: -

111.1 "charity" means a body which is either a "Scottish charity" within the meaning of section 13 of the Charities and Trustee Investment (Scotland) Act 2005 or a "charity" within the meaning of section 1 of the Charities Act 2011, providing (in either case) that its objects are limited to charitable purposes;

111.2 "charitable purpose" means a charitable purpose under section 7 of the Charities and Trustee Investment (Scotland) Act 2005 which is also regarded as a charitable purpose in relation to the application of the Taxes Acts.

Scottish Welfare Fund and Cost of Living – funding request

Report by Kevin Anderson, Executive Director Place

Report for Decision

1 Recommendations

Council are recommended to approve the application of COVID recovery funds to the value of £535k for the following activity:

- £200k to the Scottish Welfare Fund;
- £195k to fund a pilot programme for SWF allocation; and
- £140k to fund activity for September 2023 – March 2024 to support communities facing a Cost of Living Crisis, with the allocation of the funding delegated to the Cost Of Living Task Force to determine.

2 Purpose of Report/Executive Summary

To update Council on the current spend of Scottish Welfare Fund as at July 2023 and to invite Council to consider the use of COVID recovery funding to supplement the existing fund, fund a pilot approach to delivering Scottish Welfare Funding and fund a programme of cost of living support measures to be overseen by the Cost of Living Crisis Task Force.

Date 30 July 2023

Report Contact:
Saty Kaur, Chief Officer Corporate Solutions (Acting)

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3 Background/Main Body of Report

Background

3.1 The Scottish Welfare Fund (SWF) is a grant fund that offers two types of grants for low-income households:

- Crisis Grant if applicants experience crisis due to a disaster e.g., a fire or flood, or an emergency such as losing money or losing a job.
- Community Care Grant for applicants that are about to leave care to live on their own in the community or require support to provide a safe and secure home for their family.

3.2 Each application is assessed individually, and the Council aims to provide a response within two days. With regards to Crisis Grants, the number of awards to a single applicant is usually limited to three in a 12-month rolling period.

3.3 The current cost of living crisis, exacerbated by the financial impacts of the pandemic, has seen an increase in the number of applications to SWF in the last 24-36 months.

3.4 For the 2022/23 financial year, the Scottish Government provided Midlothian Council with a total grant allocation of £527,652 (plus a £37k in year award). In February 2022 Midlothian Council approved a one-off addition of £250k to the 2022/23 budget to supplement the SWF. This brought the total SWF to £777,652. In February 2023, the Cost of Living Crisis Task Force approved an addition of up to £100k to be funded from LACER funding as 93.6% of the fund was spent or committed by the end of January 2023. The total spend on SWF in 2022/23 was £903k.

Current position

3.5 For the 2023/24 financial year, Midlothian's allocation from the Scottish Government is the same as 2022/23 (£528k) with Council approving a one-off addition of £250k in response to the current cost of living crisis and demand from previous years. This brings the total SWF to £778k.

3.6 As of the end of Q1 2023/24 (June 2023), £240k has been allocated. Based on the number of applications to date this year, it is anticipated that the demand on SWF will be no less than the previous year. It should be noted that award values are higher to include inflation; however, the grant allocation has not increased.

3.7 The allocation pattern last year was Q1 - £226k, Q2 - £189k, Q3 - £213k, Q4 - £275k. Modelling based on the same pattern of demand, and accounting for some inflation, it could be assumed that the total year spend could be in the region of £960k. If this is so, then this is £182k less than what is currently available. It is anticipated that households will be experiencing varying external pressures such as the cessation of fixed rate energy pricing and the fluctuation of interest rates. It is therefore estimated that an increase of £200k would be reasonable to keep the SWF open.

3.8 If no additional funding is made available, the Council would have to move to a higher criteria in which to award grants, which would lead to more refusals and potentially the closure of the fund prior to the end of the financial year (in this case it is estimated that if the trend continues the fund would be spent by December 2023) and would not re-open until 2024/25 funding is received.

Resourcing the Scottish Welfare Fund

3.9 Table 1 below shows the volume of applications processed in 2022/23.

Grant type	Paid	Refused	Declined	Total
Crisis	4083	165	3542	7790
Community Care	490	21	946	1457

Table 1 – SWF applications processed

3.10 The number of awards for Crisis Grants that any person can receive is normally limited to 3 in any 12 month period. Where an applicant does not agree with a decision, they can request a review, and the Council aims to complete a Crisis Grant review within 2 working days and a Community Care Grant review within 15 working days.

3.11 Due to the large volumes of applications to SWF, the repeated applications, the criteria in place and the significant financial pressures that households are facing; there is consequently a higher number of reviews requested on decisions where funding is refused.

3.12 At the moment, SWF is processed by a team of Revenues Officers and each review requires a different Revenue Officer (independent to the one that made the decision) to review the reason for refusal. The table above shows the number of applications refused in 2022/23. The request for review generates a significant reallocation of work of the Revenues Officers to prioritise these timeously.

3.13 The Revenues Team also process benefits claims as well as change in circumstances for benefits, set up new Council Tax accounts and process change of circumstance claims for current Council Tax accounts, and manage arrears.

3.14 The cumulative effect of prioritising SWF activity is a 5 month backlog in change of circumstances for Council Tax, affecting residents moving in/out/around Midlothian, which can mean a shortfall or overpayment in Council Tax collection which impacts household finances and results in a higher number of complaints. There is also a similar backlog in processing new benefit claims, and change of circumstances, and this underperformance has triggered a review of processing times by the Department of Work and Pensions (DWP). In addition, resource is taken away from processing arrears and providing support to those households that are in arrears.

3.15 It is proposed that a new way of working is piloted to free up the trained and specialised Revenues Officers to focus on the above backlog and issues that this is causing for our residents; and bring the Council Tax and benefits processing back in line with target timescales. It is anticipated that the DWP review will also identify improvement actions that need to be implemented within a specific timeframe and the resource to deliver these is yet unknown, but it is unlikely that can be achieved unless the backlog is cleared immediately.

3.16 The pilot proposes to establish a SWF processing team. This will allow us to respond to the increased SWF demand and address the current Council Tax and benefits processing backlog reducing failure demand and improving customer service.

3.17 Currently all the work of the team is reactive due to the unmanageable demand. A key benefit to be realised from the pilot is to create the environment for the Revenues Team to be able to analyse the reasons for the high number of applications and the refusals and to identify preventative activity that can take place earlier to mitigate people reaching this crisis point. It would also give the team the capacity to work more closely with other third sector and statutory organisations to develop stronger partnership approaches to tackling poverty.

3.18 To deliver this pilot, it would require the recruitment of 4.0 FTE SWF Benefits Assessors (newly created posts) on a fixed term basis of 18 months to focus solely on SWF. The cost of this would be £195,000.

Cost of Living Crisis Task Force

3.19 At its meeting of 22 June 2023 Council agreed to the establishment of the Cost of Living Crisis Task Force (COLTF). Through the application of the Local Authority Covid Recovery Funding (LACER), COLTF delivered a range of interventions in 2022/23 listed below.

3.20 Trusted Partner Model

The trusted partner model has been independently evaluated through the Hopkins Report 2023 and has proven to reach those in communities in a dignified and accessible way to support cash first support for food, fuel and other key essentials. The organisations who have issued most instances of support up until the end of May 23 have been Melville 766, Red Cross 329 and Gorebridge Community Carers at 266 instance of support. From the analysis of the data from all 16 organisations up until end of May 23:

- 87% of payments have been for food and fuel,
- Mayfield and Easthouses area have had 547 instances of support, Gorebridge 514 and Penicuik 331 instances of support

Chart 1 shows instances of support in more detail:

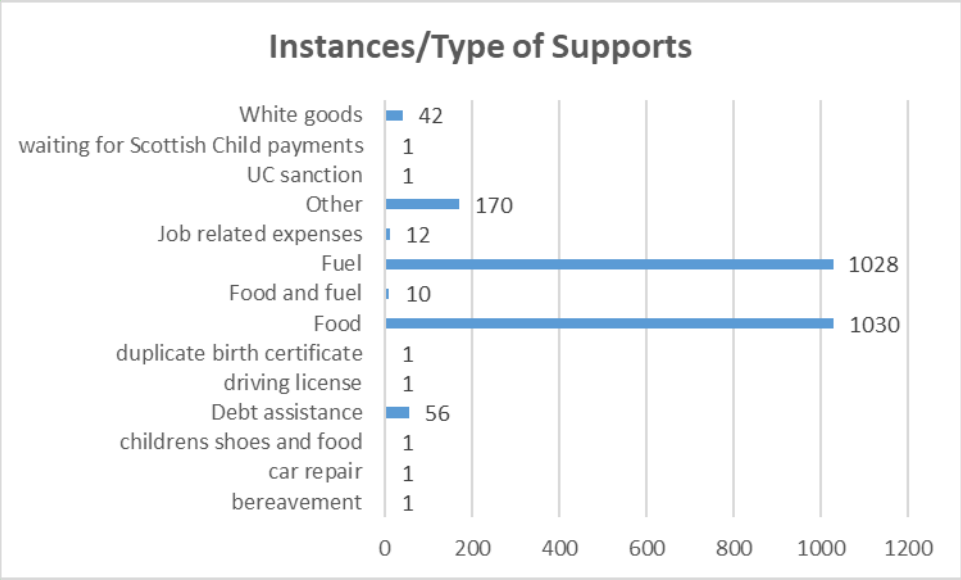
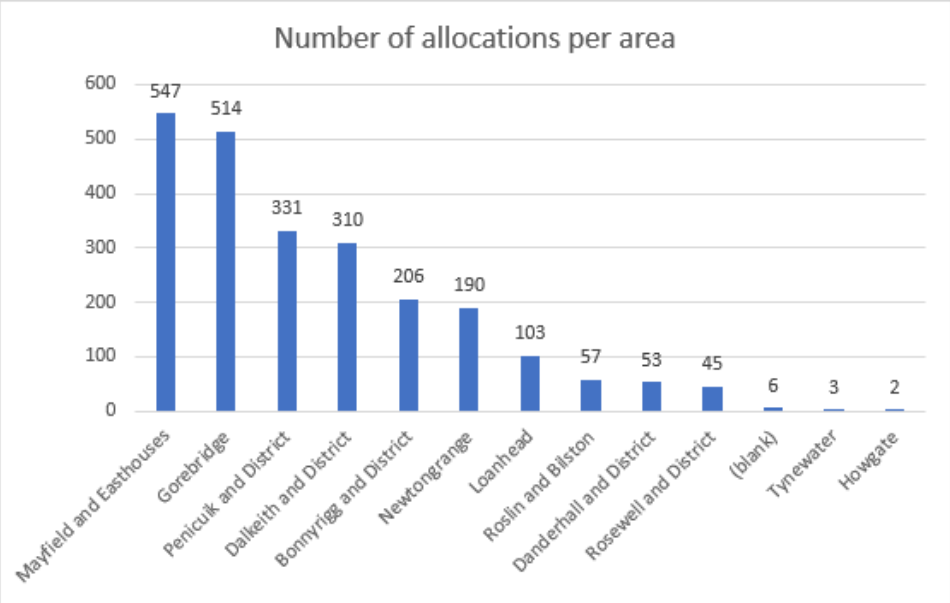


Chart 2 shows a more detailed analysis of the geographic supports:



3.21 From the original LACER allocation, there is £66,500 of funding remaining, which amounts to £4,156.25 per organisation for the forthcoming months, which include the more challenging winter months. If this was to be increased to £10,000 per organisation this would provide a similar level of support as last winter. Note that not all organisations will required £10,000 each with some requiring more dependent on size and reach and some less – as demonstrated in the above charts. Therefore an additional £93,500 would be required to sustain similar levels of support to winter 2022.

3.22 Additional Cost of Living Supports

As well as the Trusted Partner Model, a number of other supports were supported through a combination of LACER and Covid Recovery Funds:

- Reheatable Foods operated by British Red Cross funded by Covid Recovery Funds. This is predominately for those that are unable to cook e.g., do not have access to cooking facilities, but have facilities to reheat meals. This support started later than some of the others; therefore, there is existing funding from the allocation to continue this through winter months.
- Wash and Dry Laundry Services operated by commercial provider covering East Midlothian and by tokens through charity covering the West of Midlothian. There is a provider gap within Central Midlothian, and despite a number of discussions with possible providers; no single provider has yet been identified to expand this more widely across the County. There is the potential for one of the existing providers to expand slightly and we are awaiting confirmation of their capacity to do this. From the existing Covid Recovery Funding allocation, if demand remains the same no further funding is required for this financial year. If this is expanded and a further provider identified additional funding would be required.
- LACER was allocated to foodbanks and as start up funding for Woodburn Pantry. All funding has been used. It is proposed that consideration is given to award an additional £2k to the foodbank/pantry providers that were awarded last year; to support their service for this winter. This would be approx. £24k in total.
- Withyou housing support were appointed to offer support to the young people, adults and families they are supporting through housing in Midlothian. This project commenced later than the others therefore there is existing LACER funding to continue this provision over winter.
- Four Warm and Well Hubs were established in Danderhall, Lasswade, Loanhead and Newbattle, providing free hot drinks and soup/bread; as well as free access to electronic charging facilities, games and safe spaces to be in over the colder

months. To replicate this model in the 4 locations this winter would require £15k.

3.23 In summary, to provide similar Cost of Living Support Measures this year, would cost in the region of £132.5k (based on last year's spend). Acknowledging that costs may differ this year and demand may be higher, Council are asked to fund £140k, delegated to the Cost of Living Task Force to determine how this is allocated.

4 Report Implications (Resource, Digital and Risk)

4.1 Resource

Additional resource is required as detailed in the body of the report.

4.2 Digital

No implications.

4.3 Risk

Risks for the requests as detailed below:

- No additional funding for SWF risks the fund closing early and no further grants allocated after December 2023
- If funding is not approved for the pilot SWF processing team benefits claim will continue to not be assessed in a timely manner and change of circumstances will not be processed resulting in negative financial implications for households
- No additional funding for cost of living interventions will reduce the support provided to households over the Autumn/Winter period potentially pushing more households into crisis

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

Tackling poverty is a key outcome when considering equalities impacts. This report outlines a range of actions that contribute towards supporting our most vulnerable communities, those in low-income households and those that are living in poverty and financial crisis.

4.4 Additional Report Implications (See Appendix A)

See Appendix A

Appendices

Appendix A – Additional Report Implications

APPENDIX A – Report Implications

A.1 Key Priorities within the Single Midlothian Plan

Midlothian will work towards reducing poverty is a key theme in the revised 2023/27 Single Midlothian Plan.

A.2 Key Drivers for Change

Key drivers addressed in this report:

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

A.3 Key Delivery Streams

Key delivery streams addressed in this report:

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

A.4 Delivering Best Value

N/A

A.5 Involving Communities and Other Stakeholders

N/A

A.6 Impact on Performance and Outcomes

N/A

A.7 Adopting a Preventative Approach

N/A

A.8 Supporting Sustainable Development

N/A

Children's Rights Report 2020-2023

Report by Executive Director Children, Young People and Partnerships

Report for Decision

1 Recommendations

Council is asked to approve the Midlothian Children's Rights Report 2020-2023 and note the steps taken to give further or better effect to children's rights.

2 Purpose of Report/Executive Summary

The Children and Young People (Scotland) Act 2014 places a duty on a range of public authorities to report, 'as soon as practicable' after the end of each three-year period, the steps they have taken to secure better or further effect the requirements of the United Nations Convention on the Rights of the Child (UNCRC). This report highlights the actions we have taken during the 2020-2023 reporting period to support children and young people in Midlothian to realise their rights. The report also sets out our next steps in supporting children and young people to realise their rights.

Date: 10 August 2023
Report Contact: Fiona Robertson Executive Director Children, Young People and Partnerships Fiona.robertson@midlothian.gov.uk

3 Background

3.1 The Children and Young People (Scotland) Act 2014 is a key part of the Scottish Government's strategy for making Scotland the best place to grow up. Underpinned by the Scottish Government's commitment to the United Nations Convention on the Rights of the Child 1989 (UNCRC), and the national children's services improvement programme, Getting It Right For Every Child, the Act also establishes a legal framework within which services are to work together in support of children, young people and families.

3.2 Part 1 (section 2) of the Children and Young People (Scotland) Act 2014 places a duty on a range of public authorities (including all local authorities and health boards) to report, "as soon as practicable" after the end of each 3 year period, on the steps they have taken to secure better or further effect of the requirements of the UNCRC.

3.3 Part 3 (Children's Services Planning) of the Children and Young People (Scotland) Act 2014 sets out duties for local authorities and health boards to publish an annual children's services report. Children's services planning already puts children's rights at the heart of the planning and delivery of children's services. Midlothian's Integrated Children's Services Plan 2023-2026 sets out the steps to be taken to secure better or further effect of children's rights and how this will be achieved. However, it is important to recognise the role and contribution of other Council Services to the implementation of UNCRC rights and how they are proactively considering these rights in service planning and delivery.

3.4 We seek to consider the rights of children throughout the scope of our services to ensure that the children and young people of Midlothian grow up with access to the best opportunities available to support the future generation of adults who will make Midlothian a 'great green place to grow' (Single Midlothian Plan 2023-2027).

3.5 The UNCRC is one of the core international human rights treaties and the 54 Articles of the Convention cover all aspects of a child's life. To make reporting on children's rights simpler, the UN recommends using clusters. We have adopted this approach for this report. These eight clusters group the rights and protocols under themes:

- general measures of implementation
- general principles of the UNCRC
- civil rights and freedoms
- violence against children
- family environment and alternative care
- basic health and welfare
- education, leisure, and culture
- special protection measures

Next Steps

3.6 This 2020-2023 Children's Rights report has addressed progress made over the last three-year period to advance the incorporation of the UNCRC in how we work internally as a council and with our partners to realise children's rights. There is no requirement to submit the report to Scottish Ministers. However, every 3 years Scottish Ministers must lay before the Scottish Parliament a report detailing what steps they have taken to secure better, or give further effect to, the UNCRC requirements in Scotland, and their plans for the next 3 years. To inform this process Scottish Ministers may use the Children's Rights Reports of public bodies. Section 2(1) of the Act requires authorities to publish their reports.

A Strategic Children's Rights Group will be established to promote and uphold the rights of children and young people in Midlothian by:

- Raising awareness among professionals, agencies and services about the UN Convention on the Rights of the Child and how it applies in the UK and Scotland;
- Working with staff within all services within the Council and in partner agencies to ensure that children and young people's rights are promoted and upheld in policy, strategy and service delivery;
- Providing information and advice to children and young people and to professionals about children's rights;
- Supporting children and young people to take part in activities that enable them to influence policy and practice and to express their views to service providers;
- Being the local strategic lead for the UNICEF Rights Respecting Schools Award and supporting schools and pupils to implement rights into the ethos of all schools in Midlothian from early years to secondary schools

4 Report Implications (Resource, Digital and Risk)

4.1 Resource

Internal staff time will be required to deliver the planned actions to ensure the Council meets its statutory duties in relation to the United Nations Convention on the Rights of the Child. A Children's Rights and Information Officer could be appointed as part of an Equalities team to ensure these duties are met.

4.2 Digital

None

4.3 Risk

The Council will not meet its statutory duty if it fails to publish a Children's Rights report 2020-2023.

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

This report does not recommend any change to policy or practice and therefore does not require an Equalities Impact Assessment. We will update our Equality Impact Assessment procedures and templates to include an area for consideration of children's rights as a distinct group of rights, separate from the protected characteristic. Our updated guidance will direct staff to consider the impact of new policies on the rights of children and to link their impact assessments to the UNCRC rights. The revised policy means staff will need to consider the potential impact their work will have on children's rights as they make decisions and carry out their roles.

4.4 Additional Report Implications

See Appendix A

Appendices

Appendix A – Additional Report Implications
Appendix B – Background information/Links

APPENDIX A – Report Implications

A.1 Key Priorities within the Single Midlothian Plan

Individuals and communities have improved health and skills for learning, life and work
No child or household living in poverty

A.2 Key Drivers for Change

Key drivers addressed in this report:

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

A.3 Key Delivery Streams

Key delivery streams addressed in this report:

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

A.4 Delivering Best Value

The report does not directly impact on Delivering Best Value

A.5 Involving Communities and Other Stakeholders

Children and young people attending our learner conference October 2023 will be actively involved in reviewing and influencing our planned next steps to ensure we are delivering services to meet their needs and acting upon what is important to them.

A.6 Impact on Performance and Outcomes

The report does not directly impact on Midlothian Council's performance and outcomes

A.7 Adopting a Preventative Approach

Providing information and advice to staff and our partners on children's rights will contribute to how we improve outcomes for our children and young people.

A.8 Supporting Sustainable Development

Not applicable

APPENDIX B

Midlothian's Children's Rights Report 2020-2023 (in Member's Library)

Children and Young People (Scotland) Act 2014 Part 1 (link)
Guidance on Part 1, Section 2 (Duties of Public Authorities in relation to the UNCRC) of the Children and Young People (Scotland) Act 2014 - gov.scot (www.gov.scot)

Midlothian

A Great Place to Grow

Midlothian Children's Rights Report 2020-2023

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Children, Young People and Partnership – key statistics

26% of total population 0 -21 years (23,779)

Population by Age Group

5,683	0-4
8,223	5-11
5,186	12-16
4,687	17-21

8,066	pupils in primary schools
5,999	pupils in secondary schools
102	pupils in special education

pupil -teacher ratio of 15.5 in primary and 11.9 in secondary

40.1% of children and young people with ASN in 2022, increase of 13% since 2018

6.8% of students are black or another minority with

6.5% of students speaking a language other than English at home

Registered for Free School Meals (2022)

13.3%	pupils in secondary schools
16.7%	pupils in primary schools (P6/P7)

200+ Young Carers

110	households with children presenting as homeless (22/23)
18	single parent households presenting as homeless (22/23)
227	children currently in temporary accommodation

93.40%
Annual 16-19 Participation Measure (2022)

Children with disabilities/long term conditions

123 (2.1%)	High School
111 (1.4%)	Primary School
97 (95.1%)	Special Education

Midlothian Children's Rights Report 2020-2023

Introduction

The UN Convention on the Rights of the Child

The UN Convention on the Rights of the Child (UNCRC) is one of the core international human rights treaties – a universally agreed set of minimum standards setting out the range of rights children should enjoy.

The UNCRC sets out a holistic framework for the rights of all children and the 54 Articles of the Convention cover all aspects of a child's life. The different articles are interdependent – civil, political, economic, social and cultural rights and all have equal status and are indivisible. Governments are expected to do all they can to implement the UNCRC – to make sure all law, policy and decisions which impact on children from birth to 18 comply with their human rights.

The general measures of the Convention include measures which give legal effect to the UNCRC, as well as 'non-legal measures' – for example, awareness raising, training, budgeting – or other processes that can be used to progress implementation of the Convention.

Since 1991, the UK has been obliged to give effect to the UNCRC as part of its international treaty obligations. As a result of this, much of our children's legislation is already compatible with UNCRC. In particular, the focus in most children's legislation on the best interests of the child as paramount is a well settled feature of our law and is a cornerstone of UNCRC.

Midlothian Council is committed to ensuring these Conventions on the Rights of the Child is incorporated into future planning and embedded in practice.

What are the Rights of the Child?

Every child and young person under the age of 18 has rights, no matter who they are, where they live or what they believe in. Fundamental to those rights is the notion that children are entitled to expect appropriate care, protection and consideration from adults.

The UNCRC is based on four key principles –

- The best interests of the child should be the first consideration for actions that affect him or her
- All children have the right to life, survival and development
- All children have the right to participate
- All rights belong to all children without discrimination or exception

As a child-centred organisation, the UNCRC provides the Council with a platform to help us determine if we are improving and promoting the wellbeing of children.

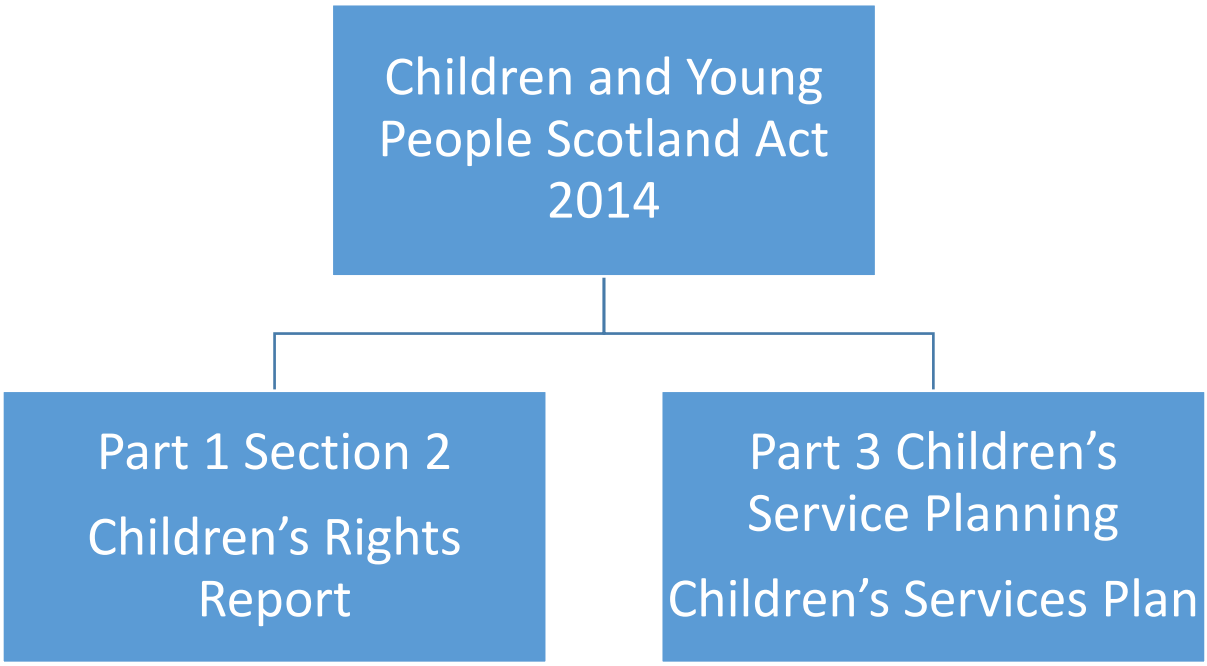
The Convention Rights can also compliment the Getting It Right For Every Child (GIRFEC) wellbeing indicators, which are Safe, Healthy, Achieving, Nurtured, Active, Respected, Responsible and Included.

The UNCRC has 54 Articles setting out the range of rights that children should enjoy. Following the Scottish Government model, 40 of these rights have been matched against the wellbeing indicators and these are outlined in Appendix 1 and matched against the wellbeing indicators in Appendix 2.

This report documents how Midlothian Council:

- satisfies our duty to report on steps taken to secure better or further effect within our areas of responsibility of the UNCRC requirements; and
- aims to deliver the Scottish Government's vision of Children's Rights in Midlothian Council in the context of Getting It Right for Every Child (GIRFEC) and the United Nations Convention for Human Rights (UNCRC).

The Children and Young People (Scotland) Act 2014, encapsulates central and local Government duties in terms of children's rights and is based on the key principles of putting the best interests of the child at the heart of decision making and taking a holistic approach to the wellbeing of a child. In the Act, the Getting it Right for Every Child (GIRFEC) assessment approach reflects the United Nations Convention on the Rights of the Child (UNCRC). This approach supports children and young people so that they can grow up feeling loved, safe and respected and can realise their full potential.



We are a Child Centred Council – children and young people are at the heart of everything we do. Work is ongoing across the Council to improve educational attainment and achievement, improve health and wellbeing outcomes, support parents and carers, reduce our unemployment and ensure the participation of young people.

We are committed to ensuring we "*respect the rights of children, young people and their families and to hear and listen to their voices*". Throughout this report you will see how children's rights are currently fulfilled and our planned actions over the next few years.

To make reporting on children's rights simpler, the UN recommends using clusters. We have adopted this approach for this report. These eight clusters group the rights and protocols under themes:

- general measures of implementation
- general principles of the UNCRC
- civil rights and freedoms
- violence against children
- family environment and alternative care
- basic health and welfare
- education, leisure, and culture
- special protection measures

Cluster 1: General measures of implementation

This cluster focuses on what government is expected to do to implement the UNCRC through law, policy and decisions which impact on children.

1.1 PLANNING

1.2 VISION AND VALUES

COMMUNITY PLANNING PARTNERSHIP SINGLE MIDLOTHIAN PLAN

The Community Planning Partnership Single Midlothian Plan sets out the Partnership's commitment to realising the children's rights approach to all of our work and making sure that we embed the principles of the UNCRC. It is also important to note that the three year outcomes for 2020-23 and priorities for action were directly informed by the views of over 500 children and young people.

Our Single Midlothian Plan 2023-2027 sets out the following vision:

By working together as a Community Planning Partnership, individuals and communities will be able to lead healthier, safer,

greener and successful lives by 2030. No child or household need live in poverty. Midlothian will be a Great Green Place to Grow by achieving our net zero carbon ambitions.

The Single Midlothian Plan is the overarching plan for the Council and our Medium Term Financial Strategy, Service Plans and Transformation Blueprint are designed to align with the Single Midlothian Plan.

Rooted in the creation of a wellbeing economy, the vision supported in our strategies and plans focuses on reducing inequalities at the same time as looking after the health of our planet. Specifically we have three main aims:

• Individuals and communities have improved health and learning outcomes

• No child or household live in poverty

• Significant progress is made towards net zero carbon emissions by 2030

PLACE DIRECTORATE MIDLOTHIAN LOCAL DEVELOPMENT PLAN 2

Every Council has to prepare a Local Development Plan for their area. This is a document which sets out proposals and policies for the development and use of land and for the protection and conservation of the environment and amenity. The Local Development Plan is written by the Council's Development Planning Team.

The Planning (Scotland) Act 2019 places a statutory duty upon the Council to engage with children and young people when preparing a Local Development Plan.

For the next Local Development Plan (Midlothian Development Plan 2), Development Planning Officers have sought to engage with children and young people through the following ways:

- Focus groups in primary and secondary schools
- Youth group drop-ins
- Online surveys hosted by the Council's Consultation Hub, Citizen Space and advertised on Midlothian's Young Scot webpage

Early engagement with children and young people was based on the Scottish Government's 'Place Standard Tool for Children and Young People'. The Place Standard Tool provides a simple framework to structure conversations about place and to help participants identify the assets of a place as well as how that place could be improved.

The views of children and young people who participated in the above activities will be used as part of the evidence in which policies within MLDP2 will be based.

Development Planning will continue to engage with children and young people throughout the preparation of MLDP2, up to its adoption in 2026.

INTEGRATED CHILDREN'S SERVICES PLAN

Our Children's Services Planning includes our Children's Rights Report and our Child Poverty Action Plan. They form our approach to giving Children and Young People in Midlothian the best start in life. A representation of our planning cycle can be seen below.

Local Child Poverty Action Plan
Published annually

Integrated Children's Services Plan
Published every three years

Children's Rights Report 2020/23
Published every three years

Annual Children's Services and Education Performance Report
Published Annually September/October

The Midlothian's Integrated Children's Services Plan 2020-23, directly linked with our commitment to promoting and protecting children and young people's rights. The Children and Young People (Scotland) Act 2014 strengthens children's rights and places duties on local authorities, health boards and partner agencies. The plan is written by Midlothian Children's Services and partner agencies who work together as the Getting it Right for Every Midlothian Child (GIRFEMC) Board and our vision is:

All of Midlothian's children and young people should have the best possible start in life and live safe, healthy, active, happy and independent lives

In partnership we work to improve outcomes for every child and young person through promoting, supporting and safeguarding their wellbeing. Children and Young People must be Safe, Healthy, Achieving, Nurtured, Active, Respected, Responsible and Included so they can become confident individuals, effective contributors and responsible citizens. We also work to reduce equality by delivering public services in consultation and in conjunction with communities to mitigate the impact of equalities.

The key to making this a reality is working in partnership with children, young people and families to ensure their views are heard and acted upon.

The three-year direction of the Children's Services Plan 2020-23 were:

- More children and young people are safe, healthy and resilient.
- More children and young people receive timely and effective support when they need it, including those who are care experienced.
- Inequalities in learning are reduced.

Delivery of the plan was supported by the following sub-groups:

- Vulnerable Children and Young People
- Early Years
- Children and Young People's Mental Health Strategic Planning
- Equity and Inclusion

CHILDREN, YOUNG PEOPLE AND PARTNERSHIP DIRECTORATE

The Children, Young People and Partnership's service areas while making a meaningful and measurable contribution to the wider Council strategic framework focuses on the following vision:

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

This vision is supported by 12 key principles:

1. We will ensure Midlothian's children and young people have timely access to appropriate emotional, mental health, and wellbeing support.
2. We will ensure Midlothian's children and young people receive the appropriate needs-based support whilst they are assessed for neurodevelopmental concerns
3. We will provide families with holistic support to help to deliver improved outcomes for children, young people and families
4. We will reduce the number of families and children living in relative poverty
5. Partner agencies will work together to commission the services that are needed to fulfil the priorities identified in the Children's Services Plan
6. We will ensure children and young people will where required transition into adult services in a planned, safe, and seamless manner
7. All professionals are appropriately trained and equipped to deliver services in a trauma-informed way
8. We will ensure the rights of every child and young person in Midlothian are upheld by embedding UNCRC into daily practice and processes
9. We will work to ensure families are supported to stay together at home
10. Families are supported in a way that demonstrably improves outcomes for mothers and babies
11. We will strengthen GIRFEC practice and ensure information is shared proactively to aid prevention and early intervention
12. We will ensure children and young people are able to safely and easily make use of facilities and activities across the Midlothian

Our Midlothian Education Service improvement priorities further support this vision through:

1. Raising attainment to ensure that all children and young people in Midlothian achieve outcomes which lead to positive destinations

2. Ensuring all children & young people feel valued & included, and have the same opportunities to succeed

UNCRC articles are being used by schools to underpin and build their vision, values and aims and this is developed through our Children's Rights Strategy.

1.3 INCLUSION AND EQUITY

The Council has a statutory duty to promote equality and to assess the likely impact of Council functions and policies on a range of stakeholders. All new policies and significant decisions taken by the Council, including those undergoing review, are subject to an Integrated Equality Impact Assessment.

A Children's Wellbeing and Rights Impact Assessment will be adopted and integrated into our equality impact assessment process. New or adapted/updated policies and procedures should be impact assessed using this new tool. This will ensure that we are giving priority to children's best interests (Article 3) and ensure that when we are developing policies, planning services or taking financial decisions we are not adversely affecting or discriminating against any of the different groups within our communities and promoting equality and the needs of children and young people.

The COVID-19 pandemic has had a significant impact on the wellbeing, education and lives of our children and young people. Partnership working has been critical to providing different supports to meet the changing needs of children and families through and out of the pandemic. The cost of living crisis has exacerbated further the impact of the pandemic on children and families. To ensure our children and young people have every opportunity to succeed we have:

- Developed a robust Youth Justice Partnership founded on the rights of children and young people
- Established a Building Back Better team to address learning gaps as a result of the impact of the pandemic
- Provided every P1- S6 learner with a digital device to ensure equity of access to digital technology and development of digital skills
- Continued to build on our vision of Midlothian as a **Nurturing Authority**, where relationships at each level are strengthened and protected to promote wellbeing and engagement. Nurture leads from across the directorate have worked together to build a Framework for Relational Practice to guide practice, professional learning and service improvement.
- Explored and strengthened our **trauma-informed practice and systems** through leadership forums, professional learning, support and consultation.
- Increased the number of specialists provisions and support for children and young people who require additional support for learning
- Midlothian Council broadened the criteria for discretionary 2 year old funding to support young children and their families.
- Work is currently underway with Secondary School Pupil Support Depute Head teachers around decision-making to promote inclusive practice, which involves

taking a rights-based approach (focusing on articles 2, 3 & 12) to decision-making to support transgender pupils across the secondary schools in Midlothian.

1.4 PROFESSIONAL LEARNING AND DEVELOPMENT

A Midlothian Professional Learning Academy was launched August 2022 offering universal and bespoke learning opportunities for staff across the Children, Young People and Partnerships Directorate. The Professional Learning Academy has offered bespoke professional learning to central teams and school teams within Midlothian Council. This has helped to provoke discussion about how service areas across directorates can take a rights-based approach to service delivery and practice. By the end of March 2023, 27 sessions will have been delivered across the directorate to groups of staff, including the council wide Leadership Forum, the entire CLLE team and teams within Education and Children's Services. An action plan to support school staff understand the incorporation of the UNCRC and how to embed a rights-based approach (focusing on articles 12 & 29) is currently in development through the Professional Learning Academy. The Council is part of a South East Improvement Collaborative (SEIC) Education UNCRC Network who organised a training session in collaboration with Education Scotland, Communities, Lifelong Learning and Employability (CLLE), and Children's Services staff across the five local authorities.

Further opportunities included:

- Children's Rights collaborative enquiry in primary schools
- Glasgow Refugee Council Staff training for CLLE

In addition we have also developed the following:

- Positive Approaches to Risk-Taking Behaviour Guidance to support frontline workers manage 'risky' behaviours positively using the messages and guidance prompts. The guidance is premised on working parents/carers and adults working with young people whose behaviours can appear to be 'risky', understand risk within a rights context. The Midlothian Young People's Advice Service has been commissioned to develop the second edition of the above guidance.
- Permanence and Care Excellence (PACE) Programme was adopted within Midlothian Children's services to ensure children, young people and families were receiving timely and proportionate interventions.
- The Educational Psychology Service nurturing strategy implemented across our partnerships.

1.5 RESOURCE ALLOCATION

Resources within Children Services are allocated through the Children's Service resource pathways such as the Children's Service Resource Group, Self-Directed Resource Group and the Multi-agency Resource Group to apportion appropriate and timely interventions and/or resources. These groups are premised on our duty to safeguard and promote the welfare of children in need in their area and, so far as is consistent with that duty, to promote the upbringing of children in need by their families by providing a range and level of services appropriate to the children's needs. A child is in need if he or she is in need of care and

attention and links to the Children (Scotland) Act, 1995, and the 2014 Act, Articles 1, 3, 5, 9, 12, 18, and 20, 23 and 28.

Recognising the need to be more creative in developing a rights based perspective, Midlothian's Education and Children's Service agreed to develop a more tailored and wider reaching Whole Family Support Service (Midlothian Family Wellbeing Service). This was achieved through Education committing monies from both the Scottish Equity Fund (SEF) and Pupil Equity Fund (PEF) to enhance the national funding. This resulted in being able to maximise and utilise our services to include Family Group Decision Making and a Citizen's Advice Bureau (CAB) appointment to maximise income and support families find their own solutions, articles 2, 5, 12, 27 and 28.

Pupil Equity Fund (PEF) - Meetings have taken place between the Scottish Attainment Challenge lead, Attainment Advisor and Headteachers to support development of impactful and measurable PEF plans. The learning from this process has instigated the creation of a new PEF planning format which will be used to set longer term local stretch aims.

Community Supports Framework funding has been distributed to support children and young people through the provision of services and activities.

Two Tackling Child Poverty Directorate Conferences have taken place with our key partners demonstrating our commitment to work together to ensure resources are allocated to better meet the needs of vulnerable children and young people particularly through listening to lived experiences.

Cluster 2: General principles of the UNCRC

There are four guiding principles of the UNCRC: for rights to be applied without discrimination (Article 2); for the best interests of the child to be a primary consideration (Article 3); the right to live, survival and development (Article 6), and the right to express a view and have that view taken into account (Article 12).

2.1 SERVICE AND POLICY PLANNING

Housing and Homelessness

Housing is a human right and ensuring that every household has an adequate house is one of the key obligations on the Scottish Government and Local Councils.

Housing applicants are 16 years old or older. Homeless applicants can request temporary accommodation at any point whilst they hold an open Homeless Application or are being assessed as Homeless. We aim to provide suitable accommodation as quickly as possible which meet standards relating to the physical properties of the accommodation the physical standard, its proximity to health and education services and it's the safety standard. We aim for no children or persons with access to children or pregnant person to be in a B&B,

hotel or hostel for more than 7 days. We also provide properties as per our corporate parent requirements directed by Children's Services.

We are currently developing a new Youth Homeless and Prevention Support Project. After consultation with the Young persons within our homeless service, the objective of this service is to prevent youth homelessness by supporting young people to remain in their current accommodation, or secure alternative accommodation as part of a planned move. Where this is not possible young people would be supported through their journey and into permanent accommodation.

Children and Young People Services

Restorative practices and positive behaviour policies are in place across our schools. Midlothian Children, Young People and Partnership Directorate appointed a Parent and Learner Liaison Officer to support children and young people to directly influence and inform service planning and delivery.

Library Service

In 2022, after a period of change for the library service due to the Covid-19 pandemic, Midlothian Libraries carried out a service wide survey for Children and Young People to get their feedback on the library service so they could tell us what worked for them and what didn't. The aim was to get a clearer picture of C&YP library usage across the local authority after the pandemic, to see how best we could engage with young people and what services were most important to them. The work was carried out in partnership with the School Librarians at Lasswade and Newbattle High Schools. Young people who use the libraries were consulted on which questions to ask and to ensure the survey was made by them, for them.

The survey was open for 4 weeks and was available in all library branches. It asked a number of questions about stock, events and activities, and study spaces and clubs and if they were used, enjoyed or what could make them better.

We also wanted to find out if they had their own library card, if they have taken part in the Summer Reading Challenge and what age they are. There was also space to tell us what would make their local library better. This piece of work aimed to give our junior users a voice and support them to put their opinions forward in order to create a service designed and requested by them giving them more autonomy on the library space and embed the message that the library is for everyone.

'I enjoy the library it gives me space from people shouting and running around school' - 12 year old Lasswade High School pupil.

We had 3904 responses which we have used to shape service delivery and planning. It was identified that there was a need for more teen fiction which has resulted in more teen stock being purchased and the school librarians at Lasswade and Newbattle High Schools are encouraged to send any stock requests and ideas to our junior stock buyer for purchase. The survey had an overwhelming support for libraries with over 90% using the library and also engaging with services through school. Going forward we aim to use this piece of work to enhance our offer to children and young people, continue to work collaboratively with both education and the young people themselves and make sure our young people continue to have a voice on library service design and programming.

2.2 RIGHTS RESPECTING SCHOOL (RRS)

Midlothian is working closely with schools to increase participation in the RRS award and now has in place RRS coordinators across all schools and settings. By the end of academic session 2022/23

- 25 schools were registered
- 6 had achieved bronze
- 8 had achieved silver
- 3 had achieved gold

2.3 INDEPENDENT ADVOCACY

The majority of our workforce, teachers, social workers, learning assistant practitioners and educational psychologists view advocacy as a key function of their role and work with children and young people. The following are some of the examples in place in Midlothian:

- The LAC attainment team worked alongside young people and acted as their advocates when their school attendance had fallen below 50%. The service has now been superseded by the development and implementation of the Midlothian Family Wellbeing Service in line with our Promise commitments. This level of advocacy ensures that the children and young people across Midlothian are encouraged to share their own view and what the barriers are for example to education. This person-centred work also encourages young people to be clear about what their aspirations are for the future and work towards it with the right support in place. This enable the teams working collaboratively with the child to develop creative and innovative care and education packages. Articles 2, 12, 13, 28, 29, 31.

- In keeping with above and Articles 12, 43-54 we also commission independent advocacy for our looked after Children via Who Cares? Scotland who regularly visit our local care homes and work alongside our Young Champs to develop and hone their skills and peer support. We ensure children that are referred to the Scottish Children's Referral Administration (SCRA) are offered independent advocacy through CAPS Independent Advocacy, We also encourage children and families to access local service such as VOCAL and Partners in Advocacy. While the recent Children's Services

data suggest there has been an increase in children and families using advocacy services this is an area we want to strengthen as we go forward

2.4 Additional Support Needs

In Midlothian we are fully committed to our responsibilities outlined in the Children and Young People (Scotland) Act and therefore committed to ensuring young people claim their right to an education which develops their personality, talents and abilities to their fullest potential.

Our current ASN strategy aims to develop holistic models of support and inclusive practice, within all localities in Midlothian, for children and young people requiring additional support to meet their needs in a more timely way, and with greater impact. This will be in place from early years to post school, supporting skills for learning, life and work.

In order to achieve our aim we have identified four key areas

Embedded throughout all four areas will be Children and Young People's voices as we ensure they remain at the centre.

The Education Resource Group (ERG) was established in August 2022 replacing the Placement Allocation Group and Senior Officers Resource Group. The ERG is a multi-agency group that agrees placements into our ASN provisions and outreach support. Between January-June 2023 the ERG received 248 requests for support for children and young people aged N-S6.

2.5 CHILDREN AND YOUNG PEOPLE'S VIEWS

All children in Midlothian known to Children's Services have an individual child's plan which is in keeping with our Getting it Right For Every Child approach, articles 3, 5, 20,

Within Midlothian Education settings, children and young people with an identified ASN will plan together with their multi-agency teams to devise their Midlothian Learner Plan which will support both their education and/or care needs, articles 2,3,5,12,13,14, 23, 28, 29.

The Champs group provide an opportunity for care experienced children and young people to contribute to practice developments and ensure individual views are taken into account, articles 2, 3, 5, 12, 13.

Midlothian's commitment to the Promise is founded on having and adopting a rights based approach to working with family through listening to the views of children and their families, article 12.

Scottish Child Interview Model
The above model is founded on a rights based, trauma-informed approach and has been embedded into Child Protection practice since April 2022. We currently have one trained social work interviewer trained in this model with plans to expand this over the coming year (article 8, 19, 39).

2.6 APPROACHES TO ENGAGING CHILDREN AND YOUNG PEOPLE

The Children, Young People and Partnership Directorate has appointed a Parent & Learner Liaison Officer to support the involvement and inclusion of children and young people in service improvement and delivery. Our learners have contributed to a range of national and local consultations including those associated with the National Education Reform Programme. Our Children's Rights network has representatives from across our associated school groups to drive forward our UNCRC implementation.

Cluster 3: Civil rights and freedoms

This cluster focuses on children's civil rights and freedoms including children's right to move freely in public space, to access information and to privacy.

3.1 DIGITAL SAFETY & DATA PROTECTION

Midlothian Council has invested £10.5m in providing every child P1-S6 with a digital device. Robust safeguarding policies are in place to protect learners and ensure safe and responsible use. Additional safeguarding software ensures learners use their devices responsibly. Learners also contribute to development of digital policy through the Children's Rights Strategy Group.

Cluster 4: Violence against children

This cluster focuses on violence against children including abuse and neglect and the right not to be subjected to inhuman or degrading treatment or punishment.

4.1 GETTING IT RIGHT FOR EVERY CHILD

We are currently developing our revised GIRFEC/Children's Services plan for 2023-27. The GIRFEC approach is the practice model embedded throughout Midlothian for everyone involved with children, whether this be at a strategic, operational or individual child level. The approach has been built up from the UNCRC to ensure that we put UNCRC into practice for each child. Fundamentally, the approach promotes practitioners

- to consider each child as an individual with their own needs, risks and right,
- to engage and involve the child as far as practical in discussions and decisions which affect his or her future,
- to seek out and consider the voice of the child,
- to plan and review activity to improve outcomes, based on well-being,

The GIRFEC model is well established in Midlothian and is firmly located within the Community Planning Partnership. In Midlothian the GIRFEC strand is comprised of four strategic sub groups which regularly report to the GIRFEC Board.

The following provide examples of other areas of work we undertake to ensure children remain within their own families and Communities:

Youth Justice
Our robust partnership approach towards youth offending which is contained within the Youth Justice Strategy which supports children and young people in conflict with the law. This Early and Effective Intervention approach brings all partners together to consider supports in a holistic child centred way, utilising local and community supports for diversion. This approach has seen a reduction in youth offences being reported to SCRA securing better outcomes for our children and young people, article 28, 37, 4.Examples of positive diversions include;

- Bounce Project (LAC attainment monies) supported youth justice/offending work
- No knives, better lives training
- Links with The Centre for Youth and Criminal Justice to support learning

Young Carers
In Partnership with out our Communities and Lifelong Learning colleagues we have managed to support 228 young carers in Midlothian as well as offer young carers assessments. Young carers receive differing supports depending on their need which range from 1-2- 1:1 and /or groups activities to provide new, exciting and fun experiences, article 27, 29, 36

Safeguarding
The ***Safe and Together*** model has been embedded into practice in Midlothian since January 2018. This model supports children remaining in the care of the non-offending parent whilst holding the perpetrator to account for their behaviours. A recent Midlothian survey undertaken by the National Improvement Service evidenced that the model is being used effectively in practice and evidencing safer outcomes for children. We remain committed to supporting all workers to complete the Safe and Together core practice training. Midlothian

have also developed a voluntary perpetrator change programme called 'Your chance to Change although the ***Caledonian*** programme remains the court ordered perpetrator change programme, articles 3, 6, 8.

Child Protection Guidelines
The National Guidance for child protection 2021 reinforces child protection processes and response as a continuum of GIRFEC. We are currently revising the local child protection procedures to ensure that this is set out in practice. This guidance includes children and young people who are at risk of violent and/or harmful behaviours as well as children been trafficked or exploited, articles, 8, 30, 32, 36, and 37.

We have a joint Public Protection Officer with a neighbouring authority and have developed robust policies and process in a number of areas including;

- Forced marriages,
- Vulnerable Young People at risk of harm,
- Child Sexual Exploitation, and a range of other areas.

In addition we also have a lead officer for education who is responsible for ensuring all appropriate training in undertaken child protection training and quality assuring policy and processes, articles 8, 30, 32, 36, and 37.

4.2 THE PROMISE and CORPORATE PARENTING

Similar to other pieces of legislation and policy in relation to supporting and working alongside Midlothian's children and families, The Promise is founded on upholding the rights of children and families. Paramount to the work is that Scotland must respect, uphold, champion and defend the rights of children and recognise that their rights are most often realised through relationships with loving, attentive caregivers and that Scotland must fully incorporate and uphold the UNCRC.

The following is just a small sample of the services that have been developed to progress our commitment to the Promise;

- Elected members committed to increase resources to strengthen support to kinship carers, Article,3, 6, 26,, 25, 27;
- The Family Group Decision Making service has been developed and strengthened, 2, 5, 10, 12, 27 and 28;
- Developed a Systemic Family service which includes 2 dedicated workers, ,3, 6, 26,27;
- Ensure children and young people are provided with a secure permanent plan within a timely period which is overseen by senior managers' article 3, 6, 25;
- Language of Care working group, article 5, 13;

- Provide good quality care to children and young people in both our local care homes and our foster carers, article 25,27,37;
- A permanent dedicated Participation Coordinator recruited, article 12,14;
- Corporate Parenting training is regularly provided;
- Dedicated Lifelong Links workers to ensure children or young people accommodated away from their birth or kin families are actively encouraged to have links with their families, article 3, 5,6,15.
- Widening the remit of Hawthorn Learning Centre to be a community based, non-stigmatising family learning centre for all parents, article 5, 6,28, 31;
- Working closely with education and 3rd sector partners to provide bespoke curriculum for young people, article 28, 29,39; 31:
- Progressing the Scottish Child Interview Model in Midlothian, article 39, 40

The following are further examples of other projects we have undertaken using a rights based approach:

Midlothian National Housing Project

We have worked in partnership with the Council, the 3rd Sector and importantly young care leavers to develop the nationally acclaimed Midlothian Housing Project in Midlothian which currently work with 30 young people to holistically support.

Nurture and Trauma Informed Workforce

In Midlothian we have fully committed to ensuring our workforce understand the importance of relationship and trauma-informed practice and integrates this into everyday practice. Going forward we intend to expand and strengthen the availability of this training through the partnership articles, 3, 6, 39.

We now have a dedicated trauma informed development officer employed by the Council to further promote and train others in trauma informed practice across Midlothian. Our Educational Psychologists have also played a key role in developing nurture and trauma informed practice across the Children and Young People's Directorate, article 40.

Corporate Parenting

The Children and Young People (Scotland) Act 2014 defines corporate parenting as "the formal and local partnerships between all services responsible for working together to meet the needs of looked after children, young people and care leavers" Midlothian Council has a proven track record of meeting their corporate parenting duties. We are currently in the process of preparing our 2023-26 Corporate Parenting Plan.

Champions Board

Since 2015 Midlothian has had an active Champions Board consisting of young people from a range of care backgrounds. Regular meetings take place with corporate parents to participate in policy development and looking for ways to improve the care system. To reflect the age distribution of those in care, Midlothian has introduced groups for senior, Junior and mini champs facilitating participation from the very young to those leaving care. Midlothian has employed a permanent care experienced Participation Coordinator to

oversee participation and support the Corporate Parent Board. In collaboration with our young champs, Midlothian has created Care awareness and Corporate Parent Training which is delivered throughout the council and beyond. A recent Champions event resulted in a commitment to them to begin to embed a family approach across the Council which would include meaningful apprenticeships, buddying systems with adult champions with a view to offering employability opportunities, article 12, 29.

To enhance participation opportunities, Midlothian has acquired the Mind of My Own communication app which has adopted technology to provide an alternative means of communication for our care experienced young people.

Foster Carers and Young People's Houses

In accordance with article 6, Midlothian is committed to ensuring that where it is safe to do so, children remain within their own birth or kin families. However, in some instances this is not possible and children do need to live with alternative families. When this is the case we ensure children experience high, quality care and support. Some young people are living in our 2 local care homes. A recent unannounced inspection by the Care Inspectorate into our local care homes awarded 'Very Good' grades and more importantly, commented on the loving and trauma-informed environments the young people received and noting the following key messages:

- Young People were experiencing positive outcomes.
- The service had a clear model of relationship based practice.
- Staff approached care in a trauma informed way.
- Both houses were homely and welcoming environments
- Management have a clear vision for service improvement.

(article 3, 6, 8,9, Article 21 39)

The Independent Reviewing Team ensures the plans for all looked after children are regularly reviewed, in line with statutory guidance. The primary aims is to ensure the child/young person's plans meets and will continue to meet their current and long term/future needs.

All schools took part in nurture audit and this is a priority action in all schools' improvement plans. Every professional working with a child/young person acts as an advocate for children; this includes foster carers.

4.3 SUPPORT TO PROMOTE RECOVERY

Mental Health Strategy:

Midlothian's Children and young people's mental health and wellbeing, prevention and early intervention strategy 2022-2027 aims to enable children and young people to build

their resilience, grow their capabilities to self-manage and improve understanding of where to go for mental health information, help and support. The strategy sets out actions based on 5 key priories:

- Listening to children and young people and using our data to inform decision making
- Developing a clear offer of mental health training and support, delivered by an appropriately trained workforce, to build resilience and support self-management in children and young people
- Delivering quick and easy access to all levels of support for mental health and wellbeing, primarily through the development of a Single Point of Access, and building capacity at all levels of support in line with what CYP tell us
- Developing pathways for children and young people with neurodevelopmental needs
- Developing services for Looked After Children

Directorate approach to strengthening trauma informed practice: A series of Leadership Forums have enabled leaders across Midlothian to identify strengths and areas to be strengthened or developed in ensuring our services and organisations are trauma-informed. A trauma-informed practice lead has been appointed and is reviewing levels of knowledge, skills and confidence in trauma-informed practice across the workforce and the extent to which systems and processes are trauma-informed. The Trauma Strategy Group ensures this work is aligned with the professional learning and support networks developed within the Nurture Strategy.

4.4 INCLUDED ENGAGED AND INVOLVED

Building capacity within schools through relational approach trauma informed practice: The Nurture Strategy has focused on three key priority areas with the aim of ensuring children and young people feel safe and that they belong within their local communities. The priorities and actions are informed by local data and build on the nurturing foundations already established.

1. Professional learning and networks of nurture leads have focused on strengthening understanding and skills in relational, trauma-informed practice within daily practice and across roles and contexts.
2. Developing our approach to listening to children's views and measuring progress in relation to nurture-related support and intervention
3. Strengthening the practice, professional support and supervision for staff in schools when supporting children presenting with significant distress

Our Included Engaged and Involved policy is being reviewed and replaced by our Inclusion Framework and Inclusion policy which is being created with children and young people. The guidance around managing school exclusions has been updated and work is in progress to create guidance around alternatives to school exclusions.

Cluster 5: Family environment and alternative care

This cluster focuses on the family environment, the right of children to be well cared for if they live apart from their parents, and the right to be protected from all forms of violence and abuse. Earlier sections of this report capture our arrangements to supporting family environments and alternative care.

Examples include:

- Established an internal Young Carers Service
- Children/young people are supported to be brought up with their parents. Parents are supported financially as well as practically and emotionally to address issues which may impact on parenting capacity. This includes ensuring adequate standards of living. Growing up with parents is the preferred plan for all children/young people.
- Who Cares Scotland - strong liaison and working relationship across children's services, e.g. residential services, CHAMPS, etc.
- Children 1st provide whole family support to families where parental alcohol and drug use is a risk factor. While ensuring the children are safe and have the opportunity to thrive there is support for adults to improve their parenting skills. Children 1st works closely with adult treatment and recovery partners to help parents address their substance use.
- Established a Whole Family Wellbeing Service in Midlothian, that provides preventative, needs-based support for families when they need it, and for as long as they need it.

5.1 FAMILY LEARNING

- Our Hawthorn Family Learning Centre (HFLC) supports children and their families to be safe, healthy, happy and to learn together.
- Sessions for parents and carers around the UNCRC have been offered as part of the Equal Midlothian 2022 programme.
- Through parenting support work, parents are encouraged to nurture and promote their children's evolving capacity to make their own decisions as they grow up.
- The Midlothian Family Learning Strategy has been drafted and is out for consultation. The strategy encourages family members to learn together, with a focus on intergenerational learning, and enable parents to learn how to support their children's learning an development. The next step will be to finalise the strategy and then build understanding and opportunities.

5.2 PARENTAL ENGAGEMENT AND INVOLVEMENT STRATEGY

Midlothian parents took part in the Scottish Government's Parental Involvement and Engagement Survey in May 2022. This provided us with data around how we engage our families with their child's learning. A Parental Engagement Strategy has been drafted and is being consulted on. This will ensure that we include our parents and carers in their

child/young person's learning and development in ways that are accessible and relevant to them as well as engaging them within the school community.

We have a Parent Conference planned for October 2023 with a theme of UNCRC and 'Keeping our Children Safe and Well'. We consulted with parents to ensure that our delivery will meet their needs and that our speakers are relevant and informative to maximise the benefit for them.

Our Parent Council network is well established across Midlothian supported by our Parental & Learner Liaison Officer allowing us to meet with our Chair-people regularly. We can share information about our work within the Education team in Midlothian as well as on a National level for them to cascade with their Parent Forum more widely. Consulting with parents efficiently and effective is key to hearing and listening to their views in a variety of areas, most recently, we discussed local authority budget plans and how they may impact families. Other examples include the Scottish Government's consultation 'The National Discussion' where we were able to talk with parents about the future of education in Scotland and what they thought that should look like for their children.

Parent Working Groups have been created in specific areas and are open for all parents to be involved. This will allow us to work more closely with parents who have particular interests that may be relevant to their family's needs. They are:

- Parent Consultation Group
- Additional Support Needs (ASN) & Inclusion Group
- Equity Group
- Digital Learning Group
- Children's Rights

Our Officer is also a member of the Scottish Parental Involvement Officers Network. Midlothian has contributed to their work on informative and useful resources for parents and carers on platforms such as ParentZone.

5.3 FAMILY WELLBEING/DECISION MAKING

The ethos of Midlothian is that every child and young person is supported to be loved and flourish with their birth or kin families. To make this happen we provide a range of options to support and scaffold families. Parents are supported financially as well as practically and emotionally to address issues which may impact on parenting capacity. This includes ensuring adequate standards of living so that growing up with parents is the preferred plan for all children/young people, article 9.

The statutory element of Children's service intervention is grounded in legislation that is underpinned by children's rights. In an effort to move from structural and statutory intervention, we reconfigured out staffing resource to develop two standalone teams, Systemic Family and Family Group Decision Making Services which are founded on the rights of children and their families:

Systemic Family Intervention Service
The systemic family intervention project has been in operation since June 2021. We currently have two trained family systemic workers. To date 121 children have been referred to the family systemic intervention project, Articles, 3, 12, 39.

Family Group Decision Making service
Family Group Decision Making is a voluntary and strengths based model, which pulls together supports and resources from the extended family. It is based on the belief that when families are given the resources, information and power they will make safe decisions for their children. The 'Promise' notes that Family Group Decision services "must become a more common part of listening and decision making' in Scotland, Articles 3, 5, 20

Midlothian Family Wellbeing Service
This service provides preventative, needs-based, non-stigmatising support for families when they need it, and for as long as they need it. The majority of the staff team have now been recruited. To support families holistically and recognising the impact of poverty on many of our families, the service also offers support from:

- Income maximisation service
- Family Learning Co-ordinator

Surestart Family Support
This service brings together a wide range of services for children (from birth to five years) and their families. They are designed make it easier for families with young children to access a range of, for example, health, learning and child development, family support and support to access work and training services within their communities.

Midlothian Intensive Family Support Service (Together for Positive Change)
The project is closely aligned with the Communities, Lifelong Learning and Employability Service and with the Early Intervention and Prevention Team. The service is targeted at high-risk families with at least one child under 16 that are known to have a recurring need for support and face multiple barriers to moving out of poverty. It involves a holistic whole family approach that tackles intergenerational disadvantage and helps families meet their individual needs. Barnardos provide family support workers who engage with identified families, access to an advice worker and work closely with CLLE to provide employability support and other resources.

Children 1st
Children 1st provide whole family support to families where parental alcohol and drug use is a risk factor. While ensuring the children are safe and have the opportunity to thrive there is support for adults to improve their parenting skills. Children 1st works closely with adult treatment and recovery partners to help parents address their substance use.

Cluster 6: Basic health and welfare

This cluster focuses on the health and welfare of all children and the consideration of disabled children's rights.

6.1 CHILD POVERTY

Child poverty is a key priority within the Single Midlothian Plan over the next 4 years. Significant resources have been accessed to work with external partners including the Improvement Service to identify new outcomes and the actions which will make the most difference in reducing child poverty. These outcomes to reduce child poverty reflect the self-assessment exercise by the improvement service, those with lived experience and the Midlothian Hopkins Report 2023.

The Self-Assessment Identified the following improvement areas:

Understanding local need - Improvement Statement 1: The partnership will share and analyse relevant local intelligence in order to pinpoint high risk communities and inform shared priorities for action**.** - Improvement Statement 2: The partnership will map and strengthen its engagement of people with lived experience of poverty to ensure our services and priorities reflect the needs of our population (including the priority groups).
Use of poverty levers and resources - Improvement Statement 3: All partners – including housing and transport – are demonstrating a long term, preventative and coordinated approach to tackling child poverty at strategic level. - Improvement Statement 4: All partners are committed to reflecting local child poverty priorities in their own decisions, strategies and service plans. - Improvement Statement 5: Partners take coordinated action to support parents into employment giving particular focus on the role of community planning partners as employers
Understanding our impact - Improvement Statement 6: All partners are committed to identifying shared local outcomes and indicators to understand joint progress and inform priorities for action.
Ways of working - Improvement Statement 7: There is shared commitment and movement towards a person centred, whole systems approach to addressing child poverty - Improvement Statement 8: Governance structures are clear and can provide meaningful, informed scrutiny of the Local Child Poverty Action Reports. - Improvement Statement 9: Governance structures provide adequate scope for service planning and resources allocation supporting a preventative, whole systems approach.

The Child Poverty Action Plan will focus on the areas highlighted above and the views of those with lived experience.

Whilst there are improvements to be taken forward excellent progress has been made in the following areas through the work of the strategic poverty group, cost of living task force and the child poverty action group.

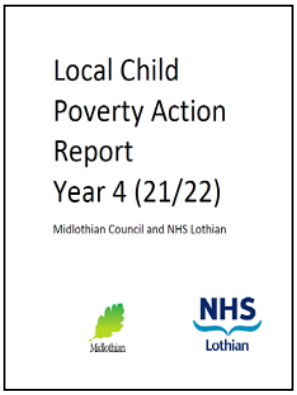
Income from Employment -

- Local Employability Partnership

Income from Social Security and In Kind -	• Third Sector Funded Partners • Parental Employability Support Fund • Social Security Scotland Benefit Campaign • Capital Credit Union • Trusted Partners 15 providing cash first approach • Additional income maximisation staff for CAB
Cost of Living Crisis -	• Cost of Living Link and Interactive Support Map • Welfare Fund increase/Worrying about Money Leaflet and Online support • New Food Pantry Dalkeith and Woodburn • Wash and Dry/Reheatable Foods Pilot • Nick Hopkins Profile and Findings/ Recommendations • Work on Cost of the School Day

Further work is evident across the Children, Young People and Partnerships Directorate including:

- Reducing the cost of the school day
- Increased awareness amongst school leaders about child poverty
- Young People Guarantee paying for basic needs such as passport, bus passes etc.
- Offering hot meals, phone charging at youth clubs
- Hygiene packs for 17/18 year olds



6.2 PROVISION OF EARLY LEARNING AND CHILDCARE (ELC)

- 97% children attend a setting (ELC) that is good or above
- 100% children offered ELC place

To ensure we improve outcomes we need to;

- Improve information sharing with our health colleagues to support children that are identified as not meeting all their developmental milestones
- Collaboratively implement the Circle UP, UP and Away approach as an early intervention for children in their early years who are at risk of language and communication delay
- Up, up and away training continues to be rolled out with settings that take funded two year olds being prioritised. Whole staff teams at settings have been trained. All settings trained in the approach will identify ambassadors who will be the main point of contact for the setting and be responsible for collecting data for the March return and will attend network events.

6.3 ACCESS TO HEALTH SERVICES

The following illustrate some of the approaches to support children and young people to access health services:

All looked after children are referred to the Looked after Nurse to undertake a robust health assessment, article 24. Healthy respect clinic (Tier 3) – School Nursing Priority – sexual health pathway implemented. Health Respect Drop-ins will be rolled out to all Secondary Schools over the next 12-18 months.

- Saltersgate – Services on site include Physiotherapy, Speech and Language Therapy and Occupational Therapy and the Looked After Nurse can refer Children and Young People to these services if deemed appropriate.
- School nursing – Work is underway to raise the profile of the school nursing role and develop digital solution to encourage feedback from service users which will inform service design – this is in its infancy. NHS Lothian representation on Champions Board.
- Developed a multi-agency teenage pregnancy pathway commitment paper to monitor and review the services offered to teenagers
- Developed a capacity building programme to deliver HENRY (Health Exercise Nutrition for the really young) approach to families in the Mayfield area.
  Pilot tier 1 intervention approach towards healthy eating and good nutrition in the Mayfield areas, ensuring a consistent message across services that support families with children under 5

6.4 CHILDREN WITH LONG-TERM HEALTH CONDITIONS

Our primary aim is to ensure the child/young person's plan meets and will continue to meet their current and long term/future needs. With the investment of £10.5m in digital technologies, the digital inclusion and learning team are now actively utilising the use of digital technologies to involve children with long-term health conditions in their education.

6.5 MENTAL HEALTH EARLY ACTION & PREVENTION; GOVERNANCE AND PROVISION

Midlothian Children & Young People's Mental Health Strategic Planning Group is responsible for the creation and oversight of a new Midlothian Children & Young People's Mental Health & Wellbeing Prevention & Early Intervention Strategy 2023 – 2027; and oversees the allocation and delivery of early action and prevention services funded through the Community Support & Services Framework (Mental Health & Wellbeing) – a funding tranche distributed to local authorities from Scottish Government on an annual basis.

The Community Support & Services Framework is funding the following activity for up to 330 children and young people in 2023/24:

- Highly personalised and self-directed developmental placements, and small group work, targeted at CYP designated as being "at risk" and aged 13-24 years old.

- Art therapy for 5-18 year olds
- Mindfulness programmes for 5-14 year olds
- Supported outdoor activities and play therapy for 5-12 year olds.

Further Scottish Government funding is provided for the ongoing delivery of a commissioned School Counselling Service which will provide support for up to 400 CYP with low to moderate support needs in the coming year, through a combination of 121 support, drop-in sessions and small group work.

A 5 year-long National Lottery funded programme – Midlothian Early Action Partnership (MEAP) - due to close in December 23, will continue to provide three Test of Change projects up until that point, one delivering storytelling into a number of local primary schools to support literacy and engagement, a second providing transition support at both a general and targeted level, and the third offering a safe, youth-led space for young people to engage in fun and creative activities at One Dalkeith.

Children and young people are also supported by MELDAP commissioned services to address their own alcohol and drug use and/or to minimise the impact of other's alcohol and drug use on their lives

The Midlothian CYP Mental Health & Wellbeing Strategic Planning Group was successful in securing funding last year for the development of a new Single or Central Point of Access which will aim to deliver quicker and easier access to the right care at the right time for local children and young people presenting with a range of mental health and wellbeing needs, and in so doing will aim to reduce the number of inappropriate referrals to CAMHS. A cross-sector steering group is being set up to take this work forward in line with similar developments across the Lothians.

MYPAS works with young people aged 12-22 to provide information on the use of alcohol and other drugs including support to young people wishing to address their unhealthy use of these substances; primarily alcohol and cannabis.

6.6 ACTIVELY PROMOTE RIGHT OF DISABLED CHILDREN TO ACCESS SERVICES

We have a dedicated Self-Directed Support Planning Officer within the council and also a Self-Directed Support co-ordinator in Children's Services. The Section 23 assessment guidance and budget calculator is being reviewed and updated to ensure consistency in practice. The SDS co-ordinator is actively identifying available resources for children affected by disability within the local community i.e. DR Inclusive, which is the only 'disability only' gym currently in Scotland. We are reviewing how we can expand respite provision for children and their families

An excellent example of working together to develop capacity was during the pandemic when the Directorate and wider Midlothian Partnership came together to offer a range of flexible SDS packages, including one off payments, and the creation of a number of hubs in Midlothian to support vulnerable children and their families, article 2, 3, 24.

Our Accessibility Strategy and Action Plan supports the wider Education and Children's Services Service Plans. Through the strategic objectives set out in the Services Plan, we aim to maximise the opportunities available to all of our children and young people to achieve their potential.

Both our local care home for young people with complex and enduring needs; Pentland Way and Woodburn Terrace, support young people to ensure that their disabilities do not get in the way of pursuing their hobbies and interests and enjoying play within the local community whether this be horse-riding at ***Lasswade Riding School,*** pursuing physical education using ***Solitaire Gymnastics*** or DR Inclusive or using the local swimming pools. They also encourage personal hobbies trough accessing providers such as ***Artlink***, article 2, 3, 24.

Cluster 7: Education, leisure and culture

This cluster focuses on the right of children to have a right to an education that will help them achieve their potential without discrimination.

7.1 ELC ENTITLEMENTS

Scottish Government legislation requires us to provide good quality ELC provision for all 3 and 4 year olds and all eligible and discretionary 2 year olds. 97% children attend a setting (ELC) that is good or above and 100% children were offered an ELC place

Midlothian council met its statutory requirements ahead of the timescales required and almost all Midlothian children now take up an 1140 offer in a variety of settings. These settings include local authority settings, partner providers and childminders.

We work in partnership with the Care Inspectorate and Education Scotland to ensure all settings meet the National Standard and provide the best possible start in life for our youngest children.

Up, up and away training continues to be rolled out with settings that take funded two year olds being prioritised.

7.2 CfE ENTITLEMENTS

There is an authority wide 'Equity & Inclusion' group which meets regularly. This group is made up of representatives from health, education, social work and the third sector. The group works strategically and collaboratively to ensure equity and inclusion are the foremost considerations in determining how best to support children and young people at risk of disengaging from their education and/or requiring additional support for learning. As

a result of this collaborative approach, our exclusions have significantly reduced although this remains an area of focus post-pandemic.

Midlothian Council has invested £10.5m in providing every child from P1 to S6 with a digital device. The Equipped for Learning programme has a strong focus on transforming learners experiences and outcomes and equity of access to digital technology for all. A recent HMI inspection of Moorfoot Primary school highlighted the digital skills of learners. The inspection team found the following strengths in the school's work.

Children's skills at all levels in the primary school in using digital technology to enhance and support their learning.

During the COVID-19 lockdown period, the Digital Inclusion and Learning Team supported pupils to access learning activities for their stage and age. The roll out of digital devices enabled schools to monitor learner engagement and support children and young people's health and wellbeing. Assistive digital technology is deployed to support children and young people who require additional support with their learning.

The Education Service set ambitious stretch aim targets to ensure all children and young people were reaching expected levels of attainment. The Education Service utilised national education recovery funding to establish a Building Back Better Team to address learning gaps. The support from the team was data informed and responsive to the needs of the learners and staff within each setting. The team supported schools to raise attainment through provision of professional learning, teaching alongside class teachers in schools, the development of Literacy and Numeracy Progressions and support for Moderation activities to ensure the judgements made regarding attainment levels were robust and valid.
As a result of a very positive shift in the attainment of children receiving this support budgets have been realigned to maintain a Raising Attainment Team for academic session2023/24.

7.3 PROVIDE ACCESS TO PLAY AND LEISURE

Our vision for children and young people in Midlothian is to live safe, healthy, active lives and as such we recognise their right to engage in play and recreational activities appropriate to their age. Young people attending the Youth Community Planning Hackathon told us that they would like

- more accessible information on support, activities and places
- greater emphasis on wellbeing

These priorities are reflected in the Single Midlothian Plan 2023-2027 and Council Directorate Service plans, including:

- Develop and deliver a partnership approach to Spatial Planning that ensures Midlothian is a place children enjoy growing up;
- Maintain meadowland areas to create greater diversity and continue to develop areas of bio-diversity and foster community support.

- Continue to target key locations within Midlothian for landscape improvements by the design of new parks and other open space sports facilities and play areas, subject to available funding, with an emphasis on inclusive play equipment.

Progress 2020-2023 is evidenced in the examples provided in the High Quality Outdoor Play and Recreation Facilities section below.

Our library services provide a range of free activities and events for children including **Chatterbooks** which is a children's book group, **Lego Clubs, Coding Clubs and Craft Events** alongside author visits, magic shows, Dogs Trust, mini zoo, drama workshop tasters and film screenings.

In 22/23, young people proposed a Test of Change for a youth wellbeing space and were involved in co-designing an open space that is timetabled with a mix of activities.

HIGH QUALITY OUTDOOR PLAY AND RECREATION FACILITIES

Children and young people have access to multiple facilities that provide indoor and outdoor areas. A range of activities is available through Sport & Leisure for children and young people to encourage them to be active and to support their wellbeing. Activities include:

Sport & Leisure

- Corporate Parenting card– provides reduced rate access to gym or swim for Care Experienced young people up to 21 years of age
- Concessions – reduced costs for attending sessions
- Clubs – multi sports clubs using facilities across portfolio
- Teen Zone – Access to gyms with qualified gym instructors, access with a responsible parent/guardian at a reduced monthly cost
- Primary 4 Swimming – Access for all P4 schools groups to attend swimming programs
- Snowsports Centre – Opportunity to attend sessions during the school timetable
- Facilities are all safe and aim to provide an inclusive program

Wellbeing

- Weight Management support in the form of 6 x PT sessions for 12-17 year olds following referral from NHS Lothian Weight Management.
- Midlothian Active Choices (MAC) while never intended for young people has seen an increased ask to support teens with mental health and other health challenges which we are providing – mostly on a 1-2-1 PT basis.

Active Schools / Development Team

The Active Schools programme provides free, inclusive and accessible opportunities to all Midlothian young people before school, at lunchtime and after school in both school and community settings. Sport & Leisure work closely with schools, Community Life Long Learning (CLLE), Home School Practitioners, our facilities and local clubs to remove barriers to participation and provide high quality opportunities.

We ensure that there are pathways and partnerships in place for pupils to move from school to community sport club opportunities, allowing pupils to participate and develop at a level suitable for them.

Eg; Active Schools(free opportunities in schools), Active Midlothian (opportunities in local leisure centres), Sports Clubs

A "play sufficiency assessment" for Midlothian as required by the Planning (Scotland) Act 2019 and the Town and Country Planning (Play Sufficiency Assessment) (Scotland) Regulations 2023 is currently being undertaken. The assessment will be completed this year and our Evidence Report submitted to Scottish Ministers for approval in January 2024. The data produced through the assessment will support reporting on Children's Rights in the future.

Over the last 3 years capital expenditure of £344k for outside spaces, which fall under the remit of our Land and Countryside Service, has delivered a range of facilities such as pump tracks, play area installations and refurbishments.

7.4 ACCESS TO AND CAN PARTICIPATE IN A RANGE OF ARTS AND CULTURAL OPPORTUNITIES

All our schools plan for a range of artistic and cultural activities over a school session. Many utilise PEF funding to ensure equity of access to the arts and cultural activities.

Midlothian Library Services work hard to provide the children and young people of Midlothian with a range of arts and cultural activities and opportunities. They have a wide range of free books, eBooks, eAudiobooks and resources. There are no fines or hire charges so there is equal access for all.

During the summer, every library takes part in the annual Summer Reading Challenge and associated programme of free summer holiday events – it is the UK's biggest reading for pleasure programme for children aged 4 to 11. In 2022, 897 children in Midlothian joined the challenge and as part of the programme libraries hosted 154 events from launching rockets to craft activities which were attended by 2392 children.

Libraries provide safe and trusted spaces to explore a range of free activities including book groups, arts & crafts, coding and lego clubs. Special events are hosted to celebrate events

such as Bookbug Week, World Book Day & Book Week Scotland and school classes and community groups such as Rainbows & Beavers make visits to support their learning and access these activities. In the year 2022-23 libraries delivered and/or hosted 3,415 free events which were attended by 30,643 children and young people. Libraries give support and advice throughout a child's reading journey and provide access to a world of books, learning and fun.

Cluster 8: Special protection measures

This cluster focuses on groups of vulnerable and marginalised children who require special protection.

8.1 ASYLUM SEEKERS/MIGRANTS

Our dedicated resettlement project works directly with ARAP (Afghan) and Ukrainian arrivals alongside government agencies and works to improve outcomes through promoting, supporting and safeguarding their wellbeing under The Children and Young People (Scotland) Act 2014. We ensure that children and their families have access to suitable accommodation, education and/or education hub, health services including Trauma supports, leisure pursuits, legal advice and resettlement supports. We also offer benefits advice as well as learning & development opportunities to support reintegration to live independently and reduce the impact of child poverty. We also ensure that all families have access to the appropriate legal advice, article 22, 30, 39.

Unaccompanied asylum seekers

Midlothian employs a designated practitioner specifically for UASC and associated policy in place which ensures all UASC are referred to the Scottish Guardianship Service to ensure appropriate legal support is in place asap. In addition, established ESOL links are in place to ensure UASC can access language support and additional education input either in schools or colleges. Midlothian has identified a range resources to support cultural diversity and equality specific to the individual being supported, article 22, 30, 39.

8.2 LEGAL REPRESENTATION AND FAIR TREATMENT

Youth Justice

As stated earlier in this report we have a robust partnership approach towards youth offending which is contained within the Youth Justice Strategy which supports children and young people in conflict with the law. This Early and Effective Intervention approach brings all partners together to consider supports in a holistic child centred way, utilising local and community supports for diversion. This approach has seen a reduction in youth offences being reported to SCRA securing better outcomes for our children and young people, article 28, 37, 4. Examples of positive diversions include the following:

- Bounce Project (LAC attainment monies) supported youth justice/offending work
- No knives, better lives training
- Links with The Centre for Youth and Criminal Justice to support learning

With regard to asylum Seekers and or migrants, we receive direct legal advice from Scottish Refugee Council & Just Right Scotland for resettlement. We have links with the community Planning Partnership's, Fair treatment - Care for People Subgroup

Our next steps

This report highlights some of the work we have undertaken over the last three-years. This next section shows the steps we are going to take to improve how we put into practice the rights enshrined in the UNCRC, to advance the incorporation of the UNCRC in the work we carry out within our services, with or partners and across our communities. We will monitor this through:

- Our internal Strategic Children's Rights Working Group;
- Feedback from parents/carers, children and young people; and
- Publish an annual update setting out our progress.

A Strategic Children's Rights Group will be established to promote and uphold the rights of children and young people in Midlothian by:

- Raising awareness among professionals, agencies and services about the UN Convention on the Rights of the Child and how it applies in the UK and Scotland;
- Working with staff within all services within the Council and in partner agencies to ensure that children and young people's rights are promoted and upheld in policy, strategy and service delivery;
- Providing information and advice to children and young people and to professionals about children's rights;
- Supporting children and young people to take part in activities that enable them to influence policy and practice and to express their views to service providers;
- Being the local strategic lead for the UNICEF Rights Respecting Schools Award and supporting schools and pupils to implement rights into the ethos of all schools in Midlothian from early years to secondary schools

A Children and Young People Rights Strategy Group will also be convened to support the council to take a child's rights based approach and support their peers to:

- learn about their right to participate voluntarily in decision making
- be enabled to participate through a variety of ways of expressing their views
- have a say in shaping educational provisions in their setting and beyond
- learn through participating in decisions within a wide variety of context such as wider council service provision activities and processes leading to meaningful impacts and outcomes
- be involved and become effective contributors

We will support our schools and settings, including organisations working in partnership with us to create an action plan detailing how they are taking a child's rights based approach. Schools and settings will be able to evidence learner participation in decisions that affect them. We will expand the number of opportunities for children and young people to express their views and provide feedback on supporting their rights.

We will develop a children's complaints system to ensure children and young people know how to and can make a complaint.

We will continue to implement UNCRC training for all our staff and partners.

The Midlothian GIRFEC Board (Getting it Right for Every Child), who form part of the Community Planning Partnership and include a wide range of organisations who provide services to children and young people across Midlothian have agreed the following priorities to meet our obligations under the UNCRC.

Priority Theme	Outcome	Action
Children's and Young People's Rights	1. The rights of children and young people in Midlothian are respected in everything we do	Ensure **UNCRC** principles are incorporated in all partnership programmes
	2. Families are supported to stay together at home	Deliver the actions outlined in **The Promise** and the Midlothian **Corporate Parenting plans**
	3. Children and young people have improved access to a variety of safe and health-promoting places and spaces in Midlothian	Develop a partnership approach to **Spatial Planning** that ensures Midlothian is a place where children enjoy growing up
Children's and Young People's Mental Health and Wellbeing	4. Midlothian's children and young people have timely access to appropriate emotional, mental health, and wellbeing support	Develop a **single point of access** to efficiently allocate mental health and wellbeing supports
	5. Children and young people receive the appropriate needs-based support whilst they are assessed for neurodevelopmental concerns	Implement a **neurodevelopmental pathway** in line with the Scottish Government service specification, linking with the single point of access
	6. All professionals are appropriately trained and equipped to deliver services in a trauma-informed way	Implement **Trauma Informed Practice** throughout the partnership workforce
Whole Family Wellbeing	7. Families receive holistic support to help to deliver improved outcomes for children, young people and families	Implement our **whole family wellbeing approach** and make best use of the Whole Family Wellbeing Fund
	8. Young people transition into services in a planned, safe, and seamless manner	Develop a **Transitions Framework** to support local services and processes
	9. Families are supported in a way that demonstrably improves outcomes for mothers and babies	Apply a partnership approach to test **targeted support during early years** to reduce inequalities
	10. Lower numbers of children and young people live in relative poverty	Implement and deliver on the actions set out in the **Local Poverty Action Plan**
Information Sharing and Commissioning	11. Joint commissioning is in place, to better support our Partnership to identify local needs, resources and priorities to improve outcomes for children, young people and families	Develop robust **joint commissioning** processes and oversight
	12. Strengthened GIRFEC practice ensures information is shared proactively to aid prevention and early intervention	Strengthen **information sharing** between partners to effectively support prevention and early intervention measures

Appendix 1 - UNCRC Articles and Children's Rights

We want our children and young people to know their rights. In summary below Governments also refer to Midlothian Council.

1. Definition of a child
A child is any person under the age of 18.

2. No discrimination
All children have all these rights, no matter who they are, where they live, what language they speak, what their religion is, what they think, what they look like, if they are a boy or girl, if they have a disability, if they are rich or poor, and no matter who their parents or families are or what their parents or families believe or do. No child should be treated unfairly for any reason.

3. Best interests of the child
When adults make decisions, they should think about how their decisions will affect children. All adults should do what is best for children. Governments should make sure children are protected and looked after by their parents, or by other people when this is needed. Governments should make sure that people and places responsible for looking after children are doing a good job.

4. Making rights real
Governments must do all they can to make sure that every child in their countries can enjoy all the rights in this Convention.

5. Family guidance as children develop
Governments should let families and communities guide their children so that, as they grow up, they learn to use their rights in the best way. The more children grow, the less guidance they will need.

6. Life survival and development
Every child has the right to be alive. Governments must make sure that children survive and develop in the best possible way.

7. Name and nationality
Children must be registered when they are born and given a name which is officially recognized by the government. Children must have a nationality (belong to a country). Whenever possible, children should know their parents and be looked after by them.

8. Identity
Children have the right to their own identity – an official record of who they are which includes their name, nationality and family relations. No one should take this away from them, but if this happens, governments must help children to quickly get their identity back.

9. Keeping families together
Children should not be separated from their parents unless they are not being properly looked after – for example, if a parent hurts or does not take care of a child. Children whose parents don't live together should stay in contact with both parents unless this might harm the child.

10. Contact with parents across countries
If a child lives in a different country than their parents, governments must let the child and parents travel so that they can stay in contact and be together.

11. Protection from kidnapping
Governments must stop children being taken out of the country when this is against the law – for example, being kidnapped by someone or held abroad by a parent when the other parent does not agree.

12. Respect for children's views
Children have the right to give their opinions freely on issues that affect them. Adults should listen and take children seriously.

13. Sharing thoughts freely
Children have the right to share freely with others what they learn, think and feel, by talking, drawing, writing or in any other way unless it harms other people.

14. Freedom of thought and religion
Children can choose their own thoughts, opinions and religion, but this should not stop other people from enjoying their rights. Parents can guide children so that as they grow up, they learn to properly use this right.

15. Setting up or joining groups
Children can join or set up groups or organisations, and they can meet

Appendix 1 - UNCRC Articles and Children's Rights

with others, as long as this does not harm other people.

16. Protection of privacy

Every child has the right to privacy. The law must protect children's privacy, family, home, communications and reputation (or good name) from any attack.

17. Access to information

Children have the right to get information from the Internet, radio, television, newspapers, books and other sources. Adults should make sure the information they are getting is not harmful. Governments should encourage the media to share information from lots of different sources, in languages that all children can understand.

18. Responsibility of parents

Parents are the main people responsible for bringing up a child. When the child does not have any parents, another adult will have this responsibility and they are called a "guardian". Parents and guardians should always consider what is best for that child. Governments should help them. Where a child has both parents, both of them should be responsible for bringing up the child.

19. Protection from violence

Governments must protect children from violence, abuse and being neglected by anyone who looks after them.

20. Children without families

Every child who cannot be looked after by their own family has the right to be looked after properly by people who respect the child's religion, culture, language and other aspects of their life.

21. Children who are adopted

When children are adopted, the most important thing is to do what is best for them. If a child cannot be properly looked after in their own country – for example by living with another family – then they might be adopted in another country.

22. Refugee children

Children who move from their home country to another country as refugees (because it was not safe for them to stay there) should get help and protection and have the same rights as children born in that country.

23. Children with disabilities

Every child with a disability should enjoy the best possible life in society. Governments should remove all obstacles for children with disabilities to become independent and to participate actively in the community.

24. Health, water, food, environment

Children have the right to the best health care possible, clean water to drink, healthy food and a clean and safe environment to live in. All adults and children should have information about how to stay safe and healthy.

25. Review of a child's placement

Every child who has been placed somewhere away from home – for their care, protection or health – should have their situation checked regularly to see if everything is going well and if this is still the best place for the child to be.

26. Social and economic help

Governments should provide money or other support to help children from poor families.

27. Food, clothing, a safe home

Children have the right to food, clothing and a safe place to live so they can develop in the best possible way. The government should help families and children who cannot afford this.

28. Access to education

Every child has the right to an education. Primary education should be free. Secondary and higher education should be available to every child. Children should be encouraged to go to school to the highest level possible. Discipline in schools should respect children's rights and never use violence.

29. Aims of education

Children's education should help them fully develop their personalities, talents and abilities. It should teach them to understand their own rights, and to respect other people's rights, cultures and differences. It should help them to live peacefully and protect the environment.

Appendix 1 - UNCRC Articles and Children's Rights

30. Minority culture, language and religion

Children have the right to use their own language, culture and religion – even if these are not shared by most people in the country where they live.

31. Rest, play, culture, arts

Every child has the right to rest, relax, play and to take part in cultural and creative activities.

32. Protection from harmful work

Children have the right to be protected from doing work that is dangerous or bad for their education, health or development. If children work, they have the right to be safe and paid fairly.

33. Protection from harmful drugs

Governments must protect children from taking, making, carrying or selling harmful drugs.

34. Protection from sexual abuse

The government should protect children from sexual exploitation (being taken advantage of) and sexual abuse, including by people forcing children to have sex for money, or making sexual pictures or films of them.

35. Prevention of sale and trafficking

Governments must make sure that children are not kidnapped or sold, or taken to other countries or places to be exploited (taken advantage of).

36. Protection from exploitation

Children have the right to be protected from all other kinds of exploitation (being taken advantage of), even if these are not specifically mentioned in this Convention.

37. Children in detention

Children who are accused of breaking the law should not be killed, tortured, treated cruelly, put in prison forever, or put in prison with adults. Prison should always be the last choice and only for the shortest possible time. Children in prison should have legal help and be able to stay in contact with their family.

38. Protection in war

Children have the right to be protected during war. No child under 15 can join the army or take part in war.

39. Recovery and reintegration

Children have the right to get help if they have been hurt, neglected, treated badly or affected by war, so they can get back their health and dignity.

40. Children who break the law

Children accused of breaking the law have the right to legal help and fair treatment. There should be lots of solutions to help these children become good members of their communities. Prison should only be the last choice.

41. Best law for children applies

If the laws of a country protect children's rights better than this Convention, then those laws should be used.

42. Everyone must know children's rights

Governments should actively tell children and adults about this Convention so that everyone knows about children's rights.

43 to 54. How the Convention works

These articles explain how governments, the United Nations – including the Committee on the Rights of the Child and UNICEF – and other organisations work to make sure all children enjoy all their rights.

Source – www.unicef.org

Appendix 2 – UNCRC Articles and the GIRFEC Well-being indicators

Rapid Rehousing Transition Plan 2023/24-2024/25

Report by Kevin Anderson, Executive Director - Place

Report for Information

1 Recommendations

Council is recommended to note the updated Rapid Rehousing Transition Plan, which is to be submitted to the Scottish Government for August, 2023.

2 Purpose of Report/Executive Summary

This report presents the annual review of Midlothian Council's Rapid Rehousing Transition Plan which is to be submitted to the Scottish Government in August, 2023.

Date 8 August 2023

Report Contact:
Name: Matthew McGlone
Tel No: 07785 440 478
matthew.mcglone@midlothian.gov.uk

3 Background/Main Body of Report

3.1 The Scottish Government published its Ending Homelessness Together Action Plan in 2018. The plan sets out how the Scottish Government, local authorities and partners would implement the recommendations of the Homeless and Rough Sleeping Action Group.

3.2 Following the publication of this action plan all Local Authorities were required to publish a Rapid Rehousing Transition Plan (RRTP) setting out:

- How they will move to a model of rapid rehousing in no more than five years
- How homeless demand and any backlog of homeless cases will be addressed.

Midlothian Council submitted its first RRTP in December 2018, following by updated versions in June 2020, 2021 and 2022 (Appendix C).

3.3 Local authorities have been supported in the delivery of these plans through funding provided by the Scottish Government's Ending Homeless Together Fund. Midlothian Council has received funding totalling £526,000 between 2018/19 to 2022/23. A further £113,941 has been awarded for 2023/24. As in previous years the amount received is based on the average number of homeless applications in the previous three years.

3.4 Midlothian Council's RRTP sets out a vision towards 2024:

"An increased number of homeless households will obtain permanent accommodation, no homeless household will be accommodated in bed and breakfast accommodation and the average time taken for the Council to complete its homeless duty will have halved from 105 to 52 weeks"

The following key actions were identified to support this vision:

- Increase the supply of affordable housing in Midlothian.
- Revise the Council's Housing Allocation Policy to address the backlog of homeless households already in temporary accommodation, and reduce the time taken to house homeless households in the future.
- Seek alternative models of temporary accommodation to reduce the need for bed and breakfast accommodation.
- Ensure homeless households are supported to access a wide range of housing options, including the private rented sector.
- Develop a 'Housing First' approach in Midlothian to house homeless households with complex needs.

The updated RRTP shows how the Council will continue the work undertaken in previous years to achieve this vision and explains how we will address the next phase of its approach to transforming services provided to those in housing need, including continued compliance with the Homeless Persons (Unsuitable Accommodation) (order) Scotland.

Within the RRTP, Section 3 provides an update on activities that have taken place during 2022/23 to help achieve this vision. Section 4 details the Council's priorities in 2023/24. Section 5 sets out the resources required to effectively deliver these activities.

3.5 During 2022/23 Midlothian Council continued to make significant progress in transforming services provided to those households experiencing homelessness or threatened with becoming homeless, building on the foundations established in previous years.

3.6 Specific achievements include:

- As a result of ending the use of emergency bed and breakfast accommodation, Midlothian Council was able to achieve compliance with the revised Unsuitable Accommodation Order from commencement, and ensured there were no breaches of the order during 2022/23.
- Significant reduction in the number of households residing in temporary accommodation for over two years.
- Continued use of the revised Housing Allocation Policy introduced in May 2020. The revised policy increases the proportion of properties allocated to homeless households and requiring homeless applicants to maximise their chances of securing housing by widening their areas of choice and property types, which has resulted in quicker permanent housing outcomes.
- 129 households had their temporary accommodation converted to a Scottish Secure Tenancy during 2022/23, reducing the need for multiple moves before being permanently housed, allowing for links established within the local community to be maintained. All those who have been in accommodation for over two years have been offered the opportunity to have their accommodation converted to a permanent tenancy, where suitable to do so.
- Housing First continued for a second year in Midlothian. 57 homeless applicants, with multiple and complex support needs have now secured permanent housing through this project since its launch in July 2020. The 2022 Housing First Check Up is included with this report (Appendix E).

As a result of the activities described above the overall number of open homeless cases in Midlothian has reduced from 1082 on 31 March 2018 to 587 on 31 March 2023.

The conversion works to redevelop Jarnac Court in Dalkeith have been completed and this project now provides good quality temporary accommodation to 22 households, together with the provision of on-site support.

4 Report Implications (Resource, Digital and Risk)

4.1 Resource

RRTP activities are funding through a combination of; grants provided by the Scottish Government, reinvesting savings realised by ending the use of bed and breakfast accommodation, and existing service budgets.

4.2 Digital

None

4.3 Risk

The RRTP sets out key actions and priorities to meet legal duties in respect of homeless households or those who are at risk of, or threatened with future homelessness.

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

The content of the RRTP was considered under the Council's Integrated Impact Assessment and this is provided as Appendix D.

4.5 Additional Report Implications (See Appendix A)

See Appendix A

Appendices

Appendix A – Additional Report Implications
Appendix B – Background information/Links
Appendix C – Rapid Rehousing Transition Plan 2022/23 – 2023/24
Appendix D – Integrated Impact Assessment

APPENDIX A – Report Implications

A.1 Key Priorities within the Single Midlothian Plan

Preventing homelessness, or where this is not possible providing good quality temporary accommodation, and reducing the time taken for people to be permanently housed improves the quality of life for households concerned, leading to sustainable communities and reducing the gap in health outcomes.

A.2 Key Drivers for Change

Key drivers addressed in this report:

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

A.3 Key Delivery Streams

Key delivery streams addressed in this report:

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

A.4 Delivering Best Value

Key actions included in the RRTP reduce the financial burden on the Council in respect of significantly reducing future use and spend for temporary accommodation.

A.5 Involving Communities and Other Stakeholders

Internal consultation has taken place with relevant services and Tenant Panel members. The RRTP consultation was also incorporated into the Local Housing Strategy 2021-26.

A.6 Impact on Performance and Outcomes

The RRTP sets out an ambitious plan to transform services provided to homeless households in Midlothian and is subject to annual review by the Council and the Scottish Government.

A.7 Adopting a Preventative Approach

The RRTP contains activities that focus on the prevention of homelessness, increasing tenancy sustainment, and reducing the need for costly temporary accommodation, resulting in sustainable communities. Other activities such as the redevelopment of Jarnac Court ensure when temporary accommodation is required it is of a good standard and people are able to quickly access the support they need to prevent recurring homelessness in the future.

A.8 Supporting Sustainable Development

The use of Jarnac Court reduces further the further financial burden on the Council and ensures the effective re- use of vacant buildings is maintained, resulting in sustainable use of Council assets. This is achieved whilst not precluding the potential to redevelop Dalkeith town centre to provide further permanent affordable housing.

APPENDIX B

Background Papers/Resource Links

Rapid Rehousing Transition Plan link:
https://www.midlothian.gov.uk/download/downloads/id/4317/rapid_rehousing_transition_plan_202122_-_202324.pdf

Midlothian

Rapid Rehousing Transition Plan 2023/24

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

Körler icin kabartma yazilar, kaset ve büyük nüshalar da dahil olmak üzere, istenilen bilgileri saglamak ve tercüme etmekten memnuniyet duyariz.

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

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

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1. Introduction

Following the publication of the Scottish Government's Ending Homelessness Together Action Plan all local authorities were required to publish a Rapid Rehousing Transition Plan (RRTP) by December 2018. As part of these plans Local Authorities were asked to demonstrate the following:

- How they will move to a model of rapid rehousing over a period of no more than five years
- How both homeless demand will be met, and how any backlog of homeless households currently in temporary accommodation will be addressed.

Midlothian Council's original Rapid Rehousing Transition Plan was given approval by a meeting of the full Council on 18th December 2018. This set out a vision that by 2024:

"An increased number of households will obtain permanent accommodation, no homeless household will be accommodated in Bed and Breakfast type accommodation, and the average time taken for the Council to complete its homeless duty will be halved from 104 weeks to 52 weeks."

The following key actions were identified to support this vision.

- Increasing the supply of affordable housing in Midlothian.
- Revise Midlothian Council's Housing Allocations Policy to address the backlog of homeless households already in temporary accommodation, and reduce the time taken to house homeless households in the future.
- Seek alternative models of temporary accommodation, and reduce the need for Bed and Breakfast type accommodation
- Ensure homeless households are supported to access the widest range of housing options including the private rented sector.
- Develop a 'housing first, approach to house homeless households with complex needs.

Midlothian Council has updated its RRTP on an annual basis, with the most recent version being approved in August 2022. Those revised plans give an update on the activities undertaken during the year and which activities are to be prioritised in future years.

Midlothian Council has received support from the Scottish Government's Ending Homelessness Together Fund to help deliver these activities. Table 1, gives details of the confirmed funding allocated to Midlothian. It will not be possible to fully transform the way services are delivered without securing additional resources.

Table 1 **Ending Homelessness Together (EHT) Funding received by Midlothian Council**	
Initial Grant (development funding)	£32,000
2019/20 EHT Funding	£141,000
2020/21 EHT Funding	£137,000

Winter Support Fund 2020/21	£85,000
2021/22 EHT Funding	£127,000
2022/23 EHT Funding	£121,000
2023/24 EHT Funding	£113,941
TOTAL	**£796,941**

Midlothian Council made decisions on which projects could be delivered within the funding available, prioritising those it believes will have the most significant impact on reshaping homelessness in Midlothian. Details of work undertaken and progress made during 2022/23 is provided in Section 3.

This updated Rapid Rehousing Transition Plan will provide an update on progress made in 2022/23 and show how Midlothian Council will continue the work undertaken to deliver these projects during 2023/24. Midlothian Council believes these projects are crucial, to further reduce the time spent in temporary accommodation, improving the quality of temporary accommodation and continue to deliver Housing First. The plan also explains how Midlothian will intends to develop initiatives which seek to prevent homelessness from occurring. These priorities are set out in Section 4.

A copy of the 2022/23 RRTP Monitoring and Spend Report, to be submitted to the Scottish Government is included as Appendix 1.

2. Homelessness in Midlothian

This section will provide an update on homeless trends in Midlothian during 2022/23, and reflect on the impact of the cost of living crisis and The Homeless Persons (Unsuitable Accommodation) (Scotland) Order (UAO). All data presented in this section is sourced from Midlothian Council's HL1, HL2 and HL3 returns to the Scottish Government. During 2022/23 the number of households seeking homeless assistance increased by 33.3% compared to the previous year. This is the highest number of applications in Midlothian since 2014/15. Table 2 shows a significant shift in the proportion of applications from households with dependent children, rising from 34% of applications in 2021/23 to 46% in 2022/23.

Table 2: Number of homeless applications per year

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Total homeless applications	526	509	566	495	481	490	432	576
% of households with dependent children	44%	46%	41%	39%	41%	35%	34%	46%
% of households with no children	56%	54%	59%	61%	59%	65%	66%	54%

Although the increase in homeless applications has been seen across all age bands, Table 3 shows that this was particularly significant for those aged 26-59 in the last year.

Table 3: Number of applications by age (percentage of all applications)								
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
16-17	29 (6%)	25 (5%)	34 (6%)	29 (7%)	20 (4%)	14 (3%)	22 (5%)	28 (5%)
18-25	137 (26%)	120 (24%)	153 (27%)	130 (26%)	112 (23%)	155 (32%)	119 (28%)	140 (24%)
26-59	339 (64%)	344 (67%)	359 (63%)	311 (62%)	320 (67%)	299 (61%)	269 (62%)	373 (65%)
60+	21 (4%)	20 (4%)	20 (4%)	25 (5%)	29 (6%)	22 (4%)	22 (5%)	35 (6%)

While the number of people seeking assistance increased across all household demographics, it has been particularly prevalent in the number of applications from Males who are single parents. The number of applications from this group increased by 143% in comparison to the previous year (44 applications in 2021/22, 107 applications in 2022/23), and accounts for 44% of the additional applications received during 2022/23. The majority of applications within this group are from people who have overnight access to children, rather than children who reside with them on a permanent basis. Meeting the temporary accommodation requirements of this group has been the biggest challenge experienced by homeless services in Midlothian during 2022/23. Midlothian Council has successfully avoided any breach of the UAO during 2022/23. However, this has resulted in a significant number of properties having to be repurposed as self-contained temporary accommodation.

It is important to recognise that woman and children are more likely to require assistance as a result of domestic violence. The number of people seeking homeless assistance as a result of domestic abuse or other violence in the household increased from 59 in 2012/22 to 82 in 2022/23. 55 of those applications were from female households, 52 of which had dependent children in the household.

Table 4 gives a breakdown of the reason given when requesting homeless assistance from Midlothian Council. People leaving accommodation following a breakdown with a partner or parents, or being asked to leave by the person they were staying with remained the main causes of homelessness in Midlothian during 2022/23. The increase in applicants citing one of those reasons as the cause of homelessness has been particularly significant in this period. The number of presentations from people as a result of action being taken by their landlord remained relatively unchanged during 2022/23. This may be as a result of The Cost of Living (Tenant Protection) (Scotland) Act 2022, which placed some limitations on evictions. Those measures remain in place until at least 30 September 2023. The number of people seeking homeless assistance after giving up secure accommodation increased in comparison to the previous two years, and may be reflective of a small number of people unable to sustain their accommodation from an affordability perspective.

Table 4: Technical reason for homeless application								
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Asked to leave	157	138	189	133	101	151	130	172
Dispute within household / relationship breakdown: non-violent	84	103	86	99	138	150	127	194
Dispute within household: violent or abusive	105	104	117	73	78	69	53	67
Other reason for loss of accommodation	25	25	46	20	43	43	57	46
Overcrowding	12	14	10	24	26	22	14	21
Discharge from prison / hospital / care / other institution	17	11	15	19	16	11	9	13
Other action by landlord resulting in the termination of the tenancy	55	57	38	66	38	8	17	19
Fleeing non-domestic violence	3	1	1	1	9	8	6	15
Emergency (fire, flood, storm, closing order from Environmental Health etc.)	4	2	1	1	1	5	0	2
Other reason for leaving accommodation / household	39	23	26	40	3	6	3	1
Harassment	4	2	3	1	1	5	7	4
Termination of tenancy / mortgage due to rent arrears / default on payments	12	16	21	10	13	4	4	5
Forced division and sale of	9	7	5	2	4	4	3	3

matrimonial home								
Applicant terminated secure accommodation	2	3	6	5	9	3	1	10
Loss of service / tied accommodation	2	4	3	1	2	0	1	4

Since 2017/18 the number of ongoing homeless cases closed each year has exceeded the number of presentations made to Midlothian Council. Resulting in a significant reduction in the overall number of homeless households who are waiting to be rehoused in Midlothian, this is shown in Table 5. Midlothian Council's 2019/20 RRTP including a target to reduce the number open homeless cases to 860 by 2023/24. This target has been revised in subsequent action plans, most recently in the 2022/23 action plan, which included a target of 500 open homeless cases by the end of 2023/24. The table also shows the proportion of people who secure some form of permanent accommodation (Scottish Secure or Private Residential Tenancy) has continued to increase from 42% of all closed cases in 2015/16 to 67% in 2022/23. This has largely been achieved by the revisions made to Midlothian Council's Housing Allocation Policy which increased the proportion of lets to homeless households, and the number of properties completed as part of the new build housing programme. The number of people securing a Private Residential tenancy has reduced from 55 in 2020/21 to 15 in 2022/23, this is reflective of a reduction in the number of properties available in the area with rents that are within Local Housing Allowance rates.

Table 5: Number of closed and ongoing homeless cases in Midlothian

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Number of cases closed	504	447	571	678	537	531	615	594
Number of open cases on 31st March	1025	1087	1082	899	843	802	630	587
% closed to LA or RSL tenancy	41%	46%	42%	46%	51%	54%	60%	67%
% closed to Private Rented Accommodation	1%	1%	1%	8%	7%	10%	5%	2.5%

As Midlothian Council moves on to the next phase of Rapid Rehousing it will focus on activities that aim to prevent homelessness to further reduce the number of homeless applications made and remains committed to reducing the number of open homeless cases. However, should the number of homeless applications continue to increase meeting the target of 500 open homeless cases by the end of 2023/24 will pose a significant challenge.

Table 6 shows that the average time taken to close a homeless case in Midlothian reduced during 2021/22, this demonstrates the positive impact of the revised allocations policy in previous years, reducing the number of long term legacy cases. The average length of stay in temporary accommodation (Table 7) also reduced during this period.

Table 6: Average case duration (weeks)								
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Average case duration	91.7	108.1	109.4	106.7	109.2	118.1	97.9	78.4

Table 7: Length of stay (weeks) in temporary accommodation								
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Total (all)	-	95.1	36.1	60.6	72.5	87.3	76.2	62

Long term, the activities undertaken as part of Midlothian Council's transformation of services will continue to focus on reducing the time taken to make an offer of permanent housing, and reducing the length of time in temporary accommodation.

3. Midlothian Council's RRTP Progress

3.1. Delivering a model Housing First to house homeless households with complex needs.

Midlothian Council launched Housing First in June 2020. During the first three years of the project 57 people (43 Male and 14 Female) have been provided with a permanent tenancy with wrap around support to promote tenancy sustainment, with a view to preventing future instances of homelessness and addressing wider non-housing support needs.

Midlothian Council continues to ensure a partnership approach is taken to the delivery of Housing First, this in reflected in the primary source of referrals into the project shown in Table 8. During 2022/23 work has continued to expand on those partnerships to include additional third sector organisations. Including establishing links with Social Bite's Jobs First scheme, to improve options for people seeking access to employment and training opportunities.

Table 8: Number of housing first referrals accepted since July 2020 by agency/service area	
Substance Use Services	17
Justice Services	14
Homeless Services	21
Mental Health Services	2
Through-care/After-care	3

While a small number of tenancies have ended for other reasons, there have been no evictions from a Housing First tenancy in Midlothian, and no current action being taken to end a Housing First tenancy in this way.

In keeping with the key principles of Housing First a proactive approach to tenancy sustainment has been taken, including management transfers where risks to the person have been identified in the original property, supporting people to return to directly to their tenancy following a short period in prison with no rent arrears. People previously accepted for Housing First who have returned to the Midlothian area have been accepted back into the project and provided with a permanent tenancy.

3.2. Improving temporary accommodation and reducing the time spent in temporary accommodation

As documented in previous RRTP's Midlothian Council ended the use of Bed and Breakfast type accommodation during 2020/21. To help achieve this two projects were set up providing emergency accommodation to homeless people with children and or a pregnant person in their household. The first of these projects was based in the Mayfield area, with the second in Gorebridge. During 2022/23 this second project has been relocated to the Loanhead area. This allows Midlothian Council to provide this type of accommodation in a wider range of geographical locations, helping people to maintain connections and supportive relationships close to their local community, or outwith an area where they may be experiencing domestic abuse.

The re-development of Jarnac Court in the centre of Dalkeith into supported accommodation has been completed, with the first residents occupying the property during September 2022. The bespoke accommodation provides good quality temporary accommodation for up to 22 households, including some rooms with ensuite facilities. Residents are able to access support 24 hours a day, ensuring their support needs can be identified at the earliest opportunity. Midlothian Council was able to end the use of two older supported accommodation properties around the same time as Jarnac Court opening.

As shown in Table 7 the average total time spent in temporary accommodation reduced to 62 weeks in 2022/23. This been achieved through a variety of initiatives including implementing a revised Housing Allocation Policy in 2022/23 where 61.2% of properties were allocated to homeless households. Midlothian Council has also sought to reduce the time spent in temporary accommodation by offering households the opportunity to have their temporary accommodation converting into a permanent tenancy. This reduces the number of moves households are required to make allowing them to remain in their local community and maintain existing supportive networks. Since 2019, 229 households have had their property converted in this way, including 129 in 2022/23. All households who have been in their current temporary accommodation for six months or more have either been offered and declined the opportunity to have their accommodation converted in this way, or are in accommodation that is not suitable for this to be considered.

While these initiatives have proven to be successful it is important to note that demand for temporary accommodation remains very high. This is reflected in the number of households in temporary accommodation reducing by 21% since April 2019, compared to an overall reduction in homeless cases of 45% in the same period.

3.3. Maximising Housing Options

Throughout the delivery of its RRTP Midlothian Council has looked to increase the housing options available to homeless households. This has been with a view to addressing the 'legacy' cases within the system and reducing the time taken for newer cases to be housed.

Increasing the proportion of council properties allocated to homeless households has played a significant role in a 45% reduction in the number of homeless cases open to Midlothian at the end of each year. This has been particularly important in addressed the backlog of cases, Table 9 shows the reduction in open cases which had been open for two years or more since 2020.

Table 9: Number of open cases at end of quarter based on length of time since assessment

Length of time since assessment	Number of open cases on 31st March 2020	Number of open cases on 31st March 2023	% change
5+ years	67	9	-87%
4-5 years	54	16	-70%
3-4 years	66	38	-42%
2-3 years	135	79	-41%
Total 2+ years	322	142	-56%

As explained in Section 2 the average time taken to close a homeless case in Midlothian has now reduced to 78.4 weeks as homeless households secure housing more quickly.

As part of its RRTP Midlothian Council introduced measures to assist people to access other accommodation types, particularly in the private rented sector. This has been achieved by increasing the budget available to provide deposits, and establishing a homeless prevention fund, which has occasionally been used to provide the first month's rent in addition to the deposit. These proved particularly successful during the first years of the RRTP with 39 homeless cases securing a private let in 2019/20, 55 in 2020/21 and 31 in 2021/22. However, during 2022/23 this reduced to 15. This follows a reduction in affordable (monthly rent within LHA rates) properties available to rent in the Midlothian area, and an increase in demand/competition for private rented accommodation which became available.

3.4. Prevention of Homelessness

Other activities established in the delivery of Midlothian Council's RRTP seek to prevent homelessness from occurring. By assisting people to remain in their

current accommodation or where this is not possible helping them access alternative accommodation before homelessness occurs.

To prevent evictions from Midlothian Council tenancies due to rent arrears a multi-disciplinary Prevention Forum has been established. During the first year of the forum 60 households at risk of eviction due to rent arrears were discussed at a bi-monthly meeting. 31 of those households were successfully supported to resolve their rent arrears, a further 28 continue to be supported and monitored by the forum. Only 1 household referred to the forum was evicted from their tenancy.

Other RRTP activities provide assistance at an earlier stage, before homelessness occurs. This includes help to access the private rented sector through the provision of deposits when a general housing options enquiry is received. In 2022/23 14 households secured a Private Residential Tenancy at this stage compared to 6 in 2018/19.

During 2022/23 Midlothian Council continued to work in partnership with East and Midlothian Women's Aid through the delivery of a long standing nominations agreement. Through this agreement East and Midlothian Women's Aid are able to nominate women experiencing domestic abuse directly for a Scottish Secure Tenancy with Midlothian Council. Those nominated are provided with support to help address practical issues such as registering with GP, liaising with schools, setting up utility accounts, and settling into the community, in addition to emotional support. Four women secured permanent housing in this way during 2022/23 preventing the need for a homeless assessment and likely temporary accommodation.

In 2022 Midlothian Council entering into a similar agreement with Veterans Housing Scotland. Through this agreement Midlothian Council will provide and maintain two properties a year for nominated disabled veterans and their families. Additional support is be provided by Veterans Housing Scotland to ensure the wellbeing needs of tenants are met. The first two tenants have now moved into their tenancy, preventing potential homelessness in the future.

4. Midlothian Council's Rapid Rehousing Transition Plan

4.1. Key Objectives

Midlothian Council's original RRTP set out 4 key outcomes that would achieve the overall vision of the RRTP:

Midlothian's vision for the Rapid Rehousing Transition Plan is that by 2024: "An increased number of homeless households will obtain permanent accommodation, no homeless household will be accommodated in bed and breakfast accommodation, and the average time taken for the Council to complete its homeless duty will have halved from 105 weeks to 52 weeks."

A set of actions is associated with each outcome which will only be achieved if the Council and key stakeholders work in partnership. More detail on the proposed actions is provided in section 4.2. Some of the outcomes and activities will be revised over the coming years to ensure that the RRTP remains a relevant strategic document.

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

Achieving a significant increase in the supply of affordable housing is key to providing homeless households, and others in housing need, with a settled housing outcome as soon as possible. The low supply of affordable housing has been the biggest contributor to issues such as the length of time taken to close a homeless case and lengthy periods spent in temporary accommodation.

As stated earlier there has been significant investment in new housing over a sustained period of time in Midlothian. It is important that this investment continues as set out in the Strategic Housing Investment Plan 2023/4-2027/8.

This investment alone will not be sufficient to deliver the wider aims of the RRTP. It is important to maximise the opportunities to prevent homelessness from occurring, and for homeless households to have access to the widest choice of housing options including improving access to the private rented sector.

Outcome 2: Where temporary accommodation is required it is of good standard with access to effective support.

This outcome was revising in 2021/22 after successfully ending the use of Bed and Breakfast accommodation in 2020. It is important that measures continue to be in place to ensure there is no risk of using unsuitable accommodation in the future.

Good progress has been made to reduce the number of households who have been in temporary accommodation for over two years. To ensure the overall objective of reducing this number to zero by 2023/24 access to permanent accommodation for homeless households will need to continue to increase.

To ensure accommodation meets the needs of homeless households in Midlothian a review of council owned supported accommodation will need to be completed. Partnership working with other agencies including those from the Health and Social Care Partnership must continue to ensure support needs can be assessed at the earliest opportunity.

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

To ensure people who have experienced long term/repeated homelessness with multiple/enduring support needs are supported to live a sustainable way of life, Midlothian Council will continue to deliver up to 20 Housing First tenancies a year during 2023/24.

Midlothian Council will continue the work of the Health and Homelessness Steering Group to review and improve service provision to maximise opportunities to prevent homelessness and improve outcomes across all services.

To deliver effective support to homeless people, Midlothian Council will need to

develop effective partnership working practices with other organisations to ensure people's wider support needs are also addressed alongside housing need.

Midlothian Council will develop services to meet the needs of young people who are homeless or at risk of becoming homeless. This will include re-establishing housing education programmes which could not be delivering while Covid-19 restrictions were in place, and developing a bespoke youth prevention and support service.

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

In Midlothian it is important that opportunities for homeless prevention and housing options activities are maximised due to the low supply of social rented housing.

The Housing Options process begins when the local authority is approached by anyone in housing need. It is important for people to be offered the widest choice of housing options, at the earliest opportunity. The advice should also cover other circumstances which may not be housing related, such as debt, employment, mediation, and mental health issues. To deliver these services effectively it is important that staff delivering the Housing Options service are well trained and able to provide a person centred approach.

All households who are assessed as homeless or threatened with homelessness will have a support needs assessment completed.

As many people may not seek face-face advice in the first instance it is important that housing options advice is available through as many sources as possible, including digitally, and in a variety of local settings such as libraries and GP surgeries.

The RRTP also identifies a need to make greater use of the private rented sector, and consider innovative ways to prevent homelessness through a crisis intervention fund. It is important that these initiatives are available to people at the earliest opportunity, and not only those at risk of losing their accommodation in the next 56 days.

4.2. Action Plan

Midlothian Council Rapid Rehousing Transition Plan: Action Plan (updated June 2023)

Outcome 1: The Supply of permanent accommodation to homeless households has increased

What Actions are planned		Lead Partners	Timescale	Current indicator 2022/23	Target indicator 2023/24	Resource requirement	Comments
1.1	Increase number of Scottish Secure Tenancies allocated to homeless households in Midlothian	Midlothian Council, RSLs	Ongoing	291 Homeless cases closed after securing a Scottish Secure Tenancy	350 let to homeless households by Council and RSLs	Existing resources	2021/22 – 373
1.2	Fully implement updated Housing Allocations Policy (approved in December 2019)	Midlothian Council, RSLs	Ongoing	61.2% lets to homeless households	60% lets to homeless households	Existing resources	
1.3	Review & Update Housing Allocations Policy	Midlothian Council	March 2024	-	Revised policy in place	Existing resources	
1.4	Review nominations agreement with RSLs to ensure homeless households are housed more quickly	Midlothian Council RSLs	Ongoing	-	-	Existing resources	Review completed in 2021/22. Will be kept under ongoing review. As required and when RSL new sites are developed.
1.6	Provide settled accommodation to homeless households in the private rented sector	Midlothian Council, Private landlords	Ongoing	15 homeless cases closed after securing a private rented tenancy	35 Homeless cases closed to private let.	Yes – see page 30/31	55 in 2022/21, 31 in 2021/22 This reflects the continued limited availability and increased demand for affordable

							private rented accommodation.
1.7	Target open market purchases for council housing to areas and property types in demand from homeless households	Midlothian Council	Ongoing	28 properties purchased in 2022/23	12 Purchases in 2022/23 based on SG funding.	SHIP development plan funding	Original RRTP target of 80 properties by 2023/24 has been achieved: 2018/19 – 39 2019/20 – 44 2020/21 – 14 2021/22 – 15 2022/23 - 28 Total - 140
1.8	Reduce the average number of weeks taken to close a homeless case	Midlothian Council RSLs	By 2023/24	78.4 weeks to close a homeless cases	Average 52 weeks to close a homeless cases	Existing resources	Reducing from 118.1 in 2020/21 & 97.9 in 2021/22. Midlothian Council expected this to remain relatively high during the first part of 2022/23. The time taken to close a case significantly reduced during Q4 of 2022/23 to an average of 58.2 weeks.
1.9	No homeless household will spend longer than 2 years in Temporary Accommodation	Midlothian Council, RSLs	By 2023/24	53 households in temporary accommodation longer than 2 years (on 31/3/2022) All households who have been	All households in temporary accommodation for over 9 months will have been offered the opportunity to have the	Existing resources	2019/20 – 189 2020/21 – 52 2021/22 – 51

				in their current temporary accommodation for nine months or more have been offered this opportunity, where the property is suitable.	property converted to permanent housing, where the property type is suitable for this to happen.		

Outcome 2: Where temporary accommodation is required it is of good standard with access to effective support.

What Actions are planned		Lead Partners	Timescale	Current indicator 2022/23	Target indicator 2023/24	Resource requirement	Comments
2.1	Ensure no breaches of the Unsuitable Accommodation Order	Midlothian Council	Ongoing	0	0	Existing resources	
2.2	Ensure adequate supply of emergency accommodation for households with children and pregnant persons by developing a 2nd project to replicate the Mayfield Families Project.	Midlothian Council	Complete	N/A	Two projects established to be used for emergency accommodation for families.	Yes – see page 30/31	Second project operational in July 2021. Second project re-located in March 2023.
2.3	Convert Jarnac Court – an existing office building owned by Midlothian Council – into 22 short term lets.	Midlothian Council	Complete	N/A	22 units	Existing Resources	Opened September 2022

2.4	Improve the turnover of emergency family accommodation by reviewing internal working practices and developing appropriate performance indicators	Midlothian Council	Ongoing	60 days	Families will spend no longer than 28 days in emergency accommodation	-	2020/21 – 36 2021/22 – 34.9 The increase during 2022/23 reflects the increased demand for temporary accommodation from single people with access to children, and the need to prioritise temporary accommodation for that group to prevent breaches of the Unsuitable Accommodation Order. All emergency family accommodation is considered suitable in terms of the Unsuitable Accommodation Order
2.5	Include a review of temporary accommodation rents as part of the next rent setting strategy.	Midlothian Council, tenant groups	Complete	Revised rents in place from April 2023	Revised rents in place	Existing resources	
2.6	Complete a review of the furnishings provided in temporary accommodation to ensure it is of a good	Midlothian Council	Complete	N/A	N/A	Existing resources	

	quality and meets the needs of tenants						
2.7	Following completion Jarnac Court complete a review of all supported accommodation to make sure it provides the services and support required	Midlothian Council, H+SC Partnership	2023/24	N/A	N/A	Existing resources	
2.8	Ensure full compliance with the Temporary Accommodation Standards Framework published in April 2023	Midlothian Council, Third Sector, H+SC Partnership	2023/24	N/A	All temporary accommodation, and associated services provided meet the published standards	Existing Resources	Review currently on going to ensure full compliance by Autumn 2023
2.9	Ensure sufficient staffing resources are in place to manage temporary accommodation effectively.	Midlothian Council	Ongoing	0.5 FTE Officer recruited to manage shared temporary accommodation 0.5 FTE Officer recruited to manage emergency accommodation for families Both in post until end of March 2024	Continual review as projects are developed	Yes – see page 30/31	This post is funded through 2023/24.

2.10	Improve tenant satisfaction with the quality of temporary accommodation	Midlothian Council	Ongoing	68%	85%	Existing resources	2022/23 – 72 surveys completed, 49 responded as very satisfied or fairly satisfied.

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

What Actions are planned		Lead Partners	Timescale	Current indicator 2022/23	Target indicator 2023/24	Resource requirement	Comments
3.1	Ensure accommodation and support is available to those in crisis to ensure no rough sleeping occurs in Midlothian	Midlothian Council	Ongoing	% of applicants who slept rough the night before applying: 0%	% of applicants who slept rough the night before applying: 0%	Existing resources	
3.2	Continue to deliver Housing first beyond first year pilot.	Midlothian Council, H+SC Partnership	Ongoing	20 People supported into accommodation during 2022/23	Up to 20 new housing first tenancies established a year*	Yes – see page 30/31	*Number of tenancies created will continually be reviewed to ensure tenancy sustainment is prioritised.
3.3	Review resources required to ensure sufficient capacity to provide effective support to people in Housing First tenancies	Midlothian Council, H+SC Partnership	Complete	Additional staffing resource funded for 2023/24	All Housing First tenants who require support are provided with this for as long as they require.	Yes – see page 30/31	Midlothian Council > Meetings (cmis.uk.com)
3.4	Complete full review of Housing First in Midlothian with a view to creating a long term sustainable	Midlothian Council H+SC Partnership	2023/24	Initial review complete. Further review and funding to be considered	A long term model for Housing First is in place for 2023/24	Existing resources (Funding model to be confirmed)	

	model of delivery that can be mainstreamed.			with wider tenancy support service structure in 2023/24			
3.5	Complete review of tenancy support provision to ensure it meets the needs of the Housing/Homeless/Arrears teams with a focus on tenancy sustainment and homeless prevention	Midlothian Council	2023/24	N/A	N/A	Existing resources	
3.6	Develop an Equally Safe Housing And Homeless policy	Midlothian Council	Complete	-	-	-	Approved by Directorate Management team in November 2021
3.7	Continue to support improved health and wellbeing outcomes for homeless households through the Health and Homelessness Steering Group	Midlothian Council; H+SC Partnership, NHS Lothian	Ongoing	-	-	Existing resources	
3.8	Ensure compliance with SHORE standards is maintained.	Midlothian Council, H+SC Partnership, SPS	Ongoing	Percentage of people identified as having no accommodation available on release are provided with	Percentage of people identified as having no accommodation available on release are provided with accommodation on release from prison 100%	Existing resources	

				accommodation on release from prison 100%			
3.8	Support young homeless people to develop the skills required to successfully sustain a tenancy by delivering training to obtain SQA award.	Midlothian Council	2023/24	Complete the redesign of six core modules from the SQA accredited course	All young people will be offered the opportunity to complete modules appropriate to their needs.	Existing resources	
3.9	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	Midlothian Council	2023/24	-	100% of individuals seeking Housing Options Advice/Homelessness Assistance are provided with a Personal Housing Plan	Existing resources	*procedures will be fully revised to reflect changes enacted following the recommendations of the Prevention Review Group.
3.10	Develop and procure a dedicated Youth Prevention and Support Service	Midlothian Council	2023/24	-	Youth homeless support service in place	Yes – see page 30/31	

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

What Actions are planned		Lead Partners	Timescale	Current indicator 2021/22	Target indicator 2023/24	Resource requirement	Comments
4.1	Reduce the number of open homeless cases	Midlothian Council, RSLs	By 2023/24	587*	500	Existing resources	*Exceeds original RRTP target of 860 by 2023/24

4.2	Ensure people effected by cost of living crisis and/or rising energy costs are supported to maximise income and remain in their current accommodation	Midlothian Council Third Sector	Ongoing	-	-		Cost of Living Task Force Established in June 2022. Council to set up cost of living taskforce | Midlothian Council
4.3	Make better use of the private rented sector by increasing the number of households given assistance to access a deposit.	Midlothian Council, Private Landlords	Ongoing	13 households provided with deposit assistance	45 Households provided with deposit assistance	Yes – see page 30/31	Reflects the challenges accessing the private rented sector described in Section 3
4.4	Continue to provide housing education courses in Midlothian Secondary Schools	Midlothian Council	Ongoing	1 School talk completed during 2022/23	All secondary schools have housing education on curriculum	Existing resources	
4.5	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.	Midlothian Council, H+SC Partnership, NHS Lothian	2023/24	Continued roll out of training.	100% of Homelessness, Housing and Temporary accommodation officers have received trauma informed training.	Existing resource	Officers have been requested to sign up for Level 1&2 Trauma Informed training advertised in June 2023
4.6	Roll out of the Housing Options Training tool kit to all appropriate staff teams	Midlothian Council	Ongoing	Monitoring of progress embedded in MPM framework for staff from Housing Services	All housing staff have completed HO tool kit training	Yes – see page 30/31	All Housing and Homeless staff were provided with access to the tool kit at launch in January 2022.

							Regular reviews in place to ensure all new staff are given access to the training. Training has also been offered to a wider range of internal partners.
4.7	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.	Housing Hub membership areas. Scottish Government	Ongoing	N/A	N/A	Existing resource	
4.8	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	Midlothian Council, RSLs	2023/24	Monitoring framework to be developed.	Reducing percentage of section 11 notices that result in a homeless presentation.	Existing resource	

4.9	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	Midlothian Council	2023/24	Monitoring framework to be developed	Reducing percentage of section 11 notices that result in a homeless presentation.	Existing resource	
4.10	Develop processes to improve the response to those at risk of being evicted from Council tenancies in Midlothian	Midlothian Council H+CP Children and Families	Ongoing	60 Households discussed during 1st year. 31 where issues have been resolved, 28 continue to be monitored, only 1 household evicted.	Reducing number of evictions that result in a homeless presentation.	Existing resource	
4.11	Develop a crisis intervention fund to prevent homelessness at an early stage. Removing risk of homelessness in specific cases and testing new solutions that do not fit into existing pathways.	Midlothian Council	Complete	Launched in July 2022.	Reducing number of Housing Advice cases that result in a homeless presentation	Yes – see page 30/31	
4.12	Develop pathways to prevent homelessness for groups who are predictably at highest risk of becoming homeless including, ensuring	Midlothian Council	2023/24	Equally Safe Housing And Homeless Policy in place.	-	Existing resource	Current work with East HUB partners and SPS to develop a housing options pilot in HMP Edinburgh.

	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 or other institutions						
4.13	Develop partnership working with internal teams and third sector support providers to deliver more effective responses across all services.	Midlothian Council, RSLs, H+SC Partnership, Third Sector	Ongoing	-	-	Existing resource	Working practices will be kept under continued review to ensure the needs of service users are met.
4.14	Monitor the effectiveness of prevention activities as set out in Single Midlothian Plan.	Midlothian Council	Ongoing	55.5%	55%	Existing resource	

4.15	Assess feasibility of delivering/procuring a mediation service	Midlothian Council	-	-	-	Existing resource – Staff time to complete	This will be included as part of a wider review of housing support services.
4.16	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	Midlothian Council	Ongoing	-	-	Existing Resource – Staff time to complete	
4.17	Ensure staff from a variety of partner agencies have a basic understanding of housing options advice and availability of other services in Midlothian	Midlothian Council, H+SC Partnership	Ongoing	Four information sessions have been provided to a variety of third sector organisations.	Number of Housing/Homeless Sessions delivered per year: 4	Existing resource	

	through the delivery of awareness sessions.						
4.18	Ensure Housing Advice and Homelessness services are sufficiently resourced. Allowing effective advice and assistance to be delivered.	Midlothian Council, H+SC Partnership	Ongoing	1 additional homeless officer funded to March 2024	Officers have manageable caseloads that allow effective prevention work to be completed.	Yes – see page 30/31	

5. Resource Plan

Table 10 provides an estimate of the funding required to deliver Midlothian Council's RRTP in 2023/24. Midlothian council is confident it will be able to deliver the projects within these costs. However, additional resources will be required to deliver projects beyond 2023/24 For this reason, Midlothian Council's RRTP will be subject to continual review and, therefore possible amendment.

Table 10: Projected resources required by activity.	
Activity	Resources required 2023/24
RRTP – Coordinator 0.5 FTE	£21,955
Housing First Support	£72,125
Housing First co-ordinator 0.25 FTE	£10,977
Crisis Intervention Fund	£30,000
Private Rented Deposit Scheme	£32,000
1 FTE Homelessness Officer	£43,909
Temporary accommodation Officer- 0.5 FTE (Emergency Families accommodation)	£21,955
Temporary Accommodation Officer – 0.5 FTE (Shared Accommodation)	£21,955
Emergency Accommodation (Families) – Support staff	£50,207
Housing Education (SQA) 0.33 FTE	£14,636
Housing Education (Schools Programme) 0.33 FTE	£14,636
Housing Options Training Toolkit	£1,244

Youth Prevention and Housing Support Service	£200,000
Total	£535,599

6. Monitoring, Equalities and Consultation

Midlothian Council provides opportunities for consultation and engagement with tenants and other service users. If you have any comments or queries on the content of this document, please contact the Housing Planning & Performance Section at Midlothian Council for more information.

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

Midlothian Council carried out an Integrated Impact Assessment when publishing its original Rapid Rehousing Transition Plan to ensure that the needs of all equality strands were considered. This has been reviewed in June 2023. Additional Integrated Impact Assessments have been completed for individual activities. These assessments found no evidence that any direct discrimination will arise from any of the activities. Where relevant Midlothian Council has continued to consult with tenants and service users when developing activities related to this plan.

Appendix 1 – Midlothian Council RRTP 2022/23 Activities and Spend Report

Rapid Rehousing Transition Plans Monitoring Report

In previous years, we have asked all local authorities to provide a written report detailing how they have spent their allocation of funding including funding carried over from previous financial years. For this return we are refocusing on the outcomes of rapid rehousing transition plan spend and have included four questions which ask local authorities to provide qualitative information to capture an overview of rapid rehousing transition plan (RRTP) progress and challenges between 2019-2023.

These questions are designed to identify where RRTP funding has improved outcomes for people experiencing homelessness, to identify best practice and highlight where more support is needed. It is a free text return designed to allow local authorities to capture successes and challenges. We are also seeking anonymised case studies of people who have directly benefitted from the implementation of RRTPs in local authority areas. This qualitative information will be used in the consideration of future funding.

Please complete this report and include it with the latest version of your RRTP for 2022-23 and updated EQIA by **25 August 2023** to: RapidRehousingTransitionPlansMailbox@gov.scot.

Please provide an overview of progress/outcomes since the implementation of your RRTP **including anonymised case studies where helpful to demonstrate outcomes.**

Word guide: approximately 500 words per question.

Can you describe how implementation of your RRTP has helped prevent homelessness within your local authority area?
Several actions from Midlothian Council's RRTP have contributed to the prevention of homelessness examples include: • As part of its RRTP work Midlothian Council has sought opportunities to 'upstream' activities to provide assistance to people before homelessness occurs. Including giving assistance to access the private rented sector at an earlier stage. Midlothian Council has a long standing budget allocated to helping homeless households access the private rented sector by paying deposits to prospective landlords. Deposits up to the Local Housing Allowance for the property are paid directly to the Landlord. After ending the use of Bed and Breakfast type accommodation Midlothian Council was able to repurpose some of the financial savings to increase the budget available to help people access private rented accommodation. This increased budget enables this assistance to be provided to people when they first approach the Council for general housing options advice, before being homeless or at risk of homelessness. • Midlothian Council has looked for ways to maximise the housing options available to people seeking general housing advice, and those who are homeless or at risk of homelessness. One initiative is the creation of the Homeless Prevention Fund, this small discretionary fund is available to front line officers to prevent homelessness from occurring. People have been able to access private rented accommodation with assistance from this fund to pay the first month's rent in advance. The fund has also been used to prevent homelessness from occurring by helping people to remain in their current accommodation, including help people maintain their accommodation during a short term custodial sentence ensuring preventing the need for homeless assistance on release. • Several RRTP activities have provided opportunities to develop improved partnership working arrangements to deliver positive outcomes for households, enabling people to remain in their accommodation or prevent recurring homeless in the future. This includes establishing the Homeless Prevention Forum. The forum brings together professionals from a range of services included, Rent Arrears, Housing/Homeless Services, Children and Families, Joint Mental Health Teams, Justice Social Work and Substance Use Service. The forum meets every two months, to discuss Midlothian Council tenants who are greatest risk of eviction, or escalating action as a result of rent arrears. Other initiatives where a similar multi-disciplinary groups have been established include, SHORE standards, and Housing First. All of these groups identify person centred solutions to address all support needs of the household are met, wherever possible.
Can you describe how implementation of your RRTP has helped speed up the process of rehousing homeless households?

Prior to developing an RRTP Midlothian Council had a large number of ongoing homeless cases, with many that had been open for a long period of time. This led to significantly high average times taken to close a homeless case.
On 31st March 2018 there were 1082 ongoing homeless cases open to Midlothian Council, many of those were households who had been homeless for in excess of three years. During 2017/18 the average time taken to close a homeless case was approximately 106 weeks.

Some of the earliest RRTP activities adopted by Midlothian Council sought to address this back log of legacy cases and reduce the time taken to close a homeless case. Setting an initial target of having 860 open homeless cases by the end of 2023/24, and a reduced average time to close a homeless case of 52 weeks.

Some of the first activities completed through the RRTP sought to directly address this backlog within the homeless system. Primarily through revisions made to the Housing Allocation Policy. This increased the proportion of properties allocated to the homeless list to 60% from 45%. Other actions include the implementation of Housing First and improving access to the private rented sector.

Since introducing these actions there has been a continual reduction in the number of homeless cases open to Midlothian Council on the 31st March of each year. Most recently to 587 open cases on 31st March 2023. In the early stages of implementing the revised Housing Allocation Policy the average time taken to close a homeless cases increased. This was reflective of the large number of 'legacy' cases that were closed in the early stages of this work, many had been open for in excess of four years. However, Midlothian Council is now witnessing the positive impact of this work with the average time taken to close a homeless cases reduced to 58.2 weeks by Q4 2022/23.

While the number of open homeless cases has been reduced the proportion of those closed cases who secured an RSL or Local Authority tenancy has also increased from 42% in 2017/18 to 60% in 2022/23.

Improving access to private rented accommodation has also contributed to the reduction in open homeless cases. In the three years prior to RRTP only 1% of homeless cases were closed after securing a private let. This increased to 10% in 2020/21. While this reduced to 5% in 2022/23, it was more reflective of an increase in people allocated social housing in that year.

How has implementation of your RRTP affected the numbers of households in temporary accommodation and the time spent there?

In addition to reducing the time taken to rehouse homeless households in Midlothian, the activities described above have also had a positive impact in the reduction of time spent in temporary accommodation.

Midlothian Council's RRTP includes an ambition to ensure no homeless household will spend more than two years in temporary accommodation. On 31st March 2020 189 households had been in their current temporary accommodation for two or more years. As part of its RRTP Midlothian Council adopted a policy to offer people the opportunity to convert their temporary accommodation into a permanent Scottish Secure Tenancy, where the property is suitable. Since 2018, 229 households have had their temporary

accommodation converted in this way. Resulting in around 52 households being in their current temporary accommodation for two or more years since 31st March 2021. All those currently in their temporary accommodation for nine months or more have either declined the opportunity to have their accommodation converted in this way, or are in accommodation which is not suitable for this to be offered.

Is your local authority on track for making the planned transition to rapid rehousing? If not, what major factors are hindering progress?

During the first three years of delivering its RRTP Midlothian Council made significant progress in moving towards a model of rapid rehousing, with many successes and positive outcomes realised. This was during a time when additional challenges were faced as a result of the COVID-19 pandemic. Many of those successes are highlighted in the sections above. Additional progress in the transition to rapid rehousing has been achieved by ending the use of Bed and Breakfast type accommodation and developing better quality temporary accommodation, developing nomination agreements for people experiencing domestic abuse, and leaving the armed forces to enable access to permanent housing preventing the need for a homeless assessment. A model of Housing First has also been developed, as described later in this document.

Through 2022/23 many of those successes have continued. However, it is important to recognise some of the initial progress has slowed. In the first three quarters of 2022/23 the number of homeless applications received by Midlothian Council exceeded the number of cases closed for the first time since 2019. This results from an increase in the number of applications resulting as a result of a non-violent dispute in the household or being asked to leave by the household they were living with.

There are many potential barriers which could impact on further progressing the delivery of RRTP in Midlothian including:

- The number of affordable housing options available reducing. Only 15 homeless cases were closed after securing a private rented tenancy in 2022/23 compared to an average of 41 in the preceding three years. Many of the private rented properties which do become available have rents above LHA levels, and have an increased demand from prospective tenants.
- If the number of new homeless presentations continues to increase, the number of open cases at the end of each year may start to rise again. It is thought some of the increase in the last year may be from a perception that applying for homeless assistance is the quickest way to secure social housing. Midlothian Council is already receiving requests for housing advice from people stating their landlord intends to sell the property and will be seeking decree from the First Tier Tribunal once limitations on evictions come to an end. This may put further pressure on the homeless system.
- As stated previously the number of open homeless cases has fallen during the time of delivering Midlothian Council's RRTP. However, the number of households in temporary accommodation, while reducing, has not done so to the same extent. This is due to an increase in the proportion of homeless applicants requesting temporary accommodation (45% reduction in the number of open homeless cases, compared to 21% reduction in the number of households in temporary accommodation). As a result many of the positive activities undertaken in the delivery of the RRTP have not been realised to their full potential.

- The increased cost of delivering services, and pressures on existing Local Authority budgets has been well documented particularly over the last year. The cause of many of those difficulties were not something which could be predicted at the start delivering RRTP activities. As a consequence Midlothian Council will be required to make some challenging decisions in terms of the scope and size of projects which can be delivered and/or mainstreamed. Some of those decisions will be made more difficult following the end of RRTP funding.

Details of funding recipient

Local authority	Midlothian Council		
Reporting period	**01/04/2022**	**to**	**31/03/2023**
Reporting officer	**Matthew McGlone**		
Position	**Housing Options Development Officer**		
Date completed	**28 July 2023**		
Total RRTP funding carried over from 2021-22	**£324,993.00**		
RRTP funding received for 2022-23	**£121,000**		
RRTP spend 2022-23	**£146,761.83**		
Total RRTP funding carried over to 2023-24	**£229,231.17**		

Housing First	
Housing First tenancies Provide a short brief overview of your progress and any obstacles to progression of Housing First in your area.	Midlothian Council developed a Housing First project in the early stages of delivering its RRTP. During each of the first three years 20 Housing First tenancies were created. While there have been

<table>
<tr><td></td><td>many successes realised as a result of delivering Housing First it is not entirely without its challenges. Midlothian Council has adopted a model of Housing First which finds suitable properties before inviting nominations from a multi-disciplinary core group. Towards the end of 2022/23 and early 2023/24 no suitable properties were identified to be used for Housing First which may result in a reduced number or tenancies created in 2023/24. However, this would be preferable to setting a person up in a property where there is an increased risk of them failing to sustain the tenancy.</td></tr>
<tr><td>Housing First partners
Provide detail of all Housing First partners who are supporting the delivery of Housing First.</td><td>Midlothian Council
- Housing Services
- Homelessness & Temporary Accommodation
- Justice Social Work
- Children & Families
- Joint Mental Health Team
- Revenues
- Rents
Midlothian Substance Use Service
Women’s Aid East and Midlothian
Change Grow Live
Health in Mind
Department of Work & Pensions (local Job Centres)</td></tr>
<tr><td>Allocation spent on Housing First 2022/23:</td><td><table><tr><td></td><td>SG RRTP funding</td><td>Local authority funding</td><td>Other</td></tr><tr><td>£</td><td>£56,349</td><td>-</td><td>-</td></tr></table></td></tr>
<tr><td>Impact of Housing First:</td><td>Since launching Housing First there have been many positive outcomes realised for people who</td></tr>
</table>

Any evidence of the impact of Housing First including anonymised case studies where appropriate	have secured a tenancy through the project. To date there have been no evictions from a Housing First tenancy in Midlothian, and no tenancies where escalated action is being taken as a result of rent arrears. The benefits of Housing First are not just limited to housing, examples include: • People being able to both access and sustain full time employment. Others have also been supported to access full-time further education. • People with a long standing history of entering the justice system, including entering custody, have not committed any further offences. • Two people who received short custodial sentences (for offences committed before securing their Housing First Tenancy) were successfully supported to maintain their tenancy while in custody. This allowed them to return to their tenancy directly on release without accruing rent arrears during this time. • Some Housing First tenants have been able to address their wider support needs and demonstrate stability to an extent where they have been able to have access to their children, for some this has includes unsupervised overnight access. • Having a secure tenancy has provided many people with a stable base to address wider issues relating to long-term substance use.. One person was accepted for Housing First

	while in the later stages of residential rehab, allowing them to move directly into their tenancy, removing the need for temporary accommodation. Others have been supported to complete a detox programme at home in the safe environment, which would not have been possible in shared temporary accommodation. • Support workers have adopted a pro-active approach to identifying issues which may result in people accruing rent arrears. People have been supported to engage with reviews of benefits, preventing gaps in entitlement/sanctions which may then stop or reduce payments of Housing Costs.

Future spend planned on this activity in 2023/24:		SG RRTP Funding	Local Authority funding	Other
	£	£72,125	-	-

Future plans for Housing First : Provide detail of the future of Housing First delivery in your local area, including timescales and progress towards Housing First being the default option for people with multiple and complex needs experiencing homelessness.	Midlothian Council has committed to delivering Housing First through to the end of March 2023. This includes the provision of an additional 0.5FTE support worker to ensure sufficient can be provided. During this time the number of people accepted into Housing First will be kept under continual review to ensure existing tenants continue to receive the support required with a focus on tenancy sustainment. Decisions relating to long term delivery of Housing First and levels of service capacity will be taken during 2023/24. Those decisions will form part of a wider review of tenancy support and supported accommodation contracts.

Integrated Impact Assessment Form

Promoting Equality, Human Rights and Sustainability

Title of Policy/ Proposal	Rapid Rehousing Transition Plan
Completion Date	Updated - June 2023
Completed by	Matthew McGlone
Lead officer	Matthew McGlone

Type of Initiative:

Policy/Strategy

Programme/Plan Updated

Project Updated

Service Existing

Function Other

Statement of Intent

1. Briefly describe the policy/proposal you are assessing.
Set out a clear understanding of the purpose of the policy being developed or reviewed (e.g. objectives, aims) including the context within which it will operate.

In accordance with the recommendations of the Homeless and Rough Sleeping Action Group (HARSAG), the Scottish Government required all Local Authorities develop a Rapid Rehousing Transition Plan (RRTP) by December 2018.

RRTP's are required to show how Councils will transform to a rapid rehousing model over a term of no longer than five years. HARSAG made six key recommendation which local authorities should adopt as part of their plan:

- Homelessness should be resolved through effective prevention wherever possible;
- Homeless applicants should be rapidly resettled in a permanent housing solution;
- Homeless applicants should have access to the widest range of housing options;
- Temporary accommodation should only be used as a stop gap;
- Effective support should be available from day one to enable the homeless household to sustain their own tenancy, and
- Supported accommodation should be available for the small minority of applicants who are not able to sustain their own tenancy at the present time.

After the publication of the first RRTP in December 2018, Midlothian Council has published a revised RRTP on an annual basis. Each version of the RRTP provides an update on progress made during the last year, and the priorities for the coming year.

All Scottish Councils are required to send their latest RRTP and a report on how RRTP funding has been spent to the Scottish Government in August 2023.

What will change as a result of this policy?

The impact of activities and projects developed since the original RRTP implementation in 2018 have already had a positive impact in Midlothian. Many of the early initiatives sought to reduce the overall number of open homeless cases, and reduce the time taken for a homeless person to secure permanent housing in Midlothian and reduce the time spent in temporary accommodation. The revised RRPT seeks to build on those strong foundations and continue to have a positive

impact across all services. The revised RRTP will continue to address long term homelessness while also developing initiatives which have a preventative focus by helping people remain in their accommodation. Where this is not possible housing options advice and support will be provided to secure suitable accommodation before becoming homeless. Where temporary accommodation is required ensuring this is of a good standard and affordable.

This will lead to more sustainable communities where people at risk of being homeless are able to thrive and live independently within their local community. The close partnership working with other agencies will result in improve health and equality outcomes across all services.

2. Do I need to undertake a Combined Impact Assessment?

High Relevance	**Yes/no**
The policy/ proposal has consequences for or affects people	Yes
The policy/proposal has potential to make a significant impact on equality	Yes
The policy/ proposal has the potential to make a significant impact on the economy and the delivery of economic outcomes	No
The policy/proposal is likely to have a significant environmental impact	No
Low Relevance	
The policy/proposal has little relevance to equality	No
The policy/proposal has negligible impact on the economy	Yes
The policy/proposal has no/ minimal impact on the environment	Yes

If you have identified low relevance please give a brief description of your reasoning here and send it to your Head of Service to record.

N/A

If you have answered yes to high relevance above, please proceed to complete the Integrated Impact Assessment.

Completed

3. What information/data/ consultation have you used to inform the policy to date?

Evidence	Comments: what does the evidence tell you?
Data on populations in need	The need for social rented housing in Midlothian continues to grow with over 4,700 applicants on the Housing List.
Data on service uptake/access	• On 31/3/2023 there were 587 open homeless cases in Midlothian. This has reduced from a peak of 1087 open cases at the end of 2016/17 • The number of households in temporary accommodation has reduced from an average of 420 to 326 on 31/3/2023 • The number of homeless applications received by Midlothian Council increased from 432 in 2021/22 to 576 in 2022/23. 54% of which were households without children or a pregnant person. 29% were from applicants under the age of 26. Of the 82 homeless applicants from people experiencing domestic abuse 55 were females, 52 of which had children as part of the household. • The majority of homeless applicants who secure permanent accommodation are provided with a Council or Housing Association Tenancy.
Data on quality/outcomes	A range of data is published relating to outcomes for homeless households, and those who are provided with housing options advice. - Homelessness statistics - gov.scot (www.gov.scot)
Research/literature evidence	- Midlothian Council Area Profile (nrscotland.gov.uk) - Housing statistics: Stock by tenure - gov.scot (www.gov.scot) - SESplan - Strategic Housing Investment Plans (SHIP) | (midlothian.gov.uk)

	- Midlothian Local Housing Strategy 2021-2026 - The Homeless Persons (Unsuitable Accommodation) (Scotland) Amendment Order 2020 (legislation.gov.uk) - Ending homelessness together: updated action plan - October 2020 - gov.scot (www.gov.scot) - Improving housing outcomes for women and children experiencing domestic abuse (cih.org) - Housing-First-National-Framework - Homelessness statistics - gov.scot (www.gov.scot) - Midlothian Council | Scottish Housing Regulator - Integration Joint Board - Health and Social Care | (midlothian.gov.uk) - Housing First - Rapid Rehousing Transition Plans Annual Report: 2020-21 - gov.scot (www.gov.scot) - Housing First monitoring report: year one quarter four - gov.scot (www.gov.scot) - Youth Homeless Prevention Pathway For All Young People - Youth Homeless Prevention Pathway For Care Leavers - Scottish Prison Service - SHORE standards
Service user experience information	• We consult with Tenant Panels, internal and external partners and other service users when developing individual RRTP activities. • As individual RRTP activities are undertaken additional consultation has been completed with people who have lived experience of homelessness.
Consultation **and involvement** findings	Addressing homelessness is one of the key outcomes for Midlothian's current Local Housing Strategy. The Strategy was circulated to groups for feedback which included: • Equalities Groups, including support groups,

societies and campaigning organisations on race, equality, older people, carers, Lesbian, gay, bisexual and transgender, older people's, ethnic minority groups, disabled, young people's groups, armed forces veterans, substance abuse, physical disability and learning disability.

- Housing organisations, including registered social landlords, house builders, letting agents, landlord associations, relevant Scottish Government departments, and housing organisations groups such as Shelter and the Scottish Federation of Housing Associations.
- Community Groups, including community councils, voluntary groups, Registered Tenants Organisations and residents groups.
- Other organisations, including neighbouring local authorities and the Scottish Futures Trust.

These groups were also invited to attend either an LHS Stakeholder Event or "Drop In" Events while some groups requested to meet with Council Officers to discuss strategic objectives.

Additional information was also obtained from other sources including:

- SESPlan (South East Scotland) Housing Need & Demand Analysis 2
- Housing Waiting List Survey
- Council Housing New Build Survey
- Registered Tenant Organisations feedback
- Registered Social Landlords feedback
- Feedback from Local Housing Strategy Working Group and Community Planning Partnership Groups
- Midlothian Council Tenant Surveys

Homeless applications and Allocations are also monitored for:

- Sex
- Age
- Household composition
- Marriage
- Pregnancy
- Gypsy Travellers
- Minority Ethnic Households
- Households with Disabilities

	When developing policies and processes relating to Domestic Violence, such as the Equally Safe Housing Services Policy, Midlothian Council consults and works in partnership with specialist services such as Woman's Aid, Domestic Abuse Service, and other MARAC partners to ensure the needs of this vulnerable group are fully considered. Applicants with a protected characteristic may be provided with access to homeless services in a different way according to this characteristic. For example a family would not be placed in shared accommodation for a prolonged period due to legislation barring this. The above areas of research and engagement provide the Council and partners with relevant knowledge on the housing needs of equality groups which are then incorporated into future investment plans which includes specialist provision to meet identified needs.
Good practice guidelines	- Social housing allocations in Scotland: practice guide - gov.scot (www.gov.scot) - Homelessness: code of guidance - gov.scot (www.gov.scot) - Housing Options guidance - gov.scot (www.gov.scot) - Housing-First-National-Framework
Other (please specify)	N/A
Is any further information required? How will you gather this?	As individual activities are developed separate consultations will be undertaken with specific groups impacted by them.

4. How does the policy meet the different needs of and impact on groups in the community?

Equality Groups	**Comments – positive/ negative impact**
Older people, people in the	The RRTP activities will lead to

middle years,	positive outcomes for all households regardless of age. Some activities include measures that will achieve further positive outcomes for older people. Including revisions to the Housing Allocations Policy to ensure more people in housing need are able to access accommodation without needing to seek homeless assistance, and an increased focus on homeless prevention to help people remain in their current accommodation.
Young people and children	It is recognised that that having secure, affordable housing can alleviate instances of child poverty The RRTP includes activities to reduce the time taken for families to move into settled accommodation, and to provide affordable temporary accommodation when required.
Women, men and transgender people (includes issues relating to pregnancy and maternity)	RRTP activities will be completed in accordance with Equally Safe: Scotland's Strategy to prevent and eradicate violence against women and girls to ensure housing interventions are early and effective, preventing violence and maximising the safety and wellbeing of women, children and young people. It is evidenced that domestic abuse primarily effects women and children, any measures and safeguards will apply equally to all victims of domestic abuse, including men and transgender people. Individual activities developed to achieve the outcomes of the RRTP will ensure full consideration is given to the needs of women, children and young people experiencing domestic abuse are fully recognised. This will ensure the

	recommendations of the Improving housing outcomes for women and children experiencing domestic abuse report are embedded within Midlothian Council's Housing and Homelessness services.
Disabled people (included physical disability; learning disability; sensory Impairment; long term medical conditions; mental health problem)	The RRTP supports existing policies which aim to improve outcomes for disabled people and outlines other measures that achieve more positive outcomes for all Service Users including Disabled People. This includes developing personal housing plans to identify additional, non-housing support needs. These plans will enable disabled people to remain in their current accommodation, or where this is not possible secure alternative housing without the need for homelessness assistance/temporary accommodation.
Minority ethnic people (includes Gypsy/Travellers migrant workers non-English	The RRTP outlines measures that will achieve positive outcomes for all Service Users. These will be delivered based on the needs of the individual and not on the basis of ethnicity.
Refugees and asylum seekers	Specific legislation relates to the provision of housing advice and homeless assistance to asylum seekers. Those granted refugee status are able to access services on the same basis as anyone else with a legal right to reside in the UK. A Council wide response has been developed in response

	the Ukraine crisis, included measures to ensure the needs of refugees are met.
People with different religions or beliefs (included people with no religion or belief.	The RRTP outlines measures that will achieve positive outcomes for all Service Users. These will be delivered based on the needs of the individual and not on the basis of religious belief.
Lesbian; gay bisexual and heterosexual people	RRTP activities will achieve positive outcomes for all service users regardless of sexual orientation.
People who are unmarried; married or in a civil partnership	The RRTP outlines measures that will achieve positive outcomes for all Service Users. These will be delivered based on the needs of the individual and not on the basis of marital status.
Those vulnerable to falling into poverty	
Unemployed	The RRTP includes measures that will achieve positive outcomes for Service Users who are unemployed or in receipt of benefits.
People on Benefits	
Single Parents and vulnerable families	The RRTP focuses on achieving better outcomes for all service users. As Individual activities are developed they will need to demonstrate the needs of vulnerable groups are fully considered. Separate pathways for at risk groups will be developed to ensure services fully reflect their needs.
Pensioners	
Looked after Children	
Those leaving care settings ((including children and young people and those with illness)	
Homeless People	The RRTP will have a positive impact for Homeless People in

	Midlothian. The activities outlined will reduce the time spent in temporary accommodation. Services will focus on helping people to remain in their accommodation preventing homelessness from occurring. Where this is not possible a housing options approach will be taken to secure accommodation before temporary accommodation is required. It is important that a generic 'one-size fits all' approach is avoided and activities developed take into consideration the different needs and experiences of people from different groups.
Carers (including young carers) Those involved in the criminal justice system Those living in the most deprived communities (bottom 20% SIMD areas)	The RRTP focuses on achieving better outcomes for all service users. Many of the activities focus on delivering improved outcomes for service users with multiple/complex needs. RRTP activities will also lead to more sustainable communities. Activities include, partnerships working between Justice, Housing Services, Substance Misuse and the Third Sector to ensure all prisoners identified by the Scottish Prison Service have suitable accommodation on release. Housing First will see a range of agencies working together to support people with long term/repeated instances of homelessness, whose experience of homelessness is compounded by

	multiple/additional support needs.
People misusing services	The Housing Allocations Policy includes provision to terminate a tenancy should fraudulent information be provided when during the application process.
People with low literacy/numeracy	The RRTP activities include measures to ensure those who require additional support can receive this to enable them to fully access services.
Others e.g. veterans, students	The RRTP focuses on achieving better outcomes for all service users. The revised Housing Allocations Policy has specific measures in place to support veteran. Including increased the number to support veterans who are prioritised for Housing when leaving HM forces. A nomination arrangement is in place to enable disabled veterans to access suitable, permanent accommodation preventing homelessness from occurring.
Geographical Communities	
Rural/ semi-rural Communities	The RRTP activities will achieve positive outcomes across all communities in Midlothian.
Urban Communities	The RRTP activities will achieve positive outcomes across all communities in Midlothian.
Coastal Communities	N/A

5. **Are there any other factors which will affect the way this policy impacts on the community or staff groups?**

- The Scottish Government is currently developing legislation that will create a wider duty to prevent homelessness. Midlothian Council will need to ensure the prevention activities contained in the RRTP satisfy the requirements of this legislation when published.

- RRTP activities may be reviewed once Scottish Government funding has been confirmed.

6. **Is any part of this policy/ service to be carried out wholly or partly by contractors?**

   If yes, how have you included equality and human rights considerations into the contract?

Some RRTP activities, such as Housing First support will be carried out by a contracted specialist service. Contractors are required to submit evidence of their equalities and human rights policies compliance through the procurement process.

7. **Have you considered how you will communicate information about this policy or policy change to those affected e.g. to those with hearing loss, speech impairment or English as a second language?**

The RRTP can be made available in different formats to suit the needs of specific groups.

8. **Please consider how your policy will impact on each of the following?**

Objectives **Equality and Human Rights**	**Comments**
Promotes / advances equality of opportunity e.g. improves access to and quality of services, status	The RRTP will improve access to settled accommodation, reduce the time spent in temporary accommodation and develop partnership working. By ensuring suitable accommodation is

	provided more quickly vulnerable people will be better placed to access other services.
Promotes good relations within and between people with protected characteristics and tackles harassment	Some RRTP activities provide assistance to equality groups to access housing if they are harassed or being victimised. Through the development of partnership working with specialist support providers and developing a well trained workforce that focuses on a trauma informed/person centred approach to the delivery of services.
Promotes participation, inclusion, dignity and self- control over decisions	RRTP activities ensure applicants have control over decisions made in relation to their housing requirements.
Builds family support networks, resilience and community capacity	The measures contained in the RRTP will improve access to housing service users will be better able to receive other support.
Reduces crime and fear of crime	The RRTP policy promotes safer, sustainable communities.
Promotes healthier lifestyles including Diet and nutrition Sexual Heath Substance Misuse Exercise and physical activity Life Skills	Poor housing conditions, including homelessness, are linked to poorer health circumstances for households. The RRTP includes activities that develop partnership working between Housing Services and Midlothian Health and Social Care Partnership delivering services directly to people in temporary accommodation.
Environmental	
Reduce greenhouse gas (GHG) emissions in Midlothian (including carbon management)	N/A
Plan for future climate change	N/A
Pollution: air/ water/ soil/ noise	N/A
Protect coastal and inland waters	N/A
Enhance biodiversity	N/A

Public Safety: Minimise waste generation/ infection control/ accidental injury /fire risk	N/A
Reduce need to travel / promote sustainable forms or transport	N/A
Improves the physical environment e.g. housing quality, public and green space	The RRTP activities will improve the quality of temporary accommodation provided by ending the use of 'B&B' accommodation. Prevention activities will promote tenancy sustainment reducing the need for temporary accommodation.
Economic	
Maximises income and /or reduces income inequality	Income is maximised for many tenants who pay the lower housing costs as a result of being sustained/securing settled affordable accommodation.
Helps young people into positive destinations	Access to suitable housing can improve health, wellbeing and employment prospects.
Supports local business	N/A
Helps people to access jobs (both paid and unpaid)	Improving access to affordable housing increase the opportunities for people to access employment.
Improving literacy and numeracy	N/A
Improves working conditions, including equal pay	N/A
Improves local employment opportunities	N/A

9. Is the policy a qualifying Policy, Programme or Strategy as defined by The Environmental Impact Assessment (Scotland) Act 2005?

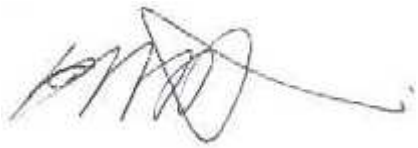
No

10. Action Plan

Identified negative impact	Mitigating circumstances	Mitigating actions	Timeline	Responsible person
None				

11. Sign off by Chief Officer

Name: Kevin Anderson, Executive Director - Place



Date: 10/08/2023

Dalkeith Regeneration Development Framework & Midlothian House Rationalisation

Report by Kevin Anderson – Executive Director, Place

Report for Decision

1 Recommendations

It is recommended that the Council:

a) Note the integration of the retrofit and refurbishment of Midlothian House into the earliest phase of the proposed phasing of works for the Dalkeith Regeneration Development Framework, as set out in this report and the Outline Business Case. This development is to be housing led.

b) Approve the retrofit and refurbishment of Midlothian House as a capital project, in order to extend the building's lifespan and facilitate the utilisation of the building as a services hub in line with the Transformation Blueprint for Midlothian Council as part of the wider regeneration of the town centre. This will move forward as part of Phase 1 of the wider town centre regeneration strategy.

c) Approve the allocation of £0.030m from the Blueprint Transformation fund within the General Services Capital Plan to deliver RIBA Stage 0-1 in order to generate capital cost of refurbishment strategy, which will be subject to a future report to Council for approval.

d) Remit to BTSG, as part of the wider Capital Plan Prioritisation work, the following before bringing a further report back to Council:

- Discuss the findings of the appended Dalkeith Regeneration Development Framework and its adoption as non-statutory supplementary planning guidance

- Discuss the opportunity to explore external funding to be utilised if the delivery of Phase 1 of the framework comprising the active travel proposals is approved.

- Discuss whether, within the Capital Plan Prioritisation work, the aspiration to progress Phases 2-3 of the development framework is still feasible, subject to a delivery plan which allows this to be take forward without recourse to the use of the General Services Capital Plan and explores the potential for an external partner. The town centre regeneration budget within the Housing Revenue

Account (HRA) and other sources of external funding will also be utilised.

- Discuss whether members wish to progress the next stage of work on a delivery plan, which will focus on options for a joint venture, with the outcome of this work to reported back to Council prior to any procurement and approve the allocation of £0.020m from the Blueprint Transformation fund within the General Services Capital Plan to obtain legal and commercial advice to support this.

2 Purpose of Report/Executive Summary

2.1 In December 2021 Midlothian Council supported the commissioning of a new vision for Dalkeith that would reflect Midlothian Council's commitment to be Net Zero by 2030; incorporate revised strategies around Council assets and learning estate; and reflect different ways of working and living in a post-pandemic landscape.

2.2 In addition, following recent reports to Council the refurbishment of Midlothian House is now incorporated into this regeneration masterplan as urgent action is required to progress a fabric first retrofit of the building to address its deteriorated façade, thereby significantly extend the lifespan of the building and improve the building's energy performance.

2.3 By incorporating Midlothian House into the first phase of the town centre regeneration programme (see table 1), this creates the opportunity to create a one stop shop Hub within the town centre, expanding the building's role as an anchor for accessible public sector and third sector services, not limited solely to Midlothian Council use, enabling building rationalisation and implementing hub & spoke service delivery.

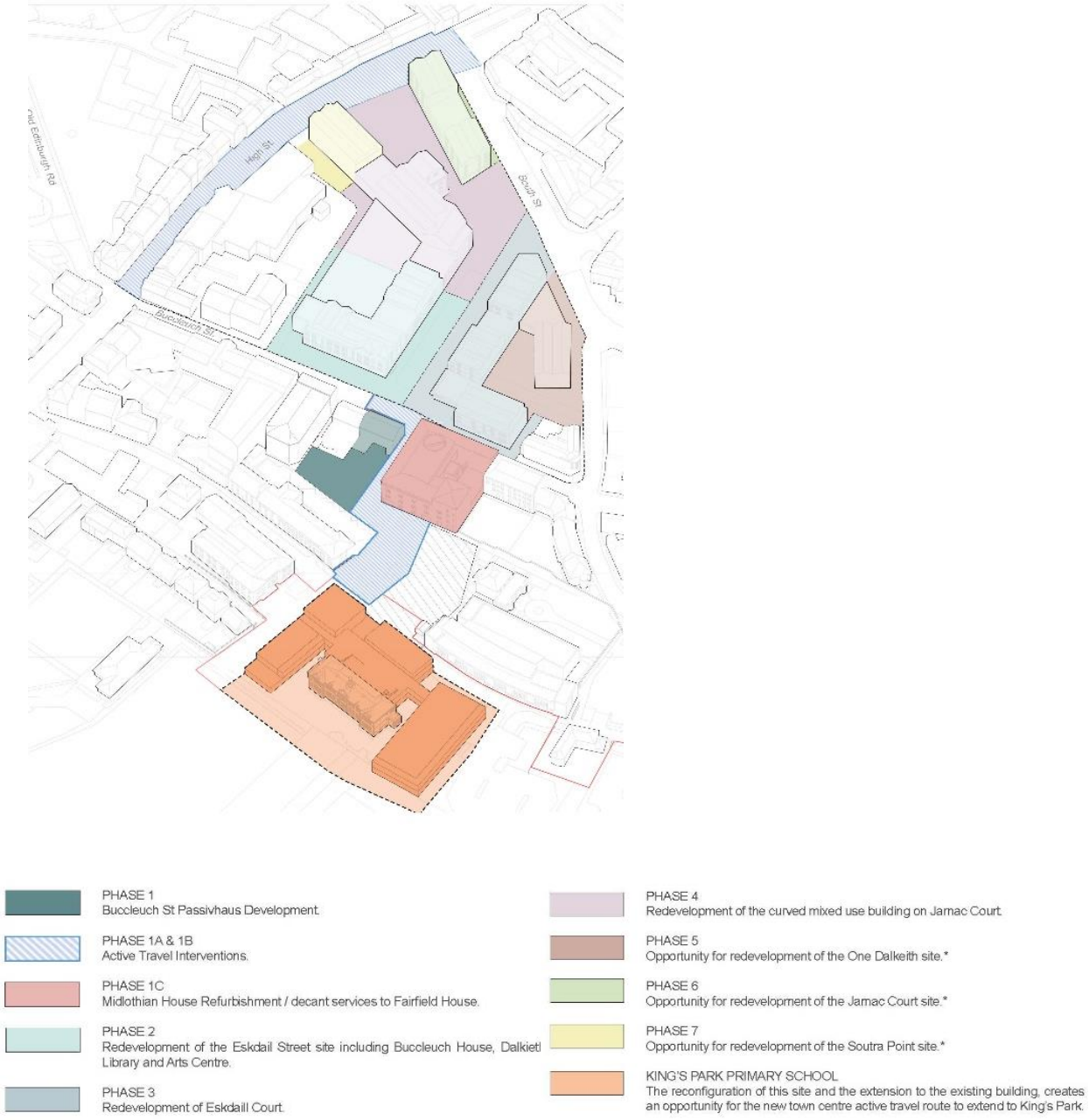
2.4 The building's refurbishment will also facilitate the decant of town centre public and third sector into Midlothian House as subsequent phases of the regeneration of the wider town centre proceeds. The other element of Phase 1 that relates to active travel and public realm works, will also progress as part of this initial phase on the basis of no additional recourse to the General Services Capital Plan funding to deliver these projects outwith existing funding allocations, such as developer contributions or existing external funding streams.

2.5 The utilisation of the General Fund to deliver this development is ruled out, due to the need to prioritise the funding of development that is fully committed in order to deliver Midlothian Council's statutory obligations in relation to community infrastructure at this time.

Table 1: Proposed Phasing – Dalkeith Regeneration

Phase	Year	Project Name	Lead
Phase 0 (achieved)	2023/24 (Y1)	Buccleuch St Passivhaus Development	Midlothian Council
Phase 1 (Mid House)	Y2	Midlothian House refurbishment / decant services to Fairfield House	Midlothian Council
Phase 1 (Public Realm)	Y2	Active Travel interventions	Midlothian Council
Phase 2-3	Y2	Pre-development period: Delivery Plan to be agreed (funding/JV)	Midlothian Council
Phase 2-3 (Dependent on Delivery Plan)	Y3-4	Decant Council services from town centre to Midlothian House	Midlothian Council
Phase 2-3 (Dependent on Delivery Plan)	Y4-6	Delivery of phases with JV partner	Potential JV
Phase 4-5 (Dependent on Delivery Plan)	Y6-10	Delivery of phases with JV partner	Potential JV

Figure 1: Illustration of Proposed Phasing



2.6 The Dalkeith Regeneration Development Framework sets out a vision shaped around local people's aspirations for their town centre; a course for the creation of a series of 20 minute neighbourhoods throughout the area; a strategy for the delivery of a redeveloped town centre; and a design guide to support this. This report seeks approval for the adoption of this framework and the approval of an outline business case to future phased delivery.

2.7 This report seeks approval of the development framework and the resource required to develop the proposed integration of the retrofit and refurbishment of Midlothian House into regeneration of the town centre. It also highlights the opportunity to utilise the Housing Revenue Account to partially address the funding gap for this project. However, additional funding sources, to be identified through further work on a delivery plan, will be required to ensure the affordability of Phases 2-3 of the development framework and the capital investment review.

Date 11th August 2023

Report Contact:
Fiona Clandillon

fiona.clandillon@midlothian.gov.uk

3 Background/Main Body of Report

Estate Rationalisation

3.1 On 29th June 2021, Midlothian Council approved a report on Council Building rationalisation and housing redevelopment, agreeing to reduce the number of Council office buildings and maximise the value of surplus properties through the options outlined in the disposal of assets where the buildings are no longer occupied, or suitable or required; and agreed to housing led redevelopment opportunities being progressed as detailed in this paper, with a design concept and funding being reported back to Council. The report stated that in rationalising our existing and traditional office estate, these town centre assets can support housing led regeneration, with social and affordable housing replacing mostly empty office space to address housing needs as well as primary and secondary employment opportunities.

3.2 The report highlighted the following opportunities within Dalkeith town centre:

Table 2: Asset Rationalisation Opportunities

Property	Outputs
Midlothian House & Fairfield House	Rationalise, or repurpose or dispose
Eskdaill Court; Library / Arts Centre; Existing residential (23 Council owned homes); Jarnac Court; Buccleuch House	Demolition for redevelopment of residential, retail, one stop shop, community space

3.3 An additional report to Council on 4th October 2022 resulted in Council approval for building rationalisation to proceed as our building assets make a significant contribution to Council revenue but also carry holding and maintenance costs along with compliance and insurance risks, while backlog maintenance costs increase.

3.4 In line with the Strategic Infrastructure Investment Framework, the Council aims to utilise assets base to efficiently deliver services to support our wider transformation aims and better use our places & spaces from an evidence base developed to dispose or divest of assets not fit for use. Midlothian Council is located within multiple buildings on the Dalkeith site however new patterns of working mean that some buildings are only partially occupied or vacant.

Midlothian House

3.5 While the Development Framework for Dalkeith's regeneration was being finalised, a report was brought to Council on 9th May 2023 due to sections of external cladding falling from the rear elevation of Midlothian House. Engineers were engaged to advise and investigate the cause of the issue. Their report highlighted multiple failure points on the building's exterior cladding and concluded that the only effective repair involves the complete replacement of the external cladding to ensure an outcome which will give significant longevity to the building and ensure all issues identified are addressed in full with no ongoing detriment to the building.

3.6 The report also highlighted the ongoing revenue costs of maintaining scaffolding to address the stability of the cladding, circa £11,167 per month.

3.7 In terms of options available to Midlothian Council, these are:

- Do nothing / Do Minimum: repair/replace cladding only with temporary decant to Fairfield House for duration of the works.
- Relocate / Demolish / Sell the site: dispose or demolish Midlothian House with assumed decant to Fairfield House.
- Adopt a Fabric First approach: repair cladding and upgrade fabric of the building Midlothian House in retrofit project to address issues with thermal insulation and building's services extend lifespan of building with potential for improved floorplate layout and capacity. This would result in wider benefits such as running and lifecycle costs as well as reduced operational carbon emissions.

3.8 Midlothian Council approved taking a fabric first approach with the level of fabric enhancement to be determined, with the project to be integrated into the regeneration of Dalkeith.

3.9 It is proposed to extend the appointment of Reiach & Hall Architects (RHA) to allow them to progress the first stage of design development for this option (RIBA 0-1). RHA undertook the development framework for the town centre and developed a 3D model of the area which can be utilised for this project. In addition, the firm has extensive experience in retrofitting buildings to extend their lifespan and fit for (future) purpose.

3.10 This work is required in order to establish the value of the capital works required to take this element of the project forward. The following key elements will be incorporated into the RHA work:

- Replacing the external envelope of the building resulting in enhanced thermal performance and elevation study generating proposals for improved daylighting within building.
- Options for opening up ground floor to create more public and active frontage.

- Options for relocation of existing library and arts centre, which would allow Phase 2 of the development framework to be taken forward, with implications for internal configuration of services and teams within Midlothian House.

3.11 RHA will assess the cost versus benefits of deeper retrofit of the building in relation to lifecycle and carbon benefits.

3.12 A budget of £30,000 (ex VAT) is sought to deliver this design work and additional cost plans to support this project in moving forward. Due to this project's close alignment with the Council's 5 year Transformation Blueprint (see Outline Business Case Section 2), it is proposed the Blueprint Transformation budget is utilised to fund this cost.

Dalkeith Regeneration Development Framework

3.13 Alongside a reconsideration of how we best use our assets, on 14th December 2021, Midlothian Council endorsed the preparation of a Stage 2 masterplan for Dalkeith Town Centre to update and expand on the previous masterplan and progress an outline business case (OBC) for the development as a necessary step for delivery.

3.14 The masterplan and OBC were to articulate a broader vision for the future of Dalkeith and how the town centre masterplan can help deliver this; reflect changes since the 2016 masterplan's preparation, particularly in relation to town centre role post-pandemic; Midlothian Council's commitment to be Net Zero by 2030; integrate revised strategies on Council assets and the learning estate; and reflect different ways of working and living in a post-pandemic landscape. It was also to incorporate a robust economic, financial and commercial case as part of an overall outline business case to highlight the benefits of the project, with detailed financial appraisals and specify commercial options for the delivery of the masterplan. This was to allow a route to delivery of the development proposals to be identified.

3.15 Both of these strands of work have come together to allow a consideration of the future of the key asset of Midlothian House and the wider Council campus of properties in the context of the town centre's regeneration.

3.16 The overarching vision for the regeneration of Dalkeith town centre and a strategy for delivery is set out within the Dalkeith Regeneration Development Framework. This is submitted to members alongside this Outline Business Case for approval as non-statutory supplementary planning guidance.

3.17 The Dalkeith Regeneration Development Framework sets out a vision for Dalkeith town centre that will create a greener, more attractive, more welcoming and more prosperous place for our communities to thrive in, with a specific focus on the redevelopment of the key site in the town centre that encompasses Jarnac and Eskdaill Court.

3.18 The Framework incorporates a set of key principles that will apply to all development in the town centre. These are below.

Figure 2: Dalkeith Regeneration Development Framework - Vision and Key Principles

3.19 Finally, the document contains a set of strategies that set out how these principles will be achieved in the town centre. These set out to achieve the following:

- Connect neighbourhood communities and town centre
- Transforming connections to create a 20 minute neighbourhood
- Improve public transport
- Improved opportunities for active travel
- Optimise existing town centre parking sites
- Pedestrianisation of High Street
- Improve town centre square and enhance civic space
- Provide a mix of housing tenure & Types
- Create flexible space for commercial, employment and community use
- Introduction of green space into the town centre
- Housing with access to gardens, balconies and roof terrace
- Sustainable development and buildings

Figure 3: Dalkeith Town Centre Masterplan

3.20 The vision, principles, masterplan and strategies that comprise the Dalkeith Regeneration Development Framework have all been informed by the priorities that were expressed by the community and town centre stakeholders, via the community consultation process that underpins this document. These are captured in the Insights Report by People Powered Results (appended).

Shaping Places for Wellbeing

3.21 A Place and Wellbeing Assessment of the Dalkeith Regeneration Development Framework was undertaken as part of the Shaping Places for Wellbeing programme, overseen by Public Health Scotland and the Improvement Service. A wider range of participants were asked to use their knowledge and expertise to consider how the framework was likely to impact on creating a lace that enables wellbeing.

3.22 The assessment concluded that the delivery of the framework would contribute to delivering and supporting many of the aspects of a place that enable the wellbeing of those who live, work and relax in Dalkeith and the wider Midlothian. It also concluded that the implementation of the Development Framework provides an opportunity to broaden the contribution of place to both overall wellbeing and to reducing inequality in some communities. The assessment makes specific recommendations regarding embedding a whole Council approach in its delivery, prioritising clarity and communication through the process and highlights scope to further develop the 20 minute neighbourhood model to ensure equal access to the town centre, particularly those in the most deprived areas.

Phasing

3.23 The proposals in the development framework have been broken down into phases. This is to allow the development to be taken forward in a step-wise fashion, that limits disruption to the commercial operators in the town centre, allowing some decanting of occupiers and uses into newly created spaces before progressing on to the next phase.

3.24 This approach has been subject to a report by Alliance CDM report to ensure a phased approach to demolition and redevelopment can be achieved.

3.25 The phasing also now incorporates the delivery of Midlothian House alongside the public realm and active travel proposals already in the development framework as Phase 1.

Table 3: Proposed Phasing – Dalkeith Regeneration

Phase	Year	Project Name	Lead
Phase 0 (achieved)	2023/24 (Y1)	Buccleuch St Passivhaus Development	Midlothian Council
Phase 1 (Mid House)	Y2	Midlothian House refurbishment / decant services to Fairfield House	Midlothian Council
Phase 1 (Public Realm)	Y2	Active Travel interventions	Midlothian Council
Phase 2-3	Y2	Pre-development period: Delivery Plan to be agreed (funding/JV)	Midlothian Council
Phase 2-3 (Dependent on Delivery Plan)	Y3-4	Decant Council services from town centre to Midlothian House	Midlothian Council
Phase 2-3 (Dependent on Delivery Plan)	Y4-6	Delivery of phases with JV partner	Potential JV
Phase 4-5 (Dependent on Delivery Plan)	Y6-10	Delivery of phases with JV partner	Potential JV

4 Report Implications (Resource, Digital and Risk)

4.1 Resource

The affordability of delivering this development at this time for Midlothian Council is challenging.

The utilisation of the General Services Capital Funding to deliver this development is ruled out, due to the need to prioritise the funding of development that is fully committed in order to deliver Midlothian Council's statutory obligations in relation to community infrastructure at this time.

However, this development is to be housing led. Therefore, the Housing Revenue Account can be utilised to lead its delivery. £10m has been set aside for the purpose of town centre regeneration within the HRA that can be applied to this project. In addition, grant funding from the Affordable Housing Supply Programme can also be utilised to meet the costs of the development, where it is delivering social housing and housing or Mid Market Rent. However, there are restrictions on the use of the HRA for any development that is not housing. Therefore, to deliver the commercial or non-housing elements of the proposal, alternative sources of funding are required.

4.1.1 In relation to Midlothian House retrofit and refurbishment, the cost incurred for undertaking the safety investigation works and scaffolding as at 6th May 2023 amounted to £167,713.63. In addition, there is a weekly ongoing cost for the hire of the scaffolding of £2,072 per week, or £107,744 per annum.

4.1.2 The resource ask of this report comprises:

- £0.030m to fund a RIBA Stage 0-1 report which will develop a proposal for the retrofit and refurbishment of Midlothian House. This is required to avoid the continued cost of scaffolding around the building and test the scope for a new One Stop Shop hub on the ground floor of Midlothian House and the building's transformation into a hub for multi-agency work in Midlothian.
- £0.020m to fund the continued development of the delivery strategy for the development framework, which will fund professional advice on joint venture structures for the delivery of Dalkeith Town Centre and property advice on site assembly.

4.2 It is proposed that this cost be met through the Blueprint Transformation fund due to the works' strategic alignment with the themes of 21st century workforce and workplaces for the future.

4.3 Digital

There are no digital resource implications.

4.4 Risk

Project Overview - Risks		Impact	Likelihood	Mitigation
Midlothian House Retrofit & Refurbishment				
Health & Safety	Risk of further falls of masonry from Midlothian House.	5	1	Scaffolding to remain in place until remediation work implemented.
Financial	Adopting more extensive retrofit beyond recladding will be unaffordable to the General Services Capital Plan.	5	3	Benefit to cost of retrofit to be assessed to understand revenue savings alongside carbon savings.
Financial	Adopting more extensive retrofit beyond recladding will be unaffordable to the Council's General Services Capital Plan.	5	3	Property upgrade to reduce carbon impacts allow access to alternative sources of funding such as Salix grant funds.

Financial	Adopting more extensive retrofit beyond recladding will be unaffordable to the Council's General Services Capital Plan.	5	3	Work is being undertaken to review the level of affordability of the General Services Capital Plan and prioritise projects accordingly
Dalkeith Town Centre Regeneration Framework				
Reputational	Failure to deliver development framework after additional community consultation	2	3	Develop Delivery Plan that allows phase by phase delivery in way that is affordable to MLC.
Reputational	Further deterioration of buildings in town centre including library and council housing	3	3	Develop Delivery Plan that allows phase by phase delivery in way that is affordable to MLC.
Financial	Delivering the development framework will be unaffordable to the General Services Capital Plan.	5	1	Close funding gap without recourse to GSCP. Utilise HRA and other sources of grant funding.
Financial	Development Framework is not deliverable due to negative residual valuation.	5	3	Take public sector led approach with development of delivery strategy with commercial partner to assist addressing funding gap.
Financial	Development Framework is not deliverable due to negative residual valuation.	5	3	Take development forward in phases to allow place premium to develop, making later phases more commercially attractive and initial phases more affordable to Midlothian Council.

Delivery	The development framework site is not wholly in Midlothian Council control, limiting ability to deliver co-ordinated delivery of regeneration and any commercial interest in the proposal	3	3	Site assembly will be required as a pre-requisite to allow for coordinated delivery.
Delivery	Low carbon goals are not delivered	3	1	Midlothian Council to be lead developer, setting specification, supported by the development framework, for buildings within the town centre.
Delivery	Quality of development aspired to not be delivered, limiting the impact of the development on the regeneration of the town centre.	3	1	Midlothian Council to be lead developer, setting specification, supported by the development framework, for buildings within the town centre.

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

There are no equalities implications.

4.6 Additional Report Implications (See Appendix A)

NA

APPENDIX A – Report Implications

A.1 Key Priorities within the Single Midlothian Plan

The Single Midlothian Plan 2023-27 is the shared plan for the public, voluntary and private sector and local communities. Of its seven goals, the following have a strong strategic fit with the project:

- Midlothian will be healthier: A Shaping Places for Wellbeing appraisal of the Development Framework has been undertaken, highlighting the beneficial elements of the plans that relate to health and wellbeing, including active travel proposals.

- Midlothian will be safer: the Development Framework will help people feel safer in the town centre by increasing housing density and improving passive surveillance. It will also reduce the amount of temporary accommodation in the town centre, which can contribute to incidences of anti-social behaviour.

- Midlothian will be greener: the Development Framework will connect the town centre into existing parks better, while also bringing more and better green space into the town centre itself. In addition, the new buildings will be far more energy efficient that those they are replacing.

- Midlothian will have a wellbeing economy and be better connected: Central to the proposals are better active travel and public transport accessibility to the town centre, but also integration of 20 minute neighbourhood proposals to improve accessibility of local neighbourhoods.

- Midlothian will work towards reducing poverty: The proposals for the town centre will include a significant amount of affordable housing, the provision of which is critical to poverty reduction.

A.2 Key Drivers for Change

Key drivers addressed in this report:

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

A.3 Key Delivery Streams

Key delivery streams addressed in this report:

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

A.4 Delivering Best Value

This report seeks additional funding to allow the progression of plans to refurbish and retrofit Midlothian House to extent the building's lifespan and ensure its ability to both support the implementation of hub and spoke service delivery and also support the wider regeneration of Dalkeith Town Centre in a way the represents best value for Midlothian Council. It also seeks funding for the development of the delivery strategy for the wider regeneration of the town centre to ensure it is also affordable and represents best value for Midlothian Council.

A.5 Involving Communities and Other Stakeholders

The nature of the extensive community consultation undertaken as part of the development framework is outlined in both the Outline Business Case and the Insights Report appended to this report.

Since the production of the draft Development Framework, Midlothian Council has also met with local Community Councils to update them on its findings.

A.6 Impact on Performance and Outcomes

As set out under section 3 of this report, there are a wider range of project benefits that will be delivered as part of the wider regeneration of the town centre that include performance and outcomes of Midlothian Council linked to the implementation of the hub and spoke model in the town centre.

A.7 Adopting a Preventative Approach

As set out under section 3 of this report, there are a wider range of project benefits that will be delivered as part of the wider regeneration of the town centre, linked to better health and wellbeing outcomes for the local community.

A.8 Supporting Sustainable Development

As set out under section 3 of this report, there are a wider range of project benefits that will be delivered as part of the wider regeneration of the town centre, including the replacement of dated properties with a development that is sustainable and energy efficiency, supporting the delivery of the Council's net zero climate strategy.

Appendices

APPENDIX B – Dalkeith Regeneration Development Framework with Ryden Development Framework Property Market Assessment and Arup Dalkeith Regeneration Transport Report

APPENDIX C – Nesta Consultation Report

APPENDIX D - Development Framework Place and Wellbeing Assessment

Midlothian Council

Outline Business Case

Project Name	Dalkeith Town Centre Regeneration		
Sponsoring Service	Place Directorate		
Senior Responsible Officer	Fiona Clandillon		
Gateway Review by Programme Board	Outline Business Case agreed	Yes ☐	No ☒
	Project scope modified – further options?	Yes ☒	No ☐
	Pilot exercise to test assumptions	Yes ☐	No ☐
	Postpone or abandon	Yes ☐	No ☒

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(F9 key will update contents after completion of document)

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An Outline Business Case (OBC) is a very brief preliminary document designed to introduce the project concept and identify key issues at the earliest stages of project development. It helps to assess whether it is worth committing resources to developing a more detailed Full Business Case.

1. Project Overview

Briefly describe the basic project concept.

The Dalkeith Town Centre Regeneration proposal that forms the basis of this Outline Business Case is based on the implementation of the initial phases of the Regeneration Development Framework and the incorporation of the refurbishment of Midlothian House into these proposals *(see section 4.7 and 4.8 of Development Framework for reference).*

This follows on from the successful delivery of the deep retrofit of 36-38 Buccleuch Street to create four affordable homes and fit for purpose commercial units adjacent to Midlothian House, along with the development of six new affordable homes built to a passivhaus standard to the rear of these buildings.

This development sets the bar for the continued regeneration of the town centre in terms of quality and sustainability and is a catalyst for the next phases of this project. These comprise:

Phase 1 - Refurbishment of Midlothian House to address failure of building's external cladding, replacing the building's external envelope, while using this opportunity to significantly improve the building's thermal performance. Opportunities for creating suitable ground floor space in order to accommodate public services that require to be decanted from the town centre at a later stage to facilitate its development, will also be explored.

Phase 1 a & b - Progressing plans to pedestrianise of a section of Dalkeith High Street and deliver an improved pedestrian link within a quality public realm from Buccleuch Street to Croft Street, as per the development framework, with longer term intention to connect directly to King's Park.

Phase 2 – *Subject to confirmation of delivery strategy that is affordable to Midlothian Council*, the redevelopment of the Eskdaill Street site including Buccleuch House, Dalkeith Library and Arts Centre is taken forward. It is anticipated that the library and arts centre will be decanted into a new ground floor space at Midlothian House on a temporary basis. Current third sector organisations and the Family & Child centre will also require decanting, which the refurbished Midlothian House will assist in.

Phase 3 – *Subject to confirmation of delivery strategy that is affordable to Midlothian Council* the redevelopment of Eskdaill Court is taken forward. Taking phases 2 and 3 forward will allow for the creation of a new pedestrian street through the town centre, linking to Midlothian House, and the creation of a permanent home for the library and arts centre.

These initial phases will create momentum within the town centre regeneration project and begin its transformation. They will also create the necessary commercial space to facilitate decanting of existing commercial spaces from later phases, such as Jarnac Court.

In total Phases 1 to 3 will create:

- 62 homes (2 Bed / 3 Bed Flats)
- 1,223m^2 Commercial/community space
- 621m^2 MLC Community Space

Those later phases, including the redevelopment of Jarnac Court, Soutra Point and One Dalkeith will be brought forward when it is deemed affordable to do so.

2. Business Aims, Needs, Objectives & Constraints

Provide an overview of the sponsoring organisation and explain how the project is strategically placed to contribute to the delivery of organisational goals within the Single Midlothian Plan and the Local Development Plan (LDP).

As addressed within the Development Framework, the proposals are compatible with the current adopted **Midlothian Local Plan 2017** and the document is to comprise non-statutory planning guidance that will comprise a material consideration when assessing planning applications in the town centre in future.

The **Single Midlothian Plan 2023-27** is the shared plan for the public, voluntary and private sector and local communities. Of its seven goals, the following have a strong strategic fit with the project:

- Midlothian will be healthier: A Shaping Places for Wellbeing appraisal of the Development Framework has been undertaken, highlighting the beneficial elements of the plans that relate to health and wellbeing, including active travel proposals.

- Midlothian will be safer: the Development Framework will help people feel safer in the town centre by increasing housing density and improving passive surveillance. It will also reduce the amount of temporary accommodation in the town centre, which can contribute to incidences of anti-social behaviour.

- Midlothian will be greener: the Development Framework will connect the town centre into existing parks better, while also bringing more and better green space into the town centre itself. In addition, the new buildings will be far more energy efficient that those they are replacing.

- Midlothian will have a wellbeing economy and be better connected: Central to the proposals are better active travel and public transport accessibility to the town centre, but also integration of 20 minute neighbourhood proposals to improve accessibility of local neighbourhoods.

- Midlothian will work towards reducing poverty: The proposals for the town centre will include a significant amount of affordable housing, the provision of which is critical to poverty reduction.

Midlothian Council recently approved its **Transformation Blueprint**, which comprises the Council's new 5 year strategy. There are three main aims contextualised by a projected 13.8% population growth by 2028 and the requirement to think differently about the services we deliver and how we deliver them that this gives rise to:

- Individuals and communities have improved health and learning outcomes
- No child or household live in poverty
- Significant progress is made towards net zero carbon emissions by 2030

Our Transformation objectives are:

- Support the Council to address the 5 year funding gap of £29.121 million outlined in the Medium Term Financial Strategy
- Follow the Money to ensure that the services we commission, contracts we manage and digital solutions we use deliver value for money.
- Develop an organisational workforce that is flexible ensuring that all staff have the necessary skills to work effectively supported by digital technologies that fit for a 21st century workforce
- Design a workplace fit for the future delivering services in a holistic and integrated way as well as utilising our assets to maximise their potential.
- Drive forward multi-agency transformation to deliver systems-level change resulting in integrated service delivery which improve community outcomes

To achieve this, a number of sprints are commencing in 2023. Those of most relevance to the strategic case for this project are:

Theme 2: 21st Century Workforce Developing roles which move away from silo-based working to the delivery of joined-up services in our 'One Stop Shop' hubs, implementing hubs that provide integrated services at a local level within the existing financial envelope.

There are a number of critical, customer facing Council services delivered within Dalkeith Library, Fairfield House and Midlothian House. The refurbishment of Midlothian House and the development of the Library & Art Centre provides an opportunity to implement a one stop shop Hub approach within the town centre.

Theme 3: Workplaces for the Future. This focuses on Estates and Assets and has three main sprints which includes the Hub and Spoke model, Estate Rationalisation and Just Transition to Net Zero, and considers how we best make use of our assets with a reduced and more affordable footprint.

The requirement to make more effective use of Council assets within a smaller footprint, while delivering a more joined up, locally focused service experience for our communities has shaped this project. It is currently proposed to retrofit Midlothian House and decant third sector and other public sector services to utilise space within Midlothian House.

The Dalkeith Regeneration Development Framework is appended to this OBC. This document sets out a vision and strategy for the delivery of a vibrant and attractive town centre that is lived in and loved. The Framework aims to improve connections to surrounding neighbourhoods and communities, create high quality, green public spaces within the heart of town and created spaces in which a wide range of shops and services can be provided so all ages can spend time in Dalkeith here easily and confidently.

The seven key principles for the town centre are:

- Connected
- Accessible
- Attractive
- Healthy
- Diverse
- Lived in
- Sustainable

These are closely aligned to the Council's organisational goals.

Explain how the project supports the existing policies and strategies of the organisation and will assist in achieving the business goals, strategic aims and business plans of the organisation.

The project aligns with the following policies and strategies of Midlothian Council:

- Focus on delivering affordable housing and prioritisation of active travel and public transport articulated in the Local Housing Strategy, Local Transport Strategy and emerging Active Travel Strategy.

- Support Midlothian Council's Economic Strategy through re-imagining Dalkeith Town Centre and creating commercial, civic and cultural space that will support a vibrant local economy, with potential for community wealth building projects to be integrated into project, as well as direct creation of jobs through initial capital investment.

- Delivery of low carbon energy solutions within the development will create jobs in emerging green sector with opportunities to explore low carbon heating solutions with Midlothian Energy Ltd, assisting in delivering Midlothian's climate change strategy.

- The Vision and principles of the Development Framework align with the Scottish Government's Housing to 2040, the Place Principle and the 20 minute neighbourhood concept, which are now embedded in the National Planning Framework 4 as Scottish planning policy.

The Strategic Infrastructure Investment Framework (SIIF), sets out the key principles for decision making around capital investment in Midlothian at a time of financial constraint and is utilised in the option appraisal section of the OBC. These key principles are aligned to the Single Midlothian Place and the Transformation Blueprint. These are below:

Key principles to be embedded into future decision making

These include recommendations that all future investment decisions should be:

1. **Place based**: Designed around the end user in a way that responds to the local spatial context, and developed in line with the Scottish Futures Trust *Process for improved Place-based decision making*, making use of available toolkits such as the Place Standards Tool
2. **Evidence based**: Developed through an evidence-based theory of change approach, based on a clearly defined set of objectives and performance metrics, utilising a detailed understanding of market demand
3. **Joined up**: Developed in partnership between all of the relevant Council personnel, private and third sector stakeholder organisations and neighbouring authorities, with clear lines of communication and robust data platforms for sharing information
4. **Community led**: Giving community members an opportunity to comment upon and influence decisions that affect them in every stage of the project development process
5. **Context specific**: Accounting for both the unique attributes of Midlothian's economy, labour market, population and geography and those of each individual community within it
6. **Strategically aligned**: Developed in a way that is consistent with and contributes towards the Single Midlothian Plan and Midlothian Local Development Plan, National Planning Framework Four, Scotland's Strategy for Economic Transformation and the Levelling Up White Paper
7. **Adaptive to change**: Developed in a way that factors in the changes to the delivery landscape caused by Covid-19, record level of construction cost inflation, Brexit and local authority austerity; and in a way that can adapt to any external shocks that may arise in future
8. **Environmentally sustainable**: With the carbon impacts of each project option fully understood, monetised and incorporated into the benefit-cost ratio calculation
9. **Socially beneficial**: With the benefits to society of each option fully understood including the scope of each option to tackle inequalities in the area
10. **Affordable**: With a clear understanding both of the capital outlay and how this will be met, and the long term revenue and cost projects, and how financial sustainability can be assumed, including a sensitivity analysis to understand the implications of any future inflation or over-spend

Establish a compelling case for change based on business needs, e.g. demand for services, deficiencies in existing provision etc. Where are we now and where do we need to get to?

The case for change is based on the following:

1. **Deterioration of town centre buildings**: Lack of certainty on the future of buildings within the Development Framework area has resulted in ongoing under-investment in buildings either wholly owned or partially owned by Midlothian Council. This has resulted in physical decline in the town centre. This has been exacerbated by the impact of pandemic on working patterns, resulting in the Council no longer requiring Buccleuch House, creating a significant town centre vacancy. Reiach & Hall Architects note in their analysis that residential accommodation has poor amenity and outlook and community spaces lack active frontages and feel detached from the town centre.

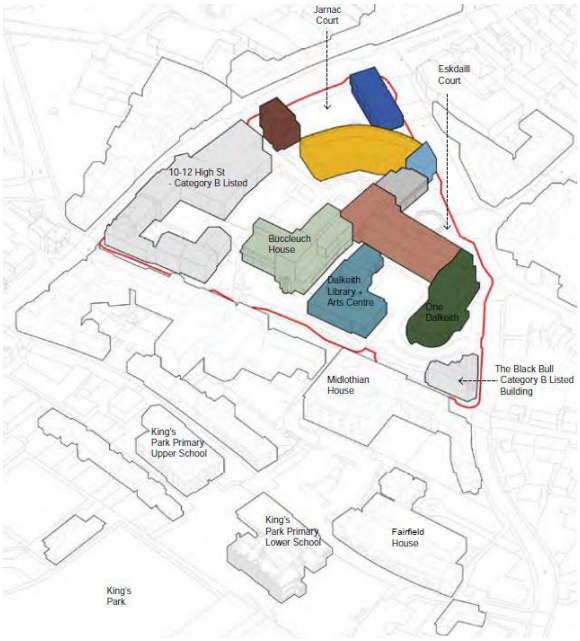


Figure 1: Development Framework Site

Figure 2: Views of Framework Site

2. **Poor quality creating low demand cycle**: This poor environment is creating a negative cycle, as it attracts vacancies, which exacerbates problems with the town centre environment. The Ryden Property Report (appended) highlights that Dalkeith has just 14 vacant commercial properties in the town centre (2%) however, 12 of these are all located within the boundary of what we have termed the 'town centre site', i.e., around Eskdaill and Jarnac Court. A similar pattern can be seen with residential accommodation. Of the 44 homes within the designated site (Figure 1) 24 are owned by Midlothian Council, however these are let for temporary accommodation only, in part due to uncertainty regarding the long term future of the site and also due to low levels of demand for homes within these developments. Home owners that engaged with the stakeholder engagement related their frustration at being stuck in homes they could not afford to maintain or move out of. This negative cycle is evident in the changes in the SIMD indicators between 2016 and 2020.

Existing Site		
Housing (2-Bed Maisonettes)	No of Flats	Approx. Net Area
Eskdaill Street	7	630 m^2
Eskdaill Court	19	1615 m^2
Jarnac Court	18	1260 m^2
Total	44	3505 m^2

Jarnac Court Temp Housing	22	876 m^2

Figure 3 Changes between SIMD 2016 and 2020 10% most Deprived (now including Development Framework area)

3. **High traffic area**: The streets and routes around the town centre are very busy with car traffic, which limits active travel, and narrow footpaths and unsatisfactory servicing arrangements contribute to issues of safety and environmental health. This is borne out by responses through community engagement on the town centre (see Insights Report, appended). As a result, the town centre is not connected to the high quality green space it is surrounded by or well connected to the neighbourhoods surrounding the town centre, which are also separated by the town's natural geography.

4. **Council Assets:** There is also a desire for Midlothian Council to take a place based approach in the consideration of how it uses its physical assets in the town centre. The requirement to reclad Midlothian House presents an opportunity to consider how this building can better contribute to the regeneration of the town centre in a way that is compatible with the Transformation Blueprint for Council services.

Resulting from this case for change are the vision and principles set out below, which were generated through extensive consultation with the community.

Vision	Key Principles
Generate a vibrant and attractive town centre that is lived in and loved. Improve connections to surrounding neighbourhoods and communities. Create high quality green public spaces within the heart of the town. Offer a wider range of shops and services so all ages can spend time here easily and confidently.	**Connected:** Develop improved connections between neighbourhoods communities and the town centre using principles of 20 minute neighbourhood
	Accessible: Create Dalkeith Town Centre as a hub for active travel and sustainable transport network. Reduce vehicular use and parking in the town centre and encourage people to be less car dependent by creating better, safer connections.
	Attractive: Elevate the urban realm, improve the quality of buildings in the town centre and create a focal point for the whole community ad an attractive destination for visitors.
	Healthy: Create a town centre that supports the community's wellbeing through improved connections to green spaces and networks in the surrounding areas and introduce and improve green space in the town centre.
	Diverse: Introduce a diversity of uses and flexible space in the town centre, Improve the quality of commercial, employment and community space and ensure that existing independent local businesses are maintained.
	Lived In: Address specific housing needs and encourage people of different life sages to live in the town centre.
	Adopt the passivhaus standard and incorporate green and blue infrastructure into the town centre to support climate resilience and biodiversity and local ecosystems.

Identify any constraints, e.g. timing issues, legal requirements, professional standards, planning constraints. Any linkages and interdependencies with other programmes and projects should be explained, especially where the proposed project is intended to contribute to shared outcomes across multiple services.

Key project risks and constraints are as follows:

Risk
The development framework site is not wholly in Midlothian Council control, limiting ability to deliver co-ordinated delivery of regeneration and any commercial interest in the proposal
The project is not fully funded and this funding gap will need to be addressed with a combination of commercial partnerships and external funding. Until this is addressed, the development framework cannot be implemented.
Government grant funding will be required to allow this full programme to be delivered.
Low carbon goals are not delivered
Quality of development aspired to not be delivered, limiting the impact of the development on the regeneration of the town centre.

The key interdependencies are:

- Midlothian Council's office rationalisation in Dalkeith Town Centre
- Affordable Housing Supply Programme and need to ensure grant funding is in place for new house building if forming part of that programme.
- Completion and implementation of updated Active Travel Strategy for Midlothian, which includes proposals from the Development Framework.

These programme risks require to be managed through the financial and commercial case for the development in the form of a delivery plan.

3. Stakeholder Issues

Identify the key stakeholders and explain their involvement. Indicate their level of commitment to the project as specifically as possible. Describe any consultations held or still required. Are there any outstanding stakeholder issues?

Section 1.6 of the Development Framework sets out the extensive stakeholder and community engagement that has been undertaken for this project, by Nesta / People Powered Results and subsequently by Reiach & Hall Architects.

In Spring 2022, 315 people participated in the first element of consultation which was co-designed by People Powered Results and local residents and representatives of from community groups. This consultation closely reflected the structure of the Place Standard tool, developed by the Scottish Government as a means to engage communities in a dialogue about the kinds of places they wanted to live in. The findings of this process are included in the Insights report appended to this document.

The key themes that emerged were:

1. Desire for pedestrianised Central Square as focal point for cultural events, markets and socialising.
2. More diversity in facilities and businesses in the town centre.
3. Improved connections between green spaces , key transport links and the town centre
4. Refreshed and brightened appearance of the town centre.

These principles were translated into a series of ideas and were consulted on by Reiach & Hall Architects in September 2022. Over 180 responses were received to these proposals. A key preference that emerged from this was community support for the comprehensive redevelopment of the town centre, without the retention of Jarnac Court. This was embedded in the Regeneration Development Framework.

The key stakeholders for the delivery of this project is Midlothian Council itself as the key landowner, as well as a number of third sector organisations that will be able to contribute to its delivery and work in partnership with the Council. Local businesses and residents will require to be engaged, specifically as proposals to purchase properties to unify the ownership of areas for redevelopment progress.

Finally, there will be an ongoing need for engagement and consultation with local residents and representative groups, to ensure their continued support for these proposals, which is critical to their success.

4. Management & Implementation

Give a preliminary indication of the proposed project management structure and key personnel. Is any consultancy support likely to be required? Identify accommodation, staff and Trade Union issues. Describe any legal, contractual or procurement issues. Are there any important outstanding management/Implementation considerations?

The implementation of the Development Framework is challenging for Midlothian Council, given the costs associated with it and the fact that the General Services Capital Plan is to be prioritised for development required to meet the Council's statutory obligations. The extent of the latter means that the GSCP cannot be utilised for this project. Alternative sources of funding and delivery structure that could potentially bring need to be explored.

Ryden were instructed to undertake soft market testing with residential developers to assess the level of interest in partnership arrangements. Key take-away points are:

- The site should be fully assembled before commencing any redevelopment to avoid complexities of land being in multiple ownership.
- There is support in the market for comprehensive redevelopment.
- The viability of the site was recognised as being tight, with the likely requirement for further external funding to be sought / secured.
- Dalkeith is a desirable housing location and that the site was suitable for a wide range of affordable housing tenures, including low cost home ownership, with particular opportunities for housing for older people or supported living requirements. It was felt by some that private housing could also form part of the mix of housing.
- All developers were supportive of the proposals and had interest in being further involved.
- A joint venture between the Council and a developer was considered to be the most appropriate delivery model. Getting a developer involved at an early stage was recommended as was having the right people including those with direct experience of similarly complex sites.

The Dalkeith Town Centre delivery strategy is shaped by the anticipated programme for delivery. This proposes the phased delivery of the development, taking forward phases 1 (Midlothian House and public realm / active travel improvements if funded externally) and then phases 2 and 3, subject to an agreed delivery strategy that is affordable to Midlothian Council.

These phases deliver key benefits such as the new pedestrian route through the site, while also concentrating initial development where there is a concentration of Council ownership. This also presents the opportunity to deliver commercial units in advance of redeveloping Jarnac Court, which contains a high concentration of commercial operators, creating space for within the town centre for decanted or displaced businesses.

By taking forward these initial phases, there is an opportunity to create a 'place premium' which will help offset costs of later phases through creation of higher values via an enhanced town centre.

Midlothian Council will retain a master developer role, to ensure benefits are maximised and risks are managed. In particular, there is a need to ensure that the quality environment envisaged in the Development Framework is delivered as well as an affordable housing led development.

However, it is proposed that due to the complexity of the proposal, a joint venture partner is secured to take forward the site's delivery after Phase 1 alongside the Council.

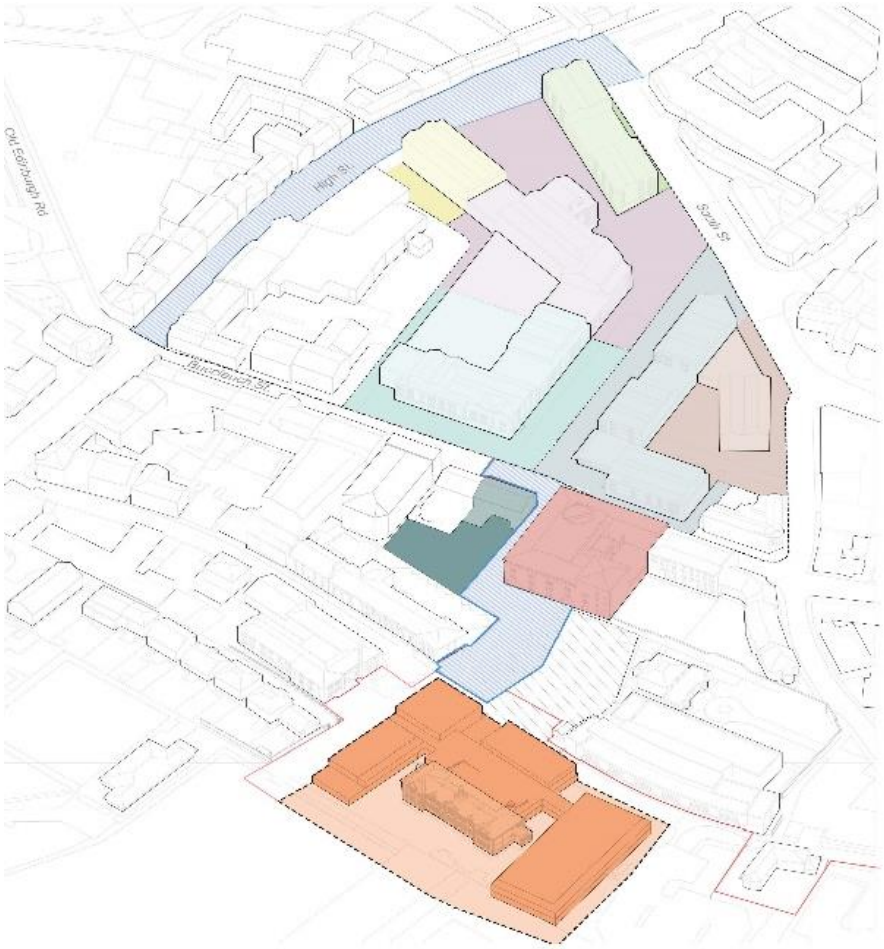
Initially, it is anticipated that this joint venture will be Council led. However, should circumstances change and a private sector led JV presents an opportunity to secure further / additional funding, an alternative structure could be considered for later phases.

A pre-development period is required in order to assemble the site. This may require a Compulsory Purchase Order to be utilised. This period can also be used to procure a joint venture partner.

This pre-development period will also be utilised to deliver the refurbishment of Midlothian House. This will be progressed without the involvement of a joint venture partner.

This can be summarised as follows:

Phase	Year	Project Name	Lead
Phase 0 (achieved)	2023/24 (Y1)	Buccleuch St Passivhaus Development	Midlothian Council
Phase 1 (Mid House)	Y2	Midlothian House refurbishment / decant services to Fairfield House	Midlothian Council
Phase 1 (Public Realm)	Y2	Active Travel interventions	Midlothian Council
Phase 2-3	Y2	Pre-development period: Delivery Plan to be agreed (funding/JV)	Midlothian Council
Phase 2-3 (Dependent on Delivery Plan)	Y3-4	Decant Council services from town centre to Midlothian House	Midlothian Council
Phase 2-3 (Dependent on Delivery Plan)	Y4-6	Delivery of phases with JV partner	Potential JV
Phase 4-5 (Dependent on Delivery Plan)	Y6-10	Delivery of phases with JV partner	Potential JV



PHASE 1
Buccleuch St Passivhaus Development.

PHASE 1A & 1B
Active Travel Interventions.

PHASE 1C
Midlothian House Refurbishment / decant services to Fairfield House.

PHASE 2
Redevelopment of the Eskdail Street site including Buccleuch House, Dalkieth Library and Arts Centre.

PHASE 3
Redevelopment of Eskdaill Court.

PHASE 4
Redevelopment of the curved mixed use building on Jarnac Court.

PHASE 5
Opportunity for redevelopment of the One Dalkeith site.*

PHASE 6
Opportunity for redevelopment of the Jarnac Court site.*

PHASE 7
Opportunity for redevelopment of the Soutra Point site.*

KING'S PARK PRIMARY SCHOOL
The reconfiguration of this site and the extension to the existing building, creates an opportunity for the new town centre active travel route to extend to King's Park.

In order to deliver a mix of tenures, such as homes for Mid-Market Rent (MMR), Midlothian Council will require an arm's length organisation (ALEO) to let these, as the Council itself cannot offer Private Rental Tenancies, which MMR typically utilises. This issue will be addressed through the development of a Mixed Tenure Strategy currently being prepared for Council decision.

Governance

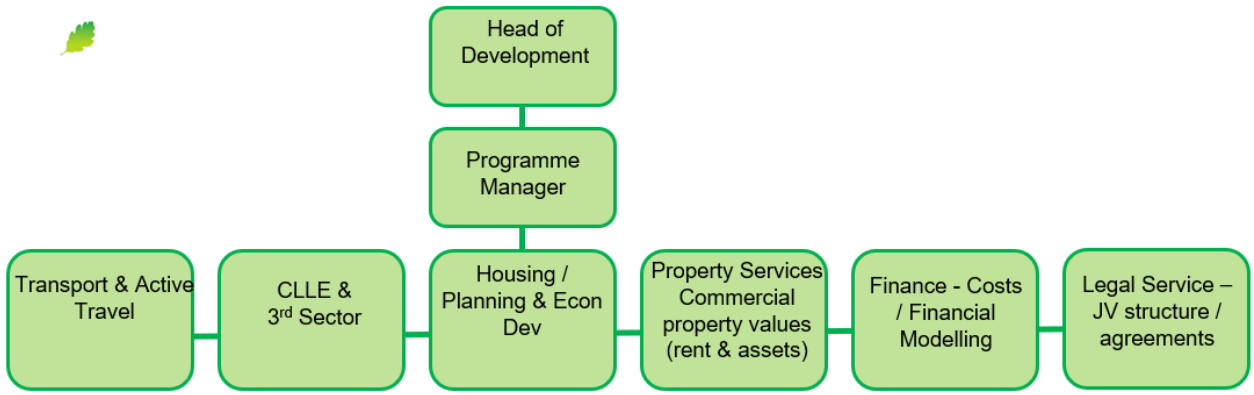
This development will be taken forward by the Development Team, however as highlighted by the Shaping Places for Wellbeing report, the successful implementation of the project will require a collaborative whole Council approach.

From that report "*A clear and visible governance structure will enable the expertise and contributions from all service areas to be drawn on in delivery. The Development Framework aligns with a variety of Midlothian Council and other partner strategies and plans as well as national prioritise and ambitions. In implementation these links can strengthen the delivery as the plan cannot be delivered in isolation. Clear identification of this at the outset of the delivery stage will create greater clarity on where collaborative work will be required to deliver the overall ambitions.*"

The project has had a cross Council Steering Group – this will be retained. It will also require a working group to ensure a consistent approach to collaborative working.

Resource Requirements

The likely internal resource requirements in terms of a working group to progress the project is set out below. This will need to be supplemented by external legal and property advice to progress the delivery strategy. If the wider construction project is delivered, a project board will be required.



5. Consideration of Options

Provide an initial list of options identified that could meet the objectives and briefly describe their main features (consider variations in scale, quality, technique, location, timing etc).

NB: A preferred option should not be identified before options have been developed and appraised more fully at the Outline Business Case stage.

Detail any planned or agreed dates, milestones, completion dates, required delivery deadlines or other time constraints on the project or the affected business areas.

A full options appraisal will be carried out once further advice on joint venture structures and their financial implications is obtained. This will allow the assessment of the best means to progress Phase 2-3 and its integration into a delivery plan.

6. Costs, Benefits & Risks

Provide broad estimates of the capital and revenue costs of the project. If financial savings are anticipated, explain their nature and quantify them broadly. Describe the non-monetary costs that are expected to arise. Set down the spending objectives as specifically as possible at this stage to describe clearly what the organisation is seeking to achieve in terms of targeted outcomes and provide the basis for post project evaluation. So, the key question to answer is **'why are we undertaking this project?'** in terms of:

- Effectiveness
- Efficiency
- Economy
- Compliance
- Replacement

Doig & Smith were instructed to provide an outline feasibility cost plan to inform the Outline Business Case. Two cost plans were prepared, one for an earlier option that was considered as part of the master planning process that sought the retention of Jarnac Court. The other options was the preferred option that emerged from both the master planning process and internal and public consultation.

The overall cost of the full implementation of the Development Framework was based on the architectural information that was available to them with outline information on landscaping while cost allowances were made for services in connection with the works. An allowance was also made for building to a passivhaus or net zero standard. Prices are at Q1 2023 rating, excluding inflation.

The costs are built up in phases as follows:

Phase	Building Works	Landscaping Works	Total
1 a & b	-	£917,000.00	£917,000.00
2	£13,560,557.00	£1,152,700.00	£14,713,257.00
3	£14,346,776.00	£306,000.00	£14,652,776.00
Phases 1-3 (excl Mid House)			**£30,283,033.00**
Fees (9%)			£33,008,505.97
Risk (12.5%)			**£37,134,569.22**
4	£15,425,465.00	£1,131,100.00	£16,556,565.00
5	£4,122,700.00	£264,500.00	£4,387,200.00
6	£7,729,315.00	£1,162,550.00	£8,891,865.00
7	£4,482,320.00	£203,000.00	£4,685,320.00
Total			**£64,803,983.00**
Fees (9%)			£70,636,341.47
Risks (12.5%)			**£79,465,884.15**

The cost plan estimates the full implementation of the development framework, subject to the above, is £79,470m.

To deliver Phases 1-3 including fees and risk allowances, but with exclusions as listed above, notably site acquisition costs, the total cost to Midlothian Council is £37,134m.

Notable exclusions from the cost analysis are:

- Asbestos removal
- Primary substations or other significant infrastructure upgrades
- Section 75 costs
- Land acquisition costs / CPO costs
- EV charging points/infrastructure
- Inflation
- VAT

Ryden were instructed to carry out an initial development appraisal to establish the residual site value of the development. This assesses the cost of the development against its end value. Ryden tested this on the basis of a commercial development, with no external funding being provided and incorporating an assumption of 25% affordable homes across all phases. This generates the following site values:

Residual Site Value by Phase

Indicative Development Appraisals - Ryden August 2023			
Phase	Gross Development Value	Less Gross Development Cost (Including Developer's Profit)	Residual Value
Phase 2	£6,657,450	-£17,871,205	-£11,213,755
Phase 3	£8,114,580	-£18,341,913	-£10,227,333
Phase 4	£8,766,050	-£20,791,520	-£12,025,470
Phase 5	£2,296,500	-£5,544,722	-£3,248,222
Phase 6	£4,385,850	-£11,689,659	-£7,303,809
Phase 7	£2,121,350	-£6,172,235	-£4,050,885
Totals:	£32,341,780	-£80,411,254	-£48,069,474

This exercise demonstrates that this development generates a significant negative value. It is therefore not a commercial / private sector opportunity and will require public sector leadership and funding in order for it to be delivered.

Identify the benefits, both monetary and non-monetary, in relation to the agreed scope and key service requirements for the project. The benefits can be direct (Midlothian Council) and indirect (e.g. Integration Joint Board).

Category	Benefit	Monetary / Non-Monetary
Economic Benefits	Initial capital investment in town centre, supporting jobs	Circa £80m investment (see Section 7) yields (15.4 jobs per £1m) 1224 job-years (i.e. one job for period of one year)
Economic Benefits	Longer term job creation and economic impact of operational jobs created by new / additional commercial space, higher footfall providing wider uplift to town centre economy.	Non-monetary. Yet to be quantified as would need to be additional (i.e. in addition to jobs currently supports in town centre) to arrive at net economic impact.
Economic Benefits	Focus on energy efficient buildings support transition to green economy, as skills / SMEs will work on capital programme.	Non-monetary. Opportunities to link with Community Wealth Building / Community Benefits to ensure economic benefits felt locally and assist wider transition to green economy.
Commercial	There is demand for flexible ground floor units that can accommodate a range of uses including retail, food & drink, office and community uses.	Monetary: Commercial units should be priced on a basis that offers efficiencies in terms of non-domestic rates burdens and reliefs and are therefore attractive to small local

		businesses, as there is a limited market for larger anchor occupiers.
Net Zero	Replacement of dated, costly commercial and housing stock with energy efficient buildings that are fit for purpose.	Monetary / Non-monetary: There is significant affordable housing demand for Dalkeith. The town centre regeneration site offers the opportunity to incorporate not just properties for social rent but other affordable housing models such as mid-market rent and shared low-cost home ownership.
Net Zero	Integration of green/blue infrastructure into town centre to support climate change mitigation / adaptation measures.	Non-monetary: Midlothian Council's Sustainable Transport Team will look to utilise funding opportunities to improve active travel connections to/from the town centre and will look to improve active travel provision where missing links within the town centre exist.
Housing	Creation of new, high quality housing in a mix of tenures that will help meet housing need in Midlothian while creating a diverse and sustainable town centre population, that will further support services.	Monetary: The town centre regeneration proposal enhances the residential provision on the site from 44No 2-bed maisonette flats, to around 136No. Residential units are assumed to be a mix of 2-bed and 3-bed flats.
Council Service Delivery – 20 minute neighbourhoods / One Stop Shop service hubs	Adapt Council service delivery to post-COVID-19, supporting hub and spoke model, which creates accessible customer hubs for essential services and high quality, efficient accommodation for Council employees, working in partnership for place-based solution and creation of sustainable 20 minute neighbourhoods for local communities.	Non-monetary: Supporting implementation of Transformation Blueprint for Midlothian Council. New model for service delivery supported by 21st century workplaces for Midlothian Council and wider multi-agency co-working / colocation. Connecting those experiencing deprivation better to town centre to access services and opportunities it offers through implementation of 20 minute neighbourhood model.
Transport	Create an improved route within the masterplan site to prioritise pedestrians and cyclists, and reduce vehicular use.	Non-monetary: Encourage cafés, restaurants and community spaces to spill out onto the new walk. Create an environment with reduced air and noise pollution and opportunities to connect with nature, with significant health an wellbeing benefits.
Transport	Midlothian Council are currently developing a new parking strategy for the area. There are opportunities to use the existing underutilised parking sites that are a short walk from the town centre.	Monetary/Non-monetary: The proposed reduction of parking within the town centre regeneration site creates an opportunity for the introduction of green space and space for walking and cycling, thereby creating a more attractive environment that will attract higher spend / more visitors to area.

Place Making	The regeneration of the town centre site offers an opportunity to improve and enhance the existing town square and civic spaces to create an energised attractive central core that encourages the local and non-local to visit, increasing opportunities for business, enterprise and social engagement.	Monetary / Non-monetary: Civic spaces are a focus for public generated ideas and initiatives such as food markets, music events, carnivals, art festivals, book fairs and antique fairs. Creating flexible, simple and available public space. Enhance the appearance of external public spaces, introduce more green space and increase access to council facilities and services.

Identify the main risks – business (political, reputational) service (design, operational, finance) and external (legislation, inflation) risks, in relation to the agreed scope and key service requirements for the project. Identify any potential mitigation measures.

Project Overview - Risks		**Impact**	**Likelihood**	**Mitigation**
Midlothian House Retrofit & Refurbishment				
Health & Safety	Risk of further falls from masonry from Midlothian House.	5	1	Scaffolding to remain in place until remediation work implemented.
Financial	Adopting more extensive retrofit beyond recladding will be unaffordable to the Council's General Services Capital Plan.	5	3	Benefit to cost of retrofit to be assessed to understand revenue savings alongside carbon savings.
Financial	Adopting more extensive retrofit beyond recladding will be unaffordable to the Council's General Services Capital Plan.	5	3	Property upgrade to reduce carbon impacts allow access to alternative sources of funding such as Salix grant funds.
Financial	Adopting more extensive retrofit beyond recladding will be unaffordable to the Council's General Services Capital Plan.	5	3	Work is being undertaken to review the level of affordability of the General Services Capital Plan and prioritise projects accordingly

Dalkeith Town Centre Regeneration Framework				
Reputational	Failure to deliver development framework after additional community consultation	2	3	
Reputational	Further deterioration of buildings in town centre including library and council housing	3	3	
Financial	Delivering the development framework will be unaffordable to the General Services Capital Plan.	5	1	Close funding gap without recourse to GSCP. Utilise HRA and other sources of grant funding.
Financial	Development Framework is not deliverable due to negative residual valuation.	5	3	Take public sector led approach with development of delivery strategy with commercial partner to assist addressing funding gap.
Financial	Development Framework is not deliverable due to negative residual valuation.	5	3	Take development forward in phases to allow place premium to develop, making later phases more commercially attractive and initial phases more affordable to Midlothian Council.
Delivery	The development framework site is not wholly in Midlothian Council control, limiting ability to deliver co-ordinated delivery of regeneration and any commercial interest in the proposal	3	3	Site assembly will be required as a pre-requisite to allow for coordinated delivery.
Delivery	Low carbon goals are not delivered	3	1	Midlothian Council to be lead developer, setting specification, supported by the

				development framework, for buildings within the town centre.
Delivery	Quality of development aspired to not be delivered, limiting the impact of the development on the regeneration of the town centre.	3	1	Midlothian Council to be lead developer, setting specification, supported by the development framework, for buildings within the town centre.

7. Funding & Affordability

Outline the estimated phasing of cash requirements. Identify the expected sources of funding and the degree to which the funders are committed. Indicate the current cash provision for the project (if any) and the additional resources that are likely to be required. State any particular concerns over affordability.

Costs

Ryden were instructed to carry out an initial development appraisal to establish the residual site value of the development. This assesses the cost of the development against its end value to understand if a development results in a positive value. Ryden tested this on the basis of a commercial development, with no external funding being provided and incorporating an assumption of 25% affordable homes across all phases. This generated the following residual values:

Residual Site Value by Phase

Indicative Development Appraisals - Ryden August 2023			
Phase	Gross Development Value	Less Gross Development Cost (Including Developer's Profit)	Residual Value
Phase 2	£6,657,450	-£17,871,205	-£11,213,755
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Phase 7	£2,121,350	-£6,172,235	-£4,050,885
Totals:	£32,341,780	-£80,411,254	-£48,069,474

This exercise demonstrates that this development generates a significant negative residual value if taken forward on a commercial basis. It is therefore not a commercial / private sector opportunity and will require public sector leadership and funding in order for it to be delivered.

Doig & Smith has prepared an indicative cost plan for the proposals contained in the framework. The overall cost of the full implementation of the Development Framework is based on the architectural information available to the consultants them with outline information on landscaping while cost allowances were made for services in connection with the works. An allowance was also made for building to a passivhaus or net zero standard. Prices are at Q1 2023 rating, excluding inflation.

The costs are built up in phases as follows:

Cost by Phase

Phase	Building Works	Landscaping Works	Total
1 a & b	-	£917,000.00	£917,000.00
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Total			£64,803,983.00
Fees (9%)			£70,636,341.47
Risks (12.5%)			£79,465,884.15

The cost plan estimates the full implementation of the development framework, subject to the above, is £79,470m. This including fees and risk allowances, but excludes items including service and infrastructure upgrades, Section 75 contributions, inflation and site acquisition costs. These costs also exclude any works to Midlothian House, which did not form part of the cost plan.

Were Midlothian Council to take forward Phases 1 to 3 (excluding any works to Midlothian House), which would allow the completion of the new pedestrian route through the town centre, indicative costs would be circa £30.283m (with exclusions).

Funding

The affordability of delivering this development at this time for Midlothian Council is challenging.

The utilisation of the General Fund to deliver this development must be ruled out, due to the need to prioritise the funding of development that is fully committed in order to deliver Midlothian Council's statutory obligations in relation to community infrastructure at this time.

However, this development is to be housing led. Therefore, the Housing Revenue Account can be utilised to lead its delivery.

£10m has been set aside for the purpose of town centre regeneration within the HRA that can be applied to this project. In addition, grant funding from the Affordable Housing Supply Programme can also be utilised to meet the costs of the development, where it is delivering social housing and housing or Mid Market Rent.

Based on 62 homes in Phases 2 and 3, and assuming a split (for illustrative purposes) of 30% MMR and 60% social rent housing, Scottish Government grant that can be utilised to offset the costs of this development from the ASHP is circa £5.224m (based on benchmark grant with uplift for balconies and zero emissions heating systems).

However, there are restrictions on the use of the HRA for any development that is not housing. Therefore, to deliver the commercial or non-housing elements of the proposal, alternative sources of funding are required.

The Ryden Property Review (appended to the Development Framework) highlights the opportunity to enter into a joint venture with a commercial partner. There are a number of different options and structures that are available, which will require careful assessment in relation to their suitability for this project in order to finalise the commercial delivery plan for these proposals. It is proposed that this is the next stage of work required, to ascertain how to bridge the remaining funding gap prior to committing to taking forward Phases 2-3 of the framework.

Finally, other sources of funding to be explored are:

- Salix grant
- Levelling Up Fund (Round 3)
- Regeneration Capital Grant Fund
- Place Based Investment Fund
- Developer Contributions (e.g. town centre /public realm)
- Scottish Government Heat for Social Housing

8. Assumptions

Document the high-level assumptions that have been made during the development of the business case and any other unanswered questions that may be significant. Refer to the Supplementary Guidance on Optimism Bias and detail the assumptions you have made in constructing the costs and business case.

Green Book Supplementary Guidance Optimism Bias (gov.uk webpage) (under 'Other Guidance and Reference Documents')

(See cost plan for exclusions)

9. Support Services Consulted

The minimum **consultation period for Outline Business Cases is 10 working days** unless the Programme Board Chair agrees there are exceptional circumstances that require a shorter turnaround time.

Note:

- **It is mandatory for Capital projects to consult with the full list below.**
- If any services are not consulted with, this should be indicated in the Comments section, along with the reason why. All comments received should also be noted, or reasons for discounting them.
- At this early stage you should also be considering what impact implementing this proposal will have on employees, service users or other people who share characteristics protected by The Equality Act 2010.

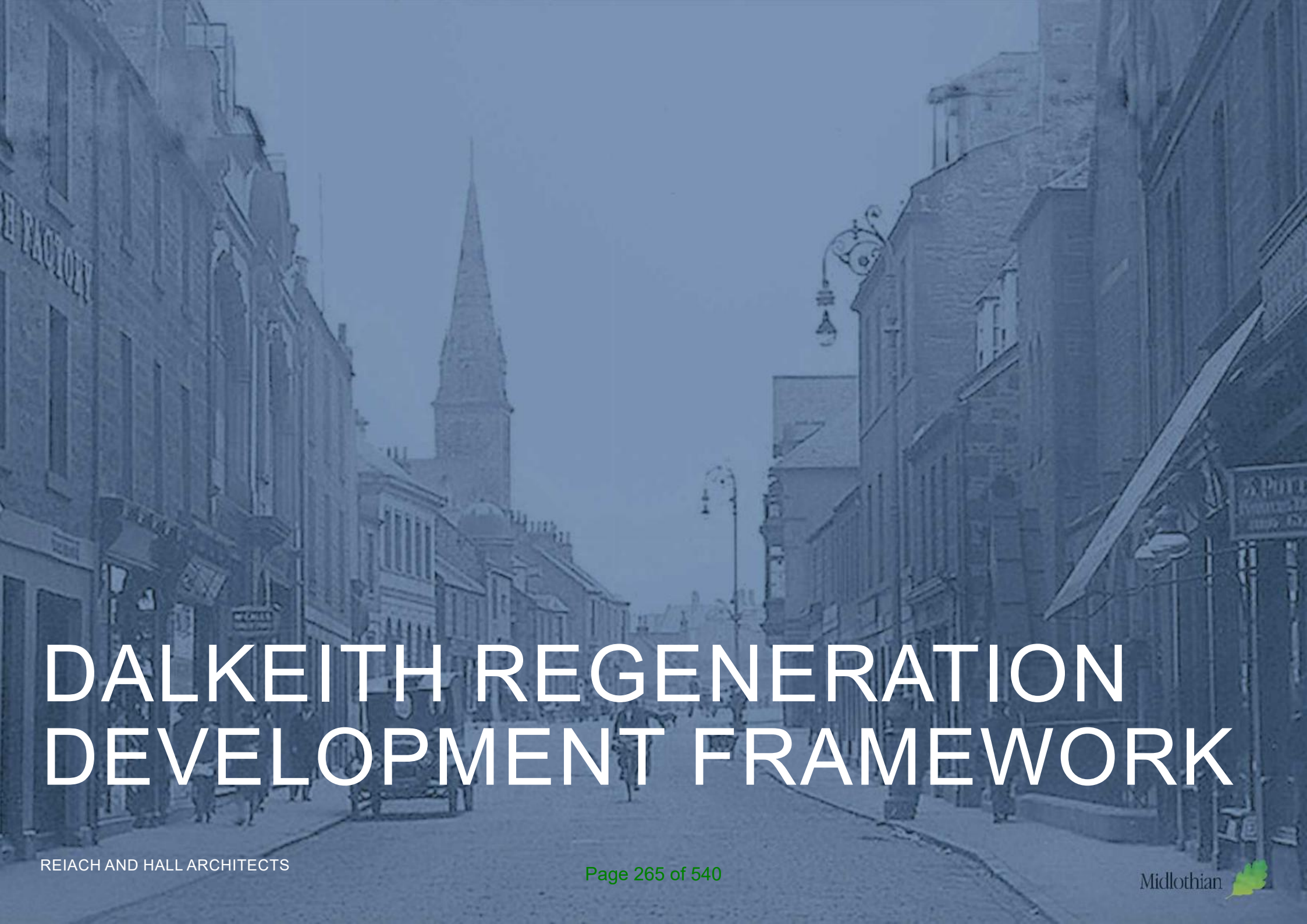
Note: There is a copy and paste version of the consultation list below which you can use for circulating your Outline Business Case – Support Services Consulted Circulation List

Service	Consultee	Comments	Date
Place	Kevin Anderson, Executive Director Place - Kevin.Anderson@midlothian.gov.uk		
Place	Derek Oliver, Chief Officer Place - derek.oliver@midlothian.gov.uk		
Corporate Solutions	Acting Chief Officer Corporate Solutions – Saty Kaur – saty.kaur@midlothian.gov.uk		
Finance	Head of Finance, David Gladwin- David.gladwin@midlothian.gov.uk		
Property Management	Gareth Davis, Property Manager - Gareth.Davies@midlothian.gov.uk		
Legal (Property/ Planning & Environment)	Alan Turpie, Legal Services Manager - Alan.Turpie@midlothian.gov.uk"		
Procurement	Head of Procurement		
Planning	Peter Arnsdorf, Planning Manager - Peter.Arnsdorf@midlothian.gov.uk		

10. Decision by Capital Plan and Asset Management Board	Date
***Approved/Not Approved** to prepare a Full Business Case.	

*indicate whether approved, as well as any additional stipulations.

11. Document Revision History			
Version	**Reason**	**By**	**Date**



DALKEITH REGENERATION DEVELOPMENT FRAMEWORK

REIACH AND HALL ARCHITECTS

Midlothian

PROJECT TEAM

Client - Midlothian Council

Midlothian House - Midlothian Council HQ
40-46 Buccleuch Street,
Dalkieth EH22 1DN

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FOREWORD

VISION FOR DALKEITH

Dalkeith is a historic town centre and our administrative centre. Its long held prosperity is evident in its many fine buildings and despite the many challenges faced by town centres across Scotland, it continues to provide a thriving centre for commerce and community.

However, the way we think about our town centres has changed in recent years. The COVID 19 pandemic has brought many people closer to their local centres as more people work from home. For many, this has meant a fresh appreciation of what is on our doorstep. It has also meant people challenging us to do more to make our town centres healthier, more accessible and more welcoming places to be.

For many years, there has been a recognition that, despite its many attractive qualities, the centre of Dalkeith needs a rethink. This Development Framework sets the long term vision for how we want the town centre to be developed. It should be lived in and loved. It should be better connected to the neighbourhoods that surround it. People of all ages should be able to spend time here easily and confidently.

This Framework sets out how a renewed Dalkeith could look and the strategies needed to get us there. This is the start of a new story for Dalkeith.

Cllr Cassidy

DALKEITH TOWN CENTRE DEVELOPMENT FRAMEWORK

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Midlothian

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01
SITE & CONTEXT

1.1 DEVELOPMENT FRAMEWORK SITE

LOCATION OF DALKEITH

The historic market town of Dalkeith is located 7 miles south-east of the City of Edinburgh.

The town is sited in the north of Midlothian and is the seat of Midlothian Council and the main administrative centre for the district.

The estimated population of Dalkeith rose from 11,823 in 2011 to 15,010 in 2021, reflecting the wider population trend in Midlothian.

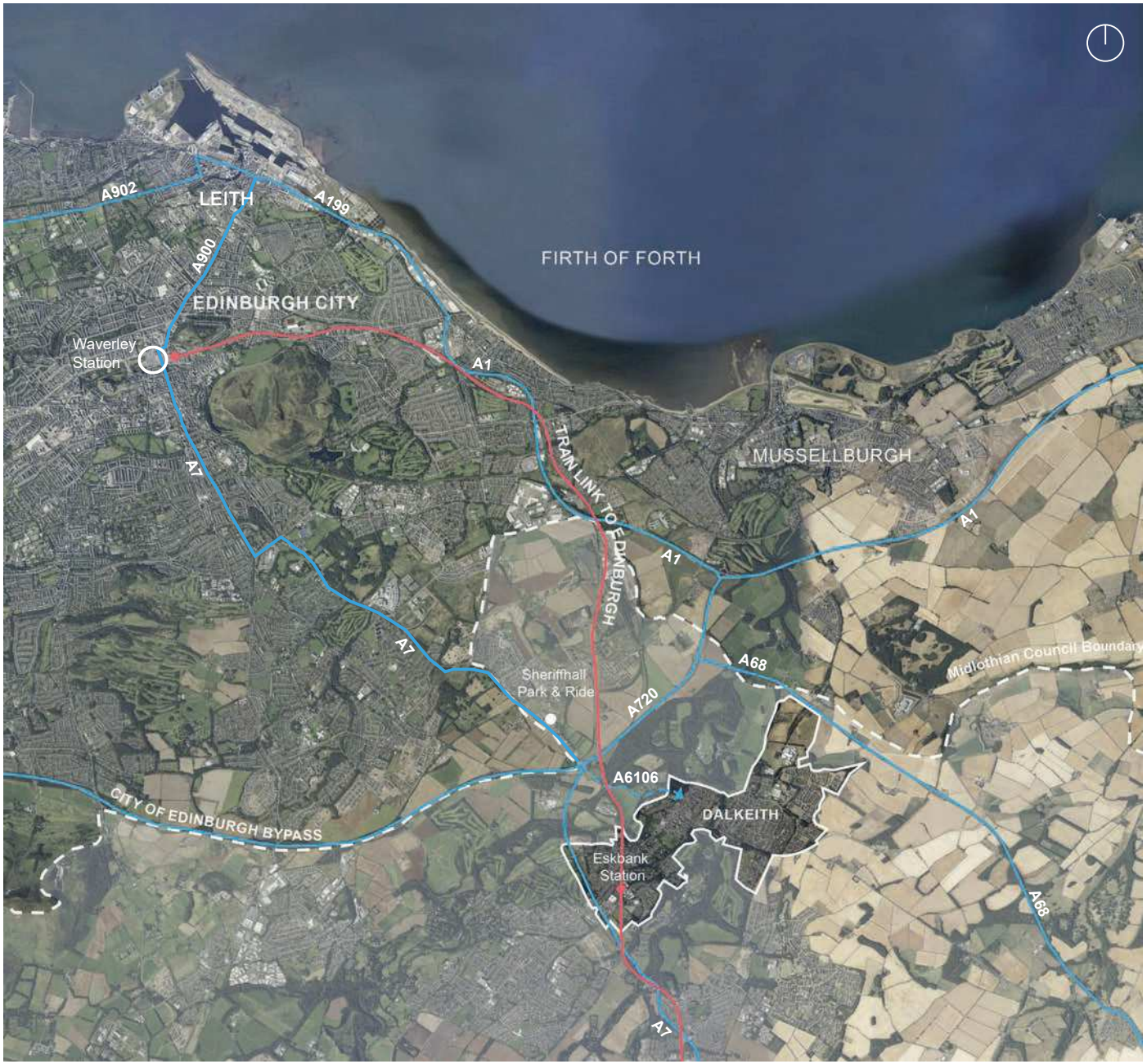
The town is served by good railway and road networks.

RAIL LINK
The Borders Railway which connects the City of Edinburgh with Galashiels and Tweedbank in the Scottish Borders, is routed via Eskbank Station which is located to the south-west of Dalkeith Town Centre.

ROADS
Dalkeith is well connected to the City of Edinburgh and the surrounding towns. The City of Edinburgh Bypass sits to the north of the town which provides a convenient route to the outskirts of Edinburgh, Edinburgh Airport and onto the motorways and road network to the rest of Scotland.

BUS NETWORK
Dalkeith is served by a number of bus routes that connect the town to the rest of Midlothian and the City of Edinburgh.

PARK AND RIDE
Sheriffhall Park and Ride is 1.6 miles north of Dalkeith. Frequent buses link the site to central Edinburgh via the Edinburgh Royal Infirmary.



Dalkeith & Regional Context Map

1.1 DEVELOPMENT FRAMEWORK SITE

DALKEITH COMMUNITIES

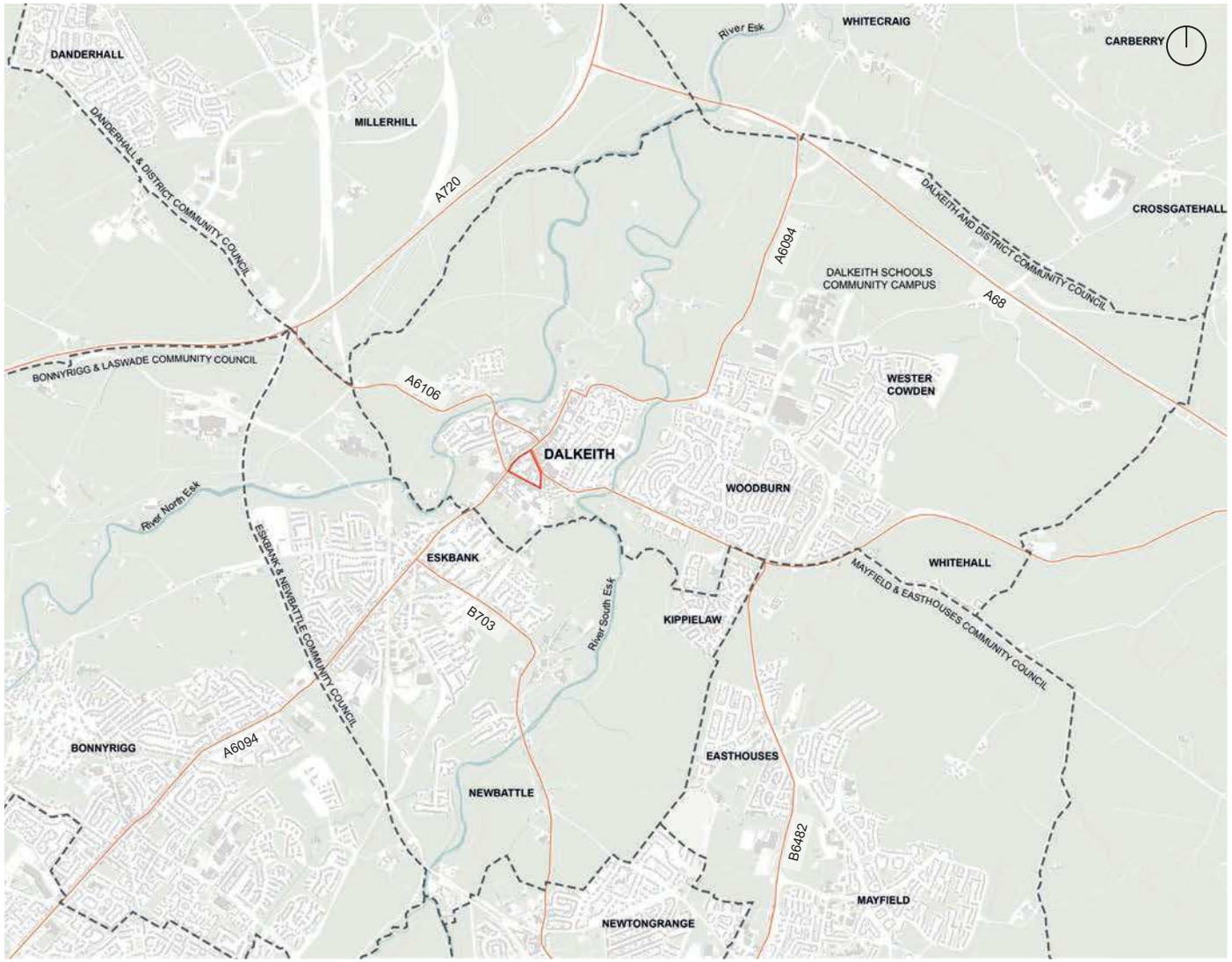
Dalkeith is characterised not by one central area but by a series of overlapping local centres.

The town is divided into four distinct areas -

- Dalkeith with its town centre and historic core, is sited between the two branches of the River Esk, the North Esk and South Esk.
- Eskbank to the town's south-west, is characterised by large Victorian villas.
- Woodburn to the east of the town centre is a residential neighbourhood that was developed by the council in the 1930s. This area of the town was formerly the site of Woodburn House which was part of Newbattle Estate.
- Newbattle to the south is semi-rural and is the location of the historic Newbattle Abbey, which now houses a college.

To the north of Woodburn is the Dalkeith Schools Community Campus which was opened in 2003. Dalkeith High School, St David's Roman Catholic High School, Saltersgate School and, the Community and Leisure Facilities are all located here. Woodburn Primary School is located to the south of the campus.

In recent years many new housing estates have been developed towards the north-east of Woodburn.



Dalkeith & Midlothian Communities Map

1.1 DEVELOPMENT FRAMEWORK SITE

DALKEITH TOPOGRAPHY

The historic core of the town occupies a narrow ridge between the two branches of the River Esk.

The historic High Street which led from Dalkeith Palace, is orientated on a north-east to south-west alignment and follows the ridge top between the rivers.

For much of its history, Dalkeith was essentially one street - the High Street. The land behind the street frontage to the north steeply falls down to the Esk and historically this restricted the development on this side of the town.

The location of Dalkeith Palace and the Buccleuch Estate limited any expansion of the town towards the north-east. Now named Dalkeith Country Park, the estate is open to the public and offers woodland and park walks, family and community events and activities such as Fort Douglas Adventure Park, a restaurant and cafés.

In addition to Dalkeith Country Park, the town centre is surrounded by a number of other green spaces, parks and woodlands.

Ironmills Park is located to the south-west of the town centre, on an area of land that is significantly lower than the rest of the town, and was formerly home to the water-powered Ironmill. The park features a large tree-lined green space, alongside the South Esk and a woodland. The park pavilion is occupied by a dance school which has a cafe that is open to the public. Currently the walkway and bridge to the park from the town centre is closed due to subsidence on the river bank. Access to the park can only be gained via Ironmills Road.

South of the town centre site is King's Park Primary School. The Victorian listed building overlooks the town's municipal King's Park which is home to many sports clubs, including Dalkeith Thistle Football Club. The park hosts various community and sport events and carnivals. The west area of the park is protected by a Fields in Trust Agreement.

Directly to the south of King's Park is the district of Eskbank, which sits on flat land above the North Esk valley. Further to the opening of the Eskbank railway station in the 1840s, substantial villas were constructed in this part of the burgh.

Site & Surrounding Areas Map

1.1 DEVELOPMENT FRAMEWORK SITE

DALKEITH TOWN CENTRE

A triangular shaped site within Dalkeith town centre is the focus for the redevelopment proposals within this Development Framework. The site is located on the southern-most section of the High Street, and was historically less developed than the northern section which housed the town market.

Plots of land in this area were broken up for redevelopment and comprised of small islands of buildings separated by narrow wynds, rather than the 'fishbone' pattern of narrow closes leading off the spine formed by the High Street.

The section of the High Street between the Coach and Horses Bar and Duke Street is noted on historic maps as the *Market Place*.

During the 18th century, weekly markets were held on the High Street. These included grain, meal and cattle markets, which attracted local farmers and this in turn generated wealth within the town.

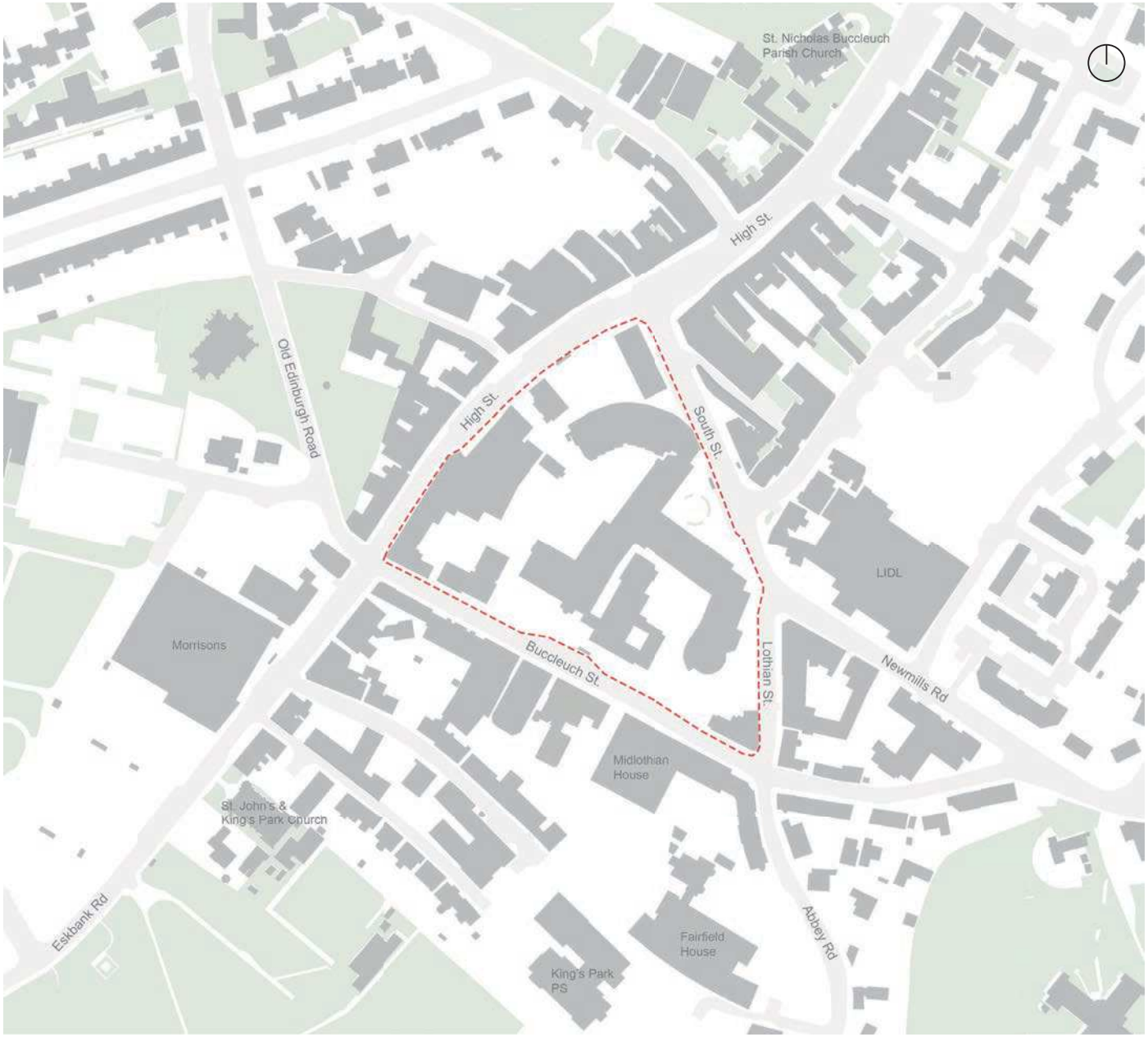
The annual October fair which catered for the trade in cattle and horses was held at the junction of South Street and Lothian Street.

Throughout the 19th and 20th centuries Dalkeith was an important market town, drawing in produce from the farms to the south to sell to Edinburgh's consumers to the north. The Corn Exchange was built in 1853 and was the largest indoor grain market in Scotland.

The influx of farmers, grain merchants and other traders on market days encouraged the growth of inns and hotels, and these buildings continue to characterise the town centre.

In 1831 the introduction of the railway forged closer links with Edinburgh and connections to other parts of the country. The substantial Victorian villas and the 1870s Water Tower in Eskbank demonstrate Dalkeith's growth and prosperity, and the population significantly increased during this period.

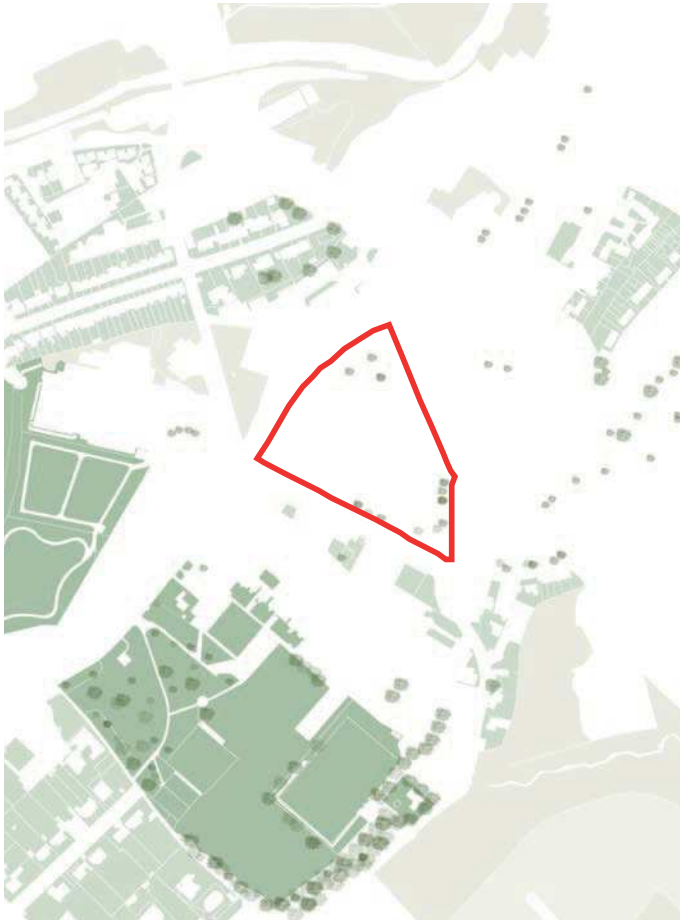
The triangular site was redeveloped in the 1960s to provide a shopping precinct arranged around a new public square with housing on the upper floor levels. This development maintained the historic 1822 street pattern of South Street, Lothian Street and Buccleuch Street, and the layout of the historic vennels.



Dalkeith Town Centre Map

1.1 DEVELOPMENT FRAMEWORK SITE

FIGURE GROUND MAPS



GREEN SPACE

The town centre is surrounded by large areas of high quality green space, woodlands and parks. However very little green space is evident in the town centre.

HARDSCAPE

Large areas of the existing streetscape, courtyards and outdoor spaces are hard landscaped. The town centre site is dominated by tarmac and concrete paved ground finishes.

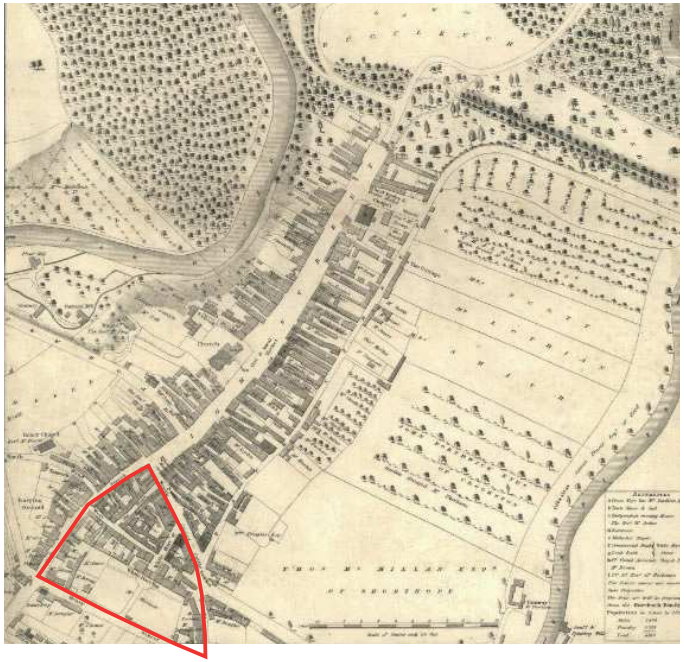
EXISTING BUILDINGS

The historic 'fishbone' pattern of narrow closes leading off the spine formed by the High Street remains. The existing 1960s layout on the site was developed to facilitate a phased construction that minimised disruption in the town centre and also maintained the historic street pattern of the main streets.

1.2 HISTORIC MAPS

1770

The historic High Street is illustrated on this map. Dalkeith Palace can be seen to the north of the High Street. The surrounding area is agricultural land. By 1724 it was said that Dalkeith was *'perhaps the greatest grain market in Scotland'*.



1822

The triangular shape of the town regeneration site can be seen on the narrower southern section of the High Street. The historic pattern of closes on the High Street did not extend onto this area of the town, and the site comprised of a series of streets, wynds and lanes between clusters of buildings (some of which featured smaller scale closes). The surrounding area is predominantly agricultural land and mill buildings are sited nearby the South and North Esk rivers.

1905

The expansion of Dalkeith has been towards the east, south and west only. Dalkeith Country Park located to the north of High Street limits any extension of the town in this direction. The Dalkeith to Edinburgh railway line, shown on this map, was opened in 1831. The Smeaton Railway line is located to the west of the town regeneration site. The growth of Eskbank is evident in this map.

1.2 HISTORIC MAPS

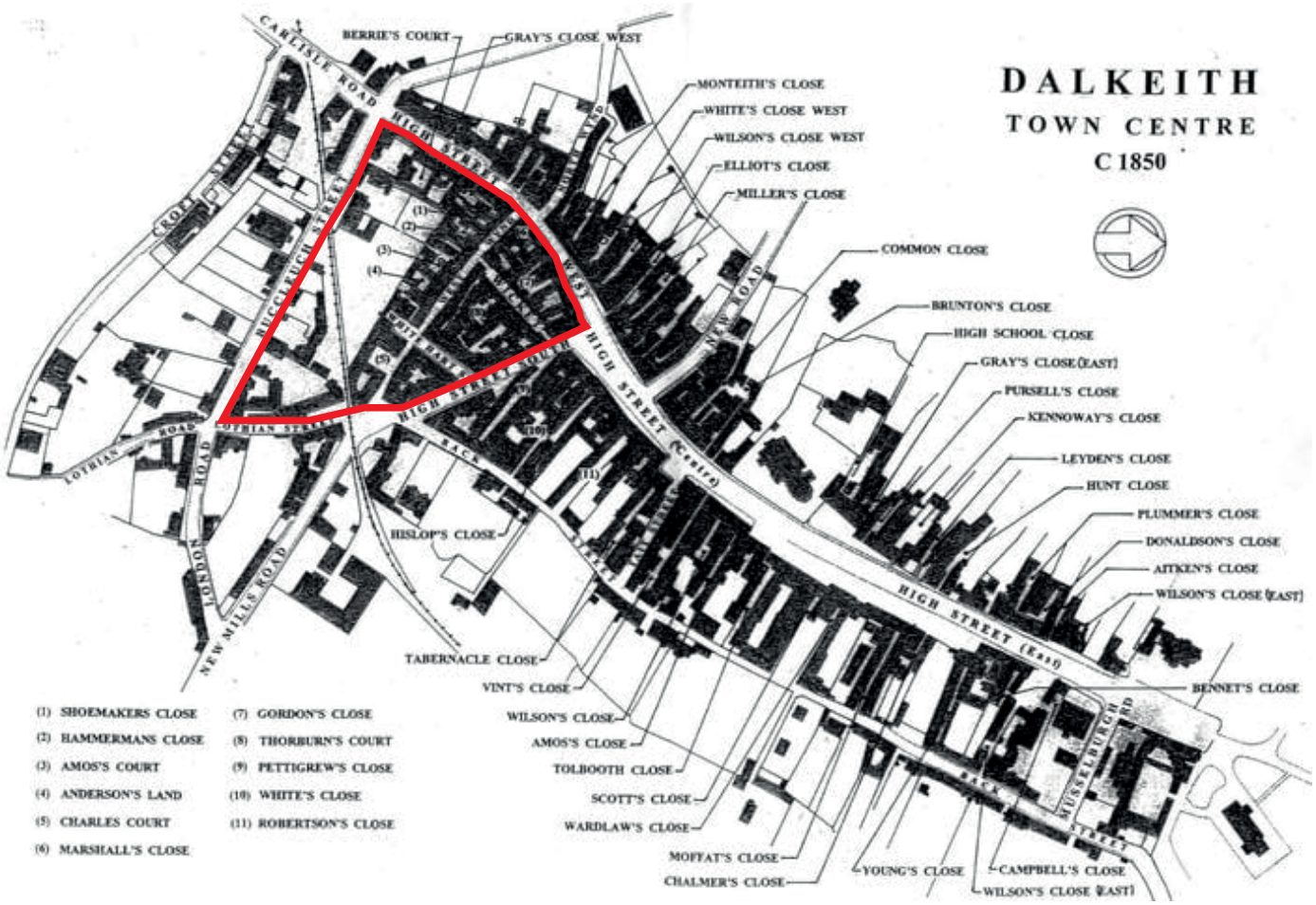
1850 HISTORIC MAP

The site now occupied by Jarnac Court and Eskdaill Court is outlined in red on the 1850 map opposite.

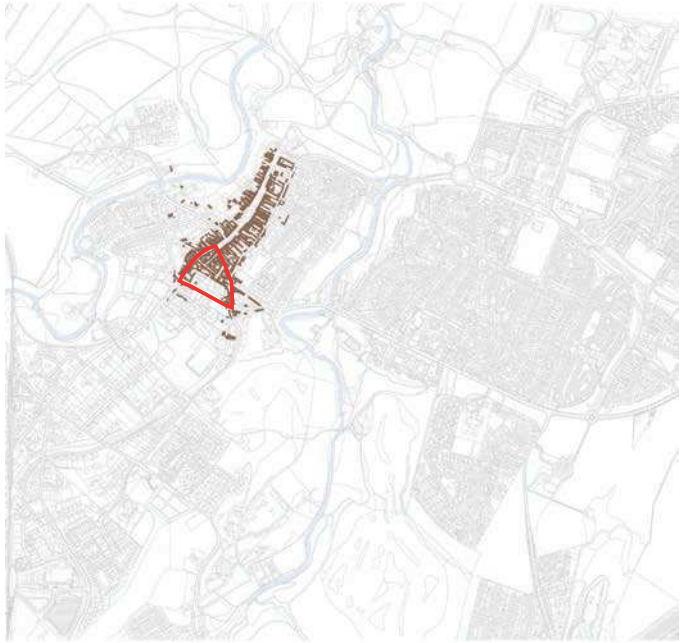
Within this area, larger plots of land were subdivided for redevelopment and comprised of small islands of buildings separated by narrow wynds, rather than the 'fishbone' pattern of narrow closes leading off the spine formed by the High Street.

The Dalkeith Colliery Railway bisected the site. This served a coal depot to the north of the line and a timber yard was located to the south. This line was later diverted in the 1870s when the coal depot on the site was closed.

The street pattern of South Street, Lothian Street and Buccleuch Street is evident on this map.

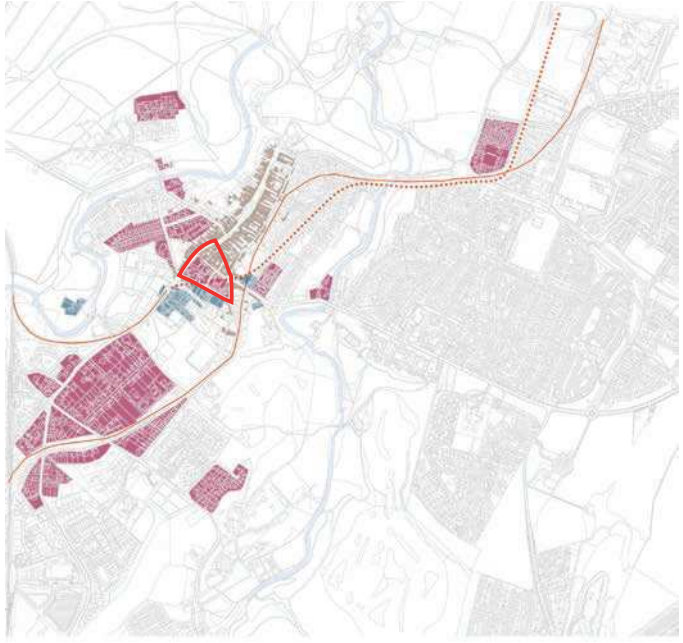


1.3 DEVELOPMENT OF DALKEITH



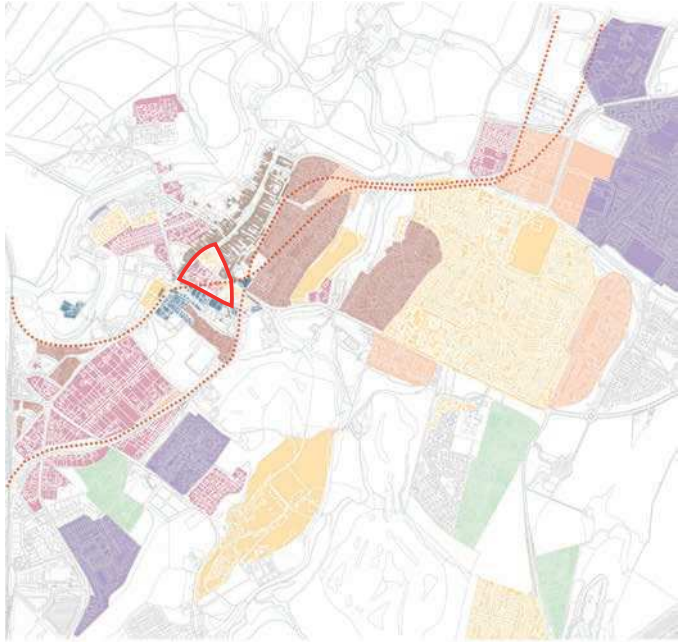
1822

The small but historic market town buildings comprise a ‘fishbone’ pattern of narrow closes leading off the spine formed by the High Street to create a tight urban form. The surrounding area is agricultural land.



1894

The role of Dalkeith as a market town brought prosperity and expansion. This was compounded by the introduction of the railway links to Edinburgh and to other parts of the country. There was also significant growth around Eskbank with the construction of substantial villas and the opening of the Eskbank Railway Station in the 1840s.



2000

The the location of Dalkeith Country Park to the north, the local topography, and the green belt located to the west prevented a coherent expansion of the settlement. New housing areas have been concentrated to the east and south, and are removed from the town centre. This has resulted in a series of neighbourhoods that are detached from the commercial and administrative centre.

1.4 TOWN CENTRE REGENERATION SITE

BUILDING COMPONENTS

The 1960's redevelopment of Dalkeith town centre created a new commercial core. The existing building components are analysed below.

1 21-23 Buccleuch St, 1-11 White Hart St, 1-7 Eskdaill St - Buccleuch House, former Midlothian Council offices, is no longer fit for purpose and is vacant. The 4-storey building is flanked on two sides by 3-storey buildings with retail space at ground floor level and 2-storey maisonette flats located above.

2 Dalkeith Library and Arts Centre – this single storey building offers multi purpose flexible space for community use. To the north of the library is a single storey building with retail and commercial space.

3 7 - 38 Eskdaill Court - comprises of retail space at the ground floor level with 2-storey maisonettes located above. There is a 2-storey commercial space located on White Hart Lane where Midlothian Council Children and Families Department are currently located.

4 1 - 3 Eskdaill Court - 2-storey commercial space. The Union and MALANI are currently located in this building.

5 1 Eskdaill Court / 21 - 23 Jarnac Court - 4-storey building. Retail units at ground floor level and commercial space on upper floor levels.

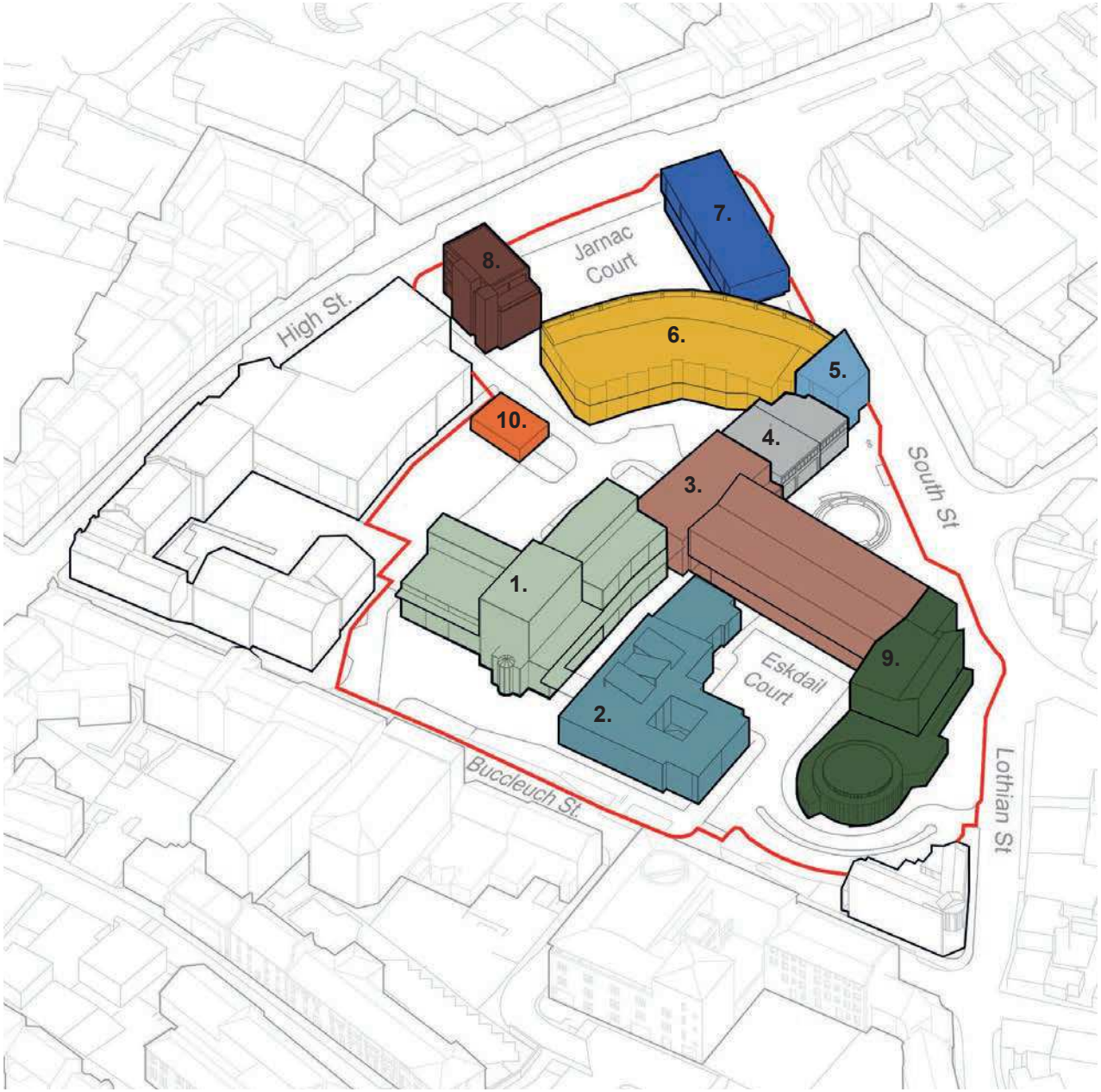
6 1 - 36 Jarnac Court - 1960s 3-storey building. Retail units at ground floor level and 2-storey maisonette flats located above.

7 Jarnac Court - 1960s 3-storey building. Retail units at ground floor level and the upper levels provide temporary and emergency accommodation. Owned and operated by Midlothian Council, extensive refurbishment was completed in 2022.

8 Soutra Point - 4-storey privately owned building. Retail (Farmfoods) at ground floor level and commercial space located above. Two office spaces are currently vacant.

9 One Dalkeith – privately owned single storey building. Extensive refurbishment works have recently been completed. This community hub offers multi-purpose flexible space for community events, workshop space and flexible start-up business accommodation. 6No. 2-storey maisonette flats bridge onto the north section of this building.

10 Public Toilets



Axonometric View of Existing Town Centre

1.5 SCOTTISH INDEX OF MULTIPLE DEPRIVATION

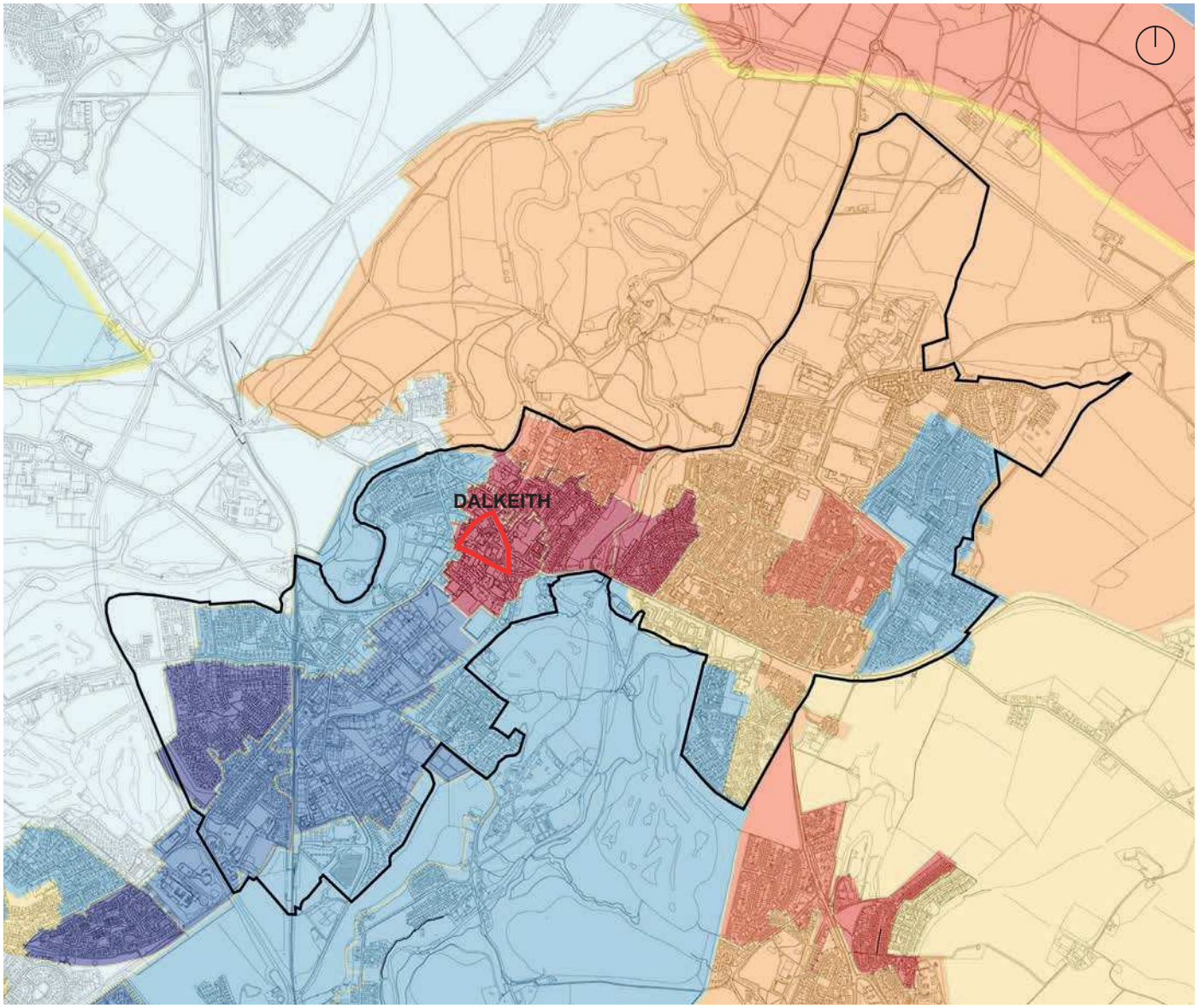
SIMD - DALKEITH

The Scottish Index of Multiple Deprivation (SIMD) is a tool for identifying the places in Scotland where people are experiencing disadvantage across different aspects of their lives. SIMD looks at the extent to which an area is deprived across seven domains: income, employment, education, health, access to services, crime and housing.

SIMD looks at multiple deprivation. 'Deprived' does not just mean 'poor' or 'low income'. It can also mean people have fewer resources and opportunities, for example in health and education.

SIMD ranks data zones from most deprived (ranked 1) to least deprived (ranked 6,976). The SIMD data for Dalkeith Town Centre is noted below:

Overall rank	404	Most deprived 10%
Income domain rank	725	2nd
Employment domain rank	157	Most deprived 10%
Health domain rank	838	2nd
Education/skills domain rank	733	2nd
Housing domain rank	2991	5th
Geographic access domain rank	5844	9th
Crime rank	47	Most deprived 10%



1.6 CONSULTATION FEEDBACK

COMMUNITY CONSULTATION

Between February and April 2022, Nesta People Powered Results worked alongside key representatives across the Council, voluntary and community sector and businesses to co-design a community engagement approach, using the Place Standard Tool, to allow people who live and work in Midlothian to share their views on the town centre. 315 people participated and the Insights report is appended to this report. A further consultation was held in September 2022 on draft proposals for the town centre.

Key points about the town centre were:

There was enthusiasm to build on what is already there in the town centre and maintain the open space.

While there is love for the town's historic buildings and the old 'closes', many told us that there is too much concrete and that buildings feel neglected and in need of redevelopment.

There was a strong consensus that the buildings in the town centre do not look properly cared for, and that this affects the feeling of Dalkeith as a whole. Although some people felt fond of the buildings, or appreciated them as good examples of post-war architecture, they were frequently described as 'tatty' and an 'eyesore' in their current state.

People were keen to see more green in the town centre to counteract the 'concrete jungle' feel.

Dalkeith Country park is a great asset and people would like to see more done to recognise parks and natural spaces and make the journey to get to them easier for people and families.

People also suggested simple ways to make it easier to spend time in green spaces by using gazebos and covered areas to 'weatherproof' them.

Residents and business owners were keen to see cafés and other business allowed to 'spill out' onto the street in nice weather, adding to the 'central square feel'.

The quotations used within the Strategies section of this report are extracts from the Dalkeith Town Centre Regeneration Engagement Insights Summary July 2022, and Overview Survey Results September 2022, by Nesta People Powered Results. Refer to Appendix 03 for the full reports.

Insights Summary Report, Key Themes, People Powered Results, July 2022

1.6 CONSULTATION FEEDBACK

WHAT THE COMMUNITY SAID

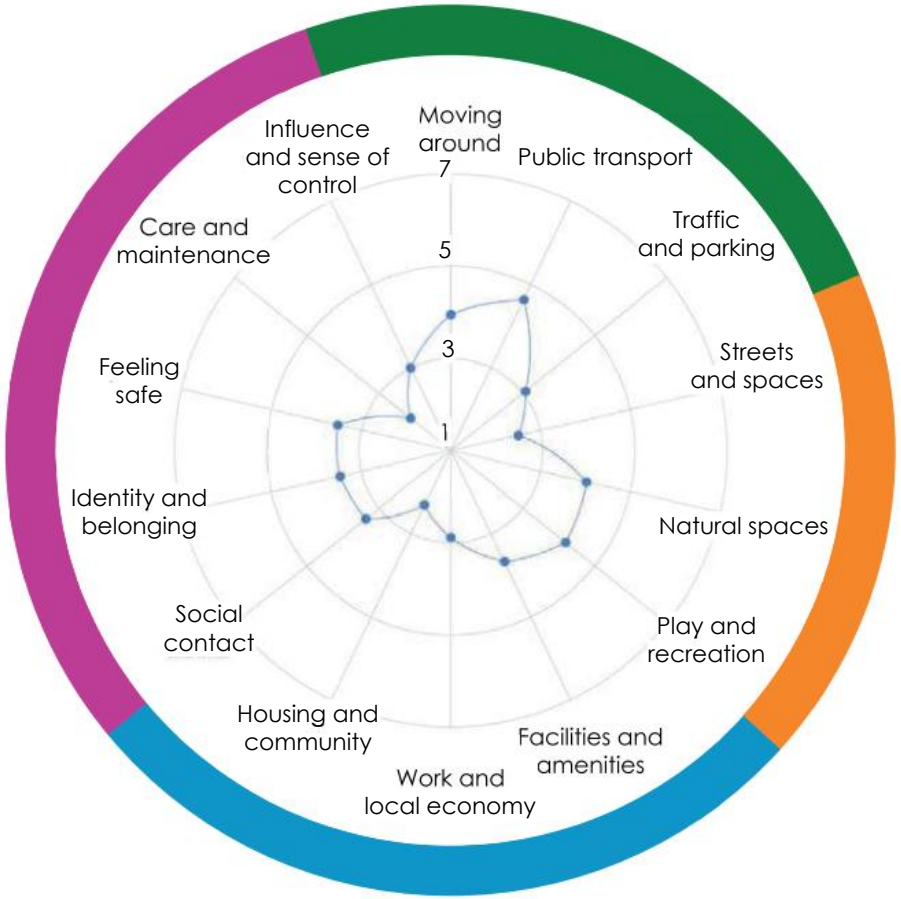
MOVING AROUND
- Reduce traffic on the High Street to make it safer for pedestrians and cyclists.
- Reopen walking routes to Ironmills Park
- Highlight walking routes around the town centre and to Dalkeith Country Park.
- Improve cycle routes and cycle parking.
- Introduce protected cycle lanes in key locations.
- Re-introduce e-bikes to town centre.
- Introduce a shuttle bus to and from town centre, Eskbank Station and Dalkeith Country Park.
- Improve parking and ensure access for disabled people and shoppers.
- Introduce EV Charging points.

SERVICES AND AMENITIES
- Prioritise improvements to Jarnac Court, Eskdaill Court and Buccleuch Street to improve housing conditions
- Create space for independent businesses and local farmers to have pop-up market stalls in the town centre.

PLACES AND SPACES
- Want to see a well maintained, updated and green town centre with independent shops and more non-retail social and cultural opportunities.
- Pedestrianisation of the central area, including the High Street.
- Encourage local street art to add vibrancy and colour.
- Building covered areas to weatherproof parks and outdoor spaces.
- Adding trees, shrubs, flower beds and planters to central spaces
- Incentivising a diverse range of independent businesses to set up in the town centre.

IDENTITY AND FEELING SAFE
- Preserve a town centre 'focal point' possibly including a market or outdoor seating.
- Opportunity for residents to feed into decisions e.g. Community Board.
- Improve safety and lighting in the town centre and closes at night
- Improve the condition of the shops and housing in the town centre.
- Doing more to maintain greenery e.g. planters and trees

Refer to Appendix 03 for the Dalkeith Town Centre Regeneration Engagement Insights Summary July 2022, and Overview Survey Results September 2022, by Nesta People Powered Results.



Insights Summary Report, Place Standard Tool Voting Results. Voting was made on a scale of 1 (not working well at all) to 7 (couldn't be better) - people considered the 14 place standard indicators to reflect on life in Dalkeith. People Powered Results, July 2022

1.6 CONSULTATION FEEDBACK

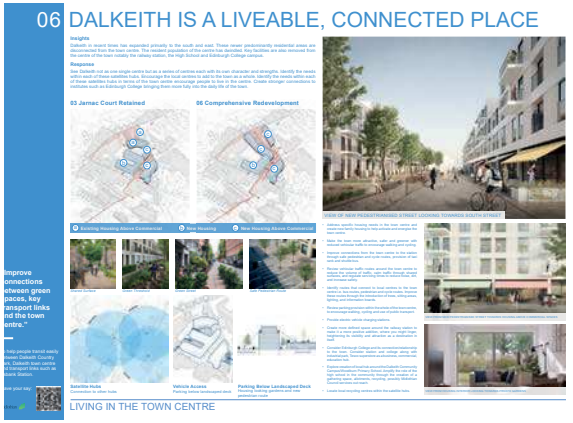
DRAFT PROPOSALS CONSULTATION

During August 2022, Midlothian Council invited residents, local groups, and businesses to view and comment on draft proposals for the town centre. A community drop-in event was held in Dalkeith Arts Centre, representatives from Midlothian Council and Reiach and Hall Architects were available to discuss the proposals and to listen to people's views. The draft proposals outlined two approaches to the town regeneration site, the first approach, Jarnac Court Retained, illustrated how the site could be redeveloped whilst also retaining the existing buildings located on Jarnac Court. The second approach, Comprehensive Redevelopment, demonstrated opportunities for a more extensive redevelopment through the removal of the existing buildings throughout the town centre regeneration site.

The proposals were displayed in Dalkeith Library, and online during August and September 2022, giving more people the chance to see what was being proposed and to share their views. 182 survey responses were received and are summarised below:

- The survey findings show that many people are in favour of some demolition and redevelopment, particularly around Jarnac Court and Eskdaill Court.
- A number also said that they want to see high quality, green, sustainable buildings that will stand the test of time.
- There is support for pedestrianising some of the town centre, where people can feel safe walking, wheeling and cycling.
- People want a greener town centre, with more trees, planters and places to sit.
- There is support for providing new, safe transport connections between local places and the town centre, especially Eskbank station, with some suggesting cycle routes and improved accessibility for pedestrians and wheelchair users.
- The survey shows that people want more independent businesses and a more diverse range of 'higher quality' shops, restaurants and cafes.
- There is support for providing more events, activities and facilities in the town centre to encourage health and wellbeing. In particular, there were many comments about film, cinema, theatre, and sports, and free or affordable activities for teenagers.
- There is also a desire to see Dalkeith develop its own cultural identity and programme of events, separate to Edinburgh.

It was clear from the consultation that the majority of those who visited the drop-in event favoured the Comprehensive Redevelopment proposal. It was felt that this ambitious approach offered a real opportunity to respond effectively to the issues encountered in the town centre while addressing the needs and ambitions of the local community. These views endorsed the council's vision for a regenerated and reinvigorated town centre.



Draft Proposals - Examples of Boards Displayed at Dalkeith Library and online, August to September 2022

1.7 PROPERTY MARKET REVIEW

INTRODUCTION - RYDEN

Ryden was appointed by Midlothian Council to provide commercial property advice for the Dalkeith Town Centre Development Framework in order to guide the Council and Masterplanners on the redevelopment potential to support the regeneration of the area.

The study area generally includes existing buildings and townscape which are in a poor state of repair.

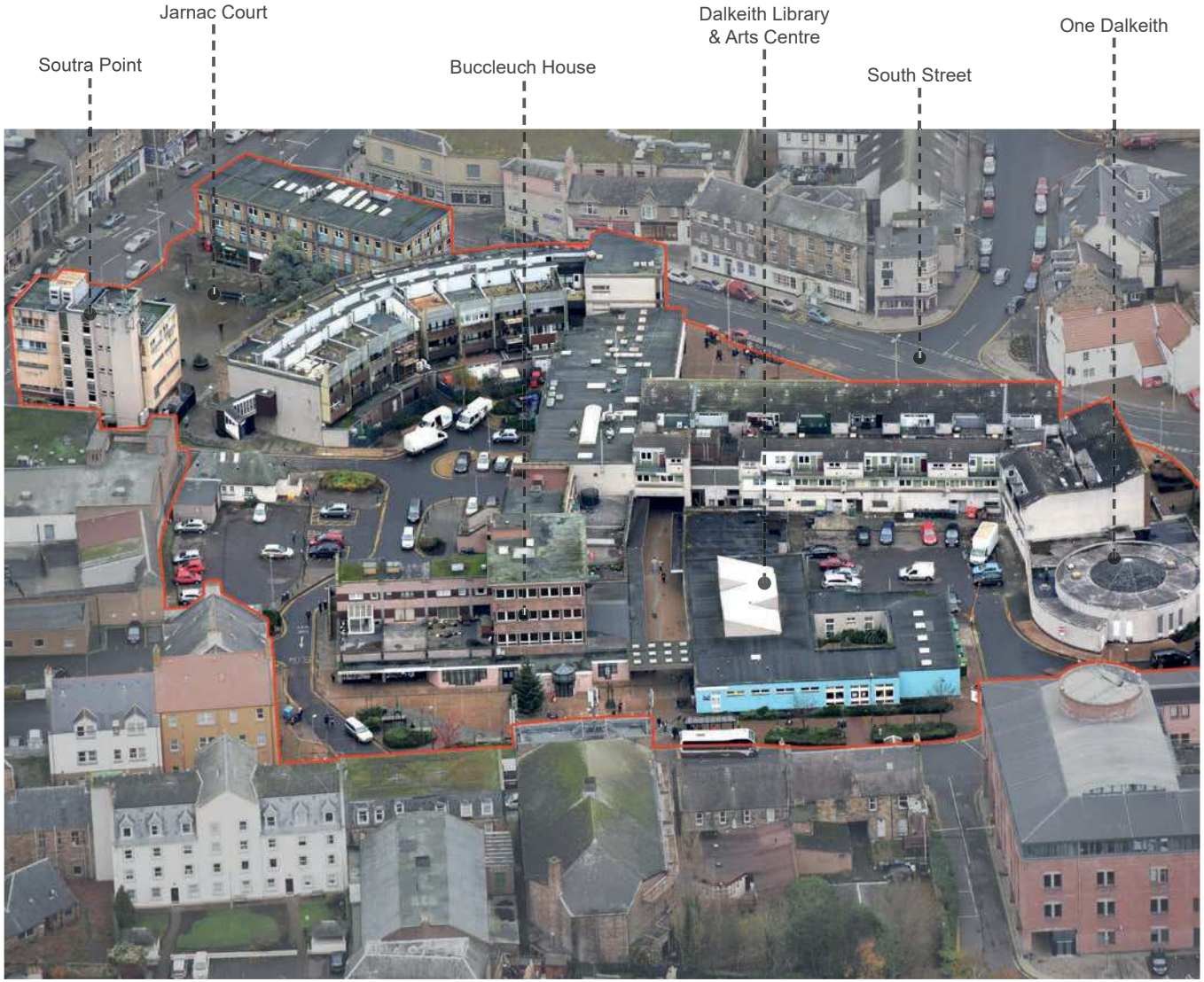
The existing residential accommodation located within the town centre regeneration site, has poor amenity and outlook and the community spaces lack active frontages and feel detached from the town centre. Midlothian Council is located within multiple buildings on the site however new patterns of working mean that some buildings are only partially occupied or vacant.

There are also a number of existing local traders and small multiple retailers and other services operating from the town regeneration site.

The Development Framework area is understood to include the following:

- 44 residential flats and Council provision of 22 rooms for temporary or emergency accommodation
- 49 commercial properties, 2 ATMs and 2 car parks
- 11 vacant commercial properties - the total net area of commercial space is approximately 10,070m² (108,400 sq.ft.)
- In relation to the wider LDP town centre, the redevelopment site has 13% of residential units, 20% of commercial units and 65% of commercial unit vacancies.

Refer to Appendix 02 for the Ryden Dalkeith Town Centre Development Framework Property Market Review Report.



Aerial view of Dalkeith Town Centre Regeneration site

1.7 PROPERTY MARKET REVIEW

HOUSING PROPERTY REVIEW - RYDEN

Dalkeith has an active residential sale and rental market and has benefited over the past 15 years from new build stock however the focus has tended to be on the outskirts of the town and in the provision of family housing.

EXISTING TOWN CENTRE REGENERATION SITE
There are 44No. 2-bed maisonette flats located on the existing site.

All maisonette flats are located on the upper floor levels and are accessed by communal stairs. There is no lift access to housing.

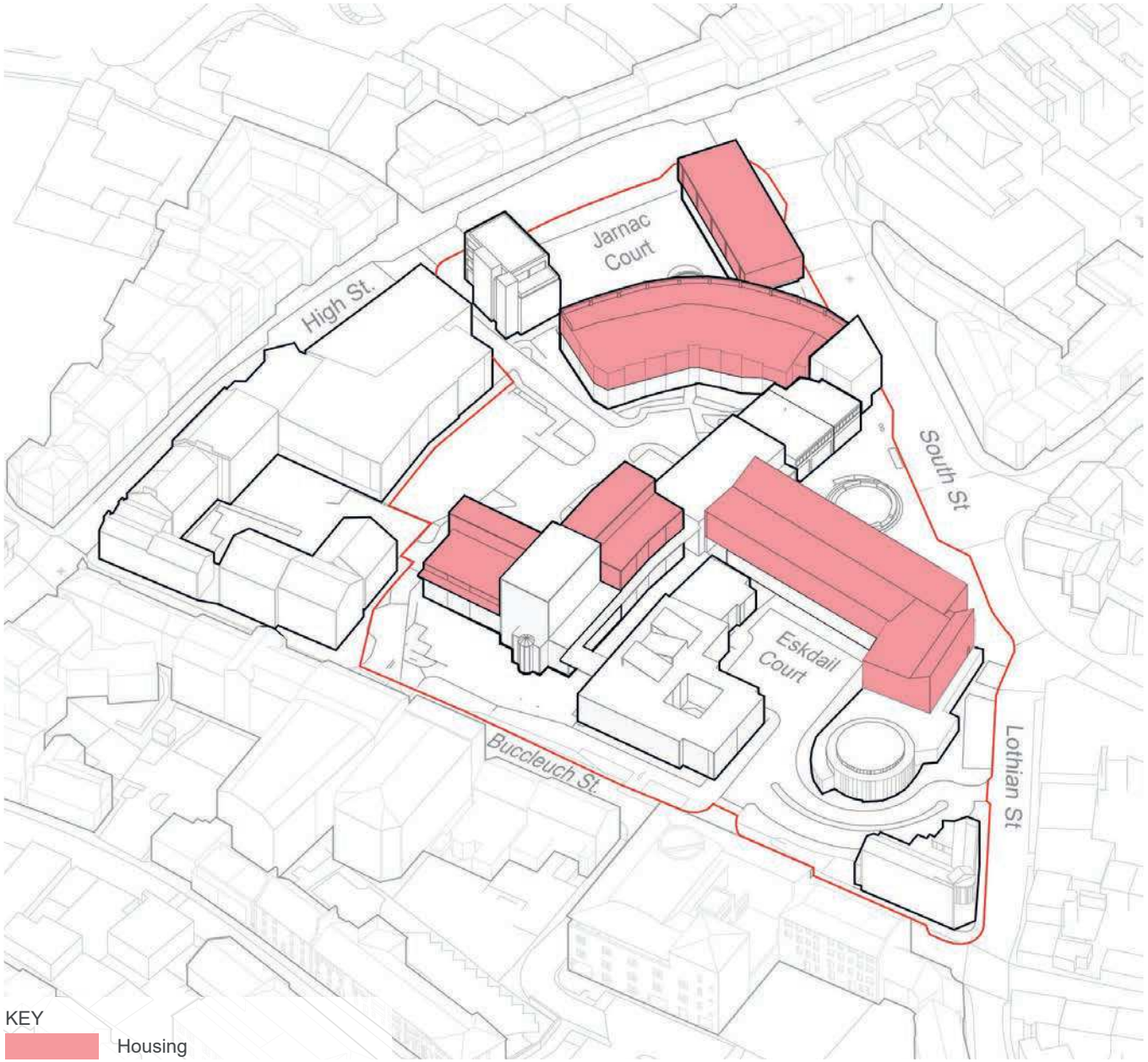
All properties have access to a roof terrace or balcony space, however these spaces are in a poor condition and there are no green spaces associated with the housing.

There are 20No. privately owned flats on the site, and 24No. properties are owned by Midlothian Council.

Temporary and Emergency Housing accommodation is provided on two upper floor levels of the recently renovated Jarnac Court building.

Refer to Appendix 02 for the Ryden Dalkeith Town Centre Development Framework Property Market Review Report.

2-bed maisonette flats are located above retail units on Buccleuch Street, White Hart Street, Eskdaill Court and Jarnac Court



Existing Buildings Axonometric Showing Housing on Upper Floor Levels

1.7 PROPERTY MARKET REVIEW

COMMERCIAL PROPERTY REVIEW - RYDEN

The town centre regeneration site comprise of 49 occupied commercial properties and 11 vacant commercial properties.

The approximate total net area of commercial space is 10,070m².

There is a mix of commercial properties, retail units, and community facilities. The majority of buildings are owned by Midlothian Council however there are 16No. privately owned commercial/retail properties on the site.

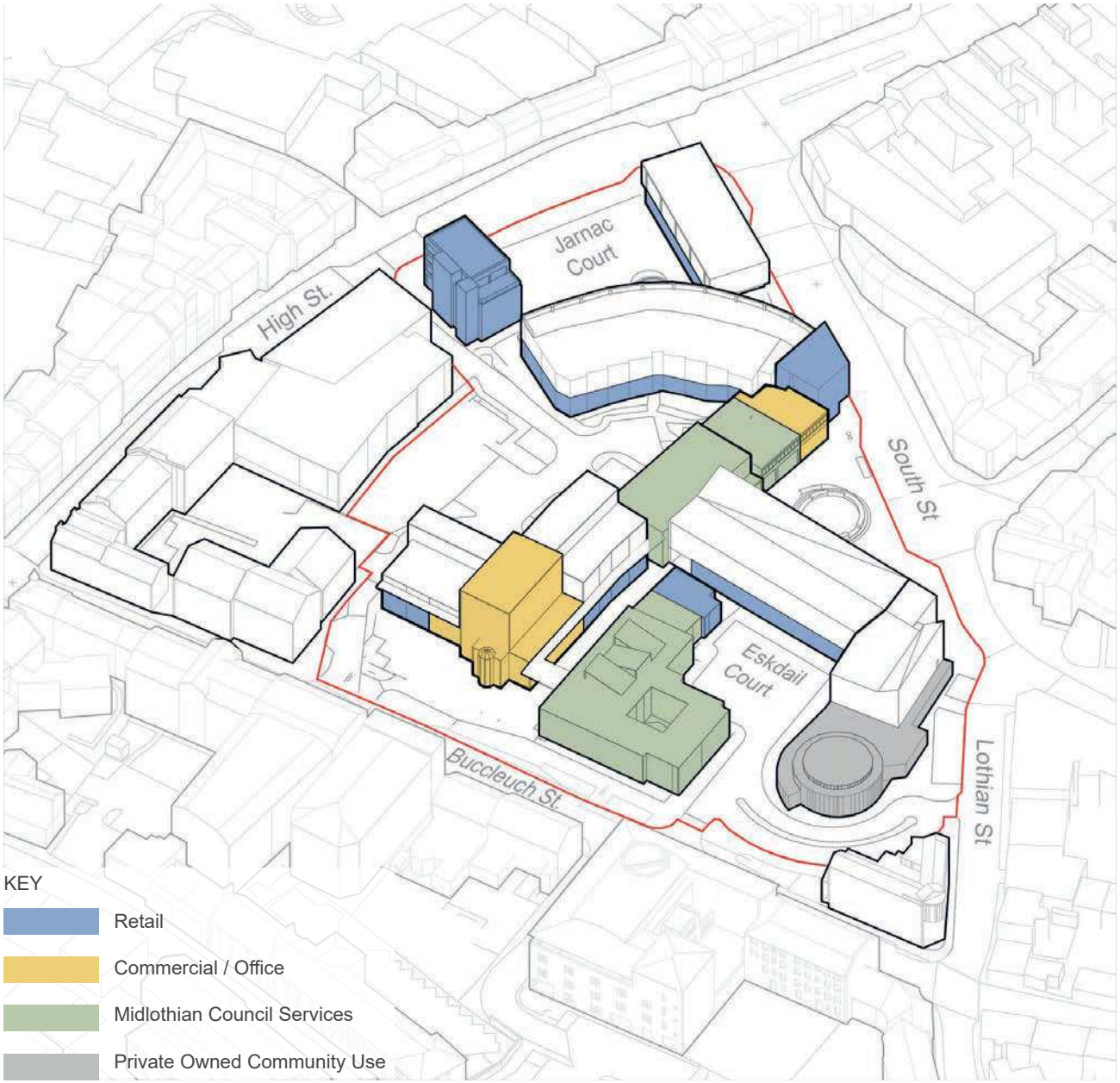
With the exception of Soutra Point, the net floor area of the majority of the individual retail units located on the site are in the region of 90m².
The commercial space at 21 Eskdaill Court, is currently occupied by One Dalkeith and provides over 800m² of community use space.

Midlothian Council occupies a number of properties on the site, these include Midlothian Children and Families, and the Midlothian Housing Project. Dalkeith Library and Arts Centre provides a range of community services and the Arts Centre is also used by various Community Groups and Clubs.

The Dalkeith town centre vacancy rate is only 2%. However, the regeneration site contains 65% of all commercial unit vacancies within the LDP town centre. Vacant properties include Buccleuch House, 8 White Hart Street, 37 Jarnac Court and some upper floor levels of Soutra Point.

Refer to Appendix 02 for the Ryden Dalkeith Town Centre Development Framework Property Market Review Report.

Retail units located at ground floor level on Jarnac Court and Eskdaill Court, Buccleuch House and many upper floor levels of the commercial buildings are vacant.



Existing Buildings Axonometric Showing Commercial/Employment/Community Use at Ground Floor Level

1.8 TRANSPORT OBSERVATIONS

The following key findings have been provided by Midlothian Council Sustainable Transport Department and ARUP, refer to Appendix 02 for the ARUP Transport Input Report.

TRAFFIC AND MANAGEMENT OPERATION

Analysis of typical traffic movements within the town centre identifies congestion on the majority of the approach roads and internal links, including the High Street.

The streets and routes which surround the study area are very busy with car traffic which limits active travel. Road surfaces in general are in a poor state of repair and there are unsatisfactory servicing arrangements on and around the site which present issues of safety and environmental health.

Pavements are narrow, at times are blocked by vehicles and bins, and parts of the site feel unsafe whilst walking in the evenings. Whilst King's Park is in close proximity to the town centre and the Town Regeneration site there are no clear, safe linkages and it again feels disconnected.

The town centre experiences high traffic volumes and low vehicle speeds due to queuing, particularly at the junction between High Street and Buccleuch Street, and the staggered junction between High Street, South Street and Edinburgh Road. These levels of congestion contribute to increased levels of pollutants with a subsequent impact on air quality.

PUBLIC TRANSPORT

Existing bus stops and shelters are located at Jarnac Court, Buccleuch Street and South Street. The bus stops located on Jarnac Court and Buccleuch Street are well served and are often busy throughout the day.

The taxi rank located on Eskdaill Court is disconnected from the High Street.

Public transport to Eskbank Station is routed via Bonnyrigg Road rather than via a direct route on Dalhousie Road. The nearest bus stop to the station is located at Tesco Supermarket, which is on the opposite side of the railway line station.

PARKING

Midlothian Parking Strategy Report 2017, indicates an under provision of parking by 60% within the immediate town centre, however, it should be noted that there are surrounding existing public car parks in close proximity to the site. There is an area of private parking for residents and tenants on Eskdaill Street. The car park located on Eskdaill Court is owned by Midlothian Council, however this parking is currently being used by Eskdaill Court residents.

ACTIVE TRAVEL

The NCN 1 and 196 bypasses the town centre and there are no cycle lanes to connect this route to the town centre. The cycle lane located on Gilmerton Road/Melville Road ends at Eskbank roundabout, and there are no safe cycle lanes leading from this roundabout to the town centre or to the surrounding area.

Routes into King's Park are accessed via Eskbank Road and Abbey Road, and there are no cycle lanes routed to the park.

E-bikes have been removed from the town centre. E-bikes are currently located at Edinburgh College and are within a short walking distance of Eskbank Station. Cycle parking is provided on the High Street and at Eskdaill Court.

There are proposals to introduce a new active travel route along the A7 between the Sheriffhall Roundabout and Eskbank Railway Station. This will create a strategic active travel link within Midlothian that will connect to further links toward Edinburgh and other locations within Midlothian. This new route will also promote multi-modal travel by tying in with rail services at Eskbank Station. Midlothian Council are currently in the process of updating their Active Travel Strategy which will identify this route as a key project.

No cycle lanes and insufficient street width for cycle routes on High Street

Service access to Jarnac Court via [illegible]

Taxi Rank located on Eskdaill Court is disconnected from the High St.

1.9 ARCHITECTURAL OBSERVATIONS

REIACH AND HALL ARCHITECTS

Jarnac Court -*Buildings and townscapes in a poor state of repair and lack of green space in the public realm.*

Eskdaill Court - *Buildings and townscapes in a poor state of repair and lack of green space in the public realm.*

Dalkeith Library - *The library facilities and arts centre have no active frontage.*

White Hart Lane - *Forbidding route towards Eskdaill Court.*

Jarnac Court - *Existing housing overlooking car park and retail services, and lack of amenity space.*

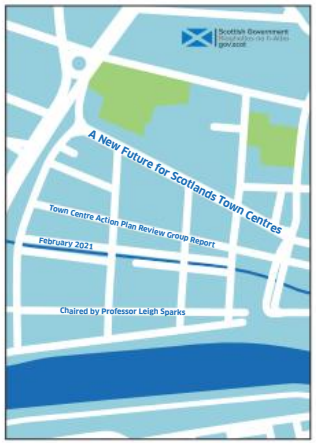
Eskdaill Court - *Housing overlooking car park and service access. Housing lacks amenity space and are in poor condition.*

Eskdaill Street - *Existing buildings in poor condition and forbidding routes.*

1.10 POLICY AND GUIDANCE DOCUMENTS

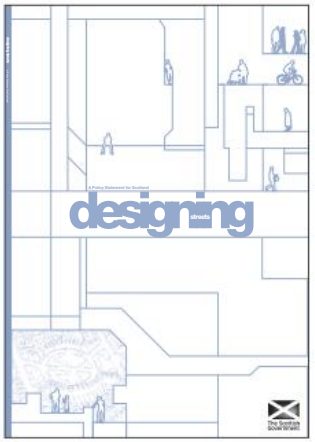
NATIONAL POLICY AND GUIDANCE DOCUMENTS

Housing to 2040. A vision for future homes and communities
March 2021



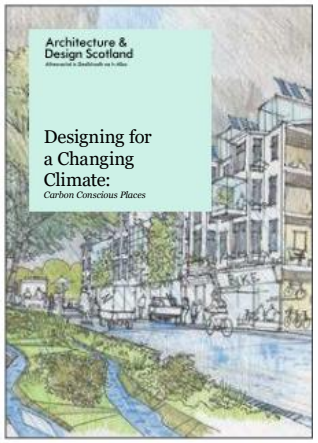
A New Future for Scotland's Town Centres
February 2021

National Planning Framework 4
February 2023



Designing Streets – A Policy Statement for Scotland.

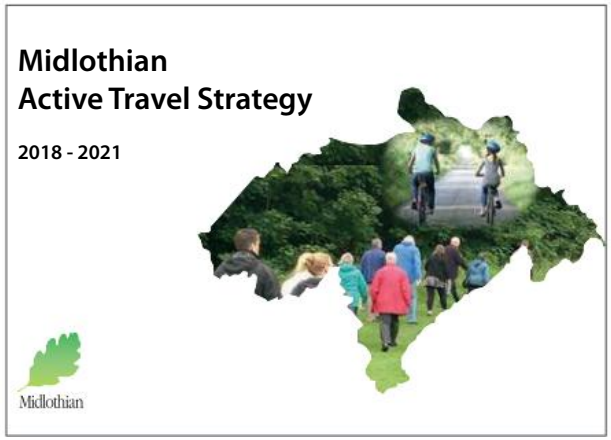
RIBA 2030 Climate Challenge 2021



Architecture and Design Scotland – Carbon Conscious Places

MIDLOTHIAN COUNCIL POLICY AND GUIDANCE DOCUMENTS

Midlothian Local Development Plan 2017



Midlothian Active Travel Strategy 2018 - 2021

Midlothian Council Net Zero Housing Design Guide - 2023

1.11 MIDLOTHIAN LOCAL DEVELOPMENT PLAN 2017

The current development plan for Midlothian is made up of two plans –

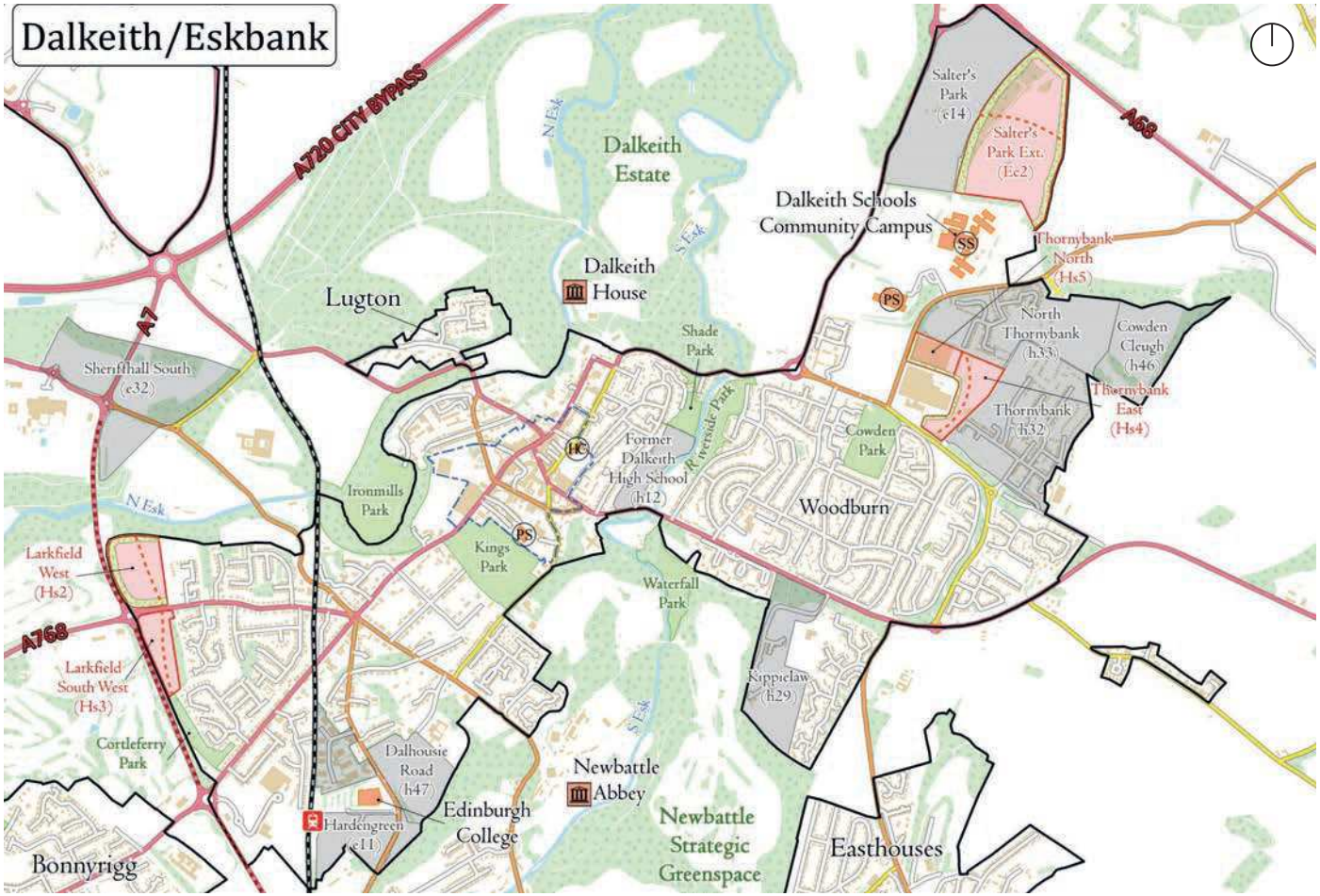
- The Midlothian Local Development Plan, adopted 7 November 2017.
- The Strategic Development Plan (SDP) for Edinburgh and South-East Scotland, which was approved in 2013.

The 2017 Midlothian Local Development Plan sets out the development strategy for Midlothian for the next 10 years including the housing and economic land requirements identified in the SDP. It also sets out the detailed policies used to determine planning applications in Midlothian.

The further residential expansion to the north-east of Dalkeith has now largely been delivered.

The further residential expansion to the north-east of Dalkeith has now largely been delivered.

On 11 January 2023, the National Planning Framework 4 was approved by the Scottish Parliament. Midlothian Council has now commenced the replacement of the LDP with Midlothian LDP2.



Midlothian Local Development Plan 2017 - Dalkeith/ Eskbank Settlement Statement Map

1.11 MIDLOTHIAN LOCAL DEVELOPMENT PLAN 2017

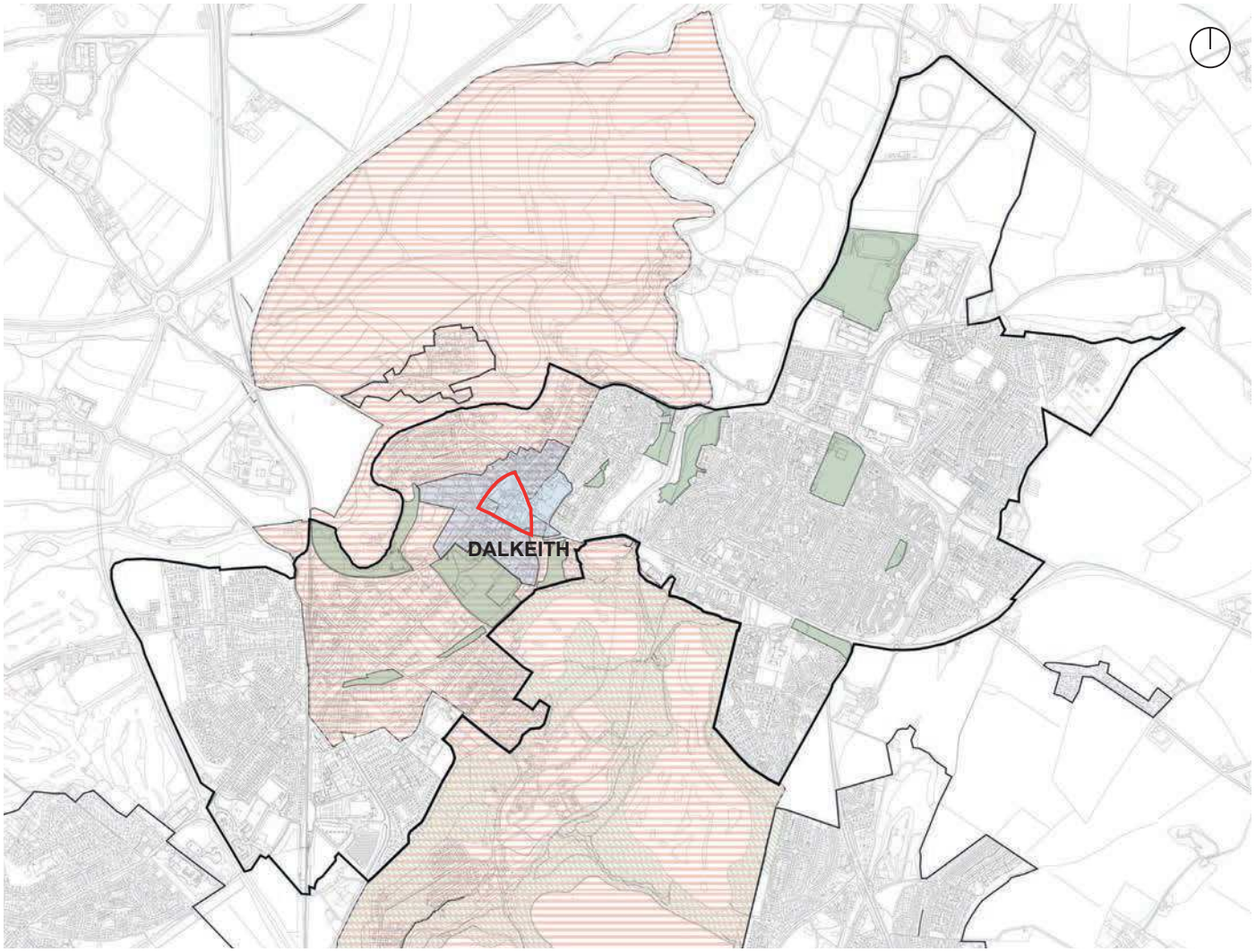
The following policies will be particularly important for any development within Dalkeith town centre:

DEV 2 - Protecting Amenities within in Built Up Areas
Development will be permitted within existing and future built-up areas, and in particular within residential areas, unless it is likely to detract materially from the existing character or amenity of the area.

ENV19 - Conservation Areas
Dalkeith House and Park Conservation Area
Eskbank and Ironmills Conservation Area
Newbattle Conservation Area

TCR1 - Town Centres
Proposals for retail, commercial leisure development or other uses which will attract significant numbers of people, will be supported in Midlothian's town centres, provided their scale and function is consistent with the town centre's role, as set out in the network of centres and subject to the amenity of neighbouring uses being preserved.
Change of use from retail will only be permitted if the subsequent use is one which contributes positively to footfall in, and the vitality of, the town centre* and subject to the Council being satisfied that the proposals are acceptable in terms of the amenity, environment, traffic and parking arrangements of the town centre, with reference to the relevant Supplementary Guidance (paragraph 4.6.4).
Conversion of ground level retail space to residential uses will not be permitted. The conversion of upper floors to housing and the formation of new residential space above ground-level structures in town centres is supported.
Proposals for open air markets will be supported in Midlothian's town centres provided the amenity of neighbouring uses and the functioning of the road network is not adversely affected.

DEV 8 - Open Spaces
The Council will seek to protect and enhance the open spaces identified on the Proposals Map. Development will not be permitted in these areas that would:
A. result in a permanent loss of the open space; and/or
B. adversely affect the accessibility of the open space; and/or
C. diminish the quality, amenity or biodiversity of the open space; and/or
D. otherwise undermine the value of the open space as part of the Midlothian Green Network or the potential for the enhancement of the open space for this purpose.



KEY:

DEV 2 - Protecting Amenities within in Built Up Areas
ENV19 - Conservation Areas
TCR1 - Town Centre
DEV 8 - Open Spaces (Within Settlement Area)
DEV 8 - Open Spaces (Outside Settlement Area)

1.12 SITE ANALYSIS IN TOWN CONTEXT

EXISTING TRAVEL ROUTES

BORDERS RAIL LINE
The Borders Rail Line connects the City of Edinburgh to Galashiels. The train line runs via Eskbank Station. The station is a 25 minute walk from the town centre. The nearest bus stop is located at Eskbank Tesco Superstore. Trains run daily every 30 minutes to Edinburgh Waverley between the hours of 0625 and 2000hrs, after which the service is hourly until 2355 hrs, the weekend services is also hourly. Journey time is approximately 20 minutes.

BUS ROUTES
Dalkeith has 19 bus routes. The town is served by a number of bus routes that connect the town to the rest of Midlothian and the City of Edinburgh.

WALKING PATHS
A number of core paths are located in and around Dalkeith, Some paths are undefined such as the route adjacent to the cemetery and Midlothian Indoor Bowling Club.

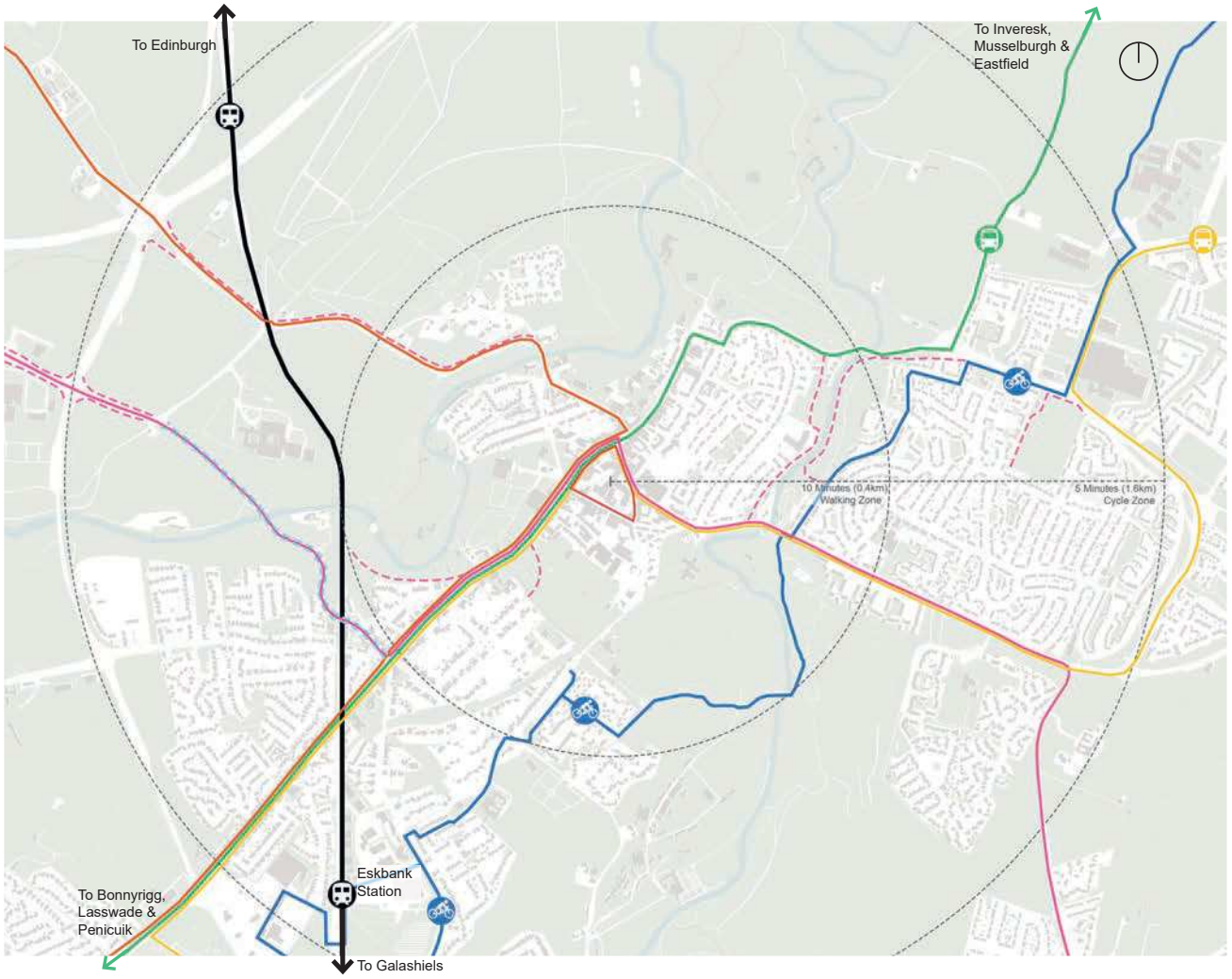
MULTI-USER PATHS
The multi-user path which passes along the B6392 connects to the A7 and on to the dumbbell interchange over the city by-pass, this route continues north-west along the A772 towards Gilmerton and Edinburgh. Another multi-user path links Sheriffhall Roundabout to Lugton Brae. There are also a small number of shorter multi-user paths/routes located within parks and dedicated green spaces.

ON-ROAD CYCLE LANES
There are no on road cycle routes within the town centre. An on road cycle route is located on Melville Road (B6392).

CYCLE ROUTES
The NCN routes at Dalhousie Road housing estate and St David's Terrace have no road markings and cycle route signage is unclear and difficult to navigate. Cycle routes bypass Dalkeith Town Centre completely. There are a number of junctions (eg. Ancrum Bank/Newbattle Road) where there are no dedicated traffic lights/crossings for cyclists.

NCN Route 1 - Newcastle to Edinburgh (Coast to Castles) (25km)
The Coast to Castles route passes through Midlothian on quiet roads from the Borders,northwards towards Bonnyrigg. The route becomes mainly on-road in Bonnyrigg and continues towards Dalkeith campus. The route then continues towards Whitecraig in East Lothian and connects into Musselburgh and Edinburgh.

NCN Route 196 - Penicuik to East Lothian via Dalkeith (16km)
A 16km cycleway begins at Valleyeld in Penicuik and extends eastwards through Auchendinny, Roslin Glen, Rosewell, Bonnyrigg, Eskbank and Dalkeith. The route also connects to Haddington via the Pencaitland cycleway.



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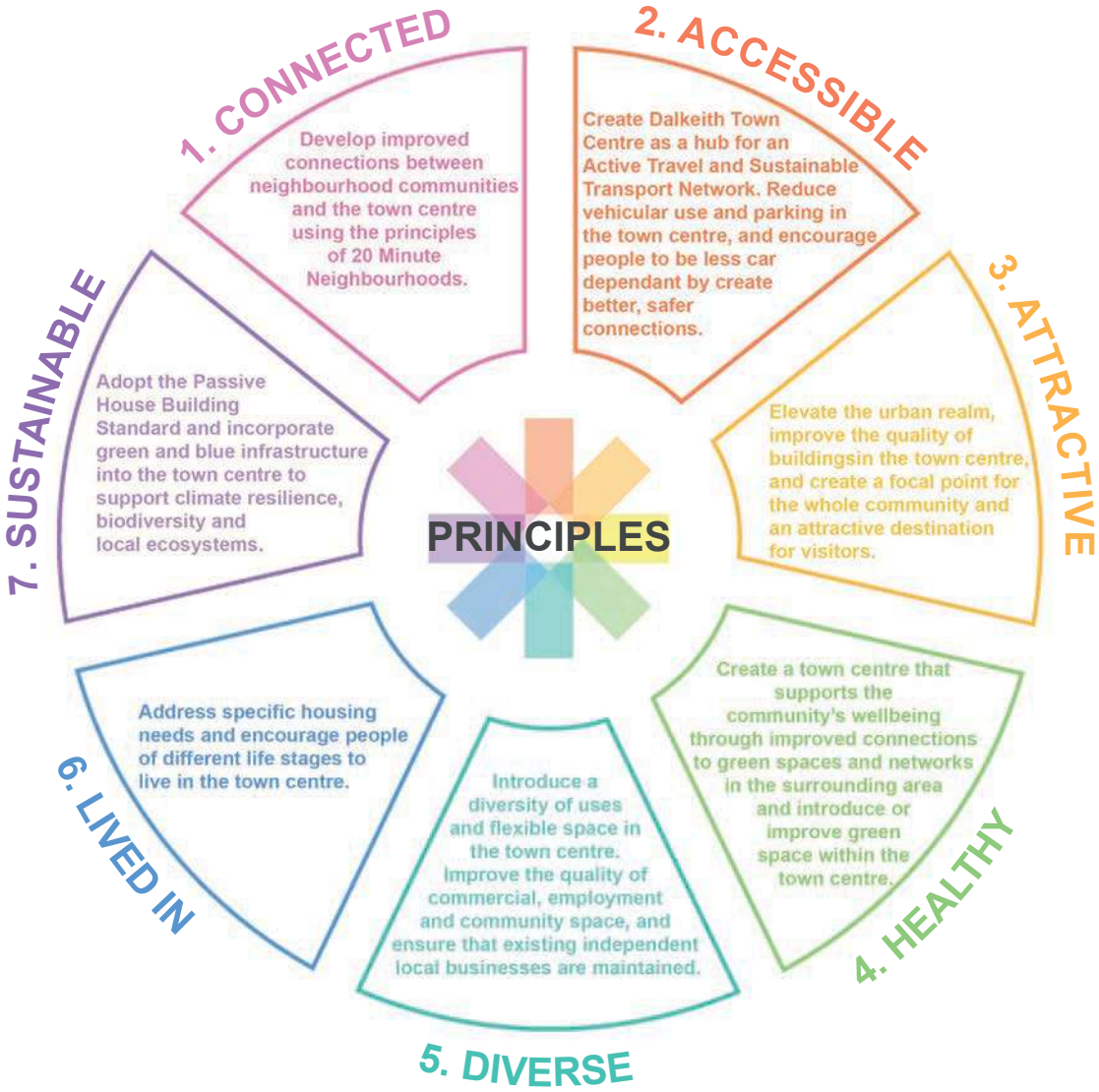
02
DEVELOPMENT FRAMEWORK

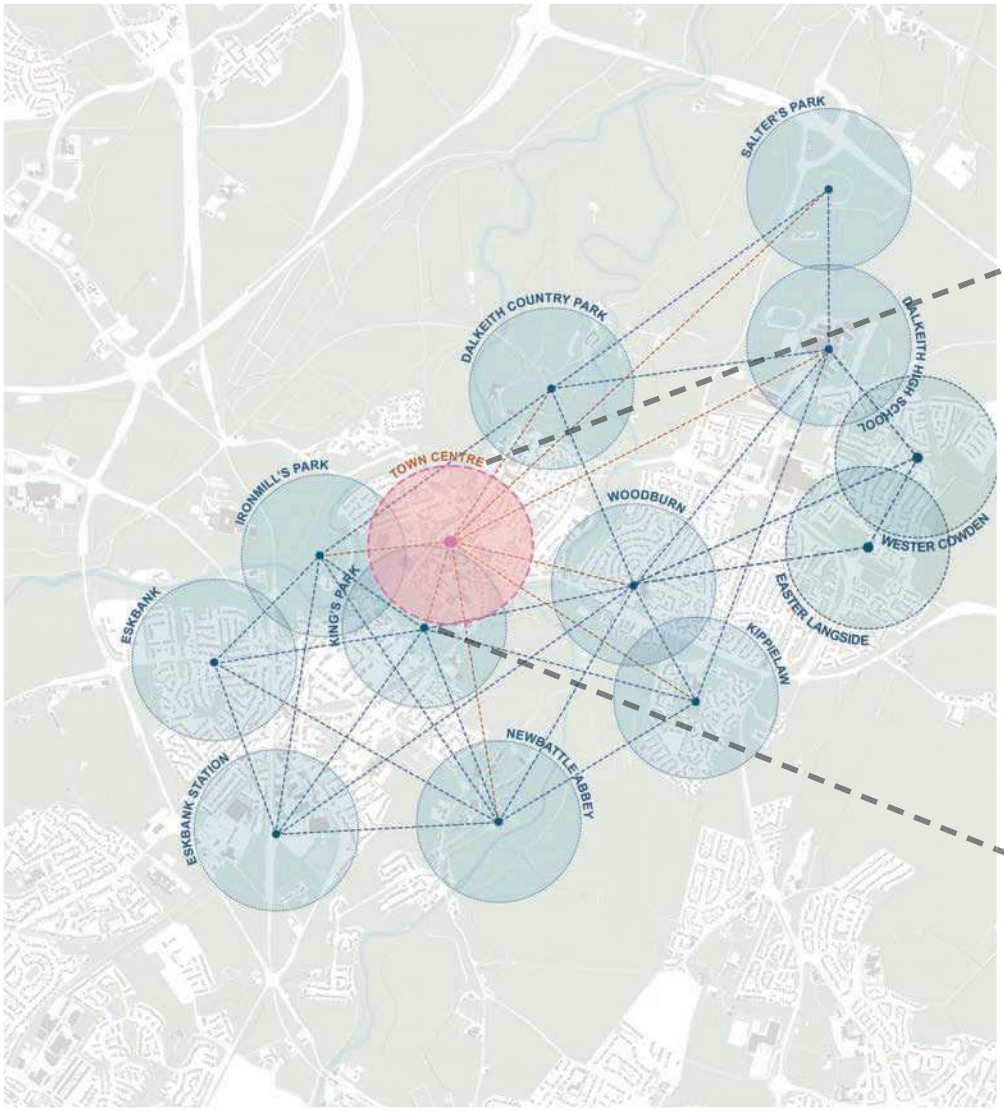
2.1 VISION AND PRINCIPLES

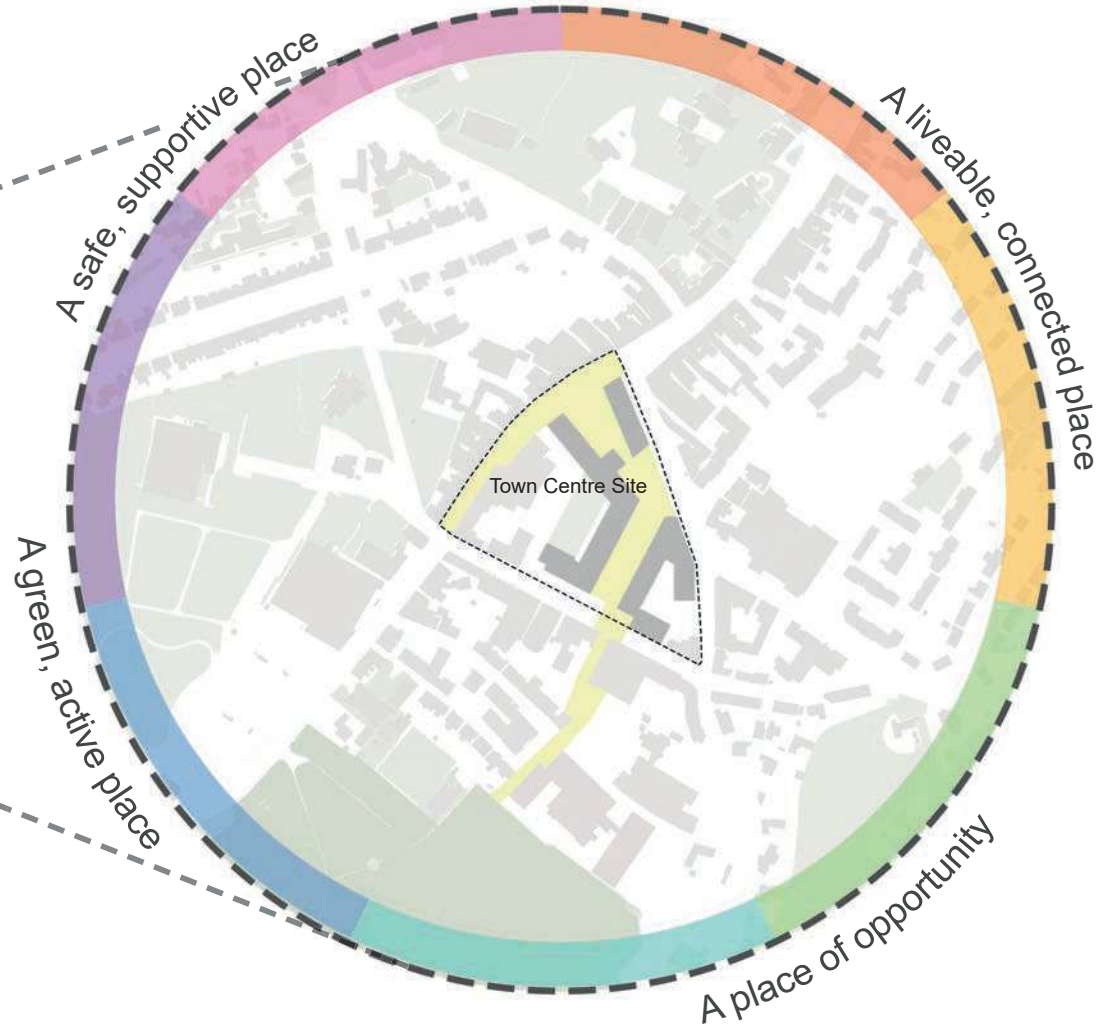
VISION FOR DALKEITH

Generate a vibrant and attractive town centre that is lived in and loved.
Improve the connections to surrounding neighbourhoods and communities.
Create high quality, green public spaces within the heart of town.
Offer a wide range of shops and services so all ages can spend time here easily and confidently.



2.2 DALKEITH 20-MINUTE NEIGHBOURHOOD





DALKEITH 20 MINUTE NEIGHBOURHOOD

Dalkeith has developed as a series of neighbourhoods, many of which are separated from the commercial and administrative centre due to geographic constraints. There is an opportunity to embed a 20 minute neighbourhood approach in Dalkeith to better connect communities and services. This will require the transformation of the active travel network in and around the town centre.

DALKEITH TOWN CENTRE MASTERPLAN

This study identifies the town centre as a key hub. The site highlighted above has been identified as a development opportunity. The Development Framework Key Principles, alongside findings from community consultation have generated the Strategies for the regeneration of Dalkeith town centre.

2.3 DALKEITH TOWN CENTRE MASTERPLAN

To deliver the vision and principles, a framework is needed to guide the future development of Dalkeith town centre. This framework is to be taken into account when generating proposals for a better connected, regenerated and redeveloped town centre.

The outline design of the Town Centre Regeneration Framework looks to the traditional townscape patterns of street and squares that characterise the older parts of Dalkeith. Streets that are designed primarily for the pedestrian, streets on which people live, work and shop, squares that invite people to pause and chat, a place that promotes a sense of community and well-being.

Developments over time have eroded the idea of active frontages be it shops, front doors or gardens onto the public realm. New residential and commercial facades will look out onto the streets and squares while also creating enclosed backyards and gardens that provide privacy and amenity for the residents.

The proposed framework connects the High Street to Buccleuch Street and Kings Park beyond through a series of connected streets, predominantly traffic free. Landscape and the introduction of trees back into the town centre is a key aspect of the design. Trees moderate climate and offer an attractive green amenity for residents and visitors alike to enjoy.

While the scale of the proposals adds some density and activity to the town centre through an increase in the resident population the overall massing retains a human scale that is wholly appropriate to the scale of the existing historic townscape. The regeneration of the town centre offers an opportunity to rediscover a liveable and walkable town that is centred on people and place while retaining the business and energy of the existing town centre.

The strategies outlined in section 3.0 demonstrate how this framework could be delivered.

Perspective view of a Regenerated Dalkeith Town Centre

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03 STRATEGIES

3.1 CONNECT NEIGHBOURHOOD COMMUNITIES AND TOWN CENTRE

You asked us to "Improve connections between green spaces, key transport links and the town centre."

The principles of the 20 Minute Neighbourhood underpin the following strategies to connect Dalkeith town centre to neighbouring communities and surrounding areas.

See Dalkeith not as one single centre but as a series of centres each with its own character and strengths. Identify the needs within each of these satellite hubs. Encourage the local centres to add to the town as a whole. Identify the needs within each of these satellite hubs in terms of the town centre, and encourage people to live in the centre.

Identify routes that connect the local centres to the town centre i.e. bus routes, pedestrian and cycle routes. Improve these routes through the introduction of trees, sitting areas, lighting, and information boards.

Review parking provision within the whole of the town centre, to encourage walking, cycling and use of public transport.

Develop connections from the town centre to the station through safe pedestrian and cycle routes, alongside taxi rank and shuttle bus provision.

Help people transit easily between Dalkeith Country Park, Dalkeith town centre and transport links such as Eskbank Station.

Create more defined space around the Eskbank Railway Station to make it a more positive addition, where you might linger, heightening its visibility and attraction as a destination in itself.

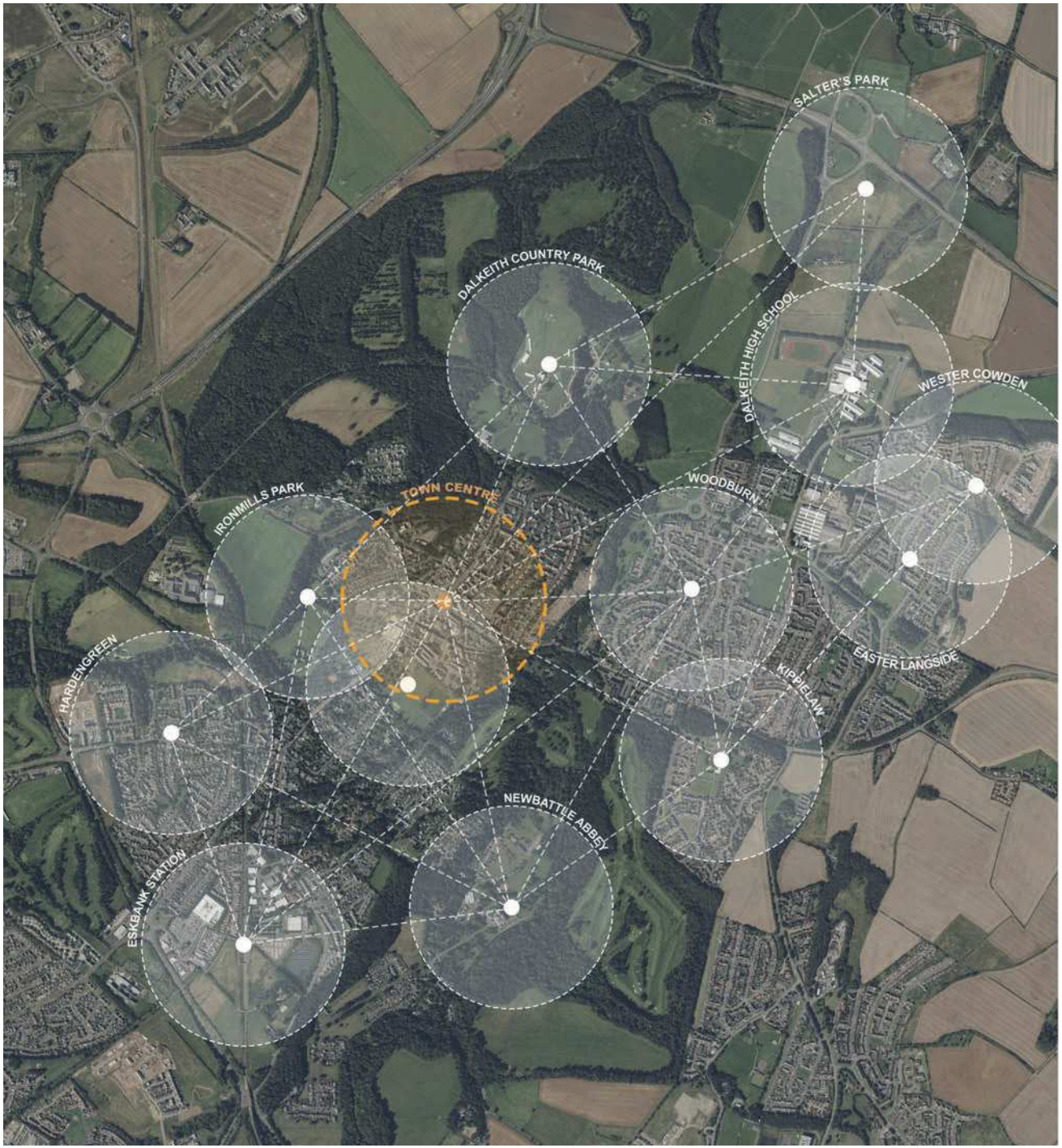
Consider Edinburgh College and its connection/relationship to the town. Consider station and college along with industrial estate, Tesco superstore as a business, commercial, education hub.

Create stronger connections to institutions such as Edinburgh College bringing them more fully into the daily life of the town.

Explore creation of a local hub around the Dalkeith Community Campus/ Woodburn Primary School. Amplify the role of the Dalkeith Schools Community Campus in the surrounding community through the creation of a gathering space, allotments, recycling, services out-reach.

Provide clear information on extended walks within the town and out into Midlothian, making this information available to locals and to those outside the town.

Improve connections to the North and South Esk valleys, these offer fantastic walks and critical ecological networks which can be more fully developed as learning spaces.



Satellite Hubs surrounding Dalkeith Town Centre

3.2 TRANSFORMING CONNECTIONS TO CREATE A 20 MINUTE NEIGHBOURHOOD

You said "people want the town centre to be more walking and cycling friendly, with less and slower traffic."

The following aspirational proposals transforming connections to create a 20 Minute Neighbourhood are subject to funding and detailed design studies:

ACTIVE TRAVEL ROUTE - TOWN CENTRE AND KING'S PARK
The town centre regeneration includes for the redevelopment of White Hart Street. This will see the erection of new residential and mixed-use buildings with an opportunity to provide a new pedestrianised route with green infrastructure as well as improvements to the public realm. As part of a separate study, the Development Framework offers an opportunity to extend this route directly to King's Park through the reallocation of land within Midlothian House Carpark and the redevelopment of King's Park Primary School.

CONNECTED CYCLE ROUTES TO TOWN CENTRE
The opportunity to create safe and direct cycle routes to connect the town centre to the existing National Cycle Route Network could be explored as part of a separate design study.

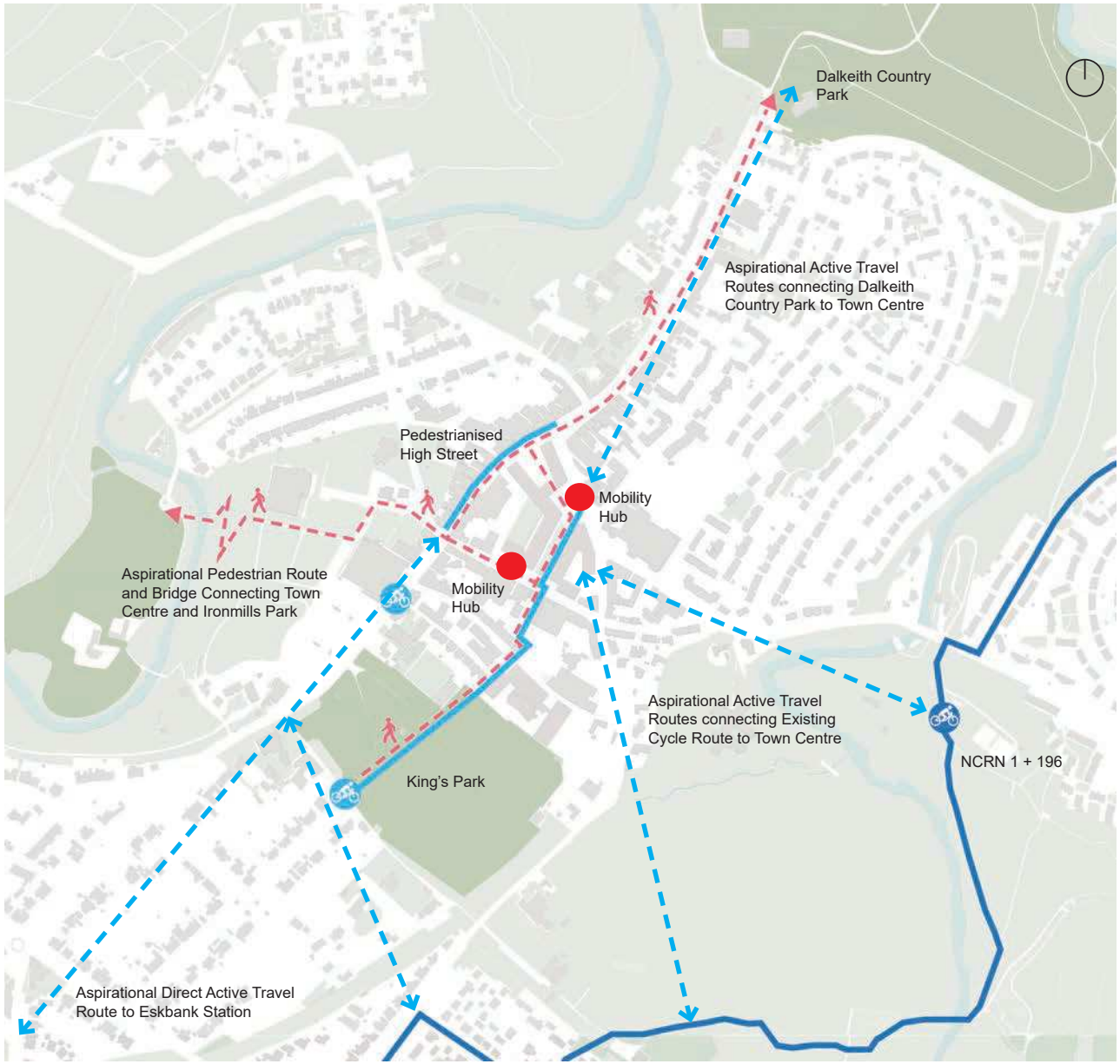
ACTIVE TRAVEL ROUTE - TOWN CENTRE AND ESKBANK RAILWAY STATION
A more direct active travel route to Eskbank Station could be developed as part of a separate design study to support multi-modal travel.

DIRECT PEDESTRIAN ROUTE TO IRONMILLS PARK
A new direct and safer pedestrian route could be explored to connect the town centre to Ironmills Park.

ACTIVE TRAVEL ROUTE - TOWN CENTRE AND DALKEITH COUNTRY PARK
The introduction of a safe active travel route that directly connects the town centre to Dalkeith Country Park could be developed.

REGENERATION SITE - PEDESTRIANISED HIGH STREET
It is proposed that a section of the High Street (A6094) between Buccleuch Street and South Street be pedestrianised allowing for public realm enhancements as well as dedicated walking, wheeling, and cycling infrastructure. The introduction of pedestrianisation would also allow for air quality improvements via a reduction in harmful pollutants and improved streetscape.

REGENERATION SITE - MOBILITY HUBS
Mobility Hubs are proposed on Buccleuch Street and South Street. Hubs are sited to support Multi Modal travel and include bus shelters with phone charging and integrated art, cycle parking, e-bikes and e-scooters, taxi ranks, and pick up/drop off bays.



3.2 TRANSFORMING CONNECTIONS TO CREATE A 20 MINUTE NEIGHBOURHOOD

You said "public transport is good, but it needs to be affordable and easy to use."

ASPIRATIONAL MULTI-MODAL TRAVEL AND CONNECTIONS TO EXISTING ROUTES

A low proportion of the housing in Dalkeith can be accessed within a 10 minute walking distance of the town centre. The majority of housing within Dalkeith can be accessed within the 10 minute cycling zone. However the routes to and from the town centre are busy with traffic and there are no safe routes connecting the NCN route to the town centre and town amenities. The aspirational proposals noted below are subject to funding and detailed design studies:

CYCLE ROUTES

New safe cycle routes could be explored as part of a separate study to connect the existing NCN1 to the town centre and to the High School Campus.

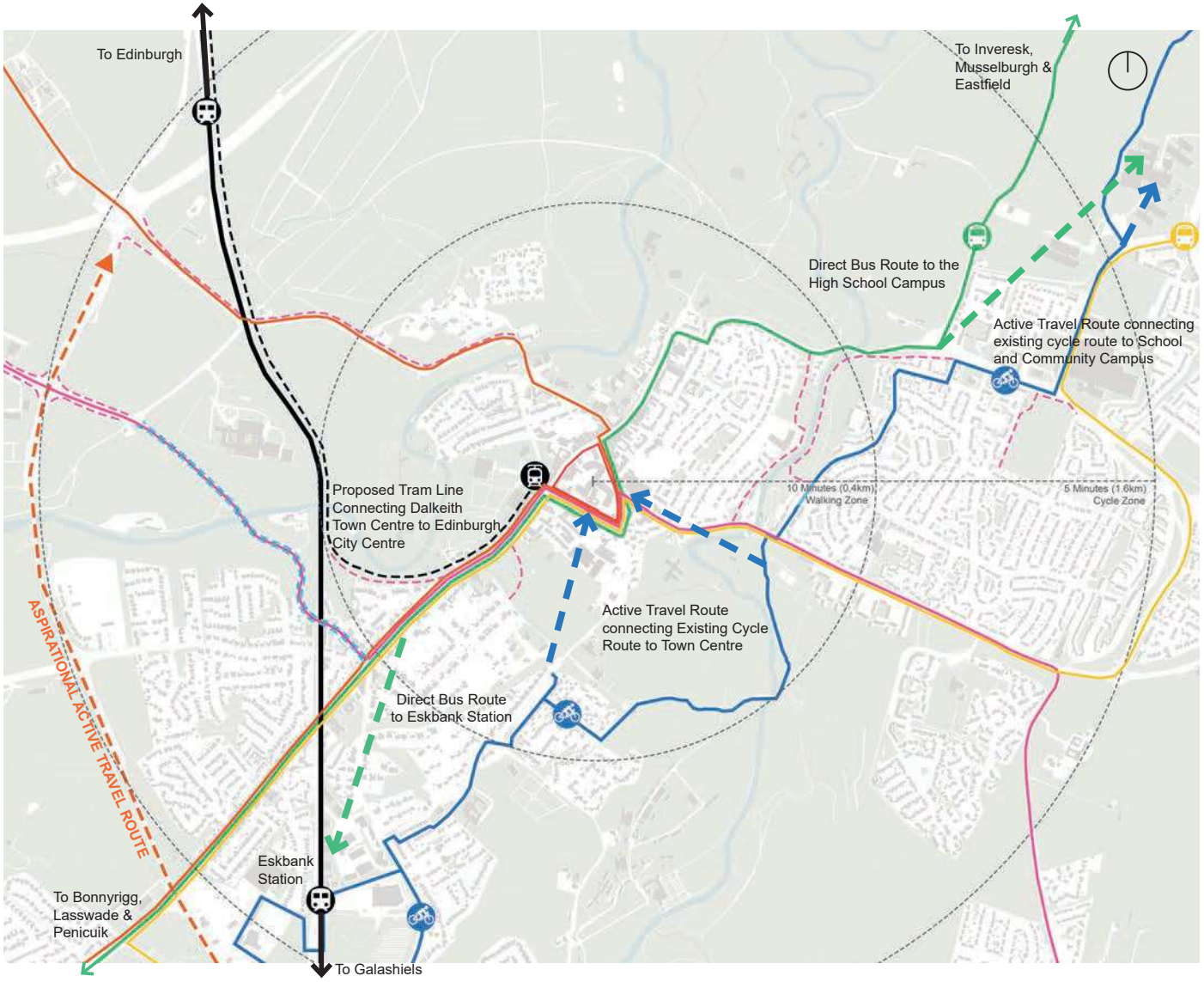
BUS ROUTES

With the removal of buses from the south section of the High Street, it is proposed that Buccleuch Street and South Street become key bus routes within the centre of Dalkeith. There is an opportunity to widen footways and provide mobility hub concepts within the corridor. There is also an opportunity to introduce traffic calming measures through the use of raised tables.

Connections to Eskbank Railway Station through an improved direct bus route to connect the town centre to Eskbank Station could be developed to support multi-modal travel. The Midlothian Council A7 Active Travel Feasibility Study will include looking at the feasibility of a link from the A7 to Eskbank Train Station.

EDINBURGH TRAM EXTENSION

The National Planning Framework 4 (NPF4) identifies Edinburgh and South East Scotland Mass Transit as a key project, with a potential connection from the Edinburgh BioQuarter to Shawfair and, on to Dalkeith as a potential future tram extension in the longer term. The extension of mass transit would enhance the level of public transport provision in the region, including Bus Rapid Transit (BRT) and Tram. It would complement and integrate with the current bus, tram and heavy rail networks, providing improved connectivity.



KEY:

- Borders Rail Line
- NCN1 / NCN196
- On Road Cycle Lane
- Multi-User Path
- No. 140 Bus Route
- No. 139 Bus Route
- No. 3 Bus Route
- No. 49 Bus Route
- Aspirational A7 Active Travel Route
- Aspirational Active Travel Route
- Aspirational Bus Travel Route

3.3 IMPROVED PUBLIC TRANSPORT

You asked for "Improved sustainable transport that is accessible, affordable, frequent and reliable."

As the transport sector strives to decarbonise, it is essential to rethink how we integrate public transport services with walking, cycling, and micro-mobility to make it easier for people to travel seamlessly.

The concept of a Mobility Hub grows from a basic bus shelter to incorporate a range of other modes and place-specific services in response to local needs within Dalkeith.

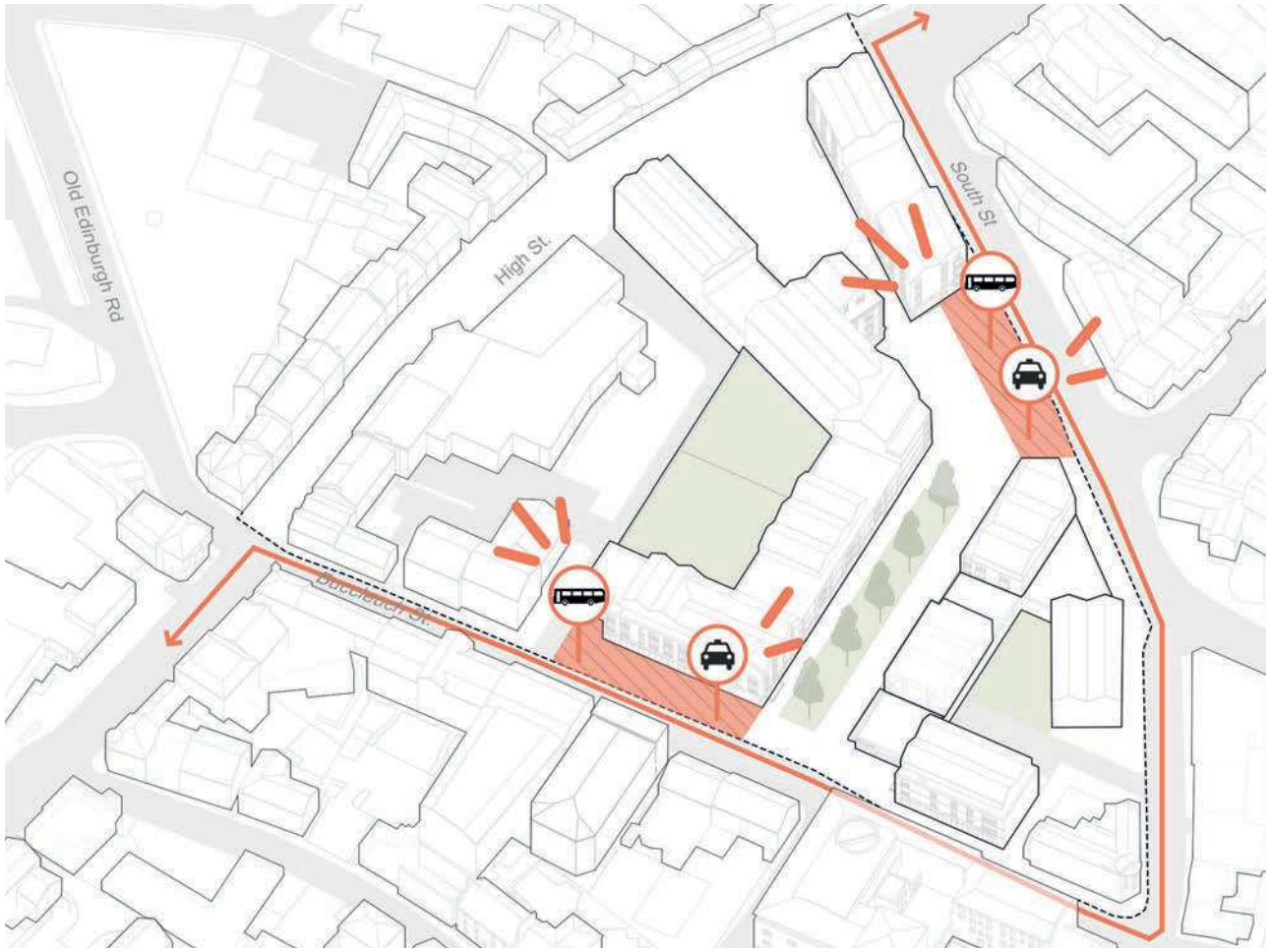
The town centre will benefit from the provision of Mobility Hubs on Buccleuch Street and South Street as a means of integrating public transport with other modes, focused primarily on walking and cycling.

Mobility Hubs are places where people can switch from one mode of transport to another, with convenient facilities designed for a low-carbon society. They form a network of structures that cluster together a full suite of complementary transport modes to enable sustainable journeys.

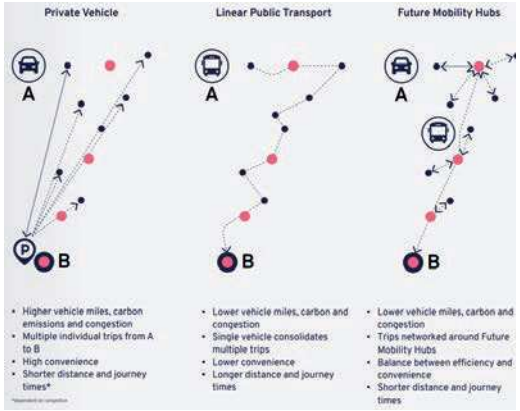
The modular approach provided by Mobility Hubs will allow them to be delivered in response to the specific requirements and space available along Buccleuch Street and South Street. They will use the existing bus stop locations as a base from which to provide local residents and visitors with increased movement options and promote the message that non-car based travel modes are both realistic and practical options.

Crucially, Mobility Hubs are not simply bus stops or taxi ranks. Dalkeith town centre will benefit from encouraging the incorporation of an improved public transport offering with other travel modes and user facilities (i.e. e-bike charging stations, etc.). These facilities, combining public transport with active travel, will help make the town centre a more inviting, safer and greener space.

Findings from the Midlothian Council Parking Strategy suggest that the existing car parking provision within the town centre is currently under-utilised. Provision of the Mobility Hubs on Buccleuch Street and South Street will help to encourage a further reduction in the use of existing car parking facilities while at the same time invigorating the existing streetscape, encouraging non-car based trips and enhancing the public realm.



Proposed introduction of Mobility Hubs on Buccleuch Street and South Street support the re-routing of traffic away from the High Street



Mobility Hubs - refer to Appendix 02 - ARUP Transport Input Report

3.4 IMPROVED OPPORTUNITIES FOR ACTIVE TRAVEL

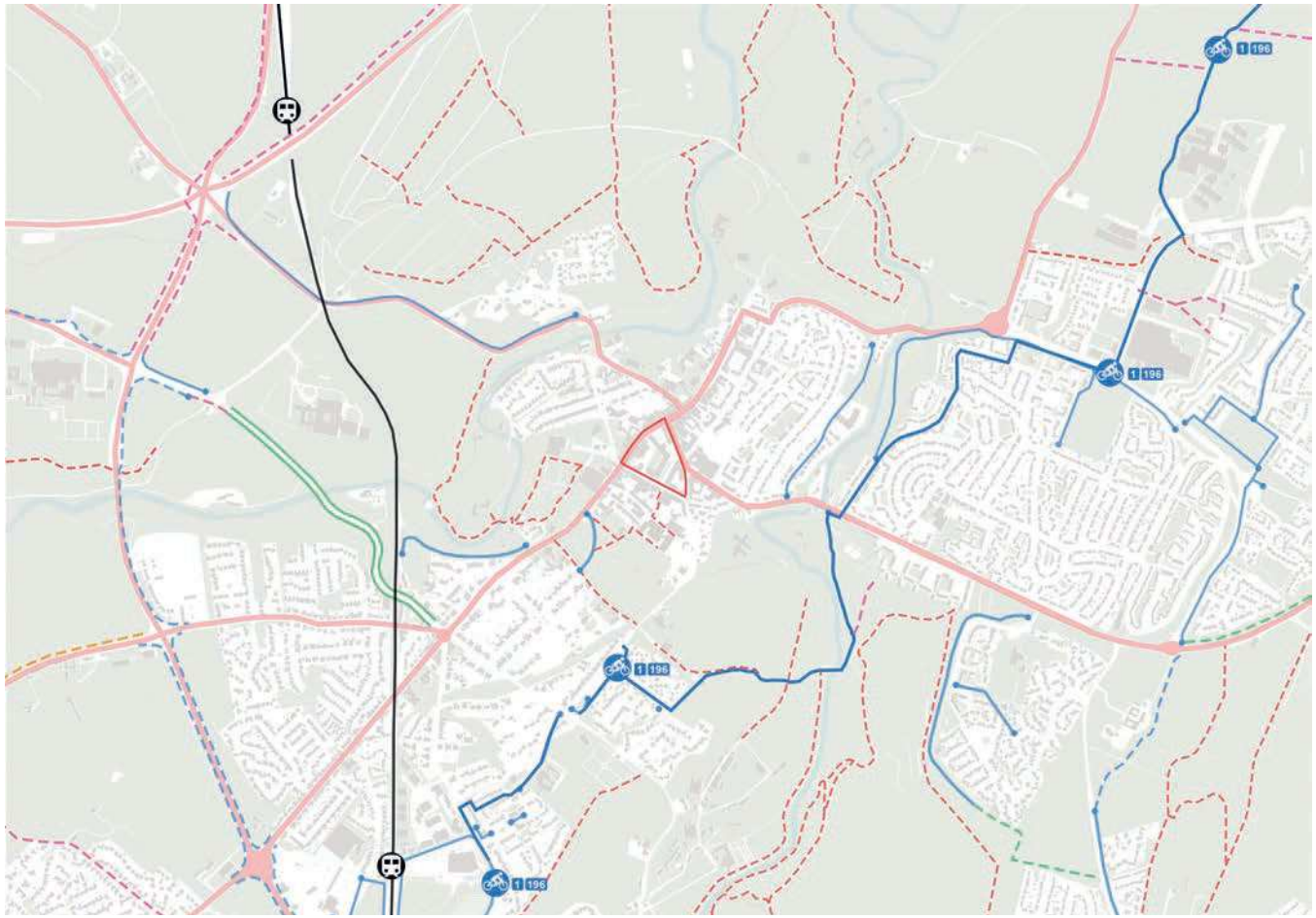
Further work will be undertaken in conjunction with Midlothian Council and key stakeholders, including Sustrans and SEStrans, to look at wider active travel connections from the centre of Dalkeith and key destination points throughout the wider area.

The key principle that must form the basis of any new mixed-user infrastructure is that routes must be attractive, direct and safe.

Future opportunities will be developed in accordance with Midlothian Council's Active Travel Strategy and SEStrans region-wide active travel network strategy, where connections to Dalkeith are proposed as part of the development of the network.

Further 'next steps' include:

- Midlothian Council's Sustainable Transport Team will look to utilise funding opportunities to improve active travel connections to/from the town centre, and will look to improve active travel provision where missing links within the town centre exist.
- Applications to Sustran's Places for Everyone Stage 0-2 funding will be made in summer 2023 to look into connections to/from Dalkeith along key travel routes - assessing potential routes and designs for active travel provision linking Dalkeith town centre to Eskbank, the A7 corridor, Dalkeith Country Park, communities to the East, as well as existing on and off-road provision.
- Applications will also be made to Sustran's Networks fund where applicable. Midlothian Council's Active Travel Strategy will identify aspirational routes within the Dalkeith and surrounding area, for which suitable funding will then be sought.



Midlothian Active Travel Strategy - Dalkeith

KEY:

Footpath		Aspirational Active Travel Routes	
Cycleway/MUP		Short Term	
On Road Cycle lane		Medium Term	
Proposed Cycleway		Long Term	
National Cycleway	1 196		
Borders Railway			

Active Travel Route along Key Routes

Segregated Cycle Paths

3.5 OPTIMISE EXISTING TOWN CENTRE PARKING SITES

You said "people want to ditch their cars, but they need help to do it."

Midlothian Council are currently developing a new parking strategy for the area. All future proposals will need to comply with this guidance. There are opportunities to use the existing underutilised parking sites that are a short walk from the town centre.

Consideration should also be given to the wider context of how future parking within the town centre will interface with the provision of Mobility Hubs and public transport improvements, as these would reduce the need for people to use a car to come into the town centre.

Midlothian Council's 2017 Strategy highlights underutilised parking sites that are within a 5-minute walk of the High Street. There is an opportunity to explore ways to maximise the use of these existing car parks, and to provide safe walking routes linking them.

Future next steps should be based upon the findings from a survey of existing parking usage, therefore providing an accurate set of contemporary baseline data.

The proposed reduction of parking within the town centre regeneration site creates an opportunity for the introduction of green space and space for walking and cycling, thereby creating a more attractive environment.

A review of the *Midlothian Council Parking Standards 2014* will consider town centre parking standards and guidance to encourage reduced dependency on vehicular use and to support Active Travel.

KEY:

EXISTING CAR PARKING

PROPOSED CAR PARKING

*Parking numbers taken from Midlothian Parking Strategy Report 2017

Car Parking in Dalkeith Town Centre

3.6 PEDESTRIANISATION OF HIGH ST.

You said "Dalkeith should be a place to travel to and live in, not somewhere people drive through."

To implement this strategy Dalkeith town centre should be a place for people. Pedestrianisation of the High Street, coupled with a regenerated central square, will give the town centre back to the community, local residents and visitors alike.

Community consultation identified a need for the town centre to become, safer, more accessible, healthier, with simple, liveable, dignified spaces and streets. Pedestrianisation of the High Street will help deliver these positive ambitions and a longer-term vision for a thriving community.

The challenges created through pedestrianisation, particularly on local businesses, public transport provision, and traffic movements in and around the town centre will be carefully and respectfully considered as part of a series of future studies which aim to look at the specific details on further developing the principles presented by this development framework.

Future studies will help define the specific requirements to ensure that any pedestrianisation is both appropriate and feasible, and has the desired effect of enhancing the town centre space and encouraging future investment opportunities.

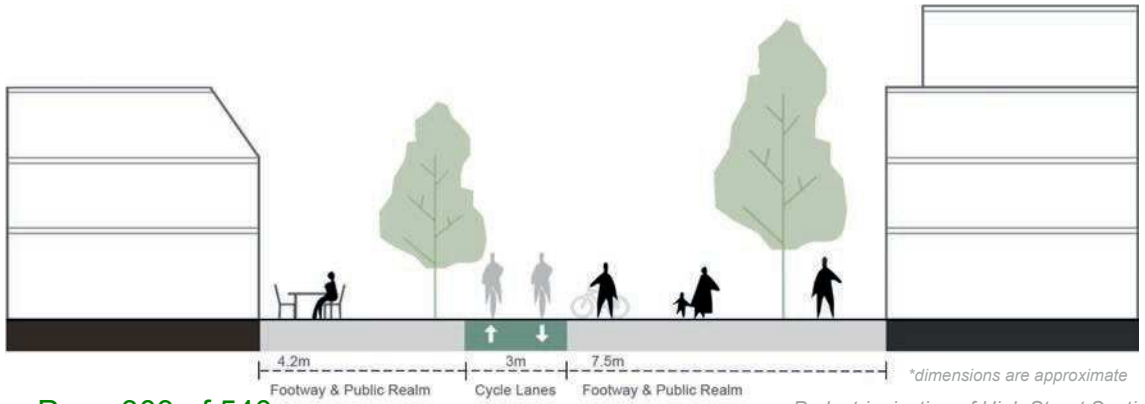
These studies will also help to determine the most appropriate level of pedestrianisation for the High Street - opportunities for full pedestrianisation or pedestrianisation on specific days or during certain times of days could be explored.

Pedestrianisation of the High Street would help to provide a more attractive, safer and greener space with reduced levels of vehicular traffic where the emphasis is on walking, cycling and public transport.

The enhancement of the public realm through pedestrianisation would encourage cafés and restaurants to spill out onto pavements, and the creation of a vibrant feel in the town centre would support the local independent businesses and encourage people to linger.

The configuration of the enhanced public realm at Jarnac Court and Eskdaill Court forms a direct and safe connection to the proposed Active Travel route on the new Walk. Public spaces will be accessible to all ages and abilities, and, safe and engaging for Midlothian's many young families. Pedestrianisation will help create streets where older people feel able to confidently walk, knowing that they can rest if they need to.

Pedestrianisation of High Street Axonometric Diagram



Pedestrianisation of High Street Section View

3.6 PEDESTRIANISATION OF HIGH ST.

You said "Dalkeith should be a place to travel to and live in, not somewhere people drive through."

Following on from the Development Framework outline proposals, the next design stages and areas of further study will consider in much greater detail a number of key local issues, namely:

- Engagement with local businesses to understand their needs and requirements, and respond to their perceptions and opinions on the potential impacts of pedestrianisation.
- Potential impact on servicing arrangements.
- Existing public transport provision and how this will be integrated into the delivery of Mobility Hubs on Buccleuch Street and South Street.
- Vehicle tracking to ensure buses can easily manoeuvre on proposed new bus routes and to develop Mobility Hub infrastructure.
- Undertaking traffic modelling to demonstrate the potential impact resulting from possible traffic displacement, including the operation of junctions.

The outcomes of these studies will help inform the specific measures and levels of pedestrianisation that are appropriate for the High Street.

Further information, along with a series of real-life case studies which set out the benefits of pedestrianisation in town centre locations, is provided in the Arup Transport Report in Appendix 02.

Frans Halsstraat, Amsterdam

Illustrative View of Pedestrianised High Street

3.7 IMPROVED TOWN SQUARE & ENHANCED CIVIC SPACES

You asked for "A pedestrianised central square as a focal point for cultural events, markets and socialising."

The regeneration of the town centre site offers an opportunity to improve and enhance the existing town square and civic spaces to create an energised attractive central core that encourages the local and non-local to visit, increasing opportunities for business, enterprise and social engagement.

These enhancement would give the town centre a vibrant feel, support the local independent businesses and encourage people to linger.

Create a more obvious central gathering space which becomes an orientation space for visitors and residents alike, and an opportunity for information from across the county to be displayed and easily accessed by everyone.

Opportunity to create a market /civic space as town centre core. Focal point for sharing information, resources and skills and focal point for events, open to all.

Incorporate public art and to give the public realm a focal point.

Introduce play within the public realm and create a town centre that is attractive to all ages.

Ensure civic spaces are a focus for public generated ideas and initiatives such as food markets, music events, carnivals, art festivals, book fairs, and antique fairs. Create flexible, simple and available public space.

Enhance the appearance of external public spaces, introduce more green space and increase access to council facilities and services.

Improved Civic Spaces & Town Square Axonometric Diagram

3.7 IMPROVED TOWN SQUARE & ENHANCED CIVIC SPACES

You asked for "A pedestrianised central square as a focal point for cultural events, markets and socialising."

Public art installation, Madrid

Farmer's Market

Play park, Amsterdam

Outdoor Seating Spaces

Illustrative View of Improved Jarnac Square

3.8 THE WALK & A ROUTE FROM THE TOWN CENTRE TO KING'S PARK

You asked for "A town centre that is walking and cycling friendly, with less and slower traffic."

THE WALK

Create an improved route within the masterplan site to prioritise pedestrians and cyclists, and reduce vehicular use.

Create a safe, accessible and attractive town centre with simple, liveable, dignified spaces and streets.

Encourage cafés, restaurants and community spaces to spill out onto the new walk.

Create an environment with reduced air and noise pollution and opportunities to connect with nature.

Ensure that street design and public spaces are accessible to all ages and abilities.

Encourage overlooking from new housing and activities to limit antisocial behaviour.

ROUTE FROM THE TOWN CENTRE TO KING'S PARK

Create a direct Active Travel route that connects the town centre to King's Park Primary School and King's Park.

Form a route that creates wider connections into other green networks within and around the town centre.

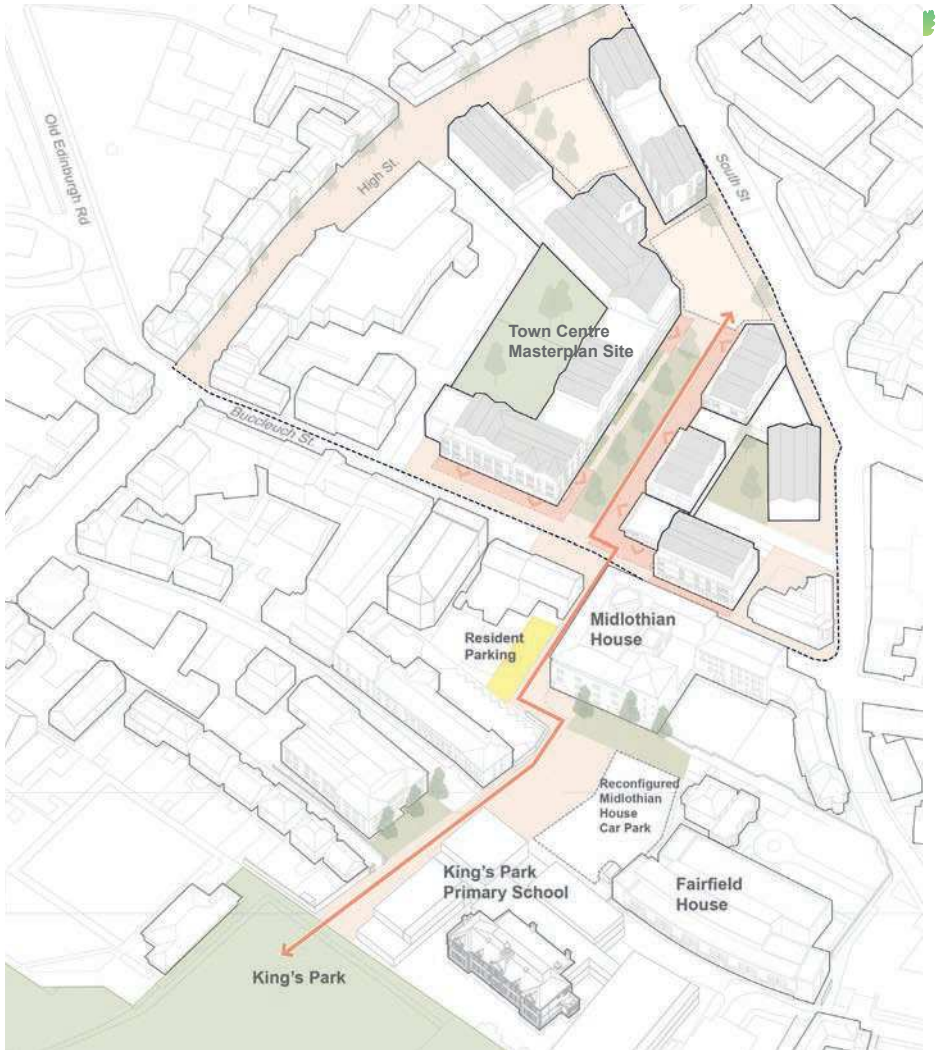
Improved links create an opportunity to expand the use of green space out with the Town Centre Masterplan site.

The extension of the Active Travel route from the town centre site through to King's Park will require the character of the existing route to change.

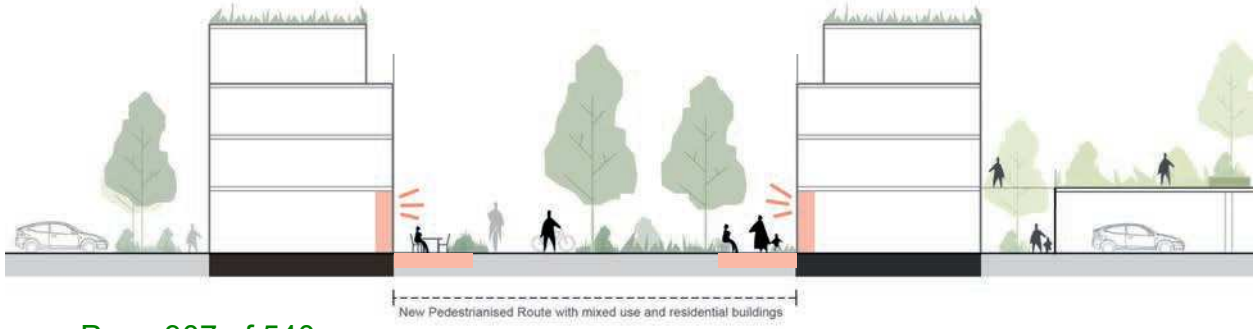
Access to Midlothian Council's Passivhaus development on Buccleuch Street, including access to residents parking, will be maintained through careful and appropriate design and signage. Pedestrian and cycle movements will be prioritised through the use of pavement surfaces which promote open, inviting and liveable spaces, while at the same time providing restricted single-user vehicular access.

Opportunity to reconsider vehicular access to and the extent of Midlothian House car park to carve out space for a new public realm.

The extension of an enhanced route into King's Park is dependant on the reconfiguration of the King's Park Primary School site and the school campus masterplan being delivered.



Axonometric View of the New Walk and proposed route connecting town centre to King's Park



Section of New Walk showing Active Frontage and Proposed Active Travel Route

3.8 THE WALK & A ROUTE FROM TOWN CENTRE TO KING'S PARK

You asked for "A town centre that is walking and cycling friendly, with less and slower traffic."

Shared Surface

Attractive Green Route

Safe Active Travel Route

Illustrative View of New Walk

3.9 PROVIDE A MIX OF HOUSING TENURE & TYPES

You asked for "A variety of housing tenure options and housing that meets the needs of families and older people"

Activate the town centre through people living and working there.

Increase the resident population within the centre by creating affordable, good quality housing in the town centre.

Address specific housing needs in the town centre and create new family housing to help activate and energise the town centre.

Introduce a mix of housing tenures and types that reflect local housing needs and support people at all stages of life, including social housing, mid market rent, build to rent and housing for sale. This will allow people to move home as their needs change without leaving the neighbourhood.

The town centre regeneration proposal enhances the residential provision on the site from 44 No. 2-bed maisonette flats, to around 136 No.* Residential units that are a mix of 2-bed and 3-bed flats.

The approximate net gain for residential use on the site is 7800m².*

In order to maximise the ground floor area within the development for commercial/ employment/community use, a small number of ground floor flats are located on the new walk, the majority of flats are located on the upper floor levels.

There is significant affordable housing demand in Dalkeith. The Town Centre Regeneration site offers an opportunity to incorporate not just properties for social rent but other affordable housing models such as mid-market rent and shared equity/ low-cost home ownership.

Through residential developer consultation and consideration of future demographics the site is considered to offer a particular opportunity in terms of its location for housing for older people or those with other supported living requirements.

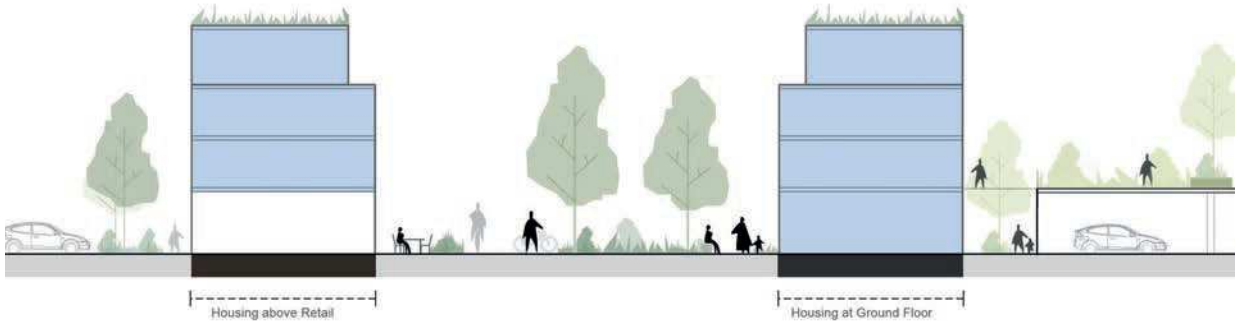
Private for sale housing could also form part of a wider tenure mix.

There is demand in the area for two and three bedroom properties, and flats are the most appropriate construction type for this site.

Opportunities for partnering with a lead developer with the capacity to deliver an affordable housing-led development could be explored during the next project stage.

**Note – all floor areas are approximate. All area measurements have been generated using OS Map site information only. A full site survey and building surveys are required during the next stage. Further to these detailed surveys, the site area and building floor areas will need to be recalculated and reappraised. Financial appraisals should not rely on the measured information until verified by accurate measured surveys.*

Axonometric View of Housing on Upper Levels



Section of New Walk showing Housing Types

3.9 PROVIDE A MIX OF HOUSING TENURE & TYPES

You asked for "A variety of housing tenure options and housing that meets the needs of families and older people"

Mix of Housing with Balconies

Housing with Setbacks/ Terraces

Housing with landscaping

Illustrative View at Eskdaill Court showing housing mix

3.10 CREATE FLEXIBLE SPACE FOR COMMERCIAL, EMPLOYMENT & COMMUNITY USE

You asked for "More diversity in the facilities and businesses located and operating in the town centre"

The proposed increase to the level of development within the town centre will create flexible commercial/employment/community space alongside new housing, and so encourage a diverse range of facilities and community uses. The masterplan shows the potential of increasing the total GIFA of the existing buildings by approximately 50%.*

A lack of demand for commercial space on upper floor levels has led to high vacancies within the town centre regeneration site. Therefore, the proposed use of the ground floor space is predominantly commercial/employment /community use and upper floor levels are dedicated to housing. .

Locating commercial/education/community use at ground floor level only, results in an overall reduction in the total area of commercial use space on the site. Should market demands change, increased commercial/employment/community use space can be achieved by introducing this at upper floor levels.

Other strategies include:

- Offer flexible spaces that meet local economy demands, improve options for shopping and eating out and support the health and well-being of residents.
- Create more opportunities for both existing and start-up businesses. Business could be assisted through the pedestrianisation of areas of the town centre thereby creating more footfall rather than spaces dominated by traffic.
- Improve the flexibility of commercial spaces and include affordable start-up spaces and workshops, imagining Dalkeith as a ''making place''.
- Develop strong connections to local colleges and create opportunities in priority skill areas.
- Engage with local business to see how visitors could be encouraged to come to Dalkeith and linger.
- Create opportunities in the regeneration process that local communities can benefit from to enhance prosperity and community wealth.
- Explore new ways to deliver services to support the community in the town centre e.g. shared space for public and third sector service providers.
- Support connections between local suppliers and the Community Kitchen developed by One Dalkeith and seek to expand opportunities for local food initiatives.

**Note – all floor areas are approximate. All area measurements have been generated using OS Map site information only. A full site survey and building surveys are required during the next stage. Further to these detailed surveys, the site area and building floor areas will need to be recalculated and reappraised. Financial appraisals should not rely on the measured information until verified by accurate measured surveys.*

Axonometric View of Proposed Town Centre with Ground Floor Commercial/ Employment/ Community Space and Active Frontage

3.10 CREATE FLEXIBLE SPACE FOR COMMERCIAL, EMPLOYMENT & COMMUNITY USE

You asked for "More diversity in the facilities and businesses located and operating in the town centre"

There is demand for flexible ground floor units that can accommodate a range of uses including retail, food and drink, office and community uses.

The quality of commercial/employment/community space will be improved as will the surrounding environment making the Town Centre Regeneration site an attractive location for business and community activities.

The design and configuration of commercial space should offer flexibility across the relevant planning use classes and should be capable of adaption and reconfiguration to offer varying unit sizes.

Commercial units should be priced on a basis that offers efficiencies in terms of non-domestic rates burdens and reliefs and are therefore attractive to small local businesses, as there is a limited market for larger anchor occupiers.

Refer to Appendix 02 for the Ryden Dalkeith Town Centre Development Framework Property Market Review Report.

Outdoor Gathering Spaces and Markets

Illustrative View of New Dalkeith Library & Arts Centre

3.11 INTRODUCTION OF GREEN SPACE

You said "Refresh and brighten the appearance of the town centre"

Health and well-being, biodiversity, climate change resilience and sustainability are key issues that society as a whole is grappling with. Dalkeith is extremely well placed to address these issues not only for local residents but also for those farther afield.

The Development Framework offers an opportunity to extend the green network of the town centre regeneration site and connect to other existing assets such as King's Park, Ironmills Park, Dalkeith Country Park and to the river networks.

The extension of the Active Travel route beyond the town centre regeneration site is an opportunity to increase amenity through more clarified and safe connections to King's Park. Imagine King's Park and town centre as two complementary and connected civic spaces around which the life of the town engages and flourishes.

There is an opportunity to broaden the work of the Dalkeith Guerrilla Gardeners and to incorporate initiatives such as allotments and community gardens in conjunction with the redevelopment of King's Park Primary School.

The introduction of a new route from the town centre to Iromills Park improves connections to river and woodland walks and provides direct access to the pavilion community facilities and café.

The proposed active travel routes within the town centre could also be extended to provide a safe direct connection to Dalkeith Country Park.

Identify opportunities to introduce pocket parks and areas for wildlife throughout the town, with wider use of trees to mitigate the impacts of climate change.

Capitalise on local expertise to imagine Dalkeith town centre as a park, provide opportunities to cultivate productive green spaces, share gardening advice, plant fruit trees and offer free plants in the community.

Axonometric View of Introduction of Green Spaces and Active Travel Route to King's Park

3.11 INTRODUCTION OF GREEN SPACE

You said "Refresh and brighten the appearance of the town centre"

The Development Framework is an opportunity to introduce green space within the public realm of the town centre, along pedestrian routes and, through the creation of public and private gardens around the residential development.

Tree and plant species to be selected to support the local eco-systems and to enhance biodiversity.

Gardens and green spaces to support a sustainable productive urban landscape. Encourage gardening, and an interest in ecology and wildlife.

Commission street art to bring fun and add colour to public spaces.

Introduce a central play space within the public realm to offer opportunities for play and engagement with green space in the town centre. Create inclusive civic spaces that are accessible to everyone and for all age groups.

Housing with Gardens

Green Routes

Housing with Green Thresholds

Illustrative View of New Housing with Green Spaces

3.12 HOUSING WITH ACCESS TO GARDENS, BALCONIES & ROOF TERRACES

You said "Provide new housing options with access to green space, parking and to ensure residents feels safe."

Propose an emphasis on green space as a fundamental element of the new residential developments with high quality gardens and balconies for new flatted dwellings.

Residential parking and service access to the ground floor commercial spaces, is concealed below a raised shared landscaped garden deck that can be accessed by the housing residents.

Create housing that offers residents views to green spaces and tree canopies.

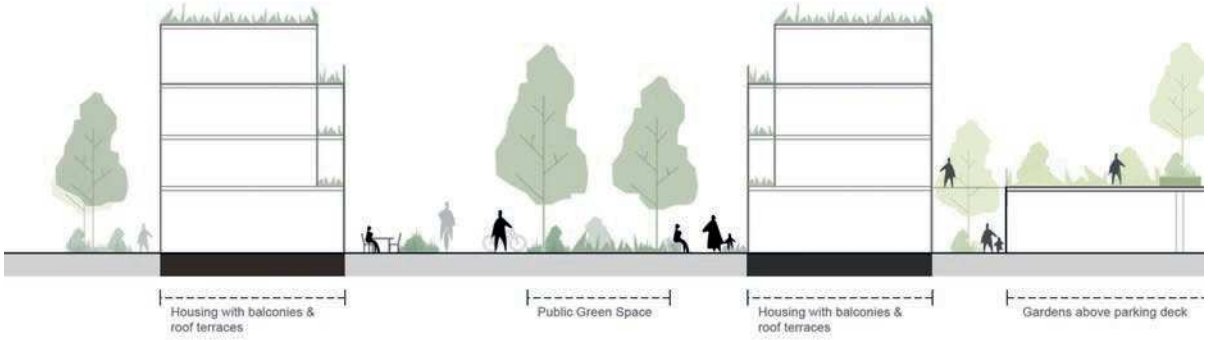
The provision of private outdoor garden space to ground floor flats and balconies on the upper floor levels can foster a sense of ownership and allows for personalisation.

Private gardens create a threshold and margin of green space between public pavements and the windows of residential properties.

Access to private and shared green space encourage residents to create wildlife areas in their gardens.

The introduction of vegetation and greenery provides shade, shields against external noise, heat and filters pollution from the air.

Axonometric view of terraces, private gardens and public green spaces



Section of housing with private gardens, roof terraces and balconies

3.12 HOUSING WITH ACCESS TO GARDENS, BALCONIES & ROOF TERRACES

You said "Provide new housing options with access to green space, parking and to ensure residents feels safe."

New housing with share green space and roof terrace

Residential gardens

Community gardening

Private Courtyard Gardens

Illustrative View of New Housing with Balconies & Terraces

3.13 SUSTAINABLE DEVELOPMENT & BUILDINGS

You asked for "Redevelopment that supports a future 'Green Dalkeith' "

Integrate the 20 Minute Neighbourhood approach in Dalkeith to create a connected and walkable place for people to live - allow everyone to choose to live, work and play more locally.

Higher density development maximises the use of infrastructure, its cost and carbon weight.

Introduce new active travel networks that prioritise and encourage walking, cycling and the use of public transport, and discourage vehicular use.

Review the parking provision within the whole of the town centre and reduce parking provision within the new development.
Provide electric vehicle charging stations in car parks.

Provide access to secure short stay cycle parking for visitors and long stay cycle parking for residents at homes, for employees at workplaces and for passengers/visitors at mobility hubs. Cycle parking to be near destination entrances and to be more convenient than car parking spaces.

E-bike provision and charging points to be integrated within proposed Mobility Hubs located on Buccleuch Street and South Street.

Minimise the need for operational energy, and design buildings to meet Passive House Standards where possible.
Use of robust, environmentally friendly materials with low embodied energy.

Opportunities for the re-use of materials from demolitions within the site to be explored.
Design for easy maintenance and conversion.

Design for durability and long-life spans, and incorporate circular economy principles.

Encourage biophilic design in architecture i.e. landscape at centre of town and new residential areas.

Support and identify opportunities for sharing of assets and services.

Encourage recycling and a sustainable economy through furniture exchange, clothes exchange etc.

Introduction of Active Travel Routes

Design for Durability

Electric Car Charging Points

E-Bike Hire

		Pg.
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04
DESIGN GUIDELINES

4.1 SUSTAINABILITY

These guidelines not intended to be a definitive statement of Midlothian Council requirements. Any additional requirements will be clarified by Midlothian Council on a project-by-project basis. Reference should be made to the design principles contained within the Local Development Plan.

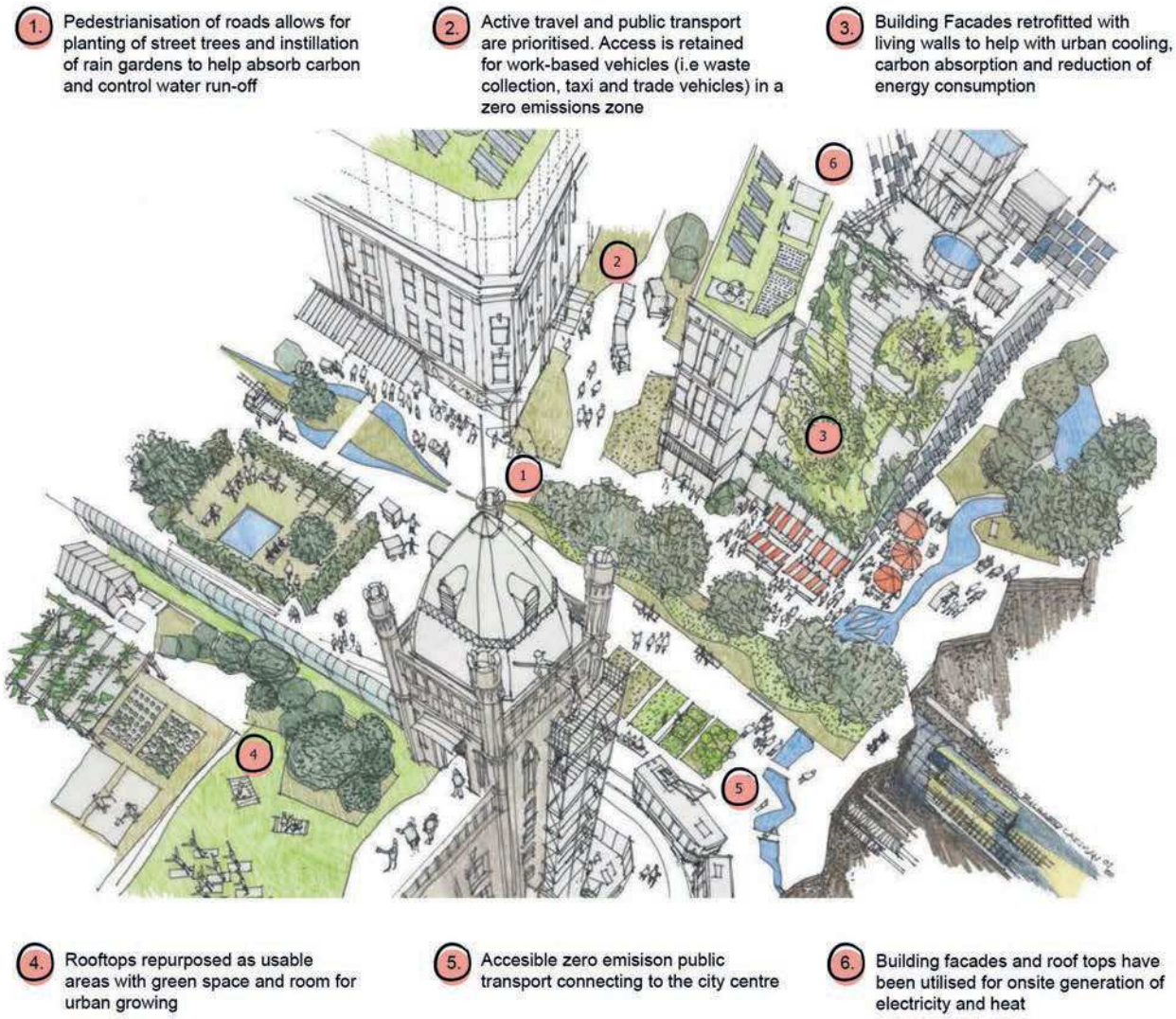
SUSTAINABILITY
All projects should consider and implement the principles of responsible sustainable design.

SOCIAL SUSTAINABILITY
Social sustainability at the heart of the Development Framework for Dalkeith The masterplan for the town centre regeneration advocates the principles of the 20 minute neighbourhood through the creation of mixed use development that encourages residential use as well as commercial, civic and cultural. All uses must be accessible and inclusive to all age groups and abilities. Introduce a mix of housing tenures and types that reflect local housing needs and support people at all stages of life, including social housing, mid market rent, build to rent and housing for sale.

ACTIVE TRAVEL
The Development Framework for Dalkeith town centre seeks to embed an Active Travel network in order to reduce reliance on the car within the centre of the town while supporting walking, cycling and increased use of public transport. The Framework promotes active travel through the quality of the proposed pedestrianised public spaces and routes.

ENERGY EFFICIENCY
All projects should minimise energy use though careful and responsible design, adopting strategies of fabric first, Passivhaus and Enerphit approaches in the case of existing buildings.

MINIMISING EMBODIED ENERGY
All projects should consider the careful and economic use of environmentally friendly, robust materials with low embodied energy characteristics. Projects should be designed for ease of maintenance and should consider future conversion i.e. designing for durability and long life spans. Designs should incorporate circular economy principles.



Principles of a Scottish City Centre in 2050, Designing for a Changing Climate: Carbon Conscious Places by Architecture & Design Scotland

4.2 DALKEITH CONSERVATION AREA

Reference is made to Dalkeith House and Park Conservation Area Appraisal that contains sections on the High Street. This comprehensive document details the history and characteristics of Dalkeith. It is a highly informative and useful source for the designer.

A number of sections from the Conservation Area Appraisal are quoted below to give a flavour of the quality the contents.

''Midlothian Council designated Dalkeith conservation area in 1972. This included the High Street. The conservation area was extended to include Dalkeith House and Park in 1981. Dalkeith has a fascinating history with a surviving mediaeval street layout and many historic buildings dating from the 17th, 18th and 19th centuries. Many of these are listed because of their historic and architectural value. Dalkeith was an important market town, at its most prosperous during the 19th century

In a conservation area it is the buildings and also the spaces between them that make the area special. It is this special and unique character that planning controls seek to preserve and enhance. Care should therefore be taken to ensure that new development is appropriate and contributes positively to the character and appearance of the area."

CHARACTER ANALYSIS

''Pleasant Dalkeith! With its bonny river, its gardens full of gooseberry bushes and pear trees, its grass parks spotted with sheep, and its grand green woods." (David Moir, Mansie Wauch)

Massing and Composition. A continuous street frontage straight onto the pavement with articulation achieved by certain blocks being advanced and differences in height. Walls are predominantly of squared, dressed and coursed sandstone, sometimes with ashlar dressings. Nos 196-198 set the standard with exemplary snecked grey and pink masonry. Others such as No 115 are random rubble with squared quoins. Some walls are harled.

In the East High Street the urban space and the materials and the quality of the buildings combine to produce a street which has many attractive qualities which should be more positively recognised. The medieval street plan of the East High Street and the development of its backlands along the lines of the old burgage plots is important. The burgage pattern has often been lost to redevelopment but where this remains it is a visible testimony to the history of the town and adds to its character, as at Brunton's Close. This pattern should be respected in future redevelopment. To date the 19th and 20th century architecture, through the use of appropriate scale and materials, has appreciated the quality of the street and this should continue. In particular the existing scale, proportion, and materials of the buildings should be respected.

ARCHITECTURAL CHARACTER

The High Street is the commercial centre of Dalkeith, largely developed in the 19th century. The buildings included within the conservation area face the open pedestrian area created by Jarnac Court in the 1960s. There are some high quality buildings along the street frontage but many have been altered unsympathetically and there have been a number of unfortunate 20th century intrusions.

View of High St looking East

View of High St, Dalkeith

4.3 CIVIC SPACES & STREETSCAPE

CIVIC SPACES
A fundamental aim of the regeneration proposals is the creation of dignified, well designed and robust public spaces. These spaces are literally central to the regeneration ambitions as such their design and materiality are critical not only for their spatial quality but for their long-term durability. Civic spaces need to cater for all ages and enhance the lives of both young and old citizens. These spaces should incorporate designs that encourage and support outdoor play and family recreation.

SHARED STREETS
The proposals are designed to promote active travel and invite residents and visitors not only to move safely and enjoyably through the pedestrianised streets but also to linger, to enjoy the shared spaces along with the retail, cultural and commercial provision. Quality of materials and detail resolution as in the civic spaces is critical.

THRESHOLDS/ FRONTAGES
The main pedestrianised walks and squares are lined by active commercial and retail frontages. Where residential accommodation does front the pedestrianised routes landscape elements and small private gardens mediate between private and public.

GREEN SPACES/ SOFT LANDSCAPING
The introduction of green landscaped elements is critical to the proposals. The landscape not only improves the ecology of the town centre it adds scale, texture and colour as well as improving the citizens' well-being and air quality. The species of trees and plants selected should be both robust and indigenous to Scotland. Trees should be considered for their townscape qualities of scale and presence as well as be easily maintained.

HARD LANDSCAPING
All hard landscaping should be of a high quality and robust in nature, preference for natural stone and clay paviours. Hard landscaping should add texture and material quality as well as delineating pedestrian, vehicle and cycle routes. Through simple patterns the hard landscaping must add scale and rhythm to the scene while avoiding large monolithic areas of poor material i.e. tarmac or concrete paviours.

STREET LIGHTING
Street lighting should be carefully considered both to create safe, well-lit public spaces and routes and to create spaces that are attractive at night. Consideration should be given to light pollution and effect on residents.

STREET FURNITURE
Street furniture should be well designed, robust and invite dignified use. Location of seating, litter bins etc. should consider the privacy of residential accommodation.

Improved Civic Spaces

Shared Streets

Thresholds/ Frontages

Improved Civic Spaces

4.4 BUILDING FORMS

MASSING
The Development Framework carefully considers the existing town centre scale and character while introducing increased density to the centre. The creation of pedestrianised routes and squares promotes walking and cycling while introducing green spaces into the centre of the town making it an attractive and safe place to live in, do business and visit. Key to these ambitions is an enhanced height and density of occupation at the centre. The overall massing of the proposals step down where they address and connect to existing buildings. The increased height at the centre addresses vistas across the two key public spaces and also responds visually to the key vista north along South Street.

BUILDING HEIGHTS
Buildings heights vary across the site in response to the adjacent existing buildings. Buildings heights are generally 4-storey with the exception of the buildings located to the south of Jarnac Court and Eskdaill Court - these are 5-storey, and a 3-storey building is proposed on Lothian Street. In response to the retention of the existing One Dalkeith building in the longer term, the proposed buildings on the east side of the new walk comprise a single storey continuous ground floor level with a series of 3 storey towers above that are positioned to maintain daylight to the existing housing above the One Dalkeith building. The gable walls of the towers offer the opportunity for housing to overlook new roof gardens and ensure that view are

ROOFSCAPES
Roofs should be pitched to echo the traditional roofscape of much of the town centre. The roofs should be tonally dark grey to match the traditional slates.

Where the building mass drops to lower flat roofs these roofs should be accessible to adjacent residential accommodation incorporating green roof technologies which contribute to sustainable rainwater retention, ecology and the well-being of the residents.

Axonometric View of proposed layout showing Pitched Roofs, Setbacks, Terraces & Dual Aspect Views

Massing

Building Heights

Roofscapes

4.5 ARCHITECTURE

ROOF TERRACES/ BUILDING SETBACKS

The general massing of the proposed blocked places emphasis on the creation of safe landscaped pedestrian streets and squares. The massing of the buildings responds to the scale of the spaces the buildings address. Where the building mass drops to acknowledge a given situation or to allow daylight and outlook to flats it is proposed that these flat roofs should be designed as landscaped roof terraces.

PRIVATE BALCONIES

Private balconies should be provided to flatted apartments. Balconies are considered an important aspect of a liveable city centres. Balconies offer the residents a measure of private external space while contributing to increased security through overlooking of public realm. Balconies also offer opportunities for planting while improving the ecology of the town centre.

DUAL ASPECT/ NATURAL DAYLIGHT

All apartments should be dual aspect to increase the opportunities for natural daylighting of all apartments.

SHARED GARDENS

In addition to balconies and landscaped roof terraces residents in the main residential flatted block have access to shared private green spaces. These are located as landscaped decks above car parking and service areas.

Axonometric View of proposed blocks with Pitched Roofs, Setbacks, Terraces & Dual Aspect Views

Roof Terraces/ Building Setbacks

Private Balconies

Dual Aspect Views

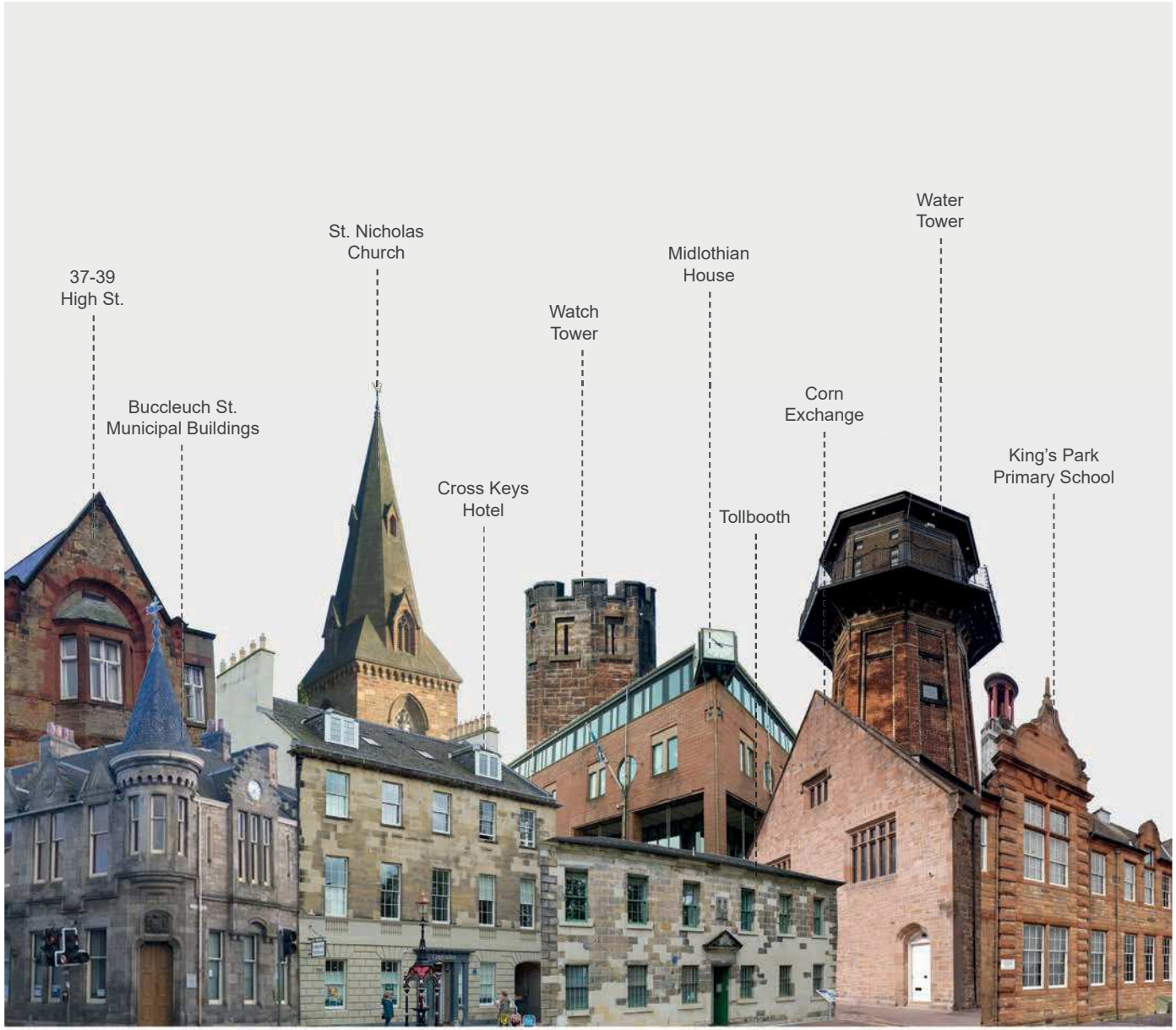
Shared Gardens

4.6 COLOUR AND MATERIALITY

The outline guide to materiality and colour looks to the existing buildings for its direction and content.

A ‘’capriccio” or collage of key existing buildings from the town centre creates a palette of texture, material and colour. This image has been simplified to create a palette of colour. This palette would form the base colour spectrum for the masterplan. Materials could vary as long as they sit within this overall sense of muted natural colour.

The base materiality of any proposed buildings can then be layered with detail, i.e. shop canopies, metal balconies, railings, rainwater goods etc.. These secondary elements could work with complimentary colour and finish to activate and enliven the base palette.



4.7 PHASED TOWN CENTRE DOWNTAKINGS

In order to minimise disruption to the community, residents and businesses a phased approach for the redevelopment of the town centre site has been developed to illustrate how this project could be taken forward.

The proposed phasing of the mixed use development facilitates the decant of existing commercial and residential properties to newly completed buildings within the town centre site.

The order of the existing building downtakings has been developed to support the proposed phased redevelopment of the town centre site that is shown on the following page.

PHASE 1A
Existing streetscape downtakings.

PHASE 1B
Existing streetscape downtakings.

PHASE 2
Eskdaill Street site including Buccleuch House, Dalkeith Library and Arts Centre.

PHASE 3
Eskdaill Court.

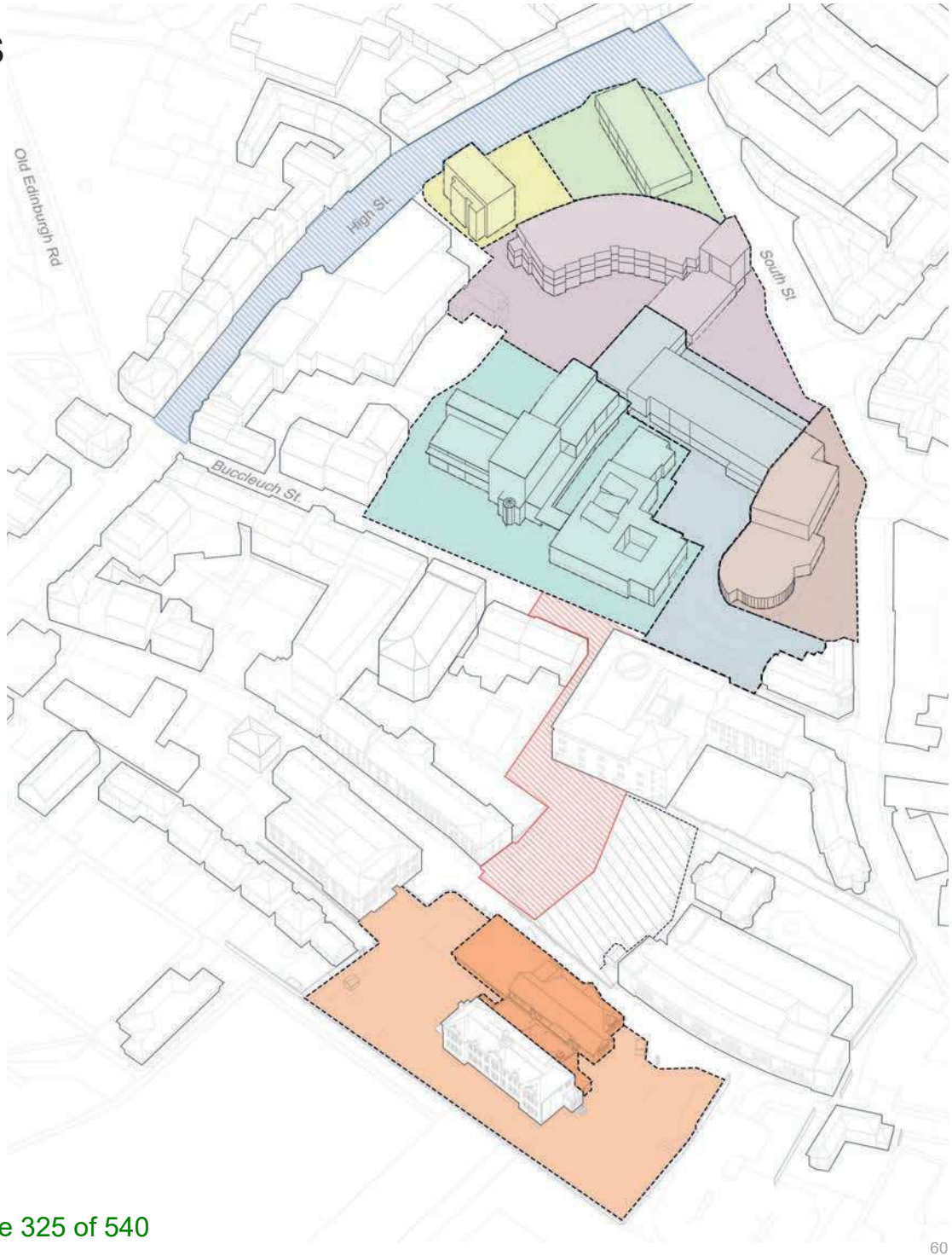
PHASE 4
Jarnac Court curved building.

PHASE 5
One Dalkeith.*

PHASE 6
Jarnac Court rectangular building*
.

PHASE 7
Soutra Point.*

KING'S PARK PRIMARY SCHOOL
Proposed downtakings of existing nursery and dining room building.



* Phase 5, 6 and 7 - potential future developments that can be carried out in an alternative order to suit site requirements and the needs of the community.

Refer to Appendix 01 for the *Project Delivery Study.*.
Refer to Appendix 02 for the *Dalkeith Town Regeneration Study CDM Considerations.*

4.8 PHASED TOWN CENTRE REGENERATION

The phased approach to the redevelopment of the town centre site has been developed in consultation with Alliance CDM. Consideration has been given from a CDM perspective to the site constraints and the exiting environment to ensure that the safety of the public is maintained at all times.

Surveys of the existing site and existing buildings (including condition surveys, measured building surveys, structural surveys, utilities and services surveys and asbestos surveys) will be required in order for the phasing proposal to be further developed during the next stages.

The delivery of all proposals contained within the Dalkeith Regeneration Development Framework will require further design and modelling work relating to each individual project or phase of development.

PHASE 1A
Pedestrianisation of High Street between Buccleuch Street and South Street

PHASE 1B
Active Travel route connecting the town centre and King's Park.

PHASE 2
Redevelopment of the Eskdaill Street site including Buccleuch House, Dalkeith Library and Arts Centre.

PHASE 3
Redevelopment of Eskdaill Court.

PHASE 4
Redevelopment of the curved mixed use building on Jarnac Court .

PHASE 5
Opportunity for redevelopment of the One Dalkeith site.*

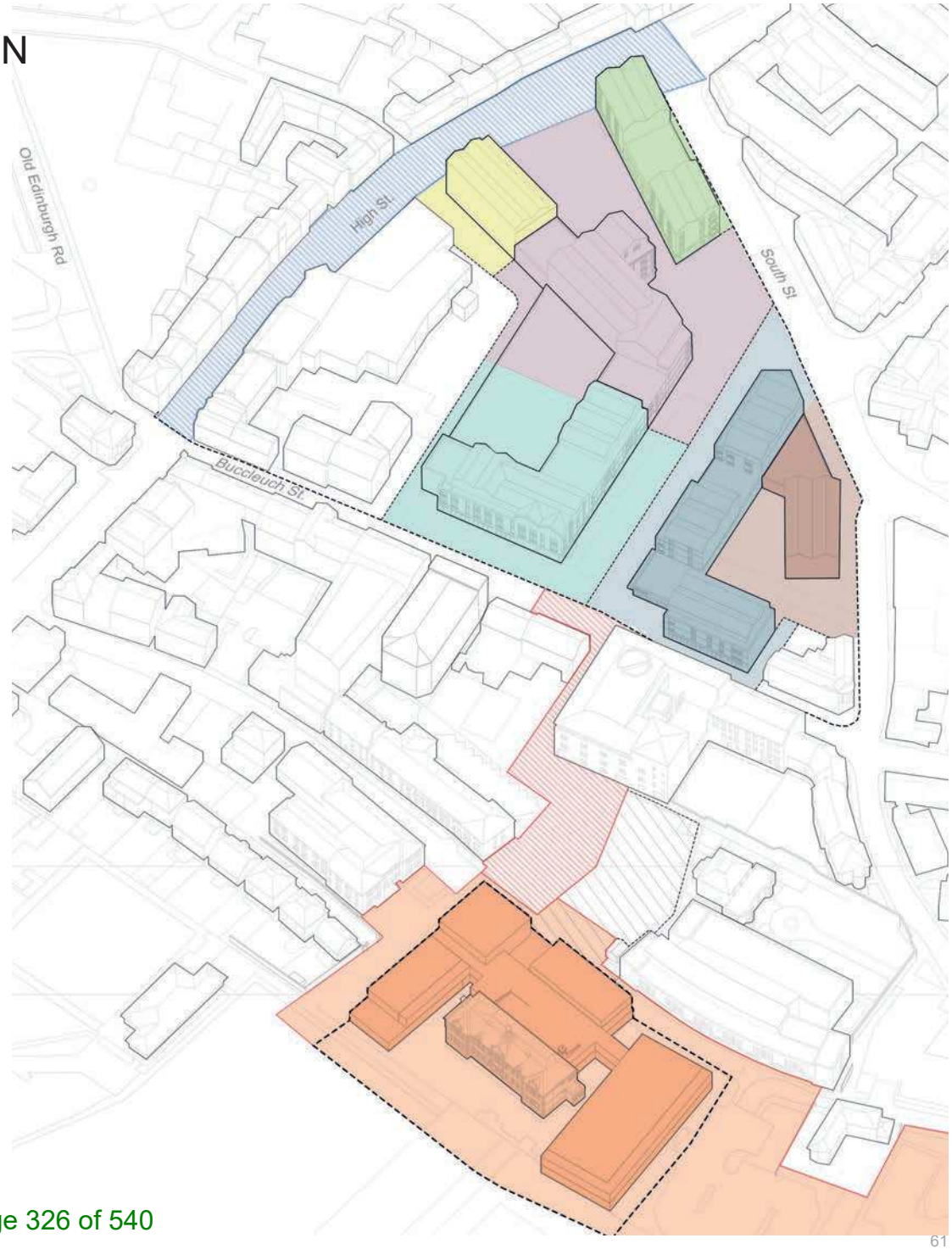
PHASE 6
Opportunity for redevelopment of the Jarnac Court site.*

PHASE 7
Opportunity for redevelopment of the Soutra Point site.*

KING'S PARK PRIMARY SCHOOL
The reconfiguration of this site and the extension to the existing building, creates an opportunity for the new town centre active travel route to extend to King's Park.

* Phase 5, 6 and 7 - potential future developments that can be carried out in an alternative order to suit site requirements and the needs of the community.

Refer to Appendix 01 for the *Project Delivery Study.*.
Refer to Appendix 02 for the *Dalkeith Town Regeneration Study CDM Considerations.*



05
IMAGE CREDITS

5.1 IMAGE CREDITS

Fig.1 Jarnac Court 1965
Auld Dalkeith

Fig.2 20 Minute Neighbourhood

Plan Melbourne 2017-2050

Fig.2 Cycle superhighway
Cycling Embassy of Denmark

Fig.3 Bourke St. Cycleway
Group GSA

Fig.4 Frans Halsstraat, Amsterdam
Thomas Schlijper

Fig.5 Earthtime 1.78 Madrid
Janet Echelman

Fig.6 Farmers Market, Pilsen
Alamy

Fig.7 Play park, Amsterdam
futurearchitectureplatform.org/

Fig.8 Dimes Square
Robert K. Chin

Fig.9 Pedestrianised Street
Thomas Schlijper

Fig.10 BIGyard / Zanderroth Architekten
Micheal Feser

Fig.11 Dutch Cycling Culture
Modacity

Fig.12 Berkshire Road
Mikhail Riches

Fig.13 Colville Estate, London
Karusavic Carson

Fig.14 Accordia Housing
Maccreanor Lavington

Fig.15 Scran Academy
www.scranacademy.com

Fig.16 Slovenia Outdoor Food Festival
www.slovenia.info

Fig.17 BIGyard / Zanderroth Architekten
Micheal Feser

5.1 IMAGE CREDITS

Fig.18 BIGyard / Zanderroth Architekten Micheal Feser

Fig.19 South Gardens, Elephant Park Gillespies

Fig.20 Accordia Housing Maccreanor Lavington

Fig.21 Accordia Housing Maccreanor Lavington

Fig.22 Landscaping John Ryan

Fig.23 BIGyard / Zanderroth Architekten Micheal Feser

Fig.24 CBS, Copenhagen Business School Marianne Levinskab

Fig.25 Abode at Great Kneighton Proctor & Matthews

Fig.26 Electric vehicle charging points nationaltrust.org

Fig.27 E-Bikes Midlothian Campus Edinburgh College

Fig.28 Principles of a Scottish City Centre 2050, Architecture & Design Scotland

Fig.29 View of High St looking East Auld Dalkeith

Fig. 30 Burns Monument, Dalkeith Auld Dalkeith

Fig.31 Accordia Housing Maccreanor Lavington

6.1 **APPENDIX 01 - PROJECT DELIVERY STUDY**

– Phased Downtakings and Construction

6.1
PROJECT DELIVERY STUDY

PHASED DOWNTAKINGS AND CONSTRUCTION

COMPREHENSIVE REDEVELOPMENT PROPOSAL

CONTENTS

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PHASE 3	DOWNTAKINGS	71
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PHASE 5	DOWNTAKINGS	75
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PHASE 6	DOWNTAKINGS	77
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PHASED DOWNTAKINGS AND CONSTRUCTION

INTRODUCTION

This document has been prepared by Reiach and Hall Architects in consultation with Midlothian Council and Alliance CDM.

The information contained within this report outlines an approach to the phased construction of the Comprehensive Redevelopment Proposal.

The proposed phasing will require further development during the next stages of the project.

Proposed Construction Phase 5, 6 and 7 are potential future phases that can be carried out separately, and the phasing order can be changed to suit the site and the development requirements.

Surveys of the existing site and existing buildings (including condition surveys, measured building surveys, structural surveys, utilities and services surveys and asbestos surveys) will be required in order for the construction phasing proposal to be further developed.

A separate phased decant study has been carried out to support the phased construction proposal. This study will require further development during the next stages of the project.

This document should be read alongside Appendix 02 Alliance CDM Report - *Dalkeith Town Regeneration Study CDM Considerations.*

PHASED GROUND/LANDSCAPE WORKS

COMPREHENSIVE REDEVELOPMENT PHASING

1A Pedestrianisation of High Street - new ground surface treatment to create a shared surface between Buccleuch Street and South Street Include for new trees, benches and ,hard and soft landscaping.

1B King's Park Primary School - proposed works to be carried out under a separate contract.

2 New vehicular access to car park and service access route. New hard landscaping to Buccleuch Street and the new walk associated with the Phase 2 New Build. Include for Phase 2 private gardens, and soft landscaping within the new walk. Mobility Hub with bus stop, e-bikes, taxi rank to be included within this phase.

3 New hard landscaping associated with Phase 3 new build.

4 New layout to existing residential car park - new hard landscaping to be included to this area. Note - existing sub station retained. New vehicular access to car park and service access route. Include for Phase 4 private gardens, and soft landscaping on the new walk.

5 New courtyard formed between Phase 5 and Phase 3 buildings - include for hard and soft landscaping. New vehicular access to be constructed with access to service area and car park.

6 New hard landscaping associated with Phase 6 new build. Existing memorial wall and tree in Jarnac Court retained. Mobility Hub, with bus stop, e-bikes and drop off area on South Street to be included in this phase. New soft landscaping to create threshold between South Street and the public gathering space.

7 New hard landscaping associated with Phase 7 new build.

L1 Traffic calming to be introduced on Buccleuch Street - raised table to be incorporated.

New hard landscaped shared surface proposed on section of route located between Midlothian House and the New Midlothian Council Passivhaus Housing Development (access required to 9no. parking spaces only). Forming part of the aspirational Active Travel route that links King's Park and King's Park Primary School to the town centre.

L2 Traffic calming to be introduced on South Street - raised table to be incorporated.

PHASED DEVELOPMENT BUILDING CONSTRUCTION

PHASE 2 DOWNTAKINGS

A separate phased decant study has been carried out to support the phased construction proposal. The decant study report outlines property addresses, property types, building uses and a proposed decant location for existing owners and tenants. This study will require further development during the next stages of the project.

The following town centre properties are included in the Phase 2 Downtakings:

COMMERCIAL
- 21 Buccleuch Street
- 23 Buccleuch Street
- 1-7 White Hart Street (Buccleuch House - vacant)
- 8 White Hart Street (vacant)
- 9-11 White Hart Street

MLC FACILITIES
- 4 - 6 White Hart Street (Voluntary Action)
- 2 & 2A White Hart Street (Library and Arts Centre)

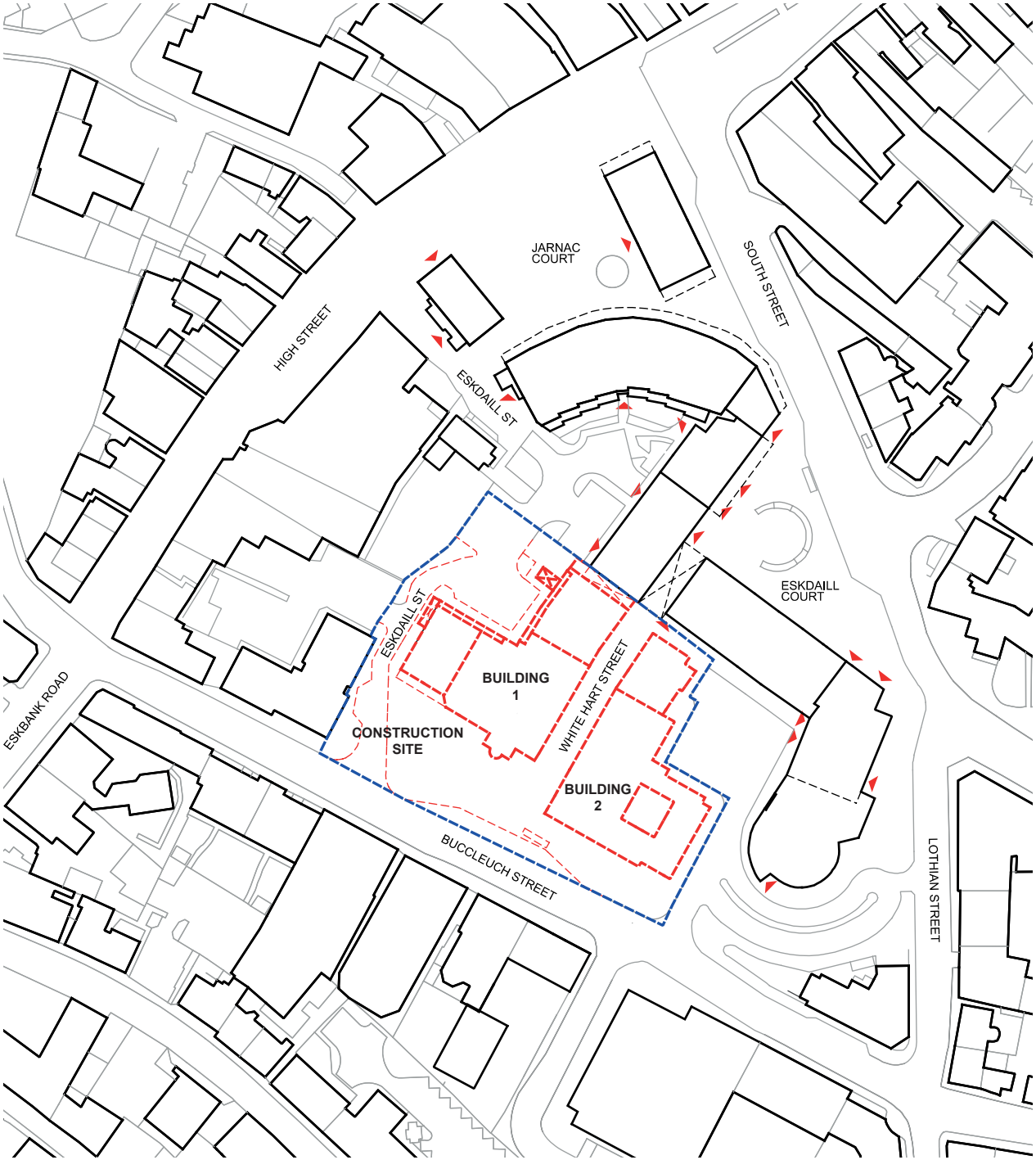
HOUSING
- 1 Eskdaill Street
- 2 Eskdaill Street
- 3 Eskdaill Street
- 4 Eskdaill Street
- 5 Eskdaill Street
- 6 Eskdaill Street
- 7 Eskdaill Street

CDM CONSIDERATIONS
Refer to Appendix 02, Alliance CDM Report: *Dalkeith Town Regeneration Study CDM Considerations.*

KEY

---------- Construction Site Boundary

---------- Downtakings



PHASED DEVELOPMENT BUILDING CONSTRUCTION

PHASE 2 CONSTRUCTION

PHASE 2 NEW BUILD

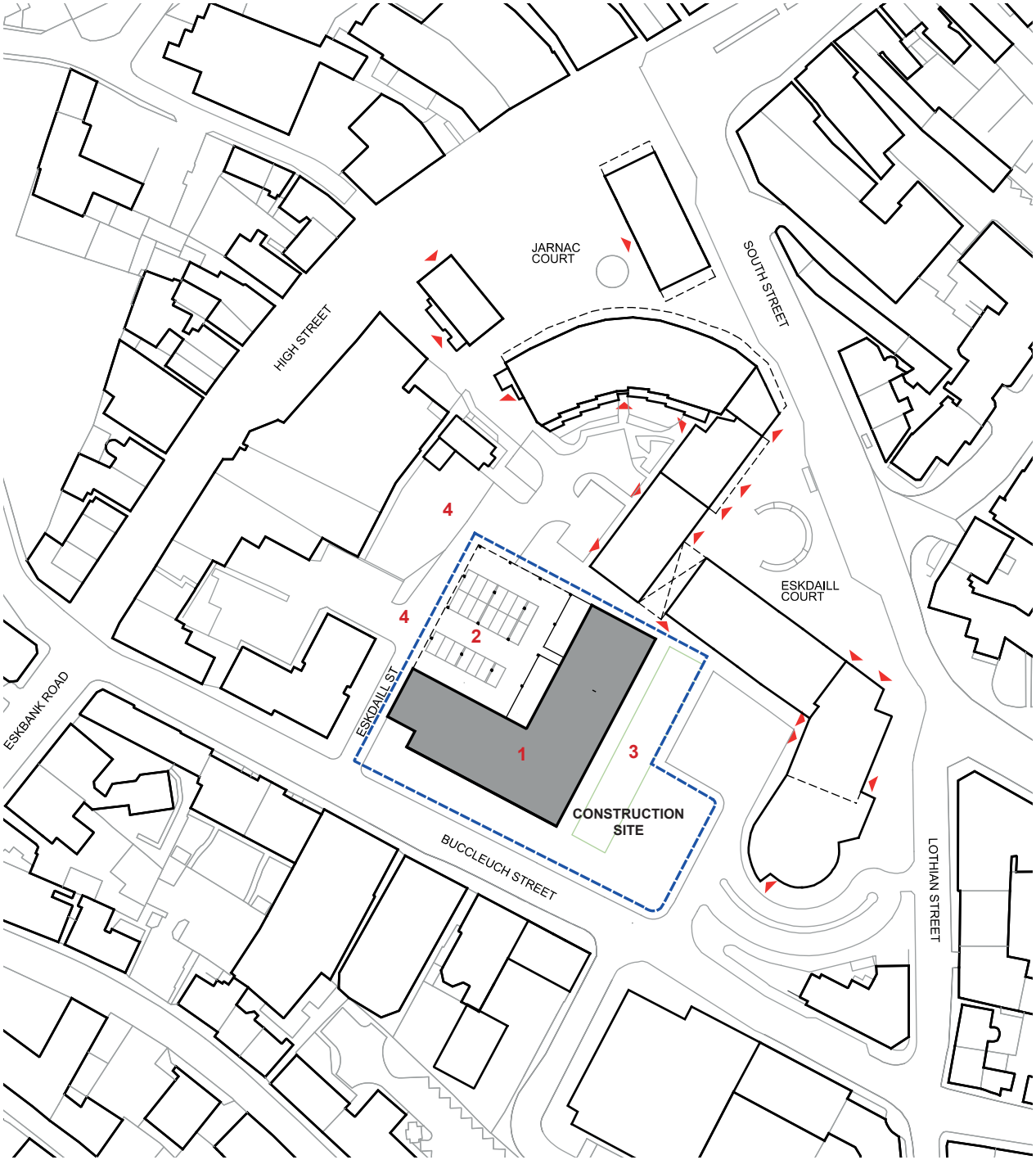
1 Commercial/Employment/Community at Ground Floor Level and Housing on upper floor levels of new building.

2 Parking and service access to Commercial units located below a raised landscaped garden deck.

3 Green spaces associated with ground floor flats and the green area on the new 'walk' are to be constructed.

4 Existing residents parking and access to Eskdaill Street to be reconfigured to allow for the Phase 1 construction works.

CDM CONSIDERATIONS
Refer to Appendix 02, Alliance CDM Report: *Dalkeith Town Regeneration Study CDM Considerations.*



KEY

---------- Construction Site Boundary

Building to be Constructed

PHASED DEVELOPMENT BUILDING CONSTRUCTION

PHASE 3 DOWNTAKINGS

A separate phased decant study has been carried out to support the phased construction proposal. The decant study report outlines property addresses, property types, building uses and a proposed decant location for existing owners and tenants. This study will require further development during the next stages of the project.

The following town centre properties are included in the Phase 3 Downtakings:

COMMERCIAL
- 9 Eskdaill Court
- 11 Eskdaill Court
- 13 Eskdaill Court
- 15 Eskdaill Court
- 17 Eskdaill Court
- 19 Eskdaill Court

MLC FACILITIES
- 7 Eskdaill Court (Children and Families)

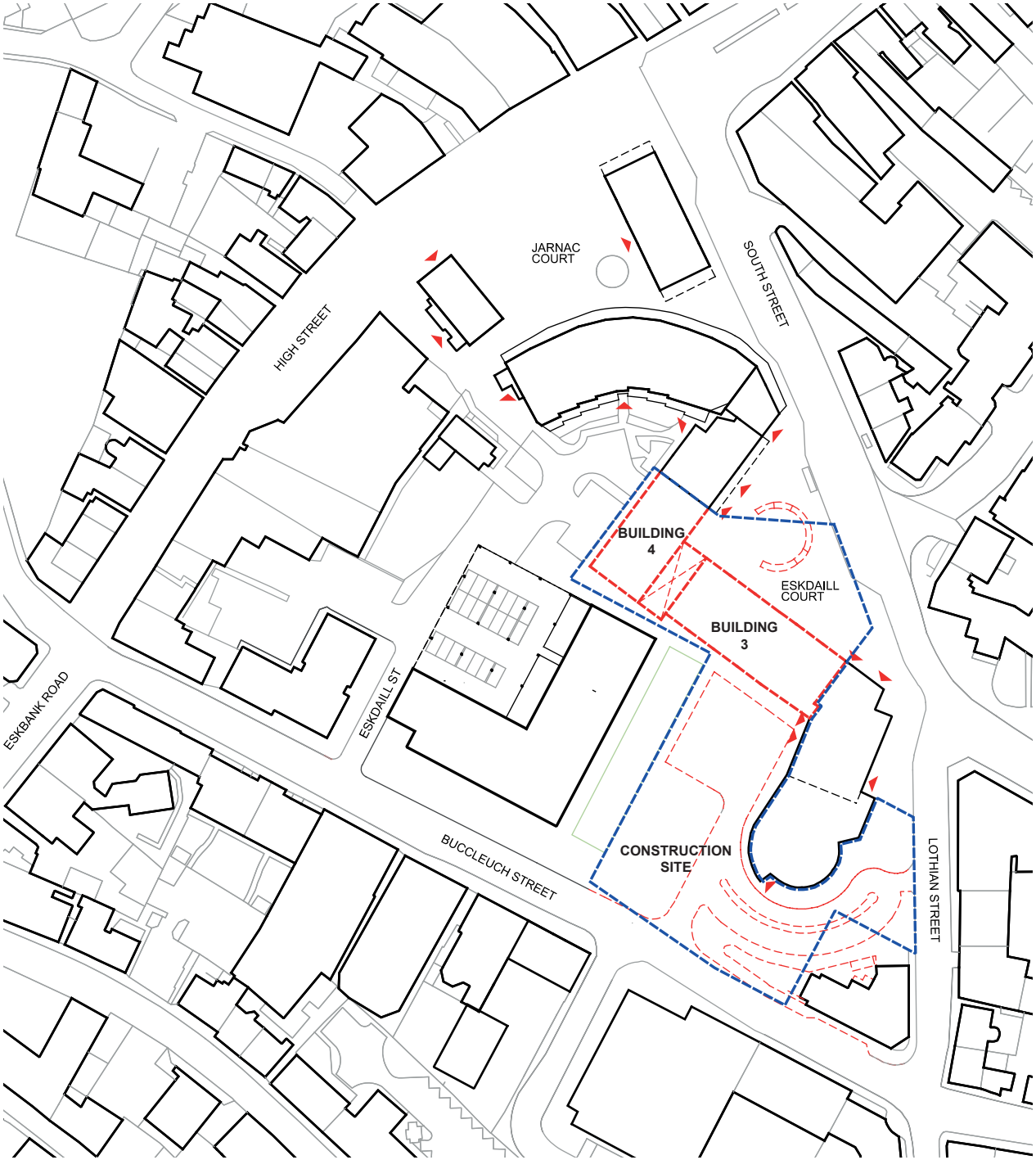
HOUSING
- 2 Eskdaill Court
- 4 Eskdaill Court
- 6 Eskdaill Court
- 8 Eskdaill Court
- 10 Eskdaill Court
- 12 Eskdaill Court
- 14 Eskdaill Court
- 16 Eskdaill Court
- 18 Eskdaill Court
- 20 Eskdaill Court
- 22 Eskdaill Court
- 24 Eskdaill Court
- 26 Eskdaill Court

CDM CONSIDERATIONS
Refer to Appendix 02, Alliance CDM Report: *Dalkeith Town Regeneration Study CDM Considerations.*

KEY

---------- Construction Site Boundary

---------- Downtakings



PHASED DEVELOPMENT BUILDING CONSTRUCTION

PHASE 3 CONSTRUCTION

PHASE 3 NEW BUILD

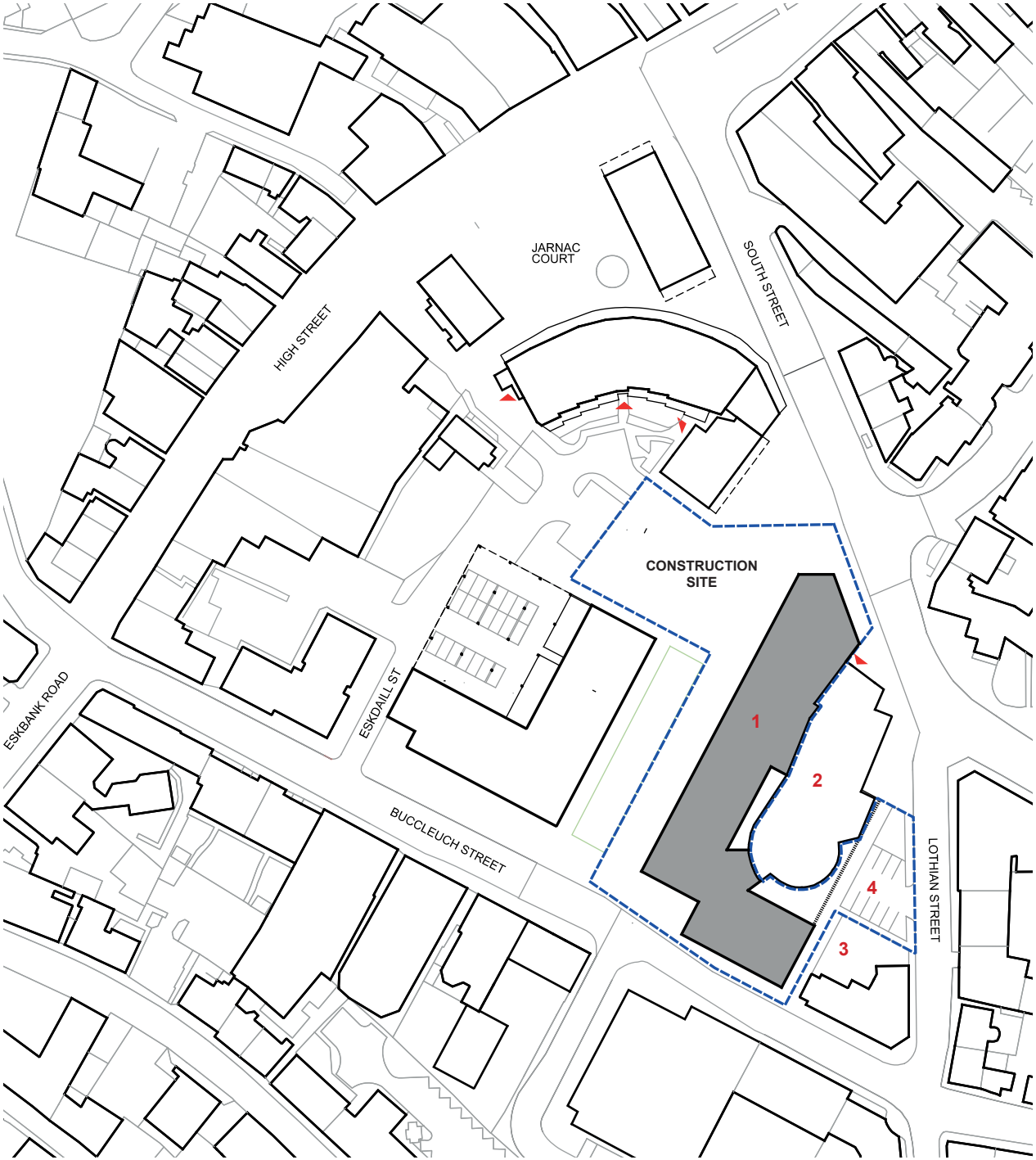
1 Commercial/Employment/Community at Ground Floor Level and Housing on upper floor levels of new building.

2 Existing One Dalkeith building to be retained with existing housing retained on upper floor levels.

3 Opportunity to reconfigure an area of land to the north of the existing Black Bull Bar to create a new outdoor social space.

4 New parking to be accessed via Lothian Street

CDM CONSIDERATIONS
Refer to Appendix 02, Alliance CDM Report: *Dalkeith Town Regeneration Study CDM Considerations.*



KEY

---------- Construction Site Boundary

Building to be Constructed

PHASED DEVELOPMENT BUILDING CONSTRUCTION

PHASE 4 DOWNTAKINGS

A separate phased decant study has been carried out to support the phased construction proposal. The decant study report outlines property addresses, property types, building uses and a proposed decant location for existing owners and tenants. This study will require further development during the next stages of the project.

The following town centre properties are included in the Phase 3 Downtakings:

COMMERCIAL

- 1 Jarnac Court
- 3 Jarnac Court
- 5 Jarnac Court
- 7 Jarnac Court
- 9 Jarnac Court
- 11 Jarnac Court
- 13 Jarnac Court
- 15 Jarnac Court
- 17 Jarnac Court
- 19 Jarnac Court
- 21 Jarnac Court
- 23 Jarnac Court
- 1 Eskdaill Court

MLC FACILITIES

- 3 Eskdaill Court (MALANI)
- 5 Eskdaill Court (Midlothian Housing Project)
- 12A Eskdaill Street (Public Toilets)

HOUSING

- 2 Jarnac Court
- 4 Jarnac Court
- 6 Jarnac Court
- 8 Jarnac Court
- 10 Jarnac Court
- 12 Jarnac Court
- 14 Jarnac Court
- 16 Jarnac Court
- 18 Jarnac Court
- 20 Jarnac Court
- 22 Jarnac Court
- 24 Jarnac Court
- 26 Jarnac Court
- 28 Jarnac Court
- 30 Jarnac Court
- 32 Jarnac Court
- 34 Jarnac Court
- 36 Jarnac Court

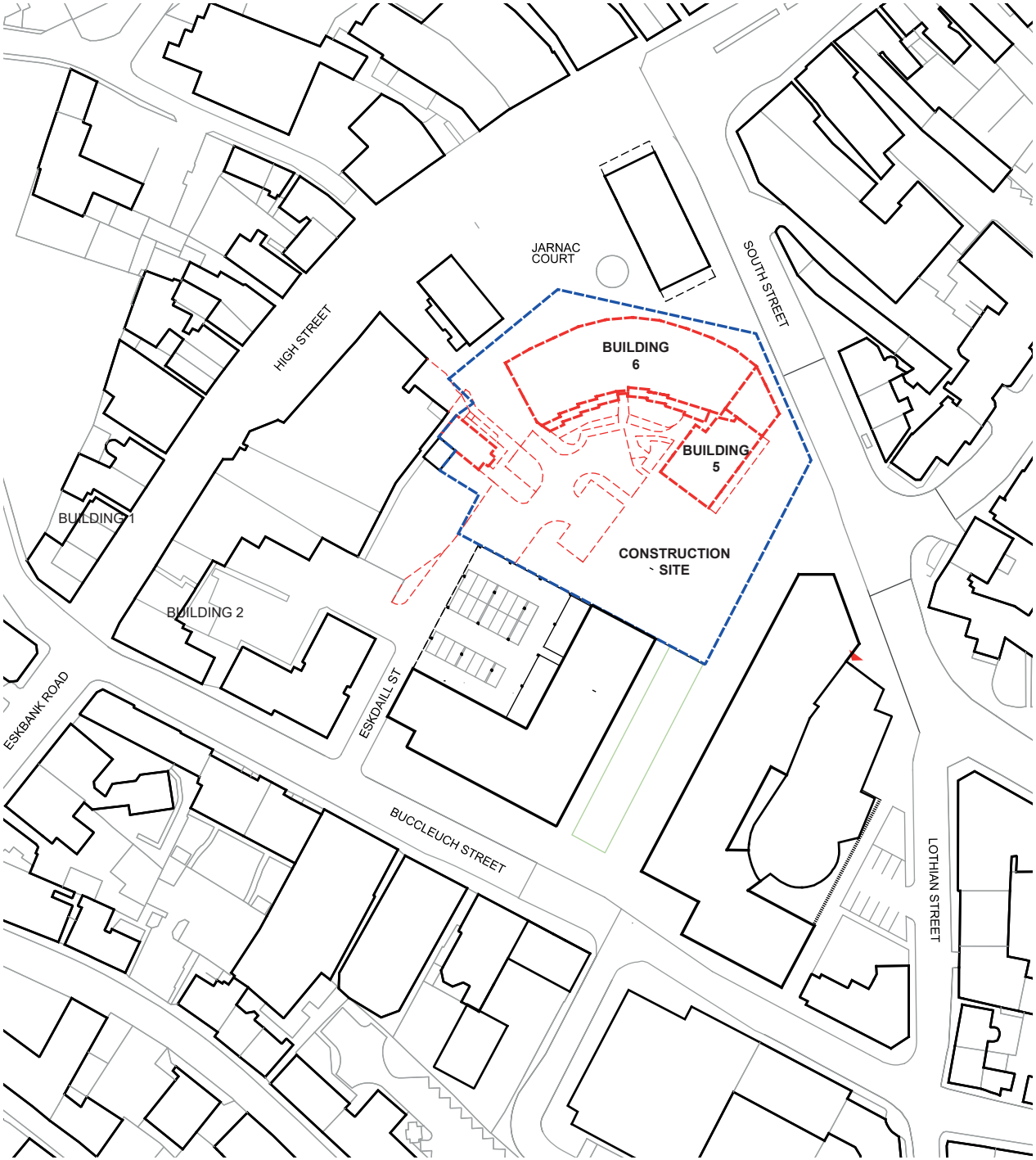
CDM CONSIDERATIONS

Refer to Appendix 02, Alliance CDM Report: *Dalkeith Town Regeneration Study CDM Considerations.*

KEY

---------- Construction Site Boundary

---------- Downtakings



PHASED DEVELOPMENT BUILDING CONSTRUCTION

PHASE 4 CONSTRUCTION

PHASE 4 NEW BUILD

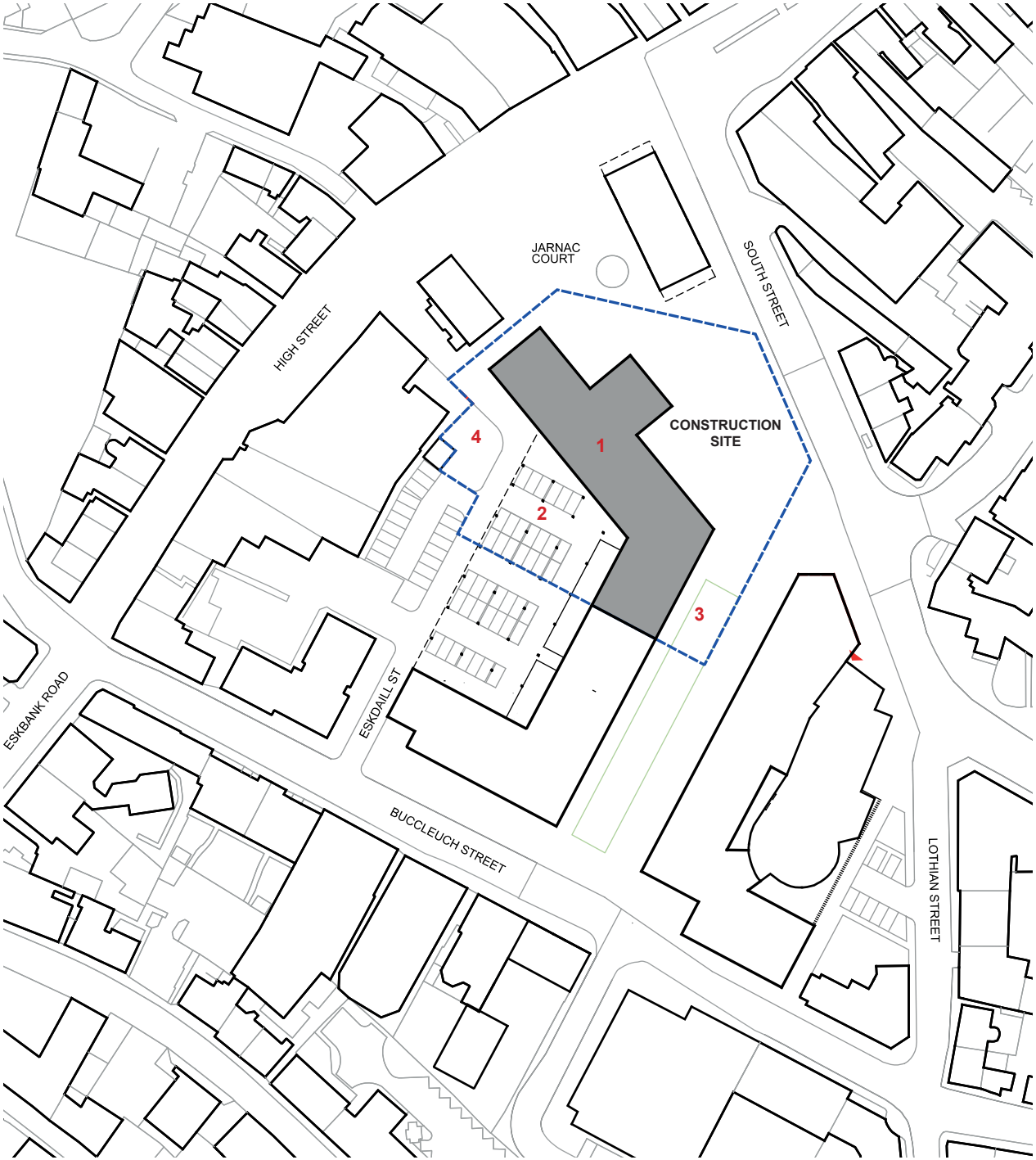
1 Commercial/Employment/Community at Ground Floor Level and Housing on upper floor levels of new building.

2 Parking and service access to Commercial units located below a raised landscaped garden deck.

3 Green spaces associated with ground floor flats and the green area on the new 'walk' are to be constructed.

4 Existing residents parking and access to Eskdaill Street to be reconfigured to allow for Phase 4 construction works.

CDM CONSIDERATIONS
Refer to Appendix 02, Alliance CDM Report: *Dalkeith Town Regeneration Study CDM Considerations.*



KEY

---------- Construction Site Boundary

Building to be Constructed

PHASED DEVELOPMENT BUILDING CONSTRUCTION

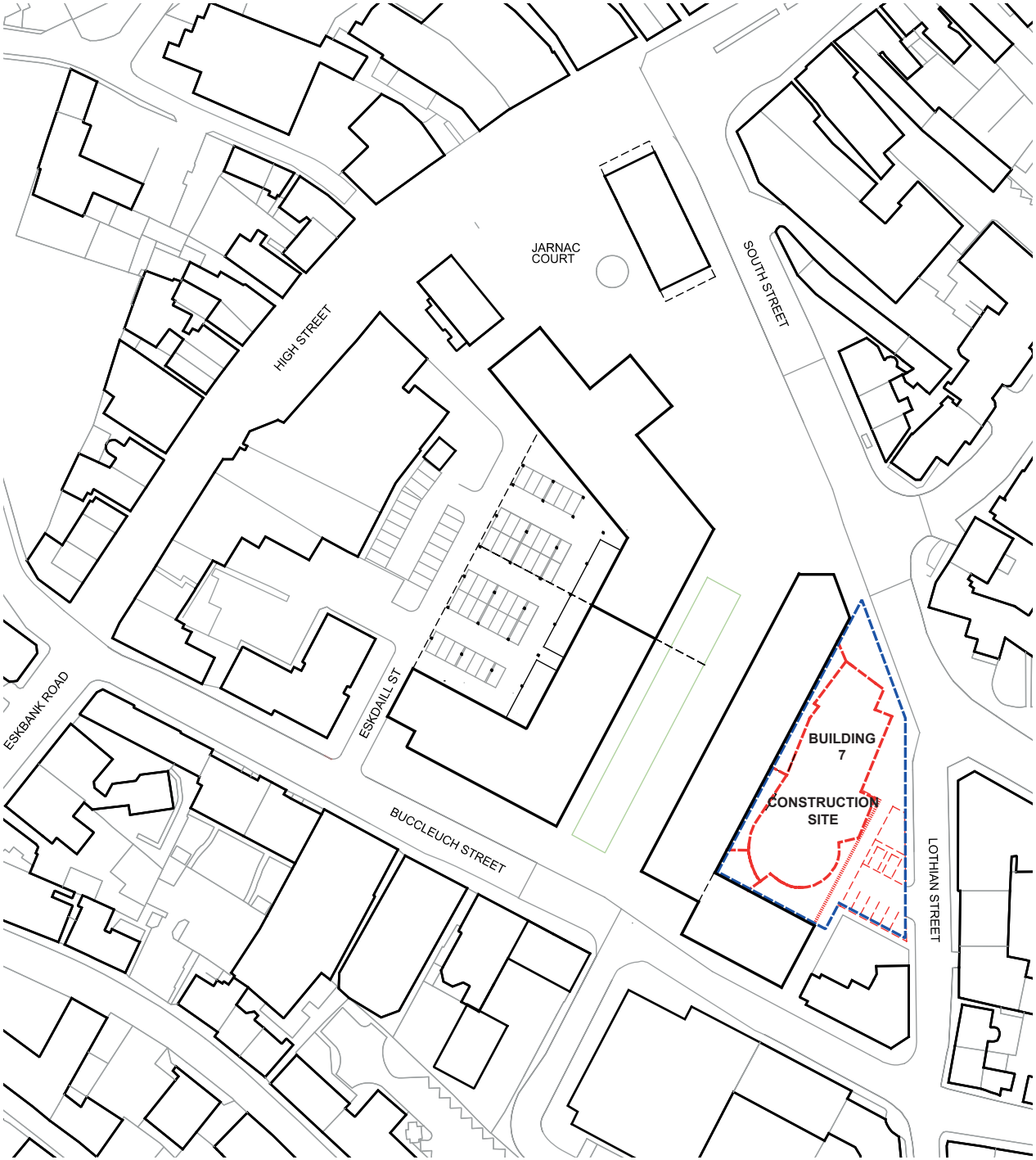
PHASE 5 DOWNTAKINGS

A separate phased decant study has been carried out to support the phased construction proposal. The decant study report outlines property addresses, property types, building uses and a proposed decant location for existing owners and tenants. This study will require further development during the next stages of the project.
The following town centre properties are included in the Phase 3 Downtakings:

COMMERCIAL/COMMUNITY
- 21 Eskdaill Court (One Dalkeith)

HOUSING
- 28 Eskdaill Court
- 30 Eskdaill Court
- 32 Eskdaill Court
- 34 Eskdaill Court
- 36 Eskdaill Court
- 38 Eskdaill Court

CDM CONSIDERATIONS
Refer to Appendix 02, Alliance CDM Report: *Dalkeith Town Regeneration Study CDM Considerations.*



KEY

---------- Construction Site Boundary

---------- Downtakings

PHASED DEVELOPMENT BUILDING CONSTRUCTION

PHASE 5 CONSTRUCTION

PHASE 5 NEW BUILD

1 Commercial/Employment/Community at Ground Floor Level and Housing on upper floor levels of new building.

2 New parking and service access via Lothian Street

3 New social space / courtyard serving ground floor Commercial/ Employment/Community spaces

CDM CONSIDERATIONS
Refer to Appendix 02, Alliance CDM Report: *Dalkeith Town Regeneration Study CDM Considerations.*

KEY

---------- Construction Site Boundary

Building to be Constructed

PHASED DEVELOPMENT BUILDING CONSTRUCTION

PHASE 6 DOWNTAKINGS

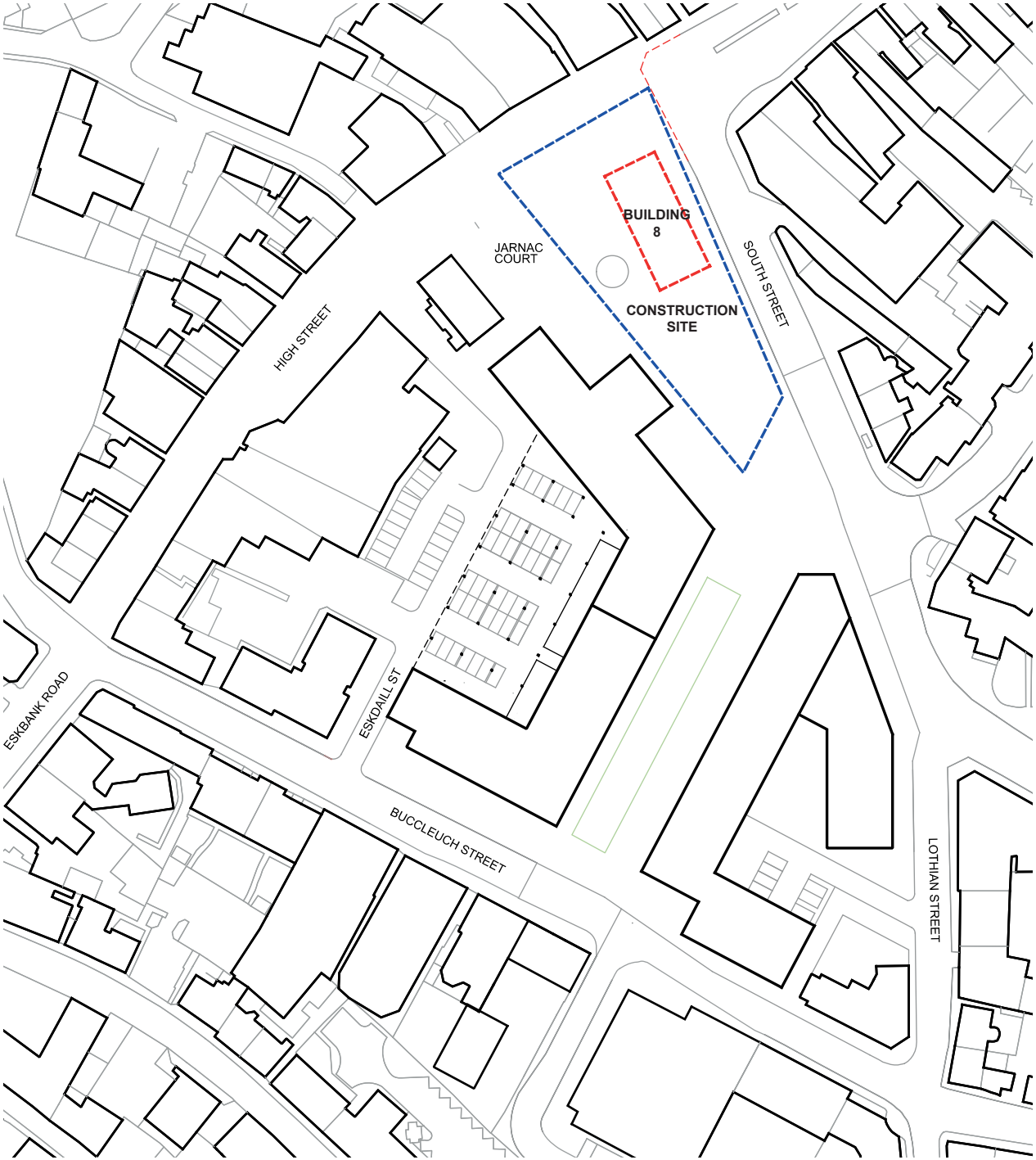
A separate phased decant study has been carried out to support the phased construction proposal. The decant study report outlines property addresses, property types, building uses and a proposed decant location for existing owners and tenants. This study will require further development during the next stages of the project.

The following town centre properties are included in the Phase 3 Downtakings:

COMMERCIAL
- 27 Jarnac Court
- 29 Jarnac Court
- 31 Jarnac Court
- 33 Jarnac Court
- 37 Jarnac Court
-

MLC FACILITIES
- 29 - 35 Jarnac Court (Temporary Housing Accommodation)

CDM CONSIDERATIONS
Refer to Appendix 02, Alliance CDM Report: *Dalkeith Town Regeneration Study CDM Considerations.*



KEY

---------- Construction Site Boundary

---------- Downtakings

PHASED DEVELOPMENT BUILDING CONSTRUCTION

PHASE 6 CONSTRUCTION

PHASE 6 NEW BUILD

1 Commercial/Employment/Community at Ground Floor Level and Housing on upper floor levels of new building.

CDM CONSIDERATIONS

Refer to Appendix 02, Alliance CDM Report: *Dalkeith Town Regeneration Study CDM Considerations.*

KEY

---------- Construction Site Boundary

Building to be Constructed

PHASED DEVELOPMENT BUILDING CONSTRUCTION

PHASE 7 DOWNTAKINGS

A separate phased decant study has been carried out to support the phased construction proposal. The decant study report outlines property addresses, property types, building uses and a proposed decant location for existing owners and tenants. This study will require further development during the next stages of the project.

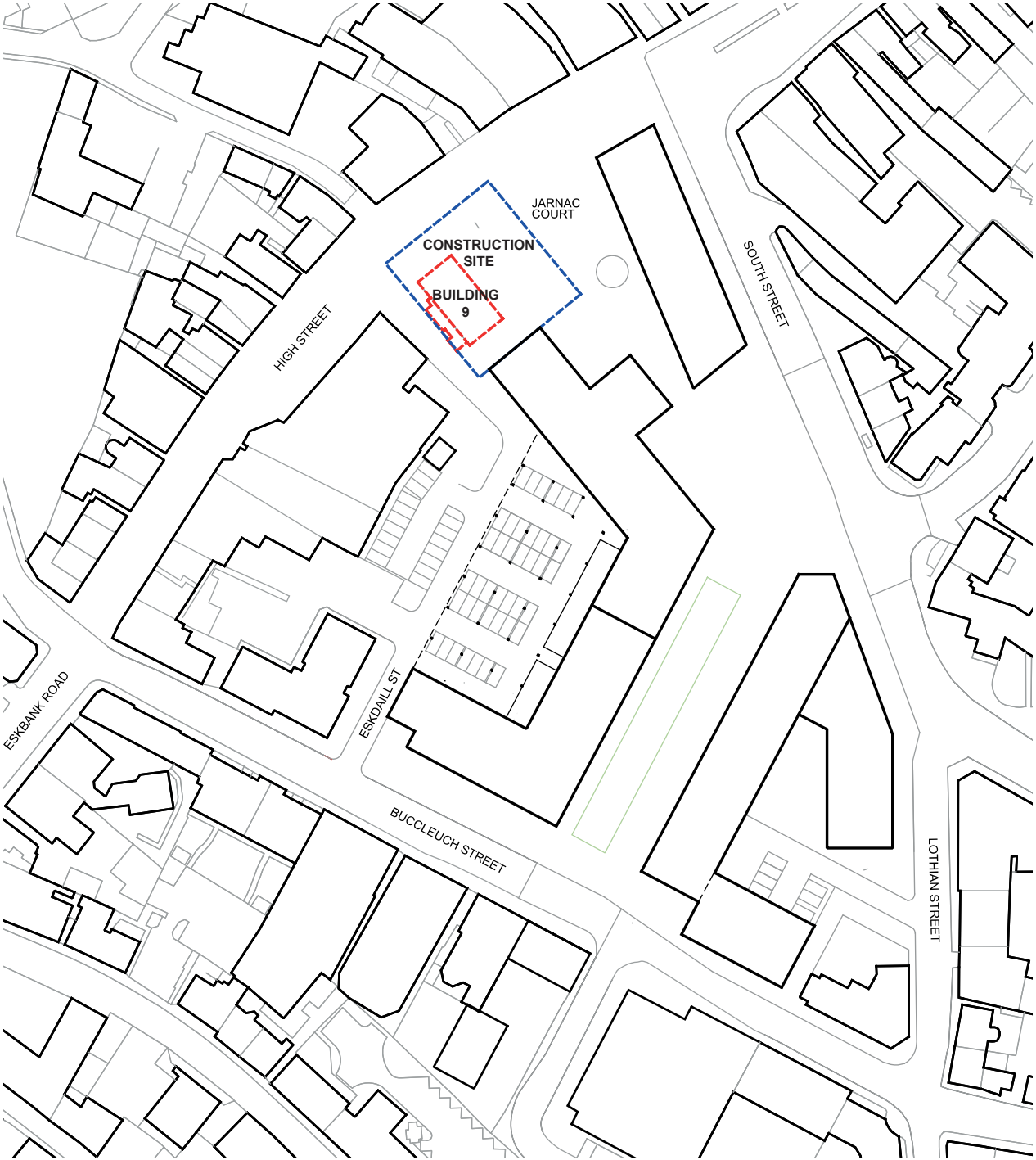
The following town centre properties are included in the Phase 7 Downtakings:

COMMERCIAL

- 39 - 41 Jarnac Court

CDM CONSIDERATIONS

Refer to Appendix 02, Alliance CDM Report: *Dalkeith Town Regeneration Study CDM Considerations.*



KEY

---------- Construction Site Boundary

---------- Downtakings

PHASED DEVELOPMENT BUILDING CONSTRUCTION

PHASE 7 CONSTRUCTION

PHASE 7 NEW BUILD

1 Commercial/Employment/Community at Ground Floor Level and Housing on upper floor levels of new building.

CDM CONSIDERATIONS

Refer to Appendix 02, Alliance CDM Report: *Dalkeith Town Regeneration Study CDM Considerations.*

KEY

---------- Construction Site Boundary

Building to be Constructed

6.2 **APPENDIX 02 - CONSULTANT REPORTS**

- Ryden
  Market Analysis Report
- ARUP
  Transport Input
- Alliance CDM
  CDM Considerations

6.2
CONSULTANT REPORTS

RYDEN
- MARKET ANALYSIS REPORT

MIDLOTHIAN COUNCIL

DALKEITH TOWN CENTRE DEVELOPMENT FRAMEWORK: PROPERTY MARKET

Ryden

01 INTRODUCTION

02 TOWN CENTRE POLICY AND DEMOGRAPHICS

03 PROPERTY MARKET REVIEW

04 SUMMARY

APPENDICES

A FLOORSPACE STOCK

01

INTRODUCTION

1.1 Ryden has been appointed by Midlothian Council to provide commercial property advice for the Dalkeith Town Centre Development Framework. This is to guide the Council and masterplanners Reiach & Hall on redevelopment potential to support the regeneration of Dalkeith Town Centre.

1.2 The context for the regeneration of Dalkeith town centre has changed in recent years:

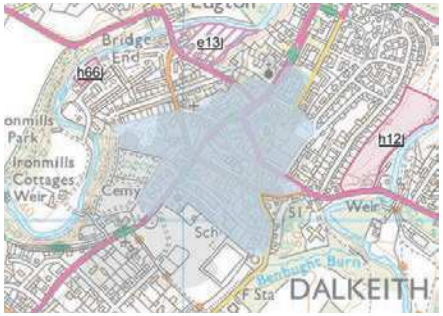
- A new national planning framework (NPF4) and economic strategy have been published, while regional and local strategies respond to the challenges of post-pandemic recovery.
- EU funding streams are being replaced by UK alternatives, and the Edinburgh and South East Scotland City Region Deal is significantly invested.
- In the property markets, the pandemic accelerated online shopping and triggered widespread hybrid working, creating both challenges and opportunities for large county towns such as Dalkeith, where the Council's commitment to housing-led regeneration for its town centres is the key driver alongside commercial rejuvenation.

1.3 This report provides a property market review to support the Development Framework. Ryden has worked with the masterplanning and client teams and contributed to the Development Framework during its evolution. This report is a write-up of this work and is not intended to be a separate report.

THE DEVELOPMENT FRAMEWORK SITE

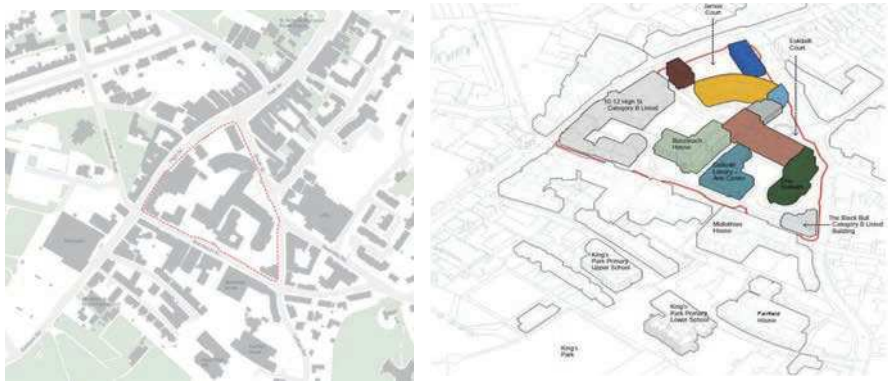
1.4 The town centre in Dalkeith is defined in the Local Development Plan (2017) as per Figure 1. This is referred to throughout the report as the LDP town centre. However, the focus for the Development Framework is purely on the site identified in Figure 2, noted to be the study area. This triangular shaped site, which forms part of the town centre, is located on the southernmost section of the High Street. The site currently contains a range of uses including residential, retail, offices, community space, public realm and car parking.

FIGURE 1: DALKEITH LDP TOWN CENTRE



Source: LDP 2017

FIGURE 2: DALKEITH DEVELOPMENT FRAMEWORK STUDY AREA



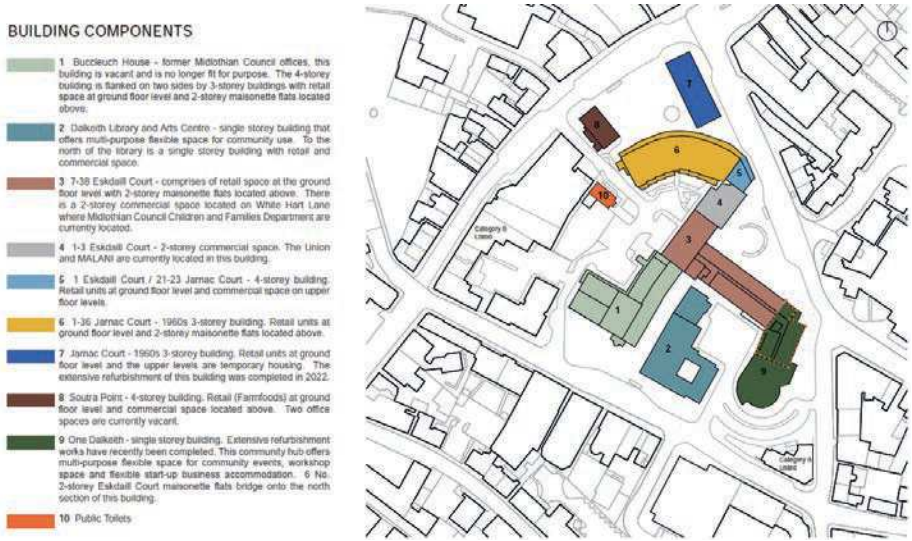
Source: Reiach & Hall, 2023

1.5 Initial analysis of the site undertaken by Reiach & Hall notes that the study area generally includes existing buildings and townscape which are in a poor state of repair. Existing residential accommodation has poor amenity and outlook and the community spaces which include Dalkeith Library and Arts Centre and One Dalkeith lack active frontages and feel detached from the town centre. Midlothian Council is located within multiple buildings on the site however new patterns of working mean that some buildings are only partially occupied. This includes Buccleuch House which is vacant and no longer fit for purpose. There are however, some existing local traders and small multiple retailers and other services operating from the site, as well as residents.

1.6 The streets and routes which surround the study area are very busy with car traffic which limits active travel. Road surfaces in general are in a poor state of repair and there are unsatisfactory servicing arrangements on and around the site which present issues of safety and environmental health. Pavements are narrow, at times are blocked by vehicles and bins, and parts of the site feel unsafe whilst walking in the evenings. Whilst King's Park is in close proximity to the town centre and the Development Framework site there are no clear, safe linkages and it again feels disconnected.

1.7 The existing components of the study area are shown at Figure 3. This excludes the 2 listed buildings contained within the study area, which are to be excluded from the Development Framework. This area is referred to as the Development Framework area.

FIGURE 3: EXISTING DEVELOPMENT FRAMEWORK SITE BUILDING COMPONENTS



Source: Reiach & Hall, 2023

1.8 The Development Framework area is understood to include:

- 44 residential flats and Council provision of 22 rooms for temporary or emergency accommodation
- 49 commercial properties, 2 ATMs and 2 car parks
- 11 vacant commercial properties
- C. 10,070 sq.m. (108,400 sq.ft.)
  = 13% of residential, c. 20% of commercial floorspace and 65% of commercial unit vacancies of the LDP area

1.9 A full breakdown of the floorspace associated with the LDP town centre, study area and Development Framework area is provided in Appendix A.

1.10 The key principles for the Development Framework are:

1. Develop improved connections between neighbourhood communities and the town centre using the principles of 20 Minute Neighbourhoods.
2. Support Active Travel and promote Sustainable Transport. Reduce vehicular use and parking in the town centre, and encourage people to be less car dependant.
3. Elevate the urban realm, improve the quality of buildings in the town centre, and create a focal point for the whole community, and an attractive destination for visitors.
4. Address specific housing needs and encourage people of different life stages to live in the town centre.
5. Introduce a diversity of uses and flexible space in the town centre. Improve the quality of commercial, employment and community space, and ensure that existing independent local businesses are maintained.
6. Improve connections to green spaces and introduce green space within the town centre.
7. Adopt the Passive House Building Standard and incorporate green and blue infrastructure.

02

TOWN CENTRE POLICY AND DEMOGRAPHICS

2.1 This section highlights some of the key issues surrounding town centres including current policy. Recent demographics for Dalkeith are also provided.

TOWN CENTRE POLICY

2.2 The Midlothian Local Development Plan 2017 defines town centres within a strategic hierarchy which includes regional town centres, strategic town centres, other town centres, commercial centres, out of centre locations and local centres. Dalkeith is defined as an 'other town centre' which services needs arising in Midlothian primarily. Settlement statements provide preliminary conclusions on what action might be taken to support the town centres. In Dalkeith town centre, the redevelopment of the post-war buildings in the central triangle with modern shop units, or refurbishment of the current buildings, together with provision for other uses, improved car parking and further residential development on upper levels is supported.

2.3 Flourishing and vibrant town centres are essential for Scotland's social and economic wellbeing however in recent years the nature and function of town centres has changed. The onset of recession from 2008 exacerbated an emerging crisis in a number of Scotland's towns, town centres and high streets and the Covid-19 pandemic has had a major effect on people, businesses, organisations and places. Town centre resilience has become of major concern. This, together with the increasingly recognised need to address issues around community and climate, has further focused attention on the need for town centre social and economic renewal.

2.4 In 2020, the Scottish Government reviewed its Town Centre Action Plan originally produced in 2013 and considered how to make towns and town centres greener, healthier and more equitable and inclusive places and set out a revised plan[1]. The vision adopted is that:

"*Towns and town centres are for the wellbeing of people, planet and the economy. Towns are for everyone and everyone has a role to play in making their own town and town centre successful*".

2.5 The review identified challenges including decentralisation, operating costs (higher than out-of-town sites and the internet), limited local stake-holding via ownership, and over-reliance on cars versus people access and movement. This is comparable with Dalkeith town centre which has suffered as a result of out of town shopping and particular issues around traffic and movement.

2.6 Dalkeith is a good example of a 20-minute neighbourhood which has significant policy support. Enhancing this role to ensure that everyone can meet most of their daily needs within a short walk, wheel or cycle from their home whilst providing excellent transport and travel links for wider services should be key to any Development Framework. The Development Framework site as it currently stands provides a wide range of community, business and residential provision however physically the site is unattractive and disjointed and doesn't perform as well as it should do given its prime town centre location.

2.7 Retail is an important feature to any town centre and its economy and the importance of the independent retail sector is also noted. However, the sector faces a number of challenges and town centres need to be re-generated to embrace not only retail and commercial but also community and cultural initiatives as well as town centre living. Dalkeith has its own identity, community, history and future and there is policy support for the creation of a long term Town Plans[2].

2.8 Comparative town centre case studies, published by the Scottish Government[3], were produced to understand different challenges and responses. Recurring critical success factors include: a decision to take action rather than wait; bolder approaches do not necessarily mean greater risks; ensuring the right individuals with the

[1] Scottish Government (2021) A New Future for Scotland's Town Centres, February 2021
[2] Scottish Government (2022) Inquiry into Retail and Town Centres in Scotland
[3] 4consulting, Benton Scott-Simmons (2023) Town Centre Comparative Case Studies

right experience are in the right seats; make the CPO/CSO powers more streamlined; removing barriers within local government; civic stewardship/positive collaboration; creative or entrepreneurial spark. The re-development of the Development Framework site in Dalkeith, could seek to incorporate these lessons.

2.9 The Scottish Government is currently undertaking a review of Permitted Development Rights (Phase 2 Consultation). Of particular interest is the consideration of a 'Town Centre Use Class', which could involve the merging of shops, financial and professional services, and food and drink (Classes 1, 2 and 3) within a single use class. Again this would create flexibility for a town centre like Dalkeith and potentially make it easier to fill vacant units.

DEMOGRAPHICS

2.10 The population of Midlothian accounts for 1.6% of the total population of Scotland. In June 2018, the population for Midlothian was 91,340. It is projected that by 2026 the population of Midlothian will increase to 100,410 which is an increase of 10% compared to the population of Scotland which is projected to increase by only 3% during the same period. The population of all age groups is projected to increase but it is anticipated that the 75+ age group will see a doubling by 2041.

2.11 In terms of the total number of households in Midlothian, they are projected to increase from 39,363 to 47,856 between 2020 and 2039, representing a 22% increase. In Scotland as a whole, the projected number of households is set to increase by 30% over the same period.

2.12 It is also projected that different household types will change by 2039, for example:

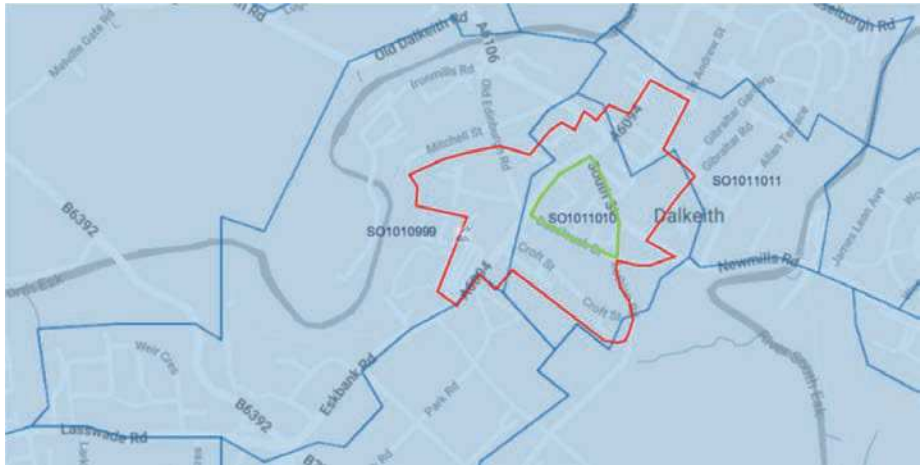
- The number of single person households are projected to increase by 46%
- Households headed by 60-74 year olds are projected to increase by 17%
- Households headed by the 75+ age group are projected to increase by 96%. The average household size continues to decrease and is projected to decrease from 2.33 people per household to 2.23 by 2039.

2.13 Dalkeith is one of three towns within Midlothian and has a population of 14,330[4]. It is the main administrative centre for Midlothian. According to Scotland's Towns Partnership Understanding Scottish Places Dalkeith is comparable with Carluke (South Lanarkshire), Broxburn (West Lothian), Kirkintillch (East Dunbartonshire) and Kilmarnock (East Ayrshire). This is based on a methodology which considers geography, socio-demographics, size and their inter-relationships. The demographics above are key features which impact housing need and demand in the area and will be considered as part of a housing led Development Framework.

2.14 For purposes of small area data analysis, the Scottish Government breaks Scotland down into 6,976 datazones. The town centre of Dalkeith does not fit neatly into datazones however the Development Framework area fits wholly within datazone S01011010. The remainder of the LDP town centre contains a small part of both datazones S01011011 and S01010999. Figure 4 shows the LDP town centre boundary overlaid in red onto the Scottish Government's statistics Datazone map. The Development Framework area is overlaid in green.

[4] National Records of Scotland, Mid 2020 Population Estimates for Settlements and Localities in Scotland

FIGURE 4: DALKEITH TOWN CENTRE DATAZONES, LDP TOWN CENTRE AND DEVELOPEMNT FRAMEWORK AREA



Source: statistics.gov.uk / Midlothian Council / Ryden

2.15 Table 1 shows the estimated population of the town centre datazones as well as information on the dwellings they contain. It is noted that the majority of dwellings in the town centre currently are flats.

TABLE 1: SCOTTISH GOVERNMENT

DATAZONE	S01011010	S01011011	S01010999
Population (2020)	579	838	895
Number of dwellings (2020)	400	489	462
Dwellings per hectare (2020)	27.41	31.85	8.86
Dwellings by type (2017)			
All	396	484	461
Detached	7	4	176
Flats	365	421	167
Semi-detached	10	46	29
Terraced	14	13	89
Unknown	0	0	0

Source: statistics.gov.scot

2.16 Given there is no actual town centre datazone fit, the estimated LDP town centre population (see Figure 4) is c 600 (Datazone S01011010), with c 400 dwellings. With regard to the Development Framework area, it contains 44 flats and 22 rooms for temporary or emergency accommodation (maximum capacity 36 people). It is therefore likely to have a resident population of under 100 people.

03

PROPERTY MARKET REVIEW

3.1 This section presents the Development Framework strategy alongside the property market review for all relevant sectors including residential, retail, hotel and leisure and office/business. For each sector comment is made on current market trends and activity in the Dalkeith market. The nature of the Development Framework is residential-led regeneration and specific consultation was undertaken with residential developers. Potential for investment and development within the town centre, including indicative values are also provided. This review has informed the Development Framework development mix options.

DEVELOPMENT FRAMEWORK STRATEGY

3.2 The Development Framework aims to create affordable, good quality housing in the town centre and increase the resident population. It will address specific housing needs in the town centre via a mix of tenures and types that will support people at all stages of life. There will be an emphasis on improved green space and access to gardens, balconies and roof terraces. Residential parking will be concealed below a raised, shared landscaped garden deck that can be accessed by all housing residents.

3.3 The Development Framework will develop the town centre more intensively via a mixed development of commercial/employment/community use space alongside new housing. There is a desire to create a vibrant feel, support local independent businesses and improve retail options. Pedestrianisation is proposed and the introduction of green space will create an improved environment for traders.

3.4 A new active travel route that connects the Development Framework site and wider town centre to King's Park is key. The route will prioritise pedestrians and cyclists, reduce vehicular use and connect two important civic spaces within the town. There will also be a greater amount of green space within the Development Framework site itself which will encourage gardening, interest in ecology and wildlife. Trees, flowers and greenery will be introduced and maintained. This improved environment will also support cafes and restaurants on the Development Framework site.

RESIDENTIAL

OVERVIEW

3.5 The new build residential market in Scotland in 2022 saw the average house price rise from £258,000 to just over £300,000. In part this reflected a greater demand for larger family homes, continuing the trend following the pandemic. Over the three-year period October 2019 to September 2022 the average price for a new build property increased by £100,000 which again will have been influenced by fewer apartments compared to family housing being developed.

3.6 In terms of supply there was a strong rebound after lockdown with the Scottish Housing Market Review (Scottish Government, January 2023) reporting 20,767 new build completions across all sectors in Scotland in the year to end March 2022, an increase of 39.7% (5,900 homes) on the previous year. However, activity remains below pre-pandemic levels.

3.7 The economic downturn, escalation of cost of living and increased mortgage rates are now prompting obvious predictions that house prices will decline in 2023, with a broad consensus suggesting somewhere between a 5% and 15% drop on average across the UK. A number of volume house-builders are anticipating a slowdown in sales rates as is already being evidenced in noticeably fewer reservations compared with last year's levels.

3.8 Conversely, the traditional rental market in Scotland is expected to continue to perform strongly particularly in University towns and cities where there is significant under supply. This imbalance will be further exacerbated by recent rent control regulations which are currently hindering the previously burgeoning interest from Build to Rent developers and investors in this growing sector of the market.

DALKEITH

3.9 Midlothian has continued to attract the volume house builders and a particular focus in recent years has been at nearby Shawfair, which is to the north of Dalkeith and within the A720 City Bypass and therefore very accessible to Edinburgh. To the south west there has also been significant development around Eskbank.

3.10 Dalkeith has benefitted over the past 15 years with new build stock and developers such as Bellway are active at Wester Cowden. Current and proposed residential development in the area is shown in the Table below. New build housing in the area has tended to focus on family houses outwith the town centre.

3.11 According to Rightmove, the average property price in Dalkeith is £262,815 over the last year, up 8% on the previous year. As noted above, it is predicted that house prices will decline in 2023.

TABLE 1: RESIDENTIAL DEVELOPMENT

DEVELOPMENT		DESCRIPTION
Buccleuch Street (town centre)		Midlothian Council's first 'Passivhaus' housing project. The 3-storey block currently under construction will comprise six 1 and 2-bed apartments with 2 retail units on the ground floor.
Newmills Road		Midlothian Council are developing 44 new homes, an intermediary care facility and 8 extra care bungalows on Newmills Road on the site of the former Dalkeith High School. Development is underway by Ogilvie. Just outside the LDP town centre boundary.
Newmills Road		A 0.35 acre residential development opportunity on Newmills Road close to the town centre is currently for sale (Graham & Sibbald). The site has planning permission for 4 semi-detached, 2½ storey houses
Eskbank Gardens		Development of 188 homes by Dandara. Comprises 3, 4, and 5 bedroom detached, semi-detached and terraced homes
Summerville Gardens, Wester Cowden		Development of c. 110 homes by Bellway. Comprises 3, 4 and 5-bedroom homes. A 4-bed home is currently available from £379,995
Carberry Grange, Whitecraig		Development of c. 180 homes by Miller Homes. Comprises 3, 4 and 5-bedroom homes. Prices from £244,995.

Source: Ryden/Developers/Agents

3.12 As noted in the previous section, Dalkeith has an LDP town centre (see Figure 4) population of c. 600 people accommodated within c. 400 residential dwellings. The majority of these town centre properties are flats.

3.13 Properties in the LDP town centre currently on the market are shown in Table 2. Asking prices range from £90,000 - £170,000.

3.14 According to CityLets, at the end of Q4 2022, the average private rent in Scotland for a 2 bed property was £924 per calendar month. The average rent of a 2 bed property in Dalkeith is £840 per calendar month with an average Time to Let of 16 days[5]. This suggests a buoyant rental market.

[5] CityLets, Quarterly Reports, 2022 Q3

TABLE 2: RESIDENTIAL AVAILABILITY (LDP TOWN CENTRE)

ADDRESS		SIZE	DESCRIPTION
104g High Street		2-bedrooms	Upper flat. For sale £140,000 (Zoopla / Warners)
50 Croft Street		4-bedrooms	Semi-detached period home. For sale £420,000 (Zoopla / Neilsons)
High Street		1-bedroom	Top floor flat. For sale £90,000 (Zoopla / Your Move)
50e Buccleuch Street		1-bedroom	Top floor flat. For sale FP £125,000 (Zoopla / Your Move)
Bowmans View		2-bedrooms	Flat within purpose-built retirement complex. o/o £170,000 (Zoopla / MJ Brown Son & Co)
Bowmans View		1-bedroom	Top floor flat within purpose-built retirement complex. o/o £120,000 (S1 Homes / Express Estate Agency)

Source: Ryden / Zoopla/ Right move / s1 Homes / Agents

3.15 There have been 28 recorded residential sales transactions in the town centre since January 2021. Within the Development Framework area, the most recent residential transactions[6] have been as follows:

- 20 Jarnac Court, 2-bedroom property - sold in February 2023 for £110,000
- 16 Eskdaill Court, 2-bedroom property – sold in February 2023 for £100,000
- 26 Jarnac Court, 2-bedroom property – sold in May 2021 for £97,000

3.16 In general terms, prices within the Development Framework area are below that being obtained in the rest of the LDP town centre and the rest of Dalkeith.

3.17 It is not possible to ascertain the number of lettings.

3.18 In addition to the above there is significant affordable housing demand across Midlothian and it will form part of the equation for the redevelopment of the Development Framework site. Between 2009-2019, there has been 1,883 affordable housing completions across Midlothian. In Dalkeith, this has included 129 Council units, 118 Registered Social Landlord (RSL) units and 14 RSL Mid-Market Rent units. RSLs active in Midlothian include Melville Housing Association (own 60% of all RSL units), Places for People, Dunedin Canmore Housing Association and Bield Housing Association.

3.19 In June 2022, the Council noted it had 661 applicants on its waiting list for Dalkeith. This coupled with population increase noted in the earlier demographics section means that demand for affordable housing within Dalkeith is expected to continue. It could also include more specific requirements for housing for older people.

[6] Taken from ESPC

3.20 The Development Framework is residential led and there are currently residential units of mixed ownership on the Development Framework site. There are currently 20 units occupied by private owners and 24 under Midlothian Council ownership.

3.21 It is also noted that upper floor offices at Jarnac Court were recently converted to provide temporary housing accommodation for the Council. This facility offers 22 individual rooms with communal kitchen and dining facilities. This facility opened in 2021 following significant investment and as such there could be resistance to the further re-development of this part of the block. If this facility was re-developed for alternative uses, temporary housing provision would require to be provided elsewhere in Dalkeith by Midlothian Council. There will be a cost associated with this re-provision.

RESIDENTIAL DEVELOPER CONSULTATION

3.22 In February 2023, Ryden undertook a series of 'soft market testing' consultations with residential developers as well as its own residential development team. This was done in agreement with the client and consultant team, because the Development Framework is residential-led. All consultees had access to the high level copies of the Development Framework options and have recent experience of residential development in the local area.

3.23 Dalkeith was generally noted as a desirable housing location as is Midlothian given its proximity to Edinburgh and range of attractive towns. The Development Framework site is considered to be well located in the town centre with good connectivity to bus routes as well as a train station is relatively close proximity. All developers were supportive of developing the Development Framework site and had interest in being further involved once plans are in a position to be able to progress.

3.24 With regard to suitable tenures for the location it was considered that any residential scheme would likely be affordable housing led however it was felt this could incorporate not just social rent but other affordable models such as mid-market rent and shared equity/low cost home ownership. There was also considered to be particular opportunities for the location in terms of housing for older people or those with other supported living requirements. This was generally down to the accessible town centre location and its range of nearby local amenities. The site was generally seen as less appropriate for family housing.

3.25 There were mixed views on the market for private housing with some not considering that location to be particularly desirable for the private market but as part of a wider redevelopment of the site it was acknowledged it could form part of a re-development. It was noted there is demand in the area for two and three bedroom flats (and houses).

3.26 Private rented build to rent was not considered appropriate for the site as the preference for this type of operator model is usually city locations and much higher density. Whilst it was considered residential unit density could be increased on site (no more than 4 storeys recommended otherwise additional costs would be incurred for lift access) through re-development it still wouldn't be at build to rent levels. However, it was noted that there are institutional funds and private investors interested in the purchase of batches of units for private rent.

3.27 It was noted that residential build programmes are now usually tenure blind and therefore there shouldn't be any distinction between the quality of affordable or private rented housing. It was stated however that for future property management reasons it would be appropriate to designate specific blocks for specific tenures.

3.28 Beyond residential there was support for other flexible uses as part of the development mix. Given the existing community facilities on site it was considered very important that community space remained a core part of any development and that the community itself was able to feed into plans on what it wanted on the site. Ensuring the community are fully integrated into the Development Framework process was seen as key. An element of retail was felt to be appropriate for the site as well as potentially serviced offices. One consultee noted there could be a good market for small offices in this location for accountants, lawyers, estate agents etc. with some small businesses interested in the purchase of such units as part of pension

funds etc. It was noted that noise can be an issue in locations like this and that any other uses need to be appropriate for a residential led scheme. Flexibility across the relevant use classes was thought to be important as was the ability to have flexibility regarding the size of units.

3.29 Environmental sustainability was mentioned a consultee as being important for the site. This included nature based solutions to deal with any flood risks, green roofs, garden access, raingardens etc.

3.30 It was recognised by consultees that pedestrianisation of the High Street could make the site more desirable but generally improved public realm would also improve the attractiveness of the site. It was commented that the public realm currently in that area isn't well maintained. There was support for reduced car parking within the Development Framework site, recognising the extent of wider town centre car parking in close proximity. It was considered that a reduction in car parking would not have a negative impact on the development mix proposed with many newer residential developments tending to squeeze car parking ratios where appropriate, notably on centrally located sites such as this.

3.31 In terms of the two options shown to consultees there was a general preference for comprehensive redevelopment over the retained Jarnac Court option. Consultees considered it better to consider the whole site for redevelopment to avoid the remaining buildings deterring from the full potential impact and attractiveness of the scheme. Consultees were aware of complexities around the multiple ownerships associated with the site and considered that the site should be fully assembled before commencing any re-development. Piecemeal development of the site was considered undesirable and would impact negatively upon timescales and economies of scale for the build programme.

3.32 The viability of the site was considered to be very tight and it was recognised that there would a requirement for substantial public sector funding beyond affordable housing grant levels. Developers noted that build costs are currently very high (compared to where they were) and that in some areas they do not merit sales prices or affordable housing grant levels. Making a bid to the Levelling Up Fund was mentioned as was further discussions with the Scottish Government regarding potential CPO costs. The anticipated tenure mix was also noted to affect the overall viability of the site.

3.33 A joint venture between the Council and a developer was considered to be the most appropriate delivery model. Getting a developer involved at an early stage was recommended as was having the right people including those with direct experience of similarly complex sites.

RETAIL

OVERVIEW

3.34 The physical retail market continues to contract due to the significant growth of online shopping. Cost of living and energy prices are expected to impact the first half of 2023 with High Street casualties anticipated. In 2021, PWC and the Local Data Company highlighted that 1,424 chain[7] shops closed in Scotland in 2021, with 673 opening giving a net loss of 751 stores. During the first half of 2022, 536 stores north of the border closed their doors, while 356 shops were open – resulting in a net loss of 180 stores, a significant slowing. Leisure operators make up 3 of the 4 fastest growing categories: takeaways, amusement arcades and DIY shops. On the opposite end of the spectrum, the 4 declining categories were: banking/financial institutions, charity shops, betting shops and fashion retailers.

3.35 Shopper numbers in Scotland have slumped by 15% compared to pre-pandemic levels. The latest Scottish Retail Consortium (SRC) and Sensormatic IQ data for November 2022 also shows the number of people visiting shopping centres was down by more than a quarter (27.6%) compared to the same month in 2019. Slightly more positively, in comparison to last year's figures, overall footfall levels in Scotland increased by 15.9%, while the numbers visiting shopping centres was up 23.0% but this is still below pre-pandemic levels.

3.36 The Local Data Company recorded a six-year high in its Scottish retail vacancy rate at 16.4% in Q3 2021. This appears to have hit a stubborn plateau with the rate settling at 15.7% over the last three quarters of 2022. This is a fifth higher than during pre-pandemic times and whilst there has been some improvement over the last year, Scotland's store vacancy rate is above that for Great Britain as a whole, with one in six

[7] Multiple retailers with 5 or more stores

stores lying empty. In Q4 2022 in Scotland, shopping centre vacancies were 20.5%, high street vacancies were 14.8% and retail park vacancies were 9.8%. As such, retail parks appear to be outperforming other location types which is perhaps an indication that some of the shopping habits formed during the height of Covid are sticking – with consumers favouring drive-to locations and larger format units.

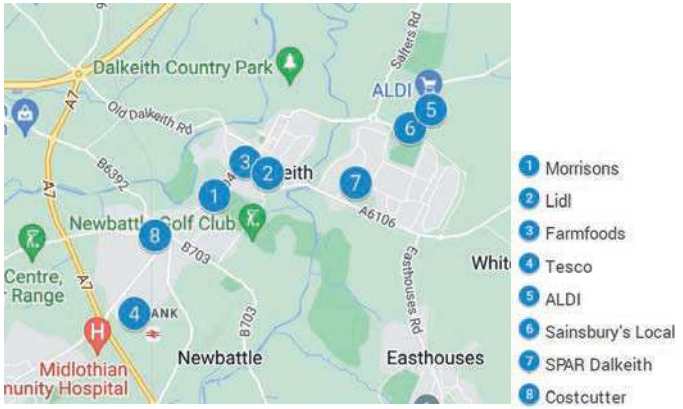
DALKEITH

3.37 Dalkeith's retail provision is centred around the A6904 High Street where a combination of national and local retailers are represented. Traditional retail is accommodated on both sides of the street with a clustering of national traders in the stretch between the High Street's junctions with South Street and Eskdaill Street.

3.38 The LDP town centre is well served by multiple retailers including B & M, Card Factory, Boots, Superdrug, WH Smith, Max Speilmann, Ramsdens, Baguette Express, Lloyds Pharmacy, and several charity stores (Cancer Research UK, Kidney Research UK, Salvation Army and Oxfam). It also has a good provision of independents including Dalkeith Home & Hardware, Aytouns Butcher and Flowers by Lamb. The pedestrianised section around Jarnac Court includes: Baynes Bakers; further national outlets Greggs and Specsavers; and various local traders.

3.39 The town's convenience needs were improved when the Morrison's supermarket was developed on the site of the former bus station immediately west of the town centre in 2014. This is closer to the town centre than the Tesco Hardengreen Superstore which is on the edge of town centre near the Eskbank part of the settlement. Lidl and Farmfoods also have supermarkets in the town centre. Aldi and Sainsbury's Local are to the East. In addition, the convenience stores of Spare and Costcutter are located on Woodburn Avenue and Station Road respectively. A map of the town's convenience stores in provided at Figure 5.

FIGURE 5: DALKEITH CONVENIENCE STORES



Source: Ryden

3.40 There are currently very few retail vacancies in the LDP town centre. Retail units actively being marketed are provided in Table 3. The town centre vacancy rate is only 2%. However, the Development Framework site contains 65% of all commercial unit vacancies within the LDP town centre.

TABLE 3: RETAIL AVAILABILITY

ADDRESS		SIZE (SQ.FT.)	DESCRIPTION
118 High Street		1,119	Former Polska Spizarnia convenience store. For lease £16,200 pa (DM Hall)
26 High Street		1,018 – 2,037	In town centre. Former TSB Bank unit, over ground and first floors. Potential for a variety of uses subject to planning. Under offer (DM Hall)

Source: Ryden / CoStar / Agents

3.41 Table 4 shows the most recent retail letting transactions. It is noted that all transactions seem to be local businesses rather than national/multiples (although one is not known). Half of the lettings have rents of £15,000 or less meaning that if they are sole outlets of those businesses they will pay no non-domestic rates.

TABLE 4: RETAIL LETTING TRANSACTIONS

ADDRESS	SIZE (SQ.FT.)	DESCRIPTION
37 Jarnac Court (Development Framework area)	797	Let in February 2023. Former Subway unit on a corner pitch in the town centre.
22-24 High Street (town centre)	10,833	Lease renewal in November 2022 to B & M for 3-years
33-35 High Street (town centre)	2,505	Let in March 2022 at £18,500 pa. Trading as Dalkeith Home & Hardware (former Semi-Chem).
Unit 19 Jarnac Court (Development Framework area)	557	Let in February 2022 on a new 10-year lease at £12,500 pa. (former Fords the Bakers)
22 Buccleuch Street (town centre)	895	Let in January 2022 to Balmoral Highland Beef Supplies on a 3-year lease at £12,020 pa.
114 High Street (town centre)	908	Let in May 2021 on a 10-year lease at £15,000 pa. Trading as Lavender Coffee and Crumbs (former Polish food store)
118 High Street (town centre)	1,143	Let in December 2020 at £14,000. Trading as Spizarnia Polish store (former William Hill Bookmakers)
31 Jarnac Court (Development Framework area)	1,829	Let in September 2019 to Harmeet Singh on a 5-year lease at £21,500 pa. Trading as Looks. (former Shoe Zone).

Source: Ryden / CoStar

3.42 Rental rates are in the order of £15 per square foot Zone A. Rents for retail units are influenced by the size and configuration of the unit and its positioning within the town centre. Units are also often priced on a basis that offers efficiencies in terms of non-domestic rates burdens and reliefs.

3.43 For Dalkeith there are two recorded retail requirements[8] shown in Table 5. Only one of these would suit the town centre while the other is more suited to an estate or roadside location.

[8] The Requirements List is a subscription-based UK database which monitors and tracks retailer requirements within specific locations across the UK. Retailers and their Agents submit their current requirements for publication on the database, these are monitored and kept up to date.

TABLE 5: RETAILER REQUIREMENTS FOR DALKEITH

RETAILER	TYPE	REQUIREMENT SIZE (SQ.FT.)	REQUIREMENT DETAILS
PDSA (Scotland)	Charity shop	1,000 – 3,000	High Street / Shopping Centre / Roadside
Toolstation	Tools & building supplier	2,750 – 6,000	Roadside / out of town

Source: The Requirements List

3.44 A standalone Sainsbury's Local and terrace of four retail units (4,000 sq.ft.) were constructed on Salters Road / Thorny Crook Gardens to the east of Dalkeith town centre in the early 2010's. Tenants here are The Beauty Boutique, Barnardo's, Bene's Fish and Chips and Bosco Dental Surgery.

3.45 Approximately 2 miles to the west of Dalkeith town centre is a Dobbies garden centre which includes several in-store concessions including Sainsburys, Cotton Traders, Lakeland, Mountain Warehouse, Tog24, Pavers Shoes and Puddledub Butchers.

3.46 Out of town to the south west, behind the Tesco on Bonnyrigg Road, Eskbank there has been a new-build development of two units beside by London & Scottish Developments, a Greggs drive-thru, the first in Scotland, and a Starbucks which opened in October 2021.

3.47 Further out of town retail locations include Straiton Retail Park and the neighbouring Ikea and Costco which is only 10-miniutes drive from Dalkeith town centre. In addition, Fort Kinnaird is 10 miles from the town centre and includes over 70 branded and high street shops, restaurants and cafes. Edinburgh City Centre is also c. 10 miles from Dalkeith town centre. All are a draw from Dakeith's town centre.

HOTELS AND LEISURE

3.48 The tourism and hospitality sector across Scotland was severely impacted by the Covid-19 pandemic with international travel and large events at a standstill and hospitality closed for all but essential uses for a significant period. With Government support measures ending hospitality businesses have come under increasing pressure and the costs of supplies and staffing (limited resources and significant wage pressure) has resulted in distress in less viable businesses and those that have been historically under-invested. However, with the return of international travel as well as large conferences and events, in 2022 the hotel sector began recovering at a rapid pace. In most markets year to date average daily rates have surpassed pre-Covid levels and demand (occupancy) is expected to follow suit during 2023[9]. There are however significant headwinds in the form of rising inflation and interest rates. This is having an effect on gross operating profit and transaction volumes. New development remains difficult and exists only in prime locations and operationally recruitment and operating cost challenges are potentially hampering post pandemic recovery.

DALKEITH

3.49 Throughout the 19th and 20th Century, Dalkeith was a prosperous market town. The Corn Exchange was built in 1853 and was the largest indoor grain market in Scotland. The influx of farmers, grain merchants and other traders on market days encouraged the growth of inns and hotels in the town. In 1831, the introduction of the railway forged closer links with Edinburgh and connections to other parts of the country.

3.50 On the outskirts of Dalkeith, just off the A7 there is a Premier Inn. There is also an Innkeepers Collection hotel outwith the town and adjacent to the Dobbies Garden Centre, also off the A7. Within Dalkeith town

[9] Avison Young (2022) Scotland's Hotel Market Update September 2022

centre the Dalkeith Hotel by Pillow on the High Street has 32 rooms. There is also the Harrow Hotel on Eskbank Road.

3.51 Dalkeith has a selection of cafés and restaurants including Continental Café, Café Troy, Cavaliere and Tiger Lotus. There are five hot food takeaways including Franco's, Kebab Mahal and Dominos.

3.52 There are five public houses in the town centre: Black Bull, Coach & Horses, The Buccleuch, The Shop Inn and The Horseshoe Bar. While the two town centre hotels noted above also have bars/restaurants.

3.53 The town centre also has a library and arts centre both of which are in the Development Framework area. A bowling green is on Old Edinburgh Road, with a Carlton Bingo hall and a snooker centre on Buccleuch Street.

3.54 Dalkeith is well represented with regard to parks with Dalkeith Country Park located to the north of the town. The Park is c. 1,000 acres and includes Fort Douglas Adventure Park and Go Ape as well as a restaurant, shop and coffee bar.

3.55 In addition, the town centre is surrounded by a number of other green spaces, parks and woodlands. Ironmills Park is located to the north-east of the town centre. It has a park pavilion which is occupied by a dance school and it has a café that is open to the public. South of the town centre site is King's Park which is home to many sports clubs and hosts various community and sport events and carnivals.

3.56 Leisure availability in Dalkeith is shown in Table 6.

TABLE 6: LEISURE AVAILABILITY

ADDRESS		SIZE (SQ.FT.)	DESCRIPTION
Lavender Coffee and Crumbs, 114 High Street		915	Boutique café and coffee shop. For lease, £13,500 pa. Restricted Class 3 consent. (Cornerstone)
Horseshoe Bar, 14 St Andrew Street			Public house with restaurant / coffee shop. For lease £18,000 pa. (Cornerstone)

Source: Ryden / CoStar / Agents

3.57 Leisure transactions have been limited but are shown in Table 7.

TABLE 7: LEISURE TRANSACTIONS

ADDRESS	SIZE (SQ.FT.)	DESCRIPTION
5 Newmills Road	7,462	Let in December 2022 at £54,995 pa. Former Former Wetherspoons, The Blacksmiths Forge.
1-3 Buccleuch Street	1,764	Let to Li Guyang in November 2020 on a 15-year lease at £18,500 pa. Trading as Tiger Lotus. Fomer Anema Core restaurant

Source: Ryden / CoStar

OFFICE / BUSINESS

OVERVIEW

3.58 City office markets staged a recovery in 2021 and early 2022. Occupiers recognise the likely endurance of agile working post-pandemic and are adjusting their space requirements by focusing on top quality space, ESG credentials and future flexibility. As the office emerges as more of a corporate hub for many occupiers, there are emerging signs of interest in flexible offices in regional and smaller towns, alongside home-working.

3.59 In 2022, Edinburgh's office market delivered a total of 651,570 sq.ft. of take-up across 159 deals. This marks a small 6% increase in the number of deals but a 15% decrease in overall floorspace take up against 2021, signalling smaller transactions on average. This means that where deals are occurring they are for smaller requirements and many occupiers are currently staying put. The single largest variable is how occupiers adapt their return to work strategies and consequently how much space is needed for existing staff and new recruits in a changing and flexible environment.

DALKEITH

3.60 There is a small office sector within Dalkeith. Within the Development Framework site, Soutra Point Business Centre offers office suites at £6 per sq.ft. The building is arranged on ground and three upper floors and comprises a retail unit at ground floor (2,411 sq.ft) with office accommodation above (3,388 sq.ft). There are currently two offices available to let however it is our understanding all of the office suites are vacant. There is no lift access within the property.

3.61 Also within the Development Framework site is community-owned One Dalkeith. This building has recently been extensively refurbished to provide a community hub with events, retail and office space. A number of units are available for businesses to rent to create retail, offices or shop fronts for local businesses, start-ups, and social enterprises who align with One Dalkeith's ethos. A co-working shared office space has also been created. The Bank of Dalkeith located at 98-102 High Street also offers flexible small space for rent generally targeting small, self-employed traders.

3.62 The Council itself is a key occupier of office accommodation within Dalkeith town centre. However, as is the case for many other occupiers it is considering rationalisation as a result of changed working patterns accelerated by the Covid-19 pandemic. Within the Development Framework site, the Council no longer occupies Buccleuch House however the Children and Families department are currently located within Eskdaill Court. The continued occupation of the nearby Midlothian House and Fairfield House is under review.

3.63 Elsewhere within the town centre, office accommodation is mainly contained within traditional buildings, upper floors and in Class 2 retail accommodation. Graham & Sibbald opened an office at 98-100 High Street in January 2022. Other office occupiers are typical for this type of town and include solicitors, accountants, financial services, property services and third sector.

3.64 Outwith the town centre there are office suites at McSense Business Park, Hardengreen Business Park on Dalhousie Road and Eskbank.

3.65 Office availability is shown in Table 8.

TABLE 8: OFFICE AVAILABILITY

ADDRESS	SIZE (SQ.FT.)	DESCRIPTION
Soutra Point office suites, Eskdaill Street	746 – 1,653	In town centre. Individual open plan offices, two currently available. Rent £6 per sq.ft. (G & S)
Dundas House, Westfield Park, Eskbank	1,032 - 4,543	Self-contained office suites available over ground and first floors. Suite 2 1,032 sq.ft., Suite 4 630 sq.ft., Suite 6 536 sq.ft., Suite 8 1,247 sq.ft., and 1f 4,543 sq.ft. c £12.80 per sq.ft. (G & S)

Source: Ryden / CoStar / Agents

3.66 Office transactions are provided in Table 9. As shown, the office market in Dalkeith is very thin.

TABLE 9: OFFICE TRANSACTIONS

ADDRESS	SIZE (SQ.FT.)	DESCRIPTION
25/27 High Street	2,541	Sold in November 2021. Former Santander branch. Trading as Property Hub by McDougall McQueen
Suite 32/8 Hardengreen Business Park, Dalhousie Road	550	Let in May 2022
4a Newmills Road	687	Let in April 2021 on a new 3-year lease at £8.70 per sq.ft. First floor office / training suite comprising 3 office rooms, kitchen and bathrooms.

Source: Ryden / CoStar

3.67 Rents are in the region of £6-£10 per sq.ft. within the LDP town centre.

CONCLUSION

3.68 Overall, Dalkeith town centre is performing comparatively well however it is clear that the Development Framework site is the underperforming triangle within the town centre. The site and its immediate environs requires redevelopment in order to become a positive asset in its own right and for the wider benefit of the town centre and the settlement.

3.69 The proposed Development Framework is led by residential development which will increase and improve the residential offer within the Development Framework site. The site is most suited to a flatted development and would likely be affordable housing led. However, this goes beyond just properties for affordable rent and could also include mid-market rent and shared equity/low cost home ownership. Private housing could also form part of a wider re-development scheme. There is demand in the area for housing for older people and the location of the site would lend itself to this.

3.70 There may be some provision for ground floor residential where possible however ground floor units will generally be more appropriate for the provision of flexible space which could accommodate employment, community or leisure uses as the market dictates. These units should be 1,000-2,000 sqft except for target/anchor tenants. Selective larger demand could include convenience stores (which prefer neighbourhoods to centres), larger charity stores, discounters as well as the re-location of existing units, e.g. Farmfoods. The option to sub-divide larger units should be noted.

3.71 A major driver for the types of businesses attracted to the Development Framework site is the rental level at which business rates are applicable. Rents up to £12,000 achieve 100% rates relief providing it is a sole premises then a sliding scale of non-domestic rates above that. This is a key factor in attracting local independent businesses. The configuration of ground floor uses should avoid dispersing commercial uses.

04

SUMMARY

4.1 In providing property market input to the proposed Dalkeith Town Centre Development Framework we have considered the types of space which are in demand. This includes:

- Residential – there is significant affordable housing demand in Dalkeith which on the site could incorporate not just properties for social rent but other affordable housing models such as mid-market rent and shared equity/low cost home ownership. The site was considered to offer a particular opportunity in terms of its location for housing for older people or those with other supported living requirements. Private for sale housing could form part of a wider tenure mix. There is demand in the area for two and three bedroom properties and flats are the most appropriate construction type for the site. The Council should consider partnering with a lead developer with the capacity to deliver an affordable housing-led development at the next stage of progressing the project.

- Employment/Community – there is demand for flexible ground floor units which could accommodate a range of uses including retail, food and drink, office and community uses. The quality of this space will be improved as will the surrounding environment making the Development Framework site a quality location for business and community activities. There should be flexibility across the relevant planning use classes as well as the ability to have flexibility regarding the size of units. Units should be priced on a basis that offers efficiencies in terms of non-domestic rates burdens and reliefs and are therefore attractive to small local businesses, as there is a limited market for larger anchor occupiers.

4.2 The above has been incorporated into the Development Framework.

4.3 It has been acknowledged throughout the report that the Development Framework site is complex with both public and private sector owners and occupiers. A Compulsory Purchase Order strategy will be required.

4.4 In terms of the viability of the site, it is recognised that there will likely be a substantial funding gap and that third party funding will be required to support this development. Potential external funding sources worth further exploration would include the UK Government's Levelling Up Fund, the Scottish Government's Place Based Investment Programme, the Regeneration Capital Grant Fund, Affordable Housing Supply Programme and Housing Infrastructure Fund.

APPENDIX A

FLOORSPACE STOCK

FLOORSPACE STOCK

A1 According to the Scottish Assessor Association (SAA) there are 212 commercial subjects comprising 200 properties, 2 ATMs, and 10 car parks/ spaces in the LDP town centre, totalling c. 37,881 sq.m.[10] (407,750 sq.ft.). A breakdown of this floorspace by type is provided at Table A1. For the Development Framework area, there are 70 commercial subjects comprising 64 properties, 2 ATMs and 4 car parks/spaces, totalling 10,072 sq.m. (108,417 sq.ft.). This comprises 27% of the LDP town centre floorspace. While for the Development Framework area itself there are 53 commercial subjects: 40 properties, 2 ATM's and 2 car parks/ spaces, totalling 6,390 sq.m. (68,782 sq.ft.) comprising 17% of the LDP town centre floorspace. These figures may differ from Reiach & Hall estimates which are based on Council data.

TABLE A1: STOCK WITHIN TOWN CENTRE (LDP AREA)

TYPE	LDP TOWN CENTRE		STUDY AREA		DEVELOPMENT FRAMEWORK AREA	
	Number	sq.m.	Number	sq.m.	Number	sq.m.
Amusement Centre	2 entries, 1 property	82.09	0	0	0	0
Arts centre	1	0	1	0	1	0
Bank	3	1,193.93	1	183.50	0	0
Betting shop	4	525.42	0	0	0	0
Bingo hall	1	0	0	0	0	0
Bowling rink	1	0	0	0	0	0
Café	4	350.59	3	265.54	3	265.54
Church and Church hall	4	0	0	0	0	0
Clinic	1	0	0	0	0	0
Club	2	205.02	0	0	0	0
Funeral director	3	375.78	0	0	0	0
Hall	1	0	0	0	0	0
Home	1	0	0	0	0	0
Hot food takeaway	5	388.34	0	0	0	0
Hotel	2	0	0	0	0	0
Library	1	0	1	0	1	0
Lock-up	1	0	0	0	0	0
Meeting room	1	0	0	0	0	0
Mission hall	1	0	0	0	0	0
Office	51	13,119.35	23	4,254.35	22	3,512.40
Premises under reconstruction	1	90.32	0	0	0	0
Public convenience	1	0	1	0	1	0
Public house	5	0	1	0	0	0
Restaurant	2	543.15	1	148.64	0	0
Retail warehouse	1	490.38	0	0	0	0
Salon	3	261.57	0	0	0	0
School	1	0	0	0	0	0
Service centre	2	0	0	0	0	0
Shop	73	10,128.65	32	5,220.18	21	2,611.98
Snooker centre	1	0	0	0	0	0
Sorting office	1	588.92	0	0	0	0
Store	5	1241.00	0	0	0	0
Studio	1	108.60	0	0	0	0
Supermarket	2	6,618.43	0	0	0	0
Surgery	4	297.43	0	0	0	0
Training centre	2	178.61	0	0	0	0
Workshop	3	1,093.56	0	0	0	0
Yard	2	0	0	0	0	0

[10] Not all properties have a noted size

ATM site	2	0	2	0	2	0
Car parks	7	0	2	0	1	0
Car space	3	0	2	0	1	0

Source: Ryden / SAA

A2 There are 17 vacancies noted on the SAA database, these are:

- Car space, LDP area, study area and Development Framework area
- Office, 12 totalling 1,852.54 sq.m. of which 10 are in the study and Development Framework area totalling 1,710.04 sq.m.
- Premises under reconstruction, 1 totalling 90.32 sq.m. in the LDP area
- Shop, 2 totalling 107.75 sq.m., both are in the study area
- Yard, 1 with no size in the LDP area

A3 A search of the SAA domestic properties roll indicates 433 residential properties in the LDP town centre, with 104 of them in the study area and 58 in the Development Framework area. Again these figures may differ from Reiach & Hall estimates.

A4 The streets in the LDP town centre, Study area and Development Framework area are in Table A2. This shows the number of subjects in each sector (commercial and residential). Data is taken from the Domestic and Non-domestic valuation rolls by the SAA. Streets within the study area are in Blue. Where a street is only partially in an area only the properties which lie within it are included not the entire street.

TABLE A2: STREETS IN THE TOWN CENTRE

TYPE		LDP TOWN CENTRE		STUDY AREA		DEVELOPMENT FRAMEWORK AREA	
	In study area	Non-domestic	Domestic	Non-domestic	Domestic	Non-domestic	Domestic
Brunton's Close	No	0	0	0	0	0	0
Buccleuch Street	Partial	16	38	7	1	0	0
Bowman's View (odd Newmills Road)	No	0	37	0	37	0	0
Croft Street	No	7	44	0	0	0	0
Duke Street	No	0	9	0	0	0	0
Edinburgh Road	No	5	16	0	0	0	0
Eskbank Road	No	16	5	0	0	0	0
Eskdaill Court (Development Framework area)	Yes	10	19	10	19	10	19
Eskdaill Street (Development Framework area)	Yes	4	21	4	21	4	21
High Street	Partial	70	94	10	6	0	0
Jarnac Court (Development Framework acrea)	Yes	32	18	32	18	32	18
Komarom Court (Development Framework area)	Yes	0	0	0	0	0	0
London Road	No	0	19	0	0	0	0
Lothian Road	No	0	2	0	0	0	0
Lothian Street	Partial	6	6	0	2	0	0
North Wynd	No	7	4	0	0	0	0
Parkside Court	No	2	6	0	0	0	0
Parkside Place	No	0	12	0	0	0	0
Pettigrew's Close	No	0	0	0	0	0	0
Old Edinburgh Road	No	5	5	0	0	0	0
Newmills Road	No	1	0	0	0	0	0
Robertson's Close	No	0	0	0	0	0	0
South Street	Partial	11	9	0	0	0	0
St Andrew Street	No	12	49	0	0	0	0
Tait Street	No	1	20	0	0	0	0
White Hart Street (Development Framework area)	Yes	7	0	7	0	7	0
White's Close	No	0	0	0	0	0	0
Wilson's West	No	0	0	0	0	0	0
TOTAL		**212**	**433**	**70**	**104**	**53**	**58**

Source: Ryden / SAA

EDINBURGH
7 Exchange Crescent
Conference Square
EH3 8AN
0131 225 6612

GLASGOW
ONYX
215 Bothwell Street
G2 7EZ
0141 204 3838

ABERDEEN
The Capitol
431 Union Street
AB11 6DA
01224 588866

LEEDS
Northspring Park Row
36 Park Row
LS1 5JL
0113 243 6777

LONDON
Suite 410, Linen Hall
162-168 Regent Street
W1B 5TF
020 7436 1212

MANCHESTER
2nd Floor
28 King Street
M2 6AY
0161 249 9778

Ryden

ARUP
- TRANSPORT INPUT REPORT

ARUP

Midlothian Council

Dalkeith Town Centre Regeneration

Transport Input

Reference: 4-05-06 Trans

| 09 February 2023

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 288807-00

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Document Verification

Project title	Dalkeith Town Centre Regeneration
Document title	Transport Input
Job number	288807-00
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Revision	Date				
1	21/22/2022	**Filename**	Dalkeith Town Centre Regeneration Report Transport Input		
		Description	DRAFT Transport Input Text		
			Prepared by	**Checked by**	**Approved by**
		Name	JA	NM	GD
		Signature	JA	NM	GD
2	26/01/2023	**Filename**	Dalkeith Town Centre Regeneration Report Transport Input		
		Description	DRAFT Transport Input Text V2		
			Prepared by	**Checked by**	**Approved by**
		Name	JA	NM	GD
		Signature	JA	NM	GD
3	09/02/2023	**Filename**	Dalkeith Town Centre Regeneration Report Transport Input [FINAL v3] 2023-02-09		
		Description	Final Transport Input Text		
			Prepared by	**Checked by**	**Approved by**
		Name	JA	NM	GD
		Signature	JA	NM	GD

Issue Document Verification with Document ✓

Transport

Introduction

This section outlines the transport proposals as part of the Dalkeith Town Centre regeneration project. It sets out the key benefits of the proposals as well as the implications on the transport network which will be considered in future stages as the project progresses. The existing transport facilities within and surrounding Dalkeith can be seen in Figure 1 below.

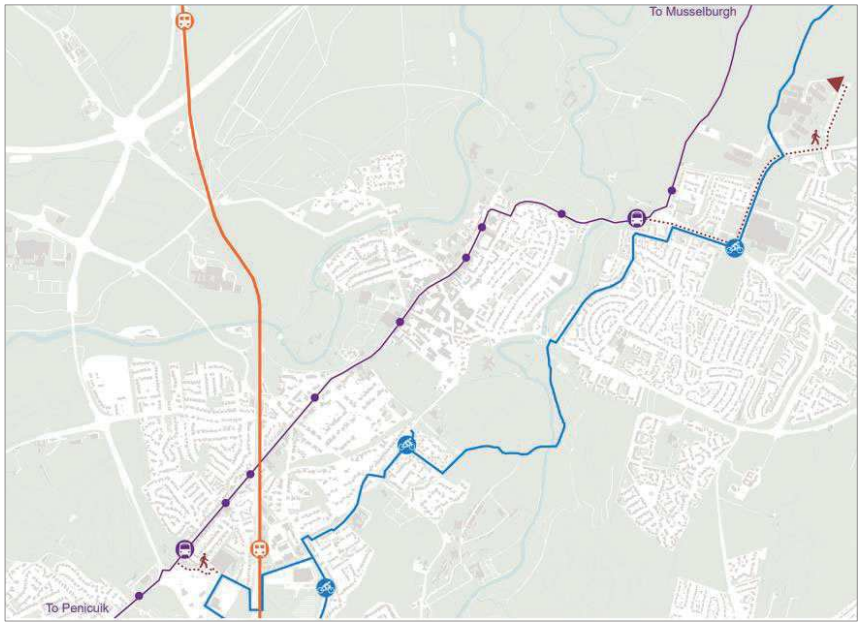

Figure 1: Existing Transport Facilities (© Reich & Hall)

Proposals

Figure 2 to Figure 11 below demonstrate the potential improvements that could be made through the use of cross-section visualisations throughout the site. The visualisations are indicative and show the vision of the Dalkeith Town Centre Regeneration project, informed by engagement and conversations had to date and are therefore subject to further technical work.

High Street (A6094)

It is proposed that the section of High Street (A6094) between Buccleuch Street and South Street be pedestrianised allowing for public realm enhancements as well as dedicated walking, wheeling, and cycling infrastructure. Adjacent are indicative cross sections, Figure 2 to Figure 5, illustrating the existing and proposed.

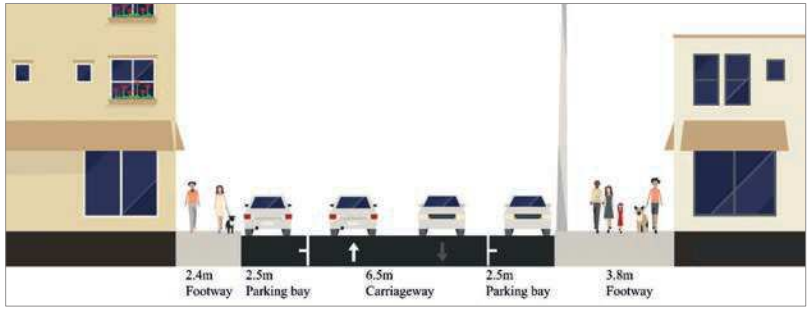

Figure 2: High Street Existing (with side street parking) (© Street Mix)

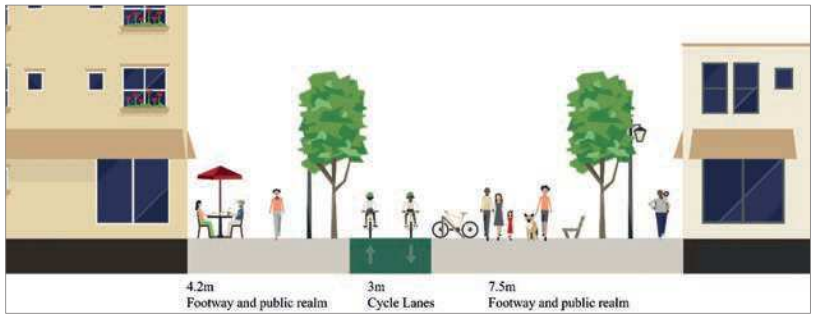

Figure 3: High Street Indicative Proposals (wide cross section) (© Street Mix)

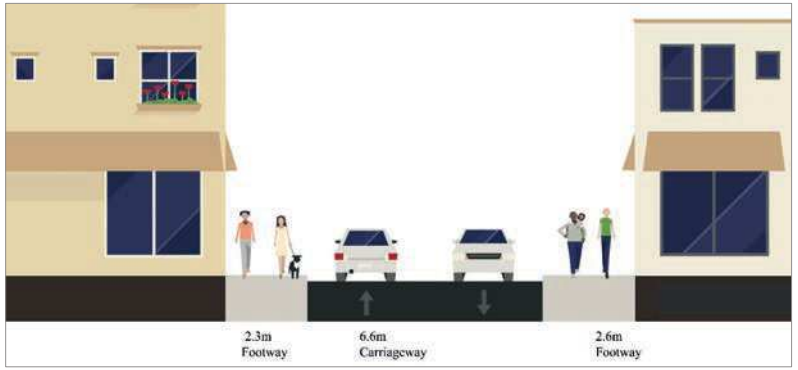

Figure 4: High Street Existing (without side street parking) (© Street Mix)

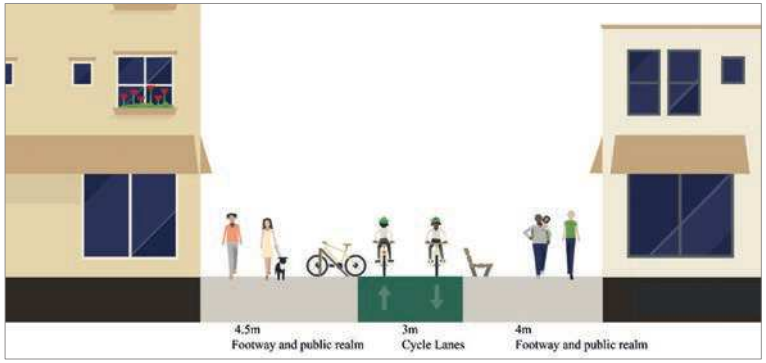

Figure 5: High Street Indicative Proposals (narrow cross section) (© Street Mix)

White Hart Street/New Walk Pedestrianised Route

There are proposals to redevelop the space around White Hart Street. This will see the erection of new residential and mixed-use buildings with an opportunity to provide a new pedestrianised route with green infrastructure as well as improvements to the public realm. Figure 6 and Figure 7 below illustrate the indicative existing and proposed cross sections.

Figure 6: White Hart Street Existing (© Street Mix)

Figure 7: New Walk Pedestrianised Route (replacing White Hart Street) (© Street Mix)

Buccleuch Street

With the removal of buses from the High Street, it is proposed that Buccleuch Street becomes a key bus route within the centre of Dalkeith. Through the reallocation of road space there is an opportunity to widen footways and provide mobility hub concepts within the corridor. Figure 8 and Figure 9 below illustrate the indicative existing and proposed cross sections.

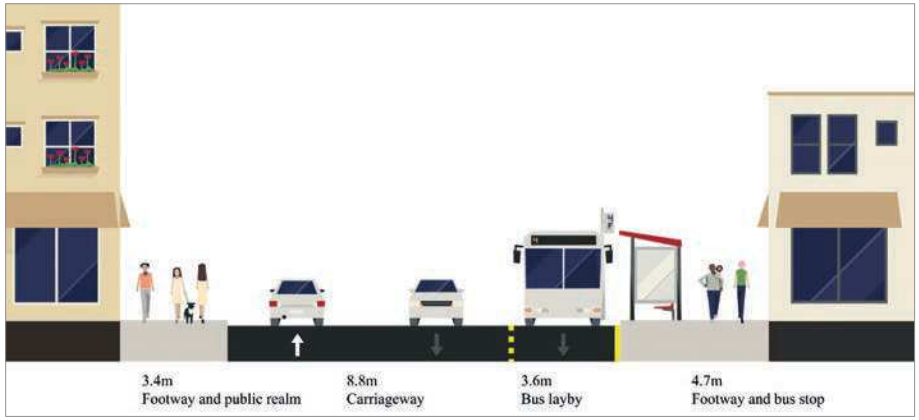

Figure 8: Buccleuch Street Existing (© Street Mix)

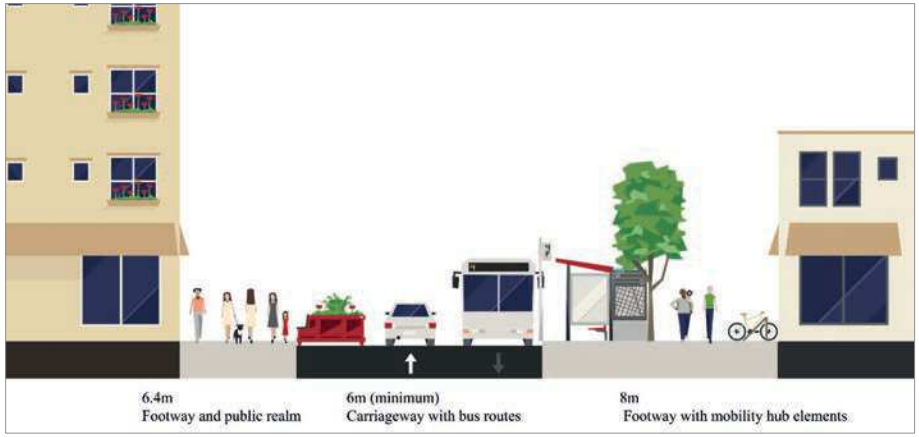

Figure 9: Buccleuch Street Indicative Proposals (© Street Mix)

South Street

With the removal of buses from the High Street, it is proposed that South Street become a key bus route within the centre of Dalkeith. Through the reallocation of road space and parking spaces, prioritising disabled parking and active travel space. There is also an opportunity to introduce traffic calming measures through the use of raised tables. Figure 10 and Figure 11 below illustrate the indicative existing and proposed cross-sections.

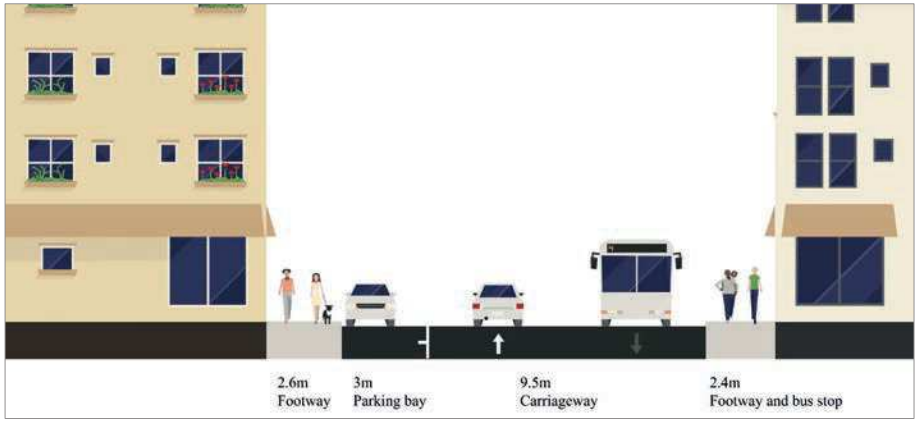

Figure 10: South Street Existing (© Street Mix)

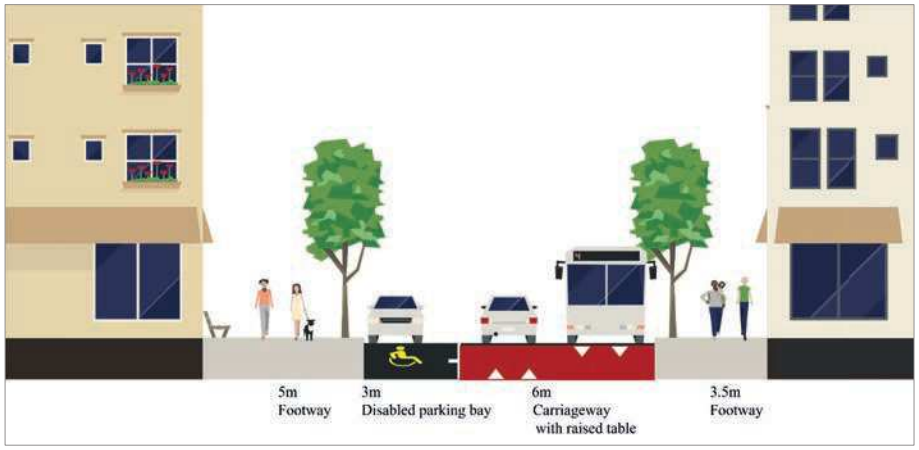

Figure 11: South Street Indicative Proposals (© Street Mix)

Transport Key Elements

This section discusses the key elements of the transport proposals for Dalkeith Town Centre Regeneration and highlights their benefits and potential impacts; this includes the following:

- Pedestrianisation of the High Street;
- Traffic Calming;
- Reduction/Reallocation of vehicle parking; and
- Mobility hub(s).

Pedestrianisation of High Street

The early concept proposals show the pedestrianisation of Dalkeith High Street as part of the town centre regeneration, as seen highlighted in Figure 12 below.

There is also an opportunity to explore the idea of a bus gate on the High Street which would restrict access for the majority of vehicles but maintain bus services. Discussions are being held with bus operators on this proposal.

This section of the report outlines the benefits of pedestrianisation as well as providing case studies where pedestrianisation has had a positive impact within a local area.

Discussions have been held with public transport officers at Midlothian Council around the impact of pedestrianisation on the bus services in the local area. The feedback has been positive in that the officers would like to see the pedestrianisation proposal emerge, however, recommendations for next steps suggested by the officers have been incorporated into the 'Next Steps' section at the end of this document.

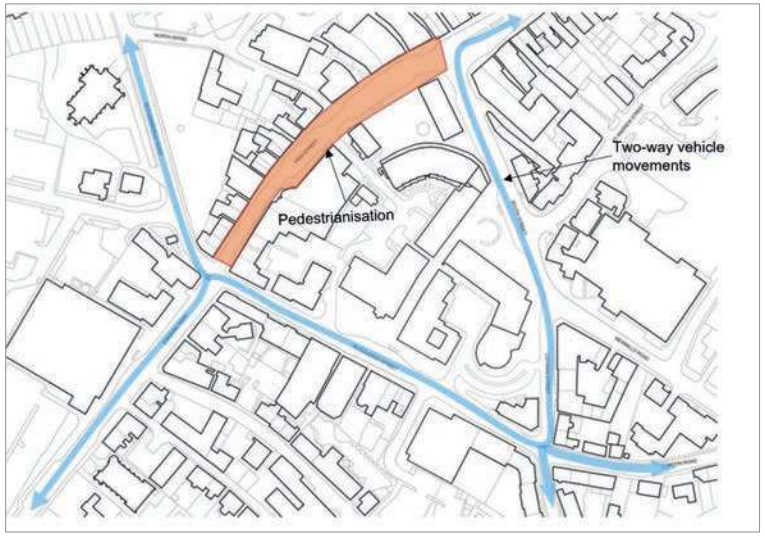

Figure 12: Location plan of Pedestrianisation

Figure 13 below highlights the key benefits of pedestrianisation.

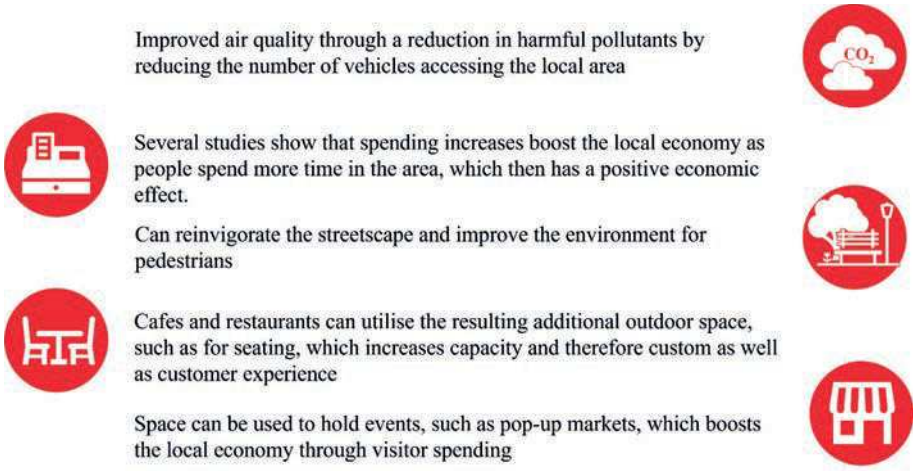

Figure 13: Benefits of Pedestrianisation

The main implications of a reduction or reallocation of vehicle parking on the immediate and surrounding area as well as the potential solutions are outlined in Table 1.

Table 1: Pedestrianisation implications and mitigations/solutions

Implication	Mitigation/Solution
Traffic displacement	Traffic modelling will be undertaken to understand the impact of removing vehicles from the High Street on the surrounding network.
Removal of buses from the High Street	Thorough engagement will be undertaken with bus operators to reduce the impact on bus services and routes. Vehicle tracking will be undertaken to ensure buses can easily manoeuvre any new bus routes. New bus infrastructure will be introduced and active travel routes between stops enhanced.
Perception from business owners that reduced parking will result in reduced custom	Thorough engagement will be undertaken with local businesses to understand their needs and requirements. Improvements will be made to encourage customers to travel actively or sustainably to the area.

Below are a number of case studies where pedestrianisation has been implemented successfully and has had a positive impact across the surrounding area.

Exeter City Centre

Since the early 2000's Exeter has been revitalising its city centre with a series of improvements to the public realm, see Figure 14. This has included improving the pedestrian environment through the removal of vehicle traffic and by traffic management and an increase in pedestrian and shared spaces (including opportunities for outdoor seating). The improvements have consisted of high quality paving, public art, seating, tree planting and lighting. Permeability and connectivity in the city centre have been improved and the various implemented schemes have allowed pavement cafés to develop, thereby enlivening the city centre.

The aim of the project was to enhance the reputation of Exeter by developing a high quality destination, so encouraging visitors and investment, and to improve the wellbeing of all those who have an interest in the city centre including residents, businesses and cultural organisations.

Exeter City Council in partnership with Devon County Council have encouraged developers and high-end retailers to the city which has helped revitalise the city centre. The project has also resulted in an increase in footfall by 30% between 2002 and 2010 and an increase in retail rent prices compared to other similar towns in 2009 which have seen declining rents.

Figure 14: Exeter City Centre (© Living Streets)

Gillet Square, London

Gillet Square is located in the London Borough of Hackney and was pedestrianised in 2007 (see Figure 15). The space previously operated as a car park. The aim of the pedestrianisation was to reinvigorate the area with cultural and commercial activity.

The pedestrianisation consisted of removing car parking, introducing new street lighting, tree planting, seating and cycle parking facilities. The square is also brought to life with a 'jazz club', market stall and a café.

The project has enabled many new businesses and organisation to take up residence in the surrounding workspaces for small enterprises. The space is now also used to host a series of events throughout the calendar year, including pop-up playgrounds, bike repair shops and 'games days' for the local community.

The pedestrianisation of Gillet Square has provided local communities with a space they can enjoy as well as attract new businesses.

Figure 15: Gillet Square (© Gilletsquare.org.uk)

New Road, Bristol

New Road in Bristol is a busy commercial street with bars, restaurants, shops, a library and theatres. A project was promoted to redesign the road and pedestrianise the street with limited access to vehicles (Figure 16). This was delivered by introducing high quality granite paving across the whole area. The area has also been de-cluttered with road markings and signs all but removed. This has resulted in a pedestrian friendly environment without the need to apply formal restrictions to motor traffic. Seating and lighting have been used to ensure the space is attractive to travel through and spend time in.

The improvements on New Road have created an environment which is vibrant and welcoming. It has received overwhelming public support from both users and local businesses. Local restaurants and bars have invested in tables and chairs for outside their premises, enhancing the lively and social atmosphere. Local businesses feel that the pedestrianised space has improved the sense of community in the area, providing a better environment for customers.

The project has seen an increase in pedestrian activity by 162% despite a reduction in traffic volumes by 93%. Respondents who participated in a survey within the business community unanimously agreed that the project had helped to benefit their business.

Figure 16: Exeter City Centre (© Google Maps)

Traffic Calming

The following section outlines the benefits of traffic calming as well as providing case studies where traffic calming has had a positive impact within a local area

The early concept proposals for Dalkeith show traffic calming on streets surrounding the town centre regeneration site. This includes but is not limited to South Street, Buccleuch Street and the A6094, see Figure 17.

The plan on the following page highlights the area in which traffic calming measures will be explored and implemented appropriately. This includes speed limit reductions, widening of footways resulting in carriageway narrowing and raised tables to promote pedestrian crossings.

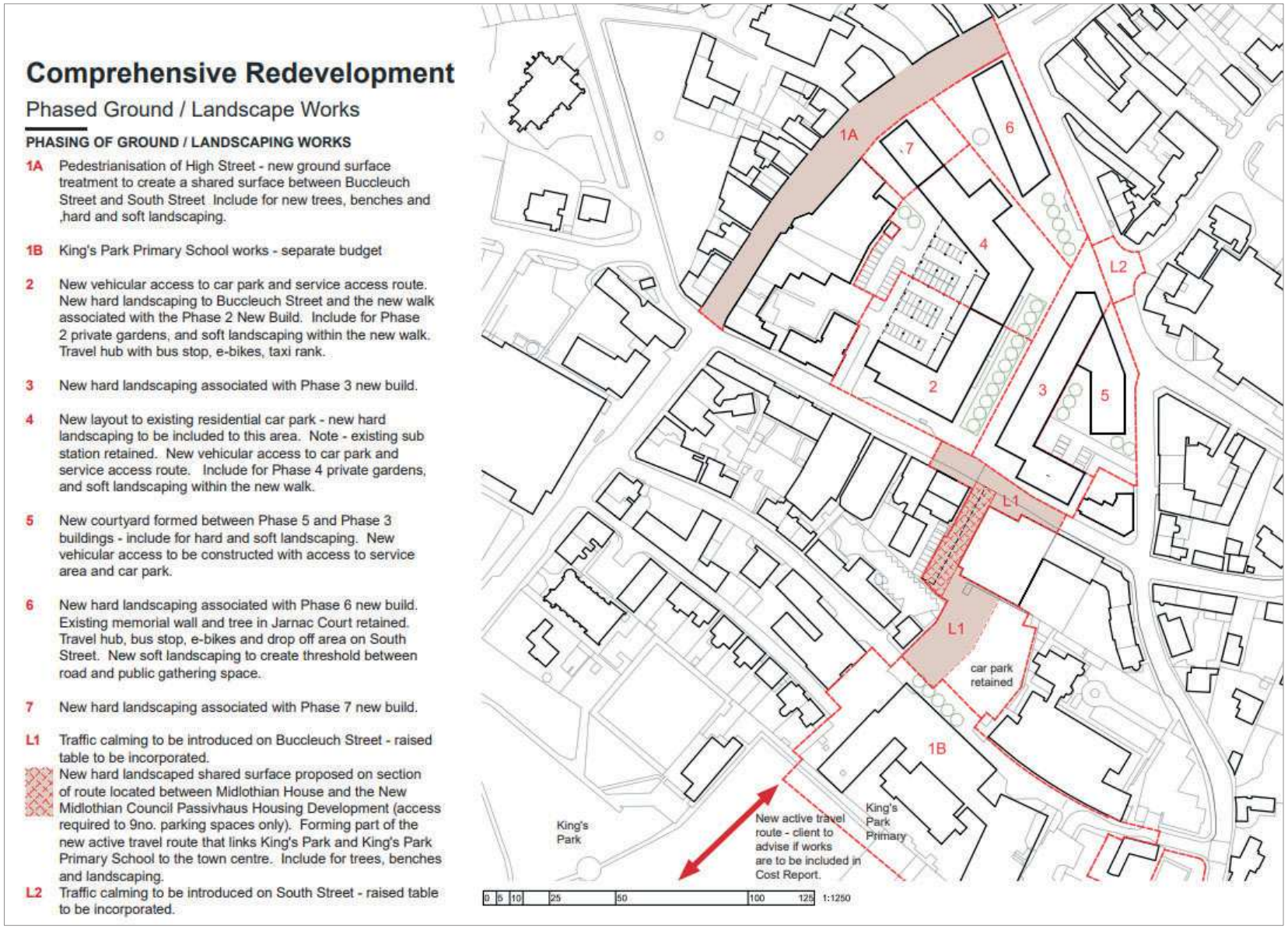

Figure 17: Location plan of traffic calming measures within town centre (© Reich & Hall)

Figure 18 below highlights the key benefits of traffic calming.

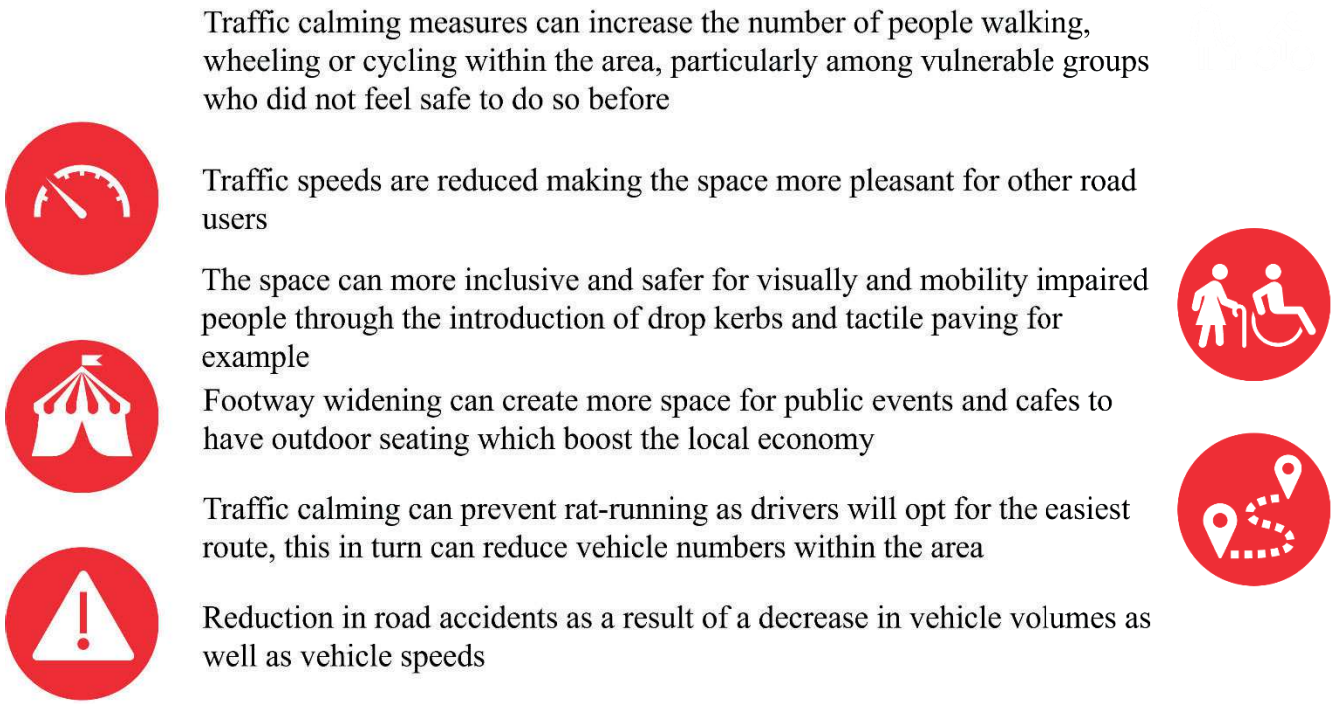

Figure 18: Benefits of Traffic Calming

The main implications of a reduction or reallocation of vehicle parking on the immediate and surrounding area as well as the potential solutions can be seen outlined below in Table 2.

Table 2: Traffic calming implications and mitigations/solutions

Implication	Mitigation/Solution
Rat running along alternative routes	Work will be undertaken to understand the implications of the traffic calming measures on the surrounding road network.
Community push back	Thorough engagement with the local community to understand their needs and requirements and ensure that traffic calming measures have as little negative impact as possible.
New road layout for drivers could be confusing	There will be signage and gateways developed into the design proposals to make drivers aware that they are entering a traffic managed area.

Below are a number of case studies where traffic calming has been implemented successfully and has had a positive impact to the area.

City of Edinburgh Council's 20mph Speed Limit Roll-out

In 2019 City of Edinburgh Council rolled out a full network of 20mph speed limits across the city, as illustrated in Figure 19. The primary aims of the changes were to reduce traffic speeds and road traffic collisions, to improve conditions for walking and cycling and to enhance air quality.

Monitoring and evaluation were subsequently undertaken to determine the success of the project. This research found that the number of collisions within Edinburgh in one year had fallen by 40%, with 409 fewer casualties. It also found that fatalities had fallen by 23% throughout the city.

There have also been reductions in vehicle speeds recorded at various locations throughout the city, the highest being an average drop of just over 10mph. It can be concluded that the project has had a positive impact on both road safety and the enhancing of the street environment for all users.

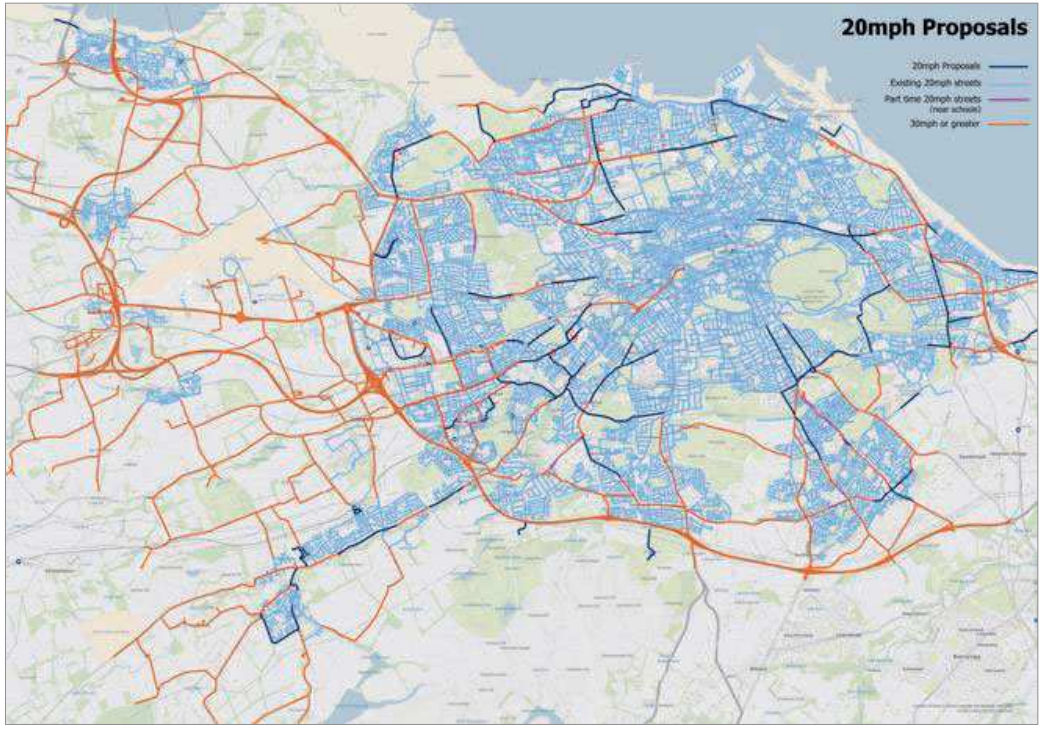

Figure 19: City of Edinburgh's 20mph speed limit roll out (© City of Edinburgh Council)

Hornchurch Town Centre, London Borough of Havering

The London Borough of Havering have improved pedestrian access within Hornchurch Town Centre as part of a project looking at cultural and residential development (Figure 20). The key aims of the project were as follows:

- Make people feel safer and more comfortable within Hornchurch town centre.
- Improve Hornchurch town centre to make it a more attractive, pleasant, vibrant and a memorable place to visit and to spend time in.
- Provide more green spaces to relax and socialise in.
- Make it easier for people travelling to arrive into the town centre.
- Provide a clean and healthy environment within Hornchurch town centre.

The project has had a positive response from the local community and continues to adapt to meet the needs of the local people.

Figure 20: Hornchurch Town Centre Project (© Hornchurch Borough Council)

Parking Reduction/Reallocation

This section outlines the benefits of reducing and/or reallocating parking within a town centre as well as providing case studies on where this has been implemented and has had a positive impact within a local area.

The early concept proposals show the reduction and/or reallocation of parking within Dalkeith town centre. Figure 21 highlights some early proposals relating to the allocation of parking on site. This will be for residential only and will incorporate disabled parking bays. All parking dimensions and geometry will meet Midlothian Council guidance requirements where possible.

This includes proposals for residential parking and limited visitor parking on the site itself, improving linkages to surrounding existing parking areas.

Discussions are being held with Midlothian Council officers who are currently developing the new parking standards for the Council area. It is likely that the proposals will not meet the requirements of the current parking standards, however, there are opportunities to use existing parking sites a short walk from the town centre that are currently being underutilised, as identified in the Midlothian Council Parking Strategy report (2017).

Figure 21: Location plan showing parking allocation on site (© Reich & Hall)

Figure 22 below highlights the key benefits of reducing or reallocation vehicle parking within the town centre.

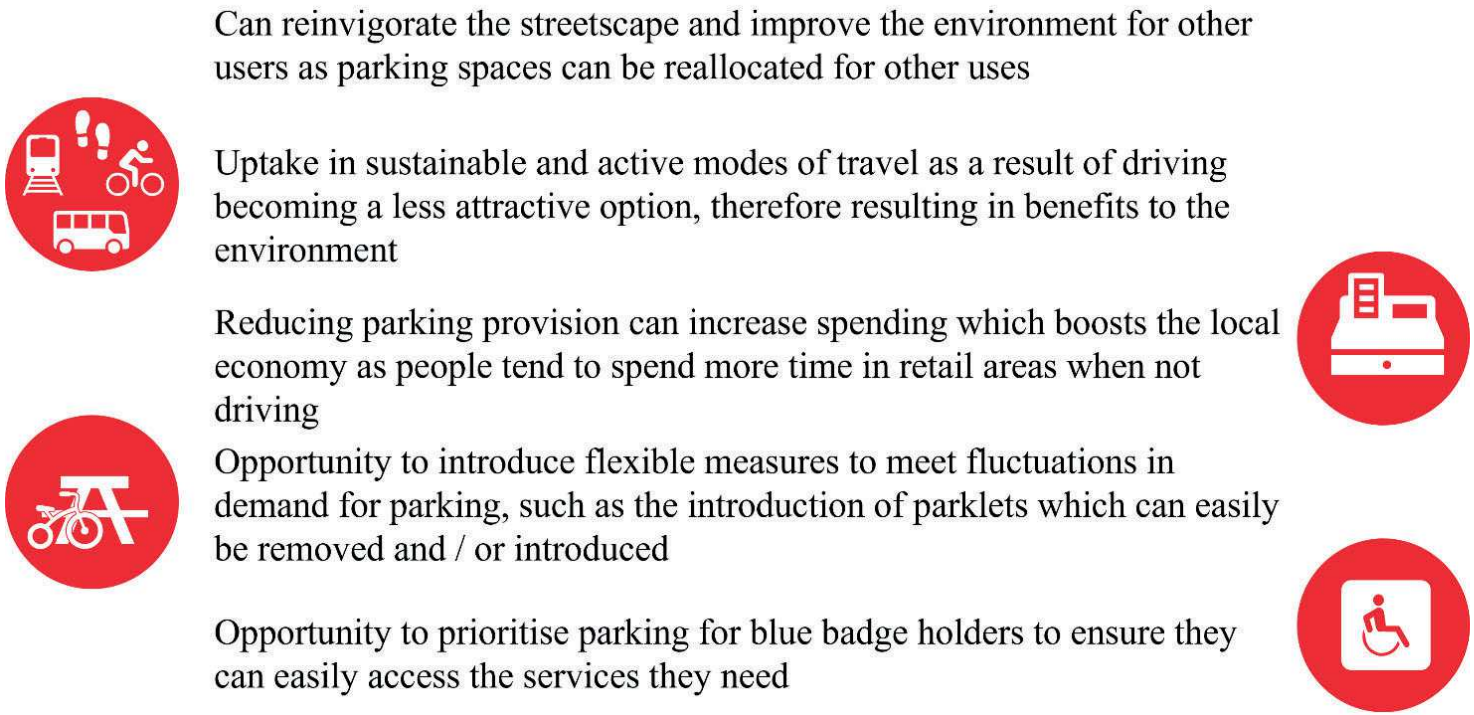

Figure 22: Benefits of vehicle parking reduction/reallocation*

**Parklets are a quick installation of seating, greenery, cycle parking etc. usually within an existing parking space*

The main implications of a reduction or reallocation of vehicle parking on the immediate and surrounding area as well as the potential solutions can be seen outlined below in Table 3.

Table 3: Parking reduction/reallocation implications and mitigations/solutions

Implication	Mitigation/Solution
Loss of parking within the town centre	Opportunity to use underutilised parking sites within 5-minute walk of the High Street and provide safe walking routes linking them (Midlothian House, St Andrew Street and Lidl)
Reduced access for disabled/mobility impaired users	Disabled/blue badge parking spaces will be maintained throughout the site
Perception from business owners that reduced parking will result in reduced custom	Thorough engagement will be undertaken with local businesses to understand their needs and requirements. Improvements will be made to encourage customers to travel actively or sustainably to the area.

On the following pages are a number of case studies where the reduction or reallocation of vehicle parking has been implemented successfully and had a positive impact to the area.

Oslo City Centre

Oslo has been transforming its city centre through the removal of the majority of its parking and the introduction of tolls to discourage driving. Removing parking has created space for public transport, walking and cycling in the city as seen in Figure 23.

Improvements that could be made as a result of the space made available include improving facilities and journey times for bus and trams, creating more space for walking and a city people could enjoy.

As a result, the city has seen air quality improve, a reduction in carbon emissions, and the city becoming more attractive and 'liveable'. In 2019 the city recorded no cyclists or pedestrian deaths through the authorities regular traffic monitoring programme, which are considered as a direct result of the improvements that have been made.

Figure 23: Oslo City Centre (© Sustrans)

Sustrans and Living Streets Research

In 2006 Sustrans interviewed 840 shoppers on two neighbourhood shopping streets in Bristol to find out how customers travelled there. They also interviewed 126 retailers to ask how they thought their customers travelled. The results of the survey showed that retailers overestimated the importance of car trips by almost 100%, as shown in Figure 24. They had assumed that approximately 41% of visitors travelled by car when in fact only 22% had done so.

A similar study in Waltham Forest found that businesses believed 62% of their customers arrived by car and only 49% walked, whereas a survey of visitors showed that only 20% had actually arrived by car and 64% had walked.

In addition to this, evidence has shown that cycle parking generates five times higher retail spend than the same area of vehicle parking. Although those who arrive to an area of shopping by car may spend more money in one trip, more customers can access the cycle parking space in comparison to similar sized vehicle parking.

Figure 24: Sustrans parking study (© Sustrans)

Figure 25: Mobility Hub Example (© Arup)

Mobility Hubs

The early concept proposals for Dalkeith show the introduction of a mobility hub within the town centre. Mobility hubs typically allow the integration of transport options and an improved overall user 'experience' through the provision of facilities such as those illustrated in Figure 25 below.

This section outlines the benefits of mobility hubs as well as providing case studies on where this has been implemented and had a positive impact within a local area.

For more information on the concept of mobility hubs please visit Future mobility hubs – Arup.

Figure 26 below highlights the key benefits of introducing mobility hubs into an area.

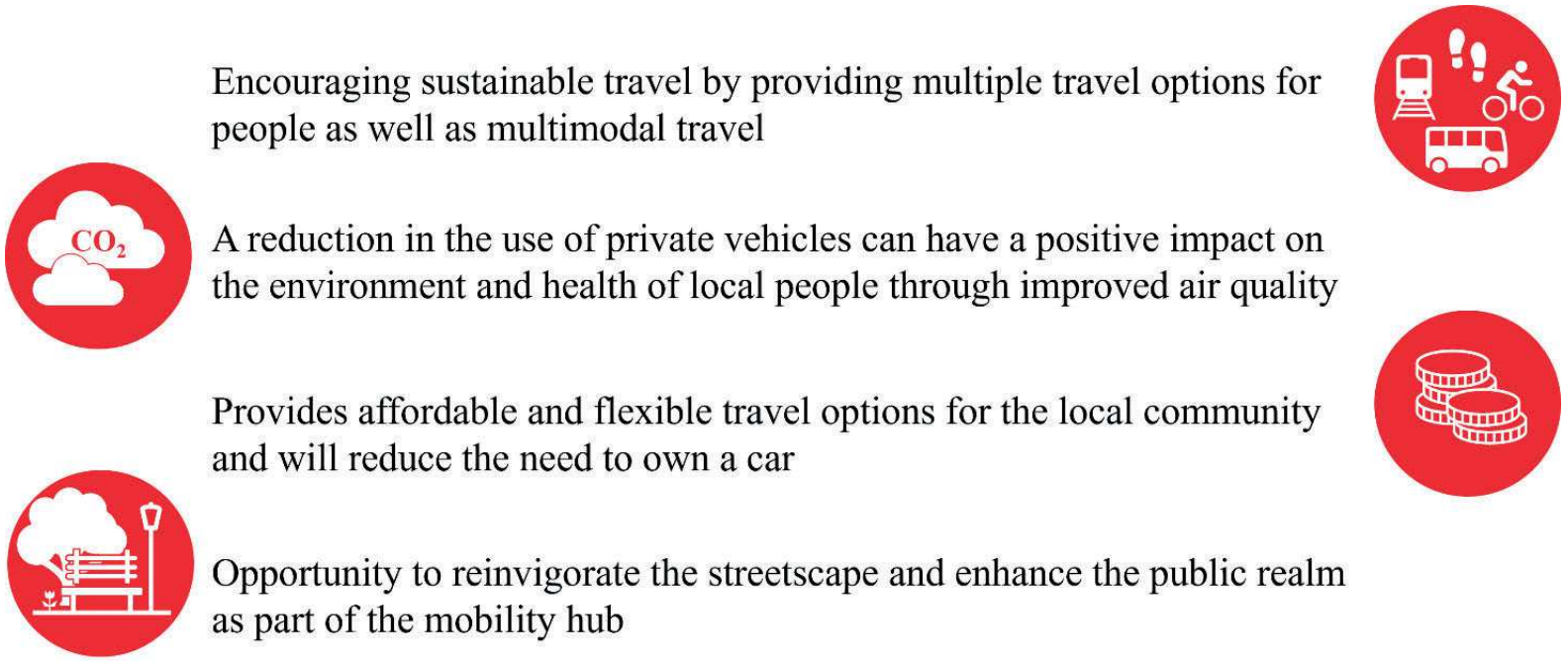

Figure 26: Benefits of Mobility Hubs (©Arup)

The main implications of a reduction or reallocation of vehicle parking on the immediate and surrounding area as well as the potential solutions can be seen outlined below in Table 4.

Table 4: Mobility hubs implications and mitigations/solutions

Implication	Mitigation/Solution
Mobility hubs can be expensive	There is national funding now available for mobility hub elements, whether it be for EV charging points, bike hire station or improved public transport facilities for example. There is also not a 'one size fits all' so as little or as many elements can be included as required.
Limited space available within the site	Mobility hubs are a flexible concept and there is not a 'one size fits all', therefore the level of elements implemented within the area will be dependent on availability and space.
Requires the integration of public transport, car club and bike hire operators	Thorough engagement will be undertaken with operators to better understand the feasibility of introducing mobility hub elements within the town centre.

On the following pages are a number of case studies where mobility hubs have been successfully implemented and have had a positive impact to the local area.

Musselburgh Journey Hub

East Lothian Council have introduced a mobility hub outside Brunton Hall within the centre of Musselburgh (Figure 27). The hub is aimed at promoting the integration between different existing transport modes and supplementing them with enhanced facilities, services and information aimed at encouraging more sustainable travel, creating a sense of place and improving journeys and travel choices.

The site enables electric car club vehicles with dedicated charge points, and electronic information boards to existing bus stops, public EV charge points, local bike shop, a parcel collection point and real-time information, in addition to public bike hire with both standard and electric bikes.

Mobility hubs are still a new concept, and this is one of few currently within Scotland. The hub is therefore continuing to adapt to meet the needs of the local community with the addition of signage, additional bike racks, an additional charging point, the availability of electric car club vehicle and the inclusion of plants.

Figure 27: Musselburgh Journey Hub (© East Lothian Council)

Bergen, Norway Mobility Hub (CoMo UK)

The City of Bergen launched its first mobility hub in the MØllendal neighbourhood in May 2018. The hub features spaces for car club vehicles, bicycle parking, easy pedestrian access and public transport stops, see **Error! Reference source not found.** (opposite). It also includes rubbish collection facilities and secure bicycle hangers that can be rented by residents to park e-bikes.

The aim of the project was to develop a mobility hub that caters to the wider needs of the local community.

Through the introduction of the mobility hub in 2018, the facility has aided Bergen in reaching its ambitious sustainability goals to better meet the mobility demands of Bergen's citizens. The city plans to expand the number of mobility hubs, as well as collaborate with companies to introduce a sustainable travel plan network for employees and companies.

Projects within the Wider Area

There are a number of complimentary projects ongoing within the local area that will remain under review as the Dalkeith Regeneration project progresses. Further details on these are illustrated in Figure 28 (below).

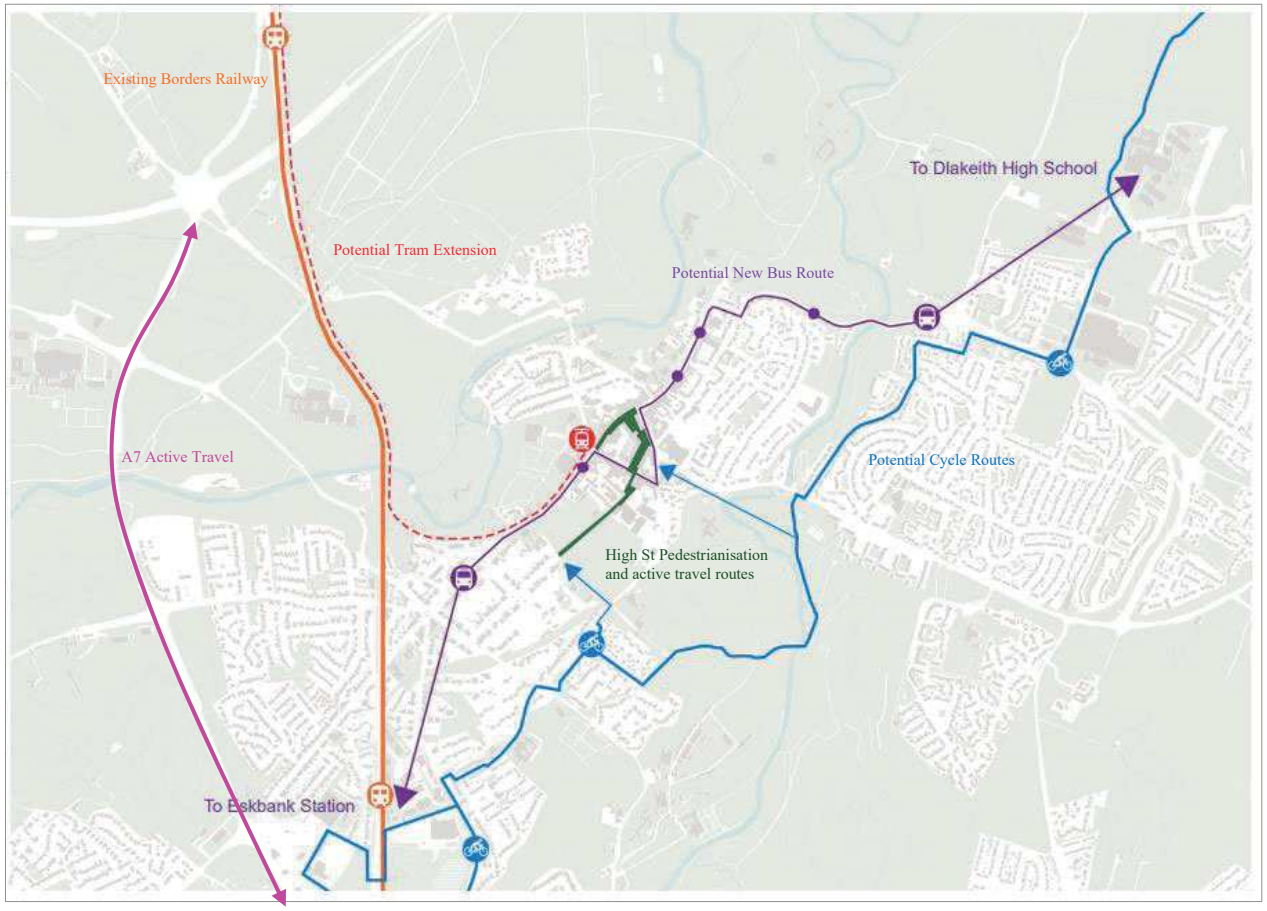

Figure 28: Transport Proposals (© Reich & Hall)

Edinburgh Tram Extension

Transport Scotland's second Strategic Transport Projects Review (STPR2) identifies Edinburgh Mass Transit as a key project. It is proposed that this will enhance the level of public transport provision across the city region, including both Bus Rapid Transit (BRT) and Tram options. It would complement and integrate with existing bus, tram and heavy rail networks, providing improved connectivity throughout the region. Currently being led by City of Edinburgh Council, the initial focus is on delivering mass transit connectivity from the north of the city (Granton), through the city centre and onwards to the south/east extremities of the city boundary, including East Lothian and Midlothian.

This is likely to include a route that serves the Edinburgh BioQuarter development and onto Dalkeith. It is envisaged that a potential extension to the tram network will be fully electric/ battery/ hydrogen powered from the outset, delivering low emission travel. This would provide a further sustainable option for people to use when travelling to/from Dalkeith and would likely attract businesses to the local area.

Further information on this project can be found at: stpr2-phase-1-ast-project-9b-edin-mass-transit-3-feb-2021.pdf (transport.gov.scot).

A7 Active Travel Route

There are proposals to introduce a new active travel route along the A7 between the Sheriffhall Roundabout and Eskbank Railway Station. This will create a strategic active travel link within Midlothian that will connect to further links toward Edinburgh and other locations within Midlothian. The route will promote multi-modal travel by tying in with rail options at Eskbank Station.

Midlothian Council are currently in the process of updating their Active Travel Strategy which will identify this route as a key project.

Midlothian Orbital Bus

Midlothian Council, in partnership with the regional transport partnership for South East Scotland, SEStran, have commissioned a study into the potential for introducing enhanced bus priority measures along four key bus corridors in Midlothian, as set out below.

- A6094 Whitecraig to A6094 Eskbank;
- B6293 Eskbank to A772 Gilmerton Junction;
- A7 Gorebridge to A7 Danderhall; and
- A6094 Eskbank to A701 Straiton.

The Whitecraig to Eskbank route includes the A6094 which includes a section of the High Street within the Dalkeith Town Centre Regeneration project. Careful consideration will be taken to ensure that the two projects complement each other and that both active and sustainable travel within the Dalkeith town centre is improved.

More information on this project can be found here: Consultations - Midlothian Orbital Bus STAG: How can we improve bus travel along four corridors? | Midlothian Council.

Next Steps

Table 6 outlines the next steps in relation to the transport proposals, this includes further discussions with key stakeholders as well as further technical work.

Table 6: Recommendations for next steps

Recommendations
1. It is recommended that the Cycling by Design Guidance be referred to when designing active travel infrastructure or route optioneering.
2. Consideration should be given to the displacement of vehicles from the High Street onto surrounding roads, potential modelling of re-routed vehicles may be necessary.
3. It is recommended that further work considers the feasibility of different vehicle types manoeuvring at junctions in the town centre given the proposals of a one-way system, vehicle tracking should be carried out where appropriate.
4. It is recommended that further traffic survey data is collected and analysed, in addition to a traffic modelling exercise at key junctions to determine the impact of introducing a one-way system and the closure of the High Street.
5. It is recommended that any accident data Midlothian Council have is cross checked with the Crash Map data.
6. It is recommended that further discussions are held with bus operators to better understand the degree of flexibility with rerouting services as well as where value could be added to the existing bus infrastructure.
7. It is recommended that further discussions are held with officers of Midlothian Council to determine impact of emerging proposals on bus services within the local area.
8. It is recommended that any new bus routes undergo a technical 'tracking' assessment once a preferred or series of potential options have been developed.
9. It is recommended that discussions are held with officers of Midlothian Council and a survey carried out with local businesses to better understand their needs in relation to servicing.
10. It is recommended that a discussion is held with officers of Midlothian Council in relation to the new parking standards currently being developed and the provision of parking on the site.
11. It is recommended that further work is carried out to look at wider active travel connections from the centre of Dalkeith to key destination points, feeding into Midlothian Council's Active Travel Strategy. The Cycling by Design, Cycling Level of Service assessment tool should be used in the optioneering stage when comparing a number of different routes.
12. It is recommended that the project team keep in touch with key contacts of other emerging projects, such as the bus orbital route, Edinburgh trams extension and the A7 urbanisation project.

ALLIANCE CDM
- CDM CONSIDERATIONS

Dalkeith Town Regeneration Study
CDM Considerations

20.01.23- Revision1

Dalkeith Town Regeneration Study
CDM Considerations

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- Public Safety

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- Phasing

Introduction

The purpose of this report is to identify the CDM consideration in relation to the proposed Dalkeith Town Centre Regeneration Feasibility proposals.
Reiach & Hall are acting as Principal Designer for the design work carried out during the feasibility study. This report summarises the considerations that require to be addressed from a CDM perspective when assessing the design proposals. Due to the high level nature of the design proposals carried out for feasibility studies the report is focussed predominately on the existing environment, phasing and public safety.

Surveys

The following surveys have been identified as being required if the proposals are developed further, please note this list is not exhaustive:

Topographical Surveys
Asbestos R&D Surveys
Condition Surveys
M&E Services Condition Survey
Existing Utilities Record Information
Site Investigation Report Phase 1 Desktop Study
Ground Radar Survey
Ground Investigation
Flood Risk Assessment
Ecology Survey
Drainage CCTV survey
Tree Survey
Intrusive Structural Survey
Utility Survey including Traffic Management
Geotechnical Desktop Study
Scottish Water Flow and Pressure Test

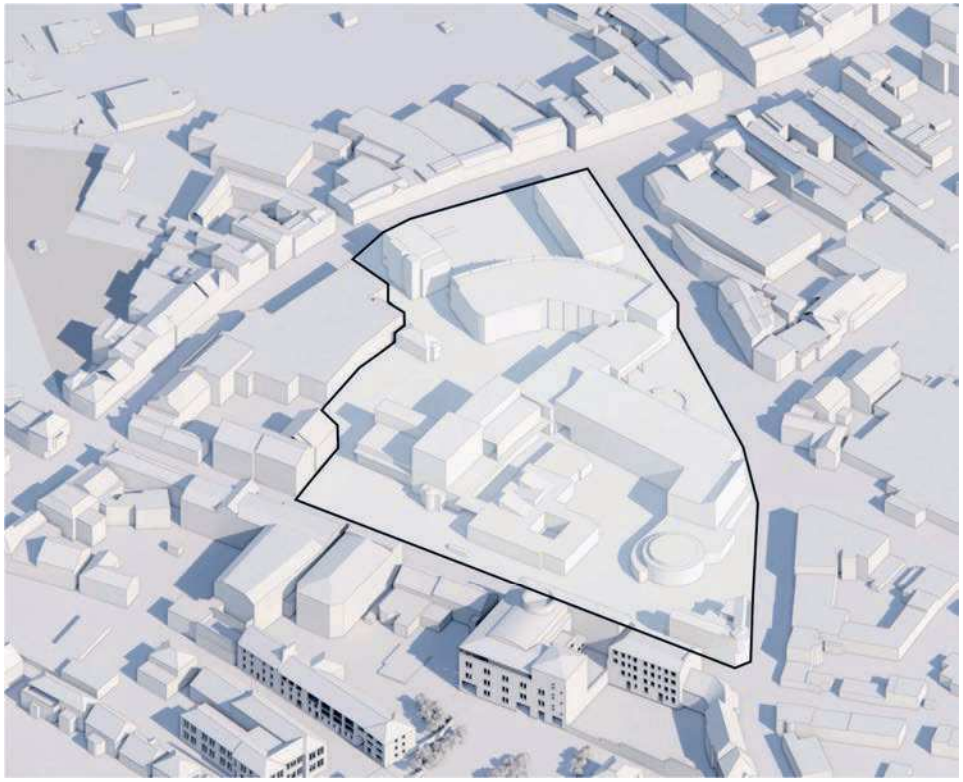
Existing Environment

Dalkeith lies seven miles south east of Edinburgh City Centre, five miles to the south of Musselburgh with other nearby towns including Loanhead, Lasswade and Bonnyrigg. The centre is well connected by the road network- the A6094 and A768 are the main trunk roads in the area. Access to Edinburgh Airport is good, with a drive time of around 20 minutes. Dalkeith is located on a ridge between the Rivers North and South Esk, on the junction between the route south from Edinburgh to the Borders and the route east west from Eskbank to Musselburgh.

Dalkeith has a surviving mediaeval street layout and many historic buildings dating from the 17th, 18th and 19th centuries. Many of these are listed because of their historic and architectural value. Dalkeith was an important market town, at its most prosperous during the 19th century.

The High Street has been the main thoroughfare through Dalkeith since medieval times. The northern section of the street from the gates of Dalkeith House to the junction with South Street is unusually wide(approximately 28m) and formed the historic market town area, this is largely intact. The southern section of the street was characterised by narrow width which had densely packed tenement buildings fronting onto the street with pends and closes providing access to the rear. This urban form is still intact to the north side however the 1960s development of Jarnac and Eskdaill Court to the south side dramatically changed the character of this area of the town.

There are a number of listed buildings within Dalkeith Town Centre with some Category B listed buildings located in the west corner of the study area.



Site Constraints- For a town centre construction site to be set up and managed safely it is important for the contractor to be aware of any constraints that are imposed upon the site. This information is conveyed via a site constraints drawing that details but is not restricted to the following:
Defined site area- each construction site for each phase needs to have a defined site boundary to allow traffic routes, both vehicular and pedestrian to be considered to ensure safe traffic movement through the town centre.
Delivery times- the removal of debris from demolition works and material deliveries can result in large vehicles frequently moving through the town. Restrictions need to be applied to ensure that this doesn't happen during morning and evening rush hours and dependant upon location during school drop off and pick up times.
The maximum size and weight of construction vehicles accessing certain areas of the town needs to be confirmed and any restrictions to those communicated to the contractor.
Any height restrictions in relation to underpasses or overhead services need to be highlighted.
Site security- given the public nature of the sites, security will be a priority with solid hoarding and netted or wrapped scaffolding required.
Public Events- any annual events that take place in the town centre will be highlighted and any traffic or work restrictions communicated to the contractor.

Traffic Management- Traffic, both pedestrian and vehicular will be impacted throughout every phase of the works. Early engagement with Midlothian Council Roads Department would be beneficial in developing a strategy that would work for public traffic routes and construction traffic routes. Any footpath or road closures will require a permit from Midlothian Council.
Consideration will also be given to the requirement for craneage which may require short duration road closures. The potential location for craneage would be identified with restrictions to specific days/dates. Public awareness of changes to traffic routes in advance of their implementation is strongly advised.
There will be a permanent change to traffic routes given the pedestrianisation of the High Street. This will impact future phases of the regeneration works. Increased construction traffic will add to congestion within the town centre and out of hours debris removal and deliveries will have to be considered.

Site Logistics- When considering the boundary for a construction site, consideration has to be given to ensuring that there is adequate space for welfare facilities, storage areas, skips, office accommodation and plant and equipment A site logistics plan will be developed and where there are constrained sites, compound locations outwith the construction boundary may need to be considered.

Demolition Exclusion Zones- To safely demolish each building a demolition exclusion zone requires to be defined. This can vary due to the height of a building, its construction materials and the demolition technique. The required exclusion zone can impact existing pedestrian and vehicular access routes. Where a site is particularly constrained the demolition technique would have to be altered accordingly to ensure public safety.

Existing Services- Existing utility records will be requested from all service providers. A GPR survey will be commissioned to ascertain more accurately the location of underground services on the sites. Any overhead services will be noted on the site constraints drawing.
Given the works are being carried out in phases services serving properties both residential and commercial will have to be investigated to ensure that disconnections for demolition of one building does not effect the other. Live services may have to be retained within site confines to ensure continuity of service to surrounding buildings.
If service diversions are required then these would be identified as early in the design process if possible to allow enabling works contracts to be carried out if necessary.

Public Services(Emergency Services)- Access for refuse vehicles for residential and commercial properties will have to be retained along with deliveries to all operational commercial and public buildings. All current emergency service access routes will have to assessed to ensure that the works do not impede on any emergency service vehicle reaching all required areas. Shared access routes with construction vehicles may be necessary but this will be limited to outside the construction site boundaries.

Works Outside Site Boundaries- Works will have to be carried out outwith each defined site boundary- this is normally related to service connections or diversions. These works require to be identified and noted on a drawing to allow the contractor adequate time to programme these works with minimal disruption to the surrounding public areas. As these works will be outwith the secure site boundary, security will be a priority along with minimising the amount of time the works will take. Possible part and full road closures will be required, these have to be co-ordinated with any other traffic restrictions imposed by the works.

Public Safety- The works are being carried out in a very busy city centre with a constant flow of both pedestrian and vehicular traffic. To ensure public safety, the aim is to reduce the interface between public and construction works as much as possible. A robust site constraints drawing would be developed ensuring that safe pedestrian routes are provided with adequate diversion signage posted at strategic locations.
The constraints drawing will take in to account all major pedestrian routes through the town, specifically those used for walking to and from school. These will be highlighted on the drawing with delivery times restricted to outwith school drop off and pick up times where necessary.

Design

The following section looks at the phasing proposals and assesses the risks associated with each phase in relation to the CDM considerations as noted above:

Ground/Landscape Works
1A- Pedestrianisation of the High Street

- Major traffic management undertaking for vehicular(permanent) and pedestrian(temporary) access. Early engagement with MC Roads Department is recommended.
- Consider safe pedestrian routes to commercial properties on the High Street that are to remain operational, school routes and drop off/pick up times to be considered and noted on site constraints plan.
- Public awareness of changes to traffic routes in advance of their implementation is strongly advised.
- Adequate signage clearly identifying diversions, locations of relocated bust stops, shops still accessible to be prominently displayed.
- Construction traffic will have to access the High Street whilst maintaining pedestrian access to the commercial properties. Segregation and security of the works is a priority. Works to the areas immediately adjacent to each commercial property to be carried out in phases to minimise down time.
- Close liaison with the local community and business owners is required throughout the duration of the works.

1B- Kings Park Primary School

- Separate contract, programme to be considered in relation to adjacent works proposed specifically L1

Phases 2-7

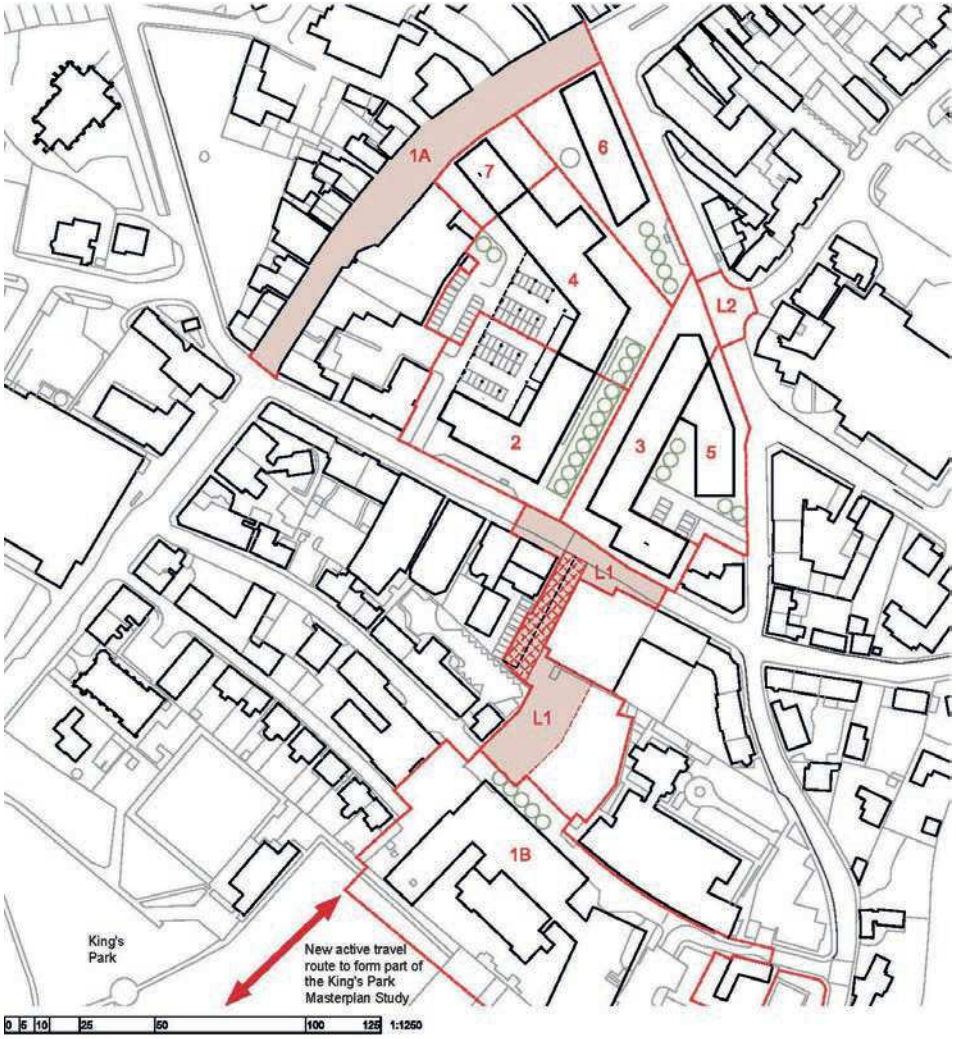
- Refer to the assessment of these specific phases including demolition and construction works as well as ground and landscape works

L1- Traffic Calming and Hard Landscaping

- The programming of the traffic calming to Buccleuch Street to be carefully considered. With the pedestrianisation of the High Street this will be the only route for vehicular traffic through the town. If these works go ahead after the High Street is closed to vehicles then adequate traffic management will be required and out of hours working is recommended.
- Hard landscaping works to consider pedestrian and traffic routes in this area and ensure any restrictions are adequately signposted. Access to the 9 no. parking spaces to be considered in discussion with MLC.

L2- Traffic Calming South Street

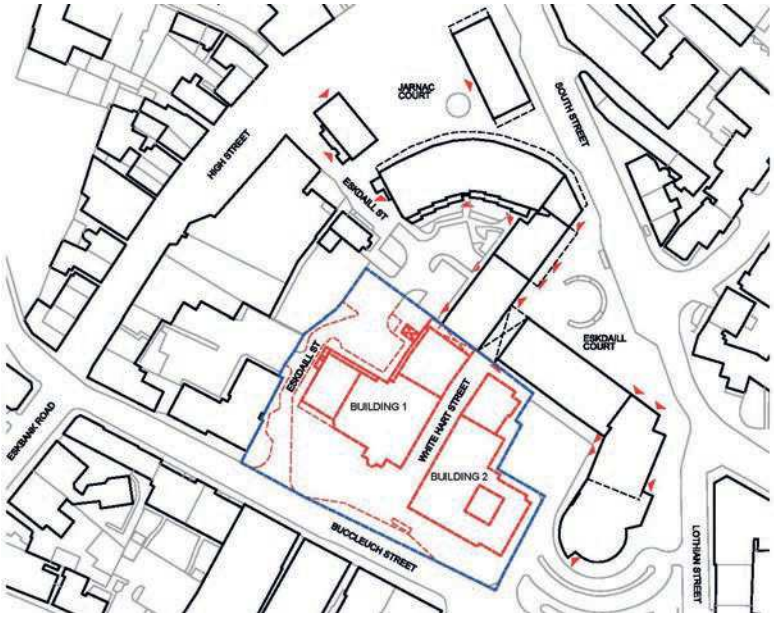
- The programming of these works to be carefully considered. With the pedestrianisation of the High Street this will be the only route for vehicular traffic through the town. If these works go ahead after the High Street is closed to vehicles then adequate traffic management will be required and out of hours working is recommended.



Phase 2

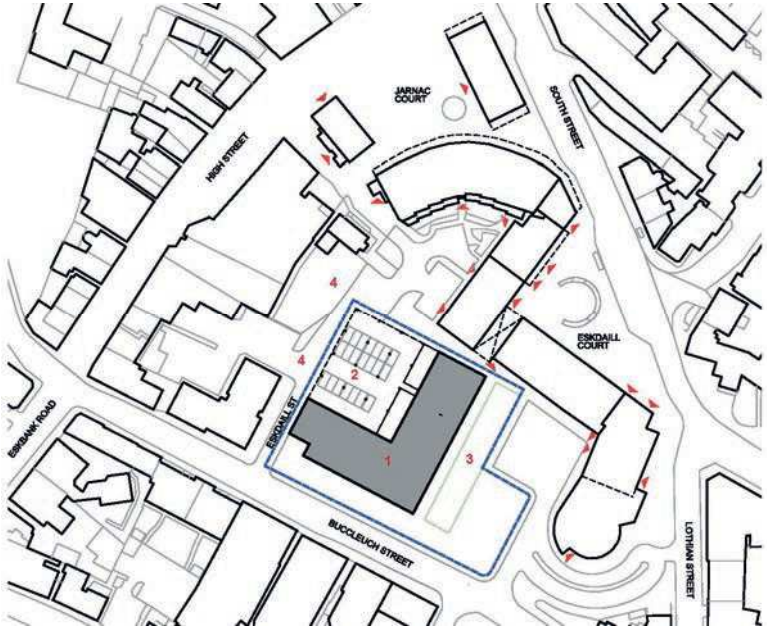
Demolition

- Proximity to bus stop on Buccleuch Street to be considered, this was a very busy area, can this be retained during demolition for as long as possible, adequate exclusion zone is available.
- Eskdaill Street shared access to parking/refuse collections to be considered with site constraints drawing being developed. Access will have to be retained as much as possible and early dialogue with the owners/occupiers of the adjacent premises will be required.
- Pedestrian access from Buccleuch Street through to South Street will no longer via possible via White Hart Lane. Diversions signs for pedestrian routes will be required.
- Access to Eskdaile Court residential properties adjacent to Building 2 to be considered in relation to safe public access as this is extremely close to the site boundary and building line.
- Building 1 adjoins and adjacent building- structural stability will have to be investigated to ensure that the adjoining building is stable and if required adequate temporary works are provided.
- Shared services to be investigated, there are services fixed externally to the building. Live services will have to be identified, protected and retained on site.
- Demolition exclusion zone to be considered, adequate space requires to be provided



Construction

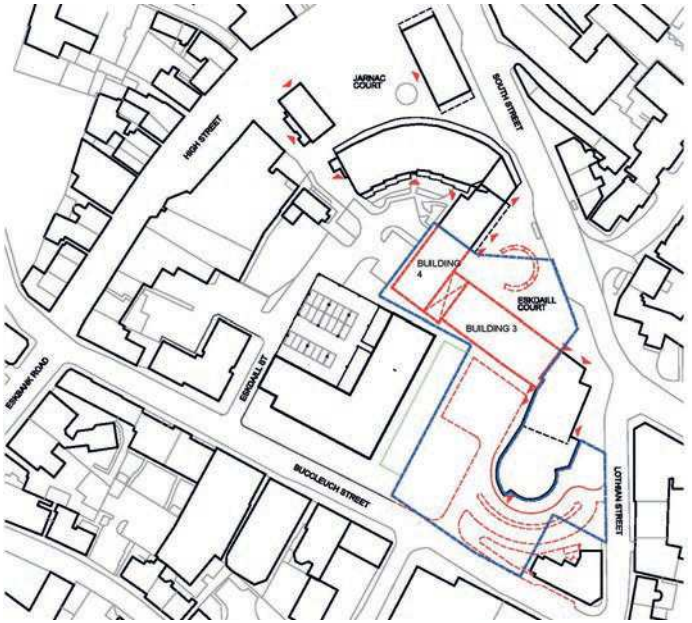
- Site access and constraints are challenging, delivery routes, site setup. Site accommodation to be carefully considered, this is a very constrained site
- The location of the site compound including welfare, storage, skips etc to be carefully planned with construction site access being heavily restricted due to the surrounding shared access routes. With the pedestrianisation of the High Street there is very limited options for partial road closures during the day. If craneage is require the constraints of the site may require overnight crane lifts.
- Eskdaill Street shared access to parking/refuse collections to be considered with site constraints drawing developed. Access will have to be retained as much as possible and continued dialogue with the owners/occupiers of the adjacent premises will be required.



Phase 3

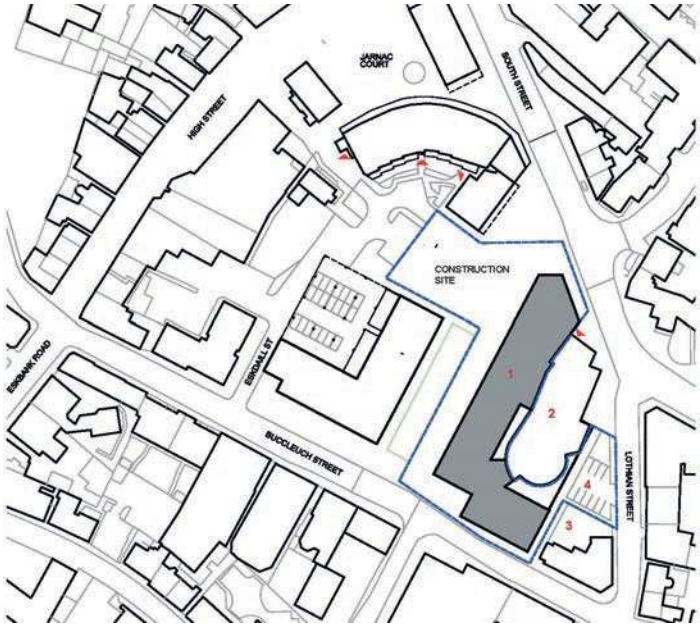
Demolition

- Part of Eskdaill Ct(Building 3) housing is to be retained- structural stability will have to be investigated to ensure that the building is stable and if required adequate temporary works are provided.
- Shared services to be investigated, there are services fixed externally to the building. Live services will have to be identified, protected and retained on site.
- Safe access to One Dalkeith and the residential properties on the upper floors to be carefully considered. Fire escape routes must not be compromised.
- The safety and privacy of One Dalkeith users must be considered when carrying out the groundworks adjacent to the building.
- Noise and dust to be monitored in relation to the adjacent residential properties.



Construction

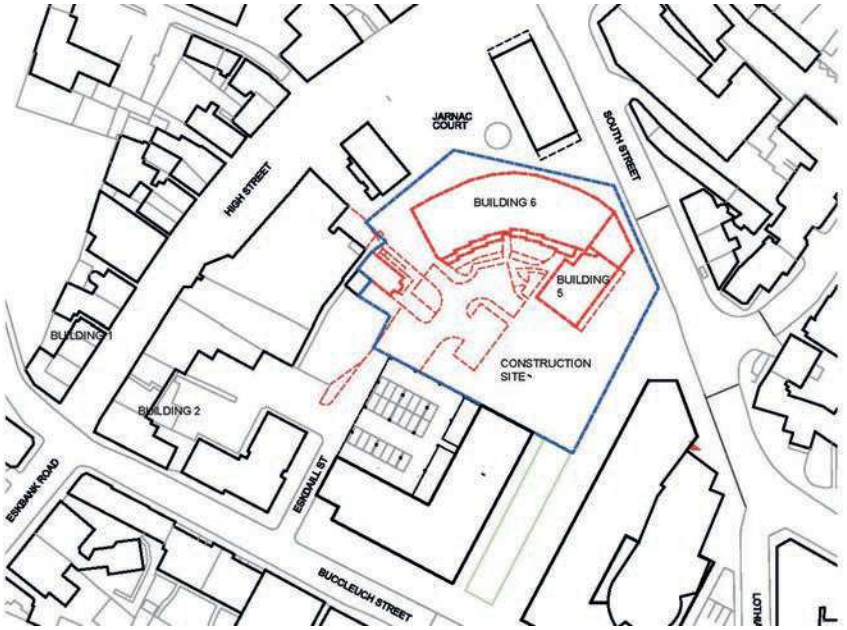
- Site access and constraints are challenging, delivery routes, site setup. Site accommodation to be carefully considered, this is a very constrained site
- The location of the site compound including welfare, storage, skips etc to be carefully planned with construction site access being heavily restricted due to the surrounding shared access routes. With the pedestrianisation of the High Street there is very limited options for partial road closures during the day. If craneage is require the constraints of the site may require overnight crane lifts.
- One Dalkeith will be vacated for these works but the upper floor residential will remain occupied. The fire action plan and risk assessment for the construction site will require to be robust and updated on a regular basis.
- Noise and dust to be monitored in relation to the adjacent residential properties.



Phase 4

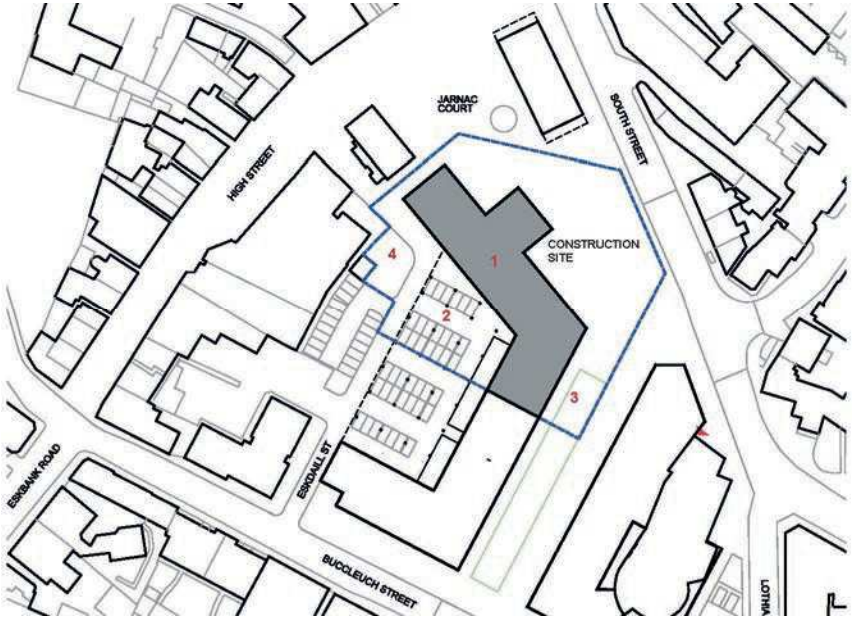
Demolition

- Much larger site area with access and egress preferred via Eskdaill Street where construction vehicles can drive straight into the site.
- With the pedestrianisation of the High Street all town centre traffic will use South Street and Buccleuch Street. The removal of demolition debris will require regular removal by lorries. These to be scheduled out of hours with all construction traffic movements pre planned.
- Where existing pedestrian routes are restricted adequate diversion signage must be posted.
- Noise and dust to be monitored in relation to the adjacent residential properties.



Construction

- Much larger site area with access and egress preferred via Eskdaill Street where construction vehicles can drive straight into the site.
- All construction traffic deliveries to be pre arranged outwith rush hour times.
- Where craneage is required this should be sited within the boundary of the site.
- Where existing pedestrian routes are restricted adequate diversion signage must be posted.
- Noise and dust to be monitored in relation to the adjacent residential properties.



Phase 5

Demolition

- Site access and constraints are challenging, delivery routes, site setup. Site accommodation may have to be located off site.
- Single point of access and egress from Lothian Street. The removal of demolition debris will require regular removal by lorries. These to be scheduled out of hours with all construction traffic movements pre planned. Consideration should be given to closing the public footpath along the site boundary and directing pedestrians across the road.
- The demolition exclusion zone is very limited with close proximity to new buildings, demolition techniques to be carefully considered
- Noise and dust to be monitored in relation to the adjacent residential properties.

Construction

- Site access and constraints are challenging, delivery routes, site setup. Site accommodation may have to be located off site.
- Single point of access and egress from Lothian Street. Construction traffic to be scheduled out of hours with all construction traffic movements pre planned.
- Consideration should be given to closing the public footpath along the site boundary and directing pedestrians across the road.
- If craneage is require the constraints of the site may require overnight crane lifts.
- Noise and dust to be monitored in relation to the adjacent residential properties.

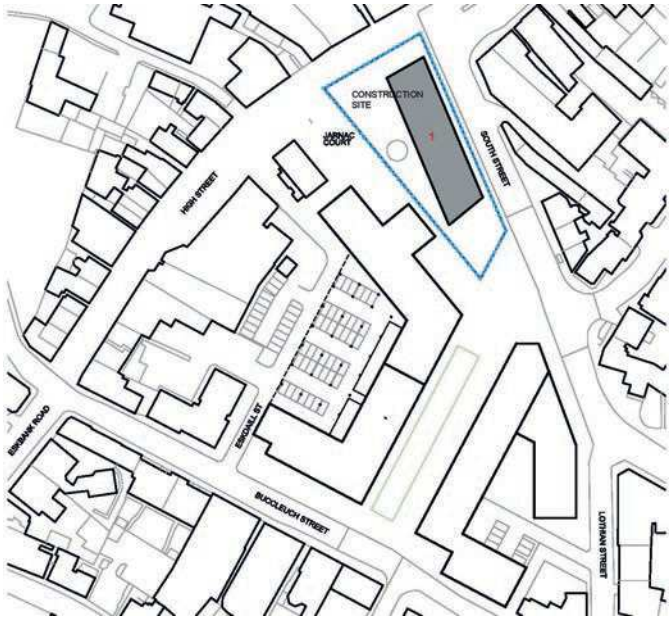
Phase 6

Demolition

- Much larger site area but with access and egress directly off of South Street where construction vehicles can drive straight into the site.
- South Street is a very busy pedestrian and vehicular route. Increased vehicular traffic to this road with the pedestrianisation of the High Street. Construction traffic to be scheduled out of hours with all construction traffic movements pre planned.
- Consideration should be given to closing the public footpath along the site boundary and directing pedestrians across the road.

Construction

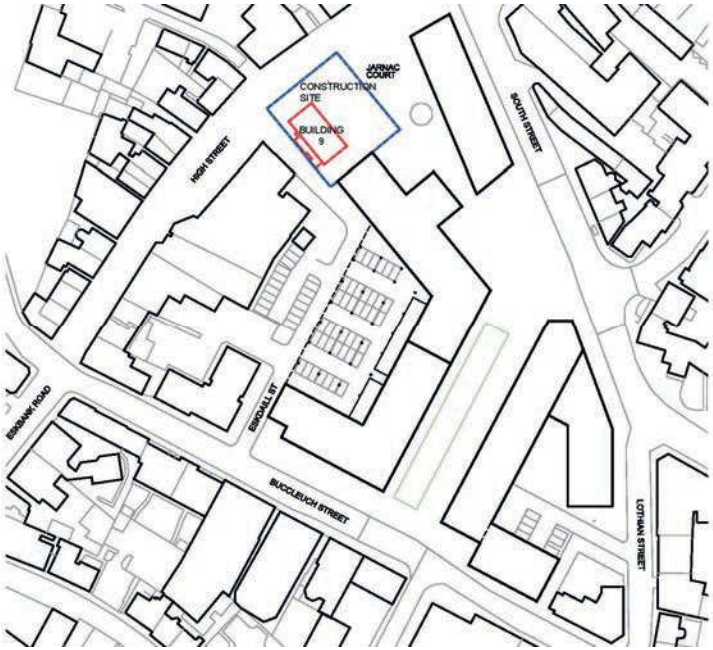
- The building footprint makes for a more constrained site with access and egress directly off of South Street where construction vehicles can drive straight into the site.
- South Street is a very busy pedestrian and vehicular route. Increased vehicular traffic to this road with the pedestrianisation of the High Street. Construction traffic to be scheduled out of hours with all construction traffic movements pre planned.
- Consideration should be given to closing the public footpath along the site boundary and directing pedestrians across the road.



Phase 7

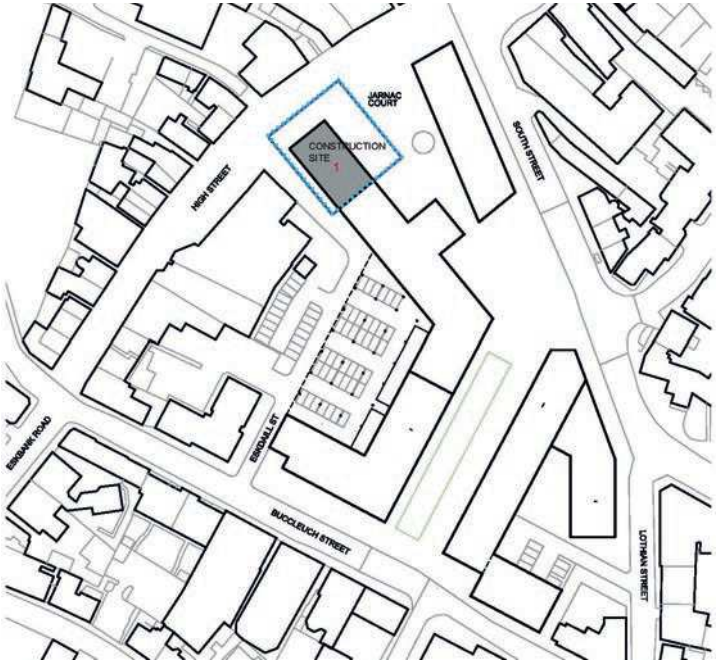
Demolition

- Adequate site area but the site is located within a fully pedestrianised area. If vehicular service access is available to the High Street out of hours then consideration should be given to the contractor accessing and egressing with demolition lorries in the same way.
- Demolition techniques are to be carefully considered due to the close proximity of the building to adjacent pedestrianised areas.



Construction

- The building footprint makes for a more constrained site. Site accommodation may have to be located off site.
- . If vehicular service access is available to the High Street out of hours then consideration should be given to the contractor accessing and egressing with delivery vehicles in the same way.
- If craneage is require the constraints of the site will require overnight crane lifts.



6.3 **APPENDIX 03 - NESTA REPORTS**

- Insights Summary
- Overview Survey Results

6.3
NESTA REPORTS

NESTA REPORTS
- INSIGHTS SUMMARY

Midlothian

REIACH AND HALL ARCHITECTS

People Powered Results

Dalkeith Town Centre Regeneration Engagement

Insights Summary

July 2022

peoplepoweredresults.org.uk @ppresults

Contents

Context

- What is this work about?
- How did we listen to people?

What did we hear?

- Overview of key themes
- Theme 1: Moving around
- Theme 2: Places and spaces
- Theme 3: Services and amenities
- Theme 4: Identity and feeling safe

Appendix

- Moving around: a closer look
- What have people said about this process
- Place Standard voting

Context

1 - What is this work about?

2 - How did people participate?

What is this work about?

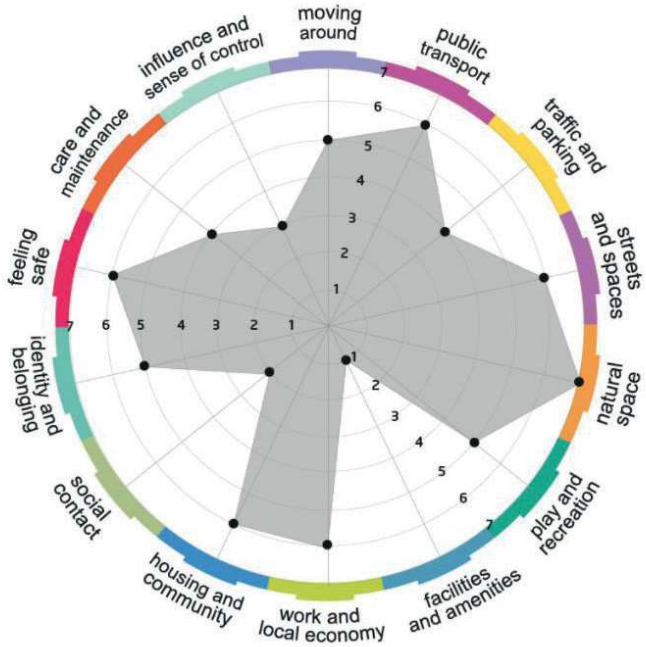
Midlothian Council is **updating the regeneration masterplan for Dalkeith, informed by a new vision for the town centre**.

We want to **build on what people have said in previous consultations** and **understand what people want from Dalkeith town centre today and in the future**. This new vision also needs to reflect new priorities and different ways of living that have emerged in the last few years.

Over May, June and July 2022 Midlothian Council and People Powered Results at Nesta have been **listening to people who live and work in Midlothian about their vision for the future of Dalkeith town centre.**

Did we hear you right? Feedback on what we have heard so far

The views gathered from this engagement work are outlined in this document and have been used by architects to draft proposals for the town centre regeneration. We are sharing this document, along with these draft proposals for the town centre regeneration, with people who live and work in Midlothian for feedback in August. We will then use this feedback, alongside consultation carried out by the architects, to update the proposals and produce an updated masterplan for the town centre.



Throughout this work we have used the **Place Standard tool (above)** to help us understand what people want from Dalkeith town centre now and in the future. This tool was developed by *Scottish Futures Trust*, and is used across Scotland to help start conversations about what matters to people locally.

How did people participate?

Between February and April 2022 we worked alongside key representatives across the Council, voluntary and community sector and businesses to co-design a community engagement approach for people who live and work in Midlothian. Through this co-designed approach we gathered a diverse set of perspectives from local residents and other stakeholders through a range of different methods and offering multiple opportunities for people to share their views. **315 people** participated so far through:

Drop-in days
Residents, children and young people dropped in to two local events in partnership with Art Club on Fri and Sat 13- 14th May at the Library and One Dalkeith.
104 people dropped in

Walkabouts
Residents and young people went on virtual and physical walkabouts individually or as self-organised groups to share their thoughts about Dalkeith town centre.
188 people took part

Virtual workshops
People joined three virtual workshops in early June for 1) people who live in Midlothian; 2) people who support Midlothian communities; 3) local businesses.
23 people joined

Literature review
We pulled out key insights from previous consultations, incl. the 2016 Masterplan, 2016 Dalkeith/ Woodburn Action Plan, 2018 Destination Optimisation Tool, Introduction to One Dalkeith, 2019 Consultation and 2021 Dalkeith High Street Study

Feedback survey
We are sharing this document with communities for feedback, and will incorporate comments to produce an updated masterplan for the town centre

N.B. During the co-design process, we heard that Dalkeith communities were experiencing "survey fatigue" due to multiple consultations. In response, we opted to not run an online survey for the first stage of engagement.

What did we hear?

The following section gives a summary of insights gathered across the drop in days, virtual workshops and via the Walkabouts. These are presented under **4 themes**:

1. **Moving around**
2. **Places and spaces**
3. **Services and amenities**
4. **Identity and feeling safe**

Under each theme we have presented insights about:

- **How people feel now** and their **vision for Dalkeith Town Centre**
- **Key ideas that people felt would make a difference** in each section

Overview of insight themes

Moving Around	Places and Spaces	Services & Amenities	Identity & Feeling Safe
• Walking • Cycling • Public transport • Driving and parking	• Buildings, streets and public spaces • Natural space • Play and recreation • Shopping and eating out	• A focal point for holistic services • Services to live and stay well • Work and local economy	• Identity and belonging • Feeling safe • Care and maintenance

Moving Around

- Walking
- Cycling
- Public transport
- Driving and parking

Note: See appendix on page 33 for more detailed insights on specific changes people wanted to see to help them walk, cycle and travel by public transport.

Moving around and in Dalkeith town centre - Walking

Walking: people were enthusiastic about a pedestrianised town centre, and new infrastructure

What did people say in previous consultations?

People wanted the town centre to be **more walking and cycling friendly**, with **less and slower traffic**.

They wanted **improved walking and cycling links** to nearby destinations, especially **Eskbank Station** and **Dalkeith Country Park**.

They wanted the **pedestrian routes extended** into Ironmills Park.

What are we hearing now?

Overall, there was appetite for a **pedestrianised town centre**, with **significantly reduced traffic**. Many people, especially those with children or mobility problems, said that traffic around the town feels scary and **congested**, for example on the High Street. There were requests for new **pedestrian crossings** in multiple locations around the town centre, including functioning **accessibility features**.

Many said that Dalkeith did not feel **accessible** for them when walking: pavements can be **narrow**, at times **blocked by vehicles or bins** and **uneven paving** and **hills** are difficult for those with mobility issues, wheelchairs or prams. Some people told us that **outdoor seating** would make them feel more comfortable.

There were ideas for **new and extended walking routes**, including along the railway line and reopening the route into Ironmills Park. To complement this, some suggested **better signage**.

Key ideas to make a difference

- ★ Adding pedestrian crossings in key places
- ★ Fixing uneven or obstructed pavements
- ★ Reopening walking routes into Ironmills Park
- ★ Clear signage highlighting walking routes around the town centre and to Dalkeith Country Park

"I'm less confident walking after lockdown… Not used to being out and about"

Moving around and in Dalkeith town centre - Cycling

Cycling: people wanted to see new cycling infrastructure, including cycle lanes and bike parking

What did people say in previous consultations?

People wanted the town centre to be **more walking and cycling friendly**, with **less and slower traffic**.

They wanted **improved walking and cycling links** to nearby destinations, especially **Eskbank Station** and **Dalkeith Country Park**.

They wanted **improved cycle routes** to maximise use of e-bikes.

What are we hearing now?

Overall, there was enthusiasm for **better cycling infrastructure**, both in Dalkeith itself, and between Dalkeith and surrounding towns and destinations. Current traffic, on roads and roundabouts without **cycle lanes**, make some areas particularly **intimidating** for cyclists. Requests for new cycle routes included to and from **Eskbank Station** and **Dalkeith Country Park.**

Some said that road surfaces need to be repaired, with potholes filled.

Some mentioned that additional infrastructure like more **cycle parking** around the town centre would help them, for example at **shops** and the **children's play park**.

Some mentioned the **e-bike scheme**, and wanted to see the return of bikes for hire in the town centre.

Key ideas to make a difference

- ★ Putting in protected bike lanes in key locations
- ★ Increasing bike parking
- ★ Fixing potholes and ensuring smooth road surfaces
- ★ Re-introducing e-bikes to the town centre

"A lot more people would cycle in Dalkeith, if the roads were better adjusted."

Moving around and in Dalkeith town centre – Public transport

Public transport: public transport is good, but it needs to be affordable and easy to use

What did people say in previous consultations?

People wanted more bus services to and from local places, including Eskbank Station and Dalkeith Country Park.

What are we hearing now?

The **importance of local bus services** came through strongly. Current services are appreciated, but many felt that more could be done to **improve sustainable transport** and help people move away from cars. Many people commented on bus services that were important for them, but were **infrequent, unreliable, or recently cut**.

Additionally, new bus services on **orbital routes** or to and from new **housing developments** would help people come into and out of Dalkeith. Residents emphasised that for them to use it, public transport needs to be **affordable, accessible and regular**.

Many people mentioned that they would like to see public transport options to and from **Eskbank Station** and **Dalkeith Country Park**. A 'Park and Ride' or 'Park and Walk' into Dalkeith were suggested.

A **'Dial a Bus', youth bus or bus for disabled people** were also suggested to support mobility in and out of Dalkeith without cars.

Key ideas to make a difference

- ★ Introducing a 'shuttle bus' to and from the town centre, Eskbank Station and Dalkeith Country Park
- ★ Introducing 'Dial a Bus' or youth bus service

"People want to ditch their cars, but they need help to do it."

Moving around and in Dalkeith town centre- Traffic and Parking

Traffic and parking: residents said there was a lot of traffic in their town centre

What did people say in previous consultations?

People wanted **more free parking** in the town centre.

People also said that **busy car parks felt unsafe** with children.

What are we hearing now?

Overall, people felt that there was **too much traffic** in the town centre and that this made it feel **unfriendly**. Some wanted to see an **end to through traffic in the town centre**, perhaps opening it to buses only - and this aligns with the vision some have for a pedestrianised 'town square'.

For those who do drive, there were **mixed opinions** about access and parking in the town centre. Some felt that the town centre was already 'well off' in terms of parking, but others disagreed, especially for Council staff and for **disabled and elderly people** accessing banks and other services in the town centre.

There were mixed opinions about **current parking charges** in the town centre. Many wanted parking to be free for longer, while some thought the current parking charges were fair. Some wanted to see **EV charging points** introduced.

Businesses emphasised that it was important to them to have **good communication about any changes** to traffic and parking in the town centre.

Key ideas to make a difference

- ★ Improve parking, for example by extending free parking and ensuring access to the town centre for disabled people and shoppers
- ★ Introducing Electric Vehicle charging points

"I'd like to see a traffic detour to avoid the town centre."

At a glance: moving around

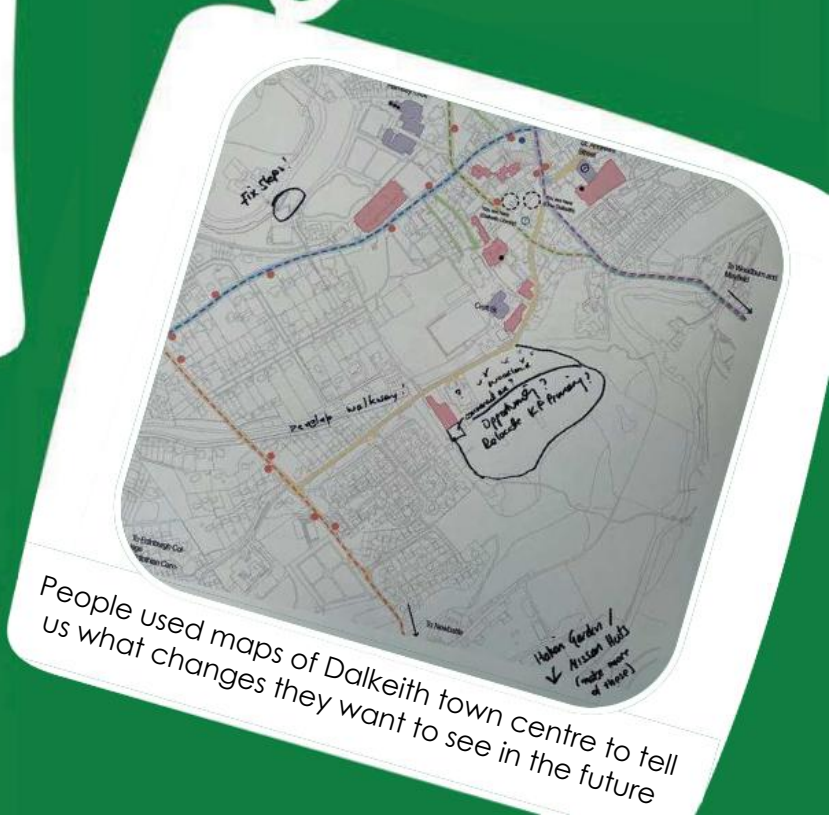
"Buses are a priority, especially orbital routes please!"

"The way you need to think about it is - would you do it with a child on the back of your bike?"

"The only time I feel unsafe in Dalkeith is when walking with my young son and feeling like I need to have eyes on the back of my head due to all of the traffic and junctions. Dalkeith should be a place to travel to and live in, not somewhere where people driving through ... get priority."

"Walking distances for people with disabilities are long"

"Walkers need sloping kerbs, especially with shopping. It's harder to get around"



People used maps of Dalkeith town centre to tell us what changes they want to see in the future

"Better signage. Cycle and safe walking routes. Better bus service and link to train!"

Places and spaces

- Buildings, streets & public spaces
- Natural space
- Play and recreation
- Shopping and eating out

Places and Spaces – Buildings, streets and public spaces

Buildings, streets and public space: People were keen for an open, pedestrianised town centre

What did people say in previous consultations?

People were keen for a **'town square'** to be developed with space for a farmers' market, art exhibitions and a big screen to broadcast events.

They also wanted to see **additional features to improve the appearance and accessibility of public spaces -** such as seating, public toilets, planting and additional lighting.

People were keen to **stay true to original architecture and design** e.g. restoring original tile work at Eskdaill court.

What are we hearing now?

There was enthusiasm to build on what is **already there** in the town centre and maintain the open space. People remained enthusiastic about the central area being **pedestrianised,** with seating and making space for outdoor cultural events and socialising.

Residents and business owners were keen to see cafes and other business allowed to **'spill out'** onto the street in nice weather, adding to the **'central square feel'**.

While there is love for the town's **historic buildings** and the old 'closes', many told us that there is too much concrete and that **buildings feel neglected and in need of redevelopment.** Young people were keen to see buildings reused for environmental reasons. Street art was suggested as a way of adding much needed colour.

People also commented on the need for **cleaner, better maintained public toilets.**

Key ideas to make a difference

- ★ Pedestrianising the central area, including the high street
- ★ Maintaining and cleaning public toilets regularly
- ★ Encouraging local street art to add vibrancy and colour

"People love to congregate in Jarnac Court. Make it more attractive, continental."

Places and Spaces – Green Space

Green space: People want parks and natural spaces to be easier to access and enjoy

What did people say in previous consultations?

People were keen to see more attention on the **upkeep of parks**.

People talked about the **green area** around **King's Park Primary School** being unkept, and that this was encouraging anti-social behaviour.

One idea people had to address this was to fence off this green area specifically for Kings' Park Primary School to transform it into a **"school woodland"** space.

What are we hearing now?

People were keen to see **more green** in the town centre to counteract the 'concrete jungle' feel. Trees, planters, flowerbeds and shrubs would help soften the appearance of the town centre and add much needed colour.

Parks and natural spaces near the town centre are really valued. Dalkeith Country park is a great asset and people would like to see more done to recognise these spaces and make the **journey** to get to them **easier** for people and families.

People also suggested simple ways to make it easier to **spend time** in green spaces by using gazebos and covered areas to **'weatherproof'** them, and making well maintained and accessible **public toilets** available.

Key ideas to make a difference

- ★ Building covered areas to weatherproof parks and outdoor spaces
- ★ Adding trees, shrubs, flower beds and planters to central spaces
- ★ Making well maintained public toilets available
- ★ Using signage in green spaces to encourage people to visit the town centre

"I'd like to buy my lunch and eat it outside... even if there was just one tree."

Places and Spaces – Play and recreation

Play and recreation: people wanted more leisure facilities and organised events in the town centre

What did people say in previous consultations?

People and families were keen to see **more events** in the town centre, in the evenings and at weekends. There was enthusiasm for **outdoor entertainment** in the form of live music and shows.

People wanted to see **more support** for existing **activities** and **clubs**, e.g. tennis club, walking group, rugby club, cycling without age, faith-based and men's sheds. Families wanted to see a **Breakfast Club** and **After School club.**

What are we hearing now?

Adults and young people told us that they wanted to see more **leisure facilities** in the town. Suggestions included play and water parks, gaming and board games cafes, a skate park, as well as a cinema, bowling alley, children's soft play centre and a 'sensory garden' in Kings Park. Many also wanted a **community centre** to bring people together and offer a range of activities - similar to Brunton Halls or the Steading in Rosewell.

Many were keen to see an **affordable gym** and a **Leisure Centre** as priorities and some suggested that Kings Park Pavilion could be transformed into a changing facility for sports activities.

People were also keen for **organised events and activities** to draw families and visitors into the town centre. There was a big appetite for affordable and accessible leisure activities, run in local venues and spaces, including:

- **Sporting & wellness** activities - running events in Kings Park, dance and yoga classes, other exercise classes, crazy golf and putting in the park.
- **Social, creative & educational** activities - cookery, sewing, art & music classes, theatre, art exhibitions, a community garden, a craft market, independent cinema and projections in Jarnac Court.

Key ideas to make a difference

- ★ Putting on a range of family-friendly events in the town centre
- ★ Being creative with existing spaces such as Kings Park pavilion to support sporting activities and clubs to flourish

"[I'd like to see a] community centre where lots happening and you are welcome to join in"

Places and Spaces – Shopping and eating out

Shopping and eating out: People wanted a wider diversity of places to shop and eat

What did people say in previous consultations?

A more **diverse** offering of places to **eat out and shop** in Dalkeith was important to people, to encourage them to spend more time in the town centre.

There was enthusiasm to create space for **local markets,** showcasing local produce and providing space for '**pop-up shops**' for local businesses - from farmers' markets to local arts and craft markets.

What are we hearing now?

While many mentioned that they like the shops in the town centre, there was strong message that people wanted more **variety** in places to **shop and eat out**. They were excited about the potential for **markets and pop up stalls** in a new **'town square'** space, to transform the experience of shopping and eating out in the centre.

The **types of shops** people mentioned that they wanted to see included a shoe shop, bookshop, haberdasher, crafts and clothes shops (including those for young people), a repair cafe and shops focused on ethical/eco-friendly products. People also wanted to see shops made more accessible to those with mobility issues, for example through step-free access and Braille information plaques.

There was also eagerness for **higher quality** restaurants, delis and speciality food shops. While **young people mentioned wanting a Mcdonalds**, others wanted to see **less fast food** outlets. People mentioned vegetarian outlets and those offering 'affordable, healthy food'. Some were keen to ensure that **gentrification** does not erode a sense of belonging for people.

Key ideas to make a difference

- ★ Creating space for independent businesses and local farmers to have pop-up market stalls in the town centre
- ★ Incentivising a diverse range of independent businesses to set up in the centre

"We don't want to lose that pleasant, central, open space. A definite focus of the town centre."

At a glance: Places and spaces

"I can't get over the quality of the green space that surrounds Dalkeith."

"I want to get away from thinking about just shops... Let's have blue sky thinking... What about activities, entertainment?"

"[I'd like to see] refilleries and eco-friendly shops, including Zero Waste centres like in Dunbar; Tool Library like Edinburgh's Leith Walk; Repair and Refurbish - eg clothing, IT, furniture; bike station to repair and refurbish bikes.."

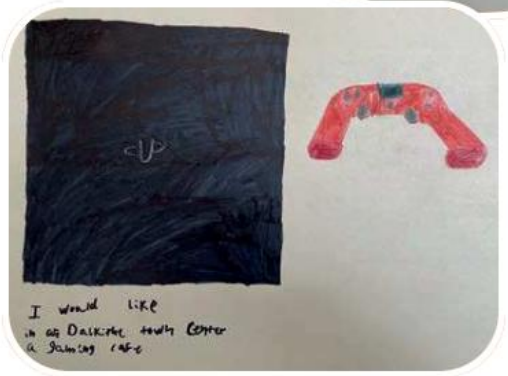
"I would not want people to feel like the town centre is not for them any more, because it has been gentrified."

"There should be a youth friendly space that supports us with mental health and creates volunteering opportunities"

At the drop in days, **children drew pictures of places they would like to see in Dalkeith town centre**

"Playground" by Orla

"Skate park" by Marcel



"Gaming Cafe" by Peter

Services and amenities

- A focal point for holistic services
- Services to live and stay well
- Work and local economy

Services and Amenities – A focal point for services

A focal point for holistic services: People were enthusiastic about bringing services under one roof

What did people say in previous consultations?

People really valued the **library** and **post office** as focal points in the community, especially for people without transport.

Some made suggestions about **expanding the library's role** as a social space and to extend the reach of other services, e.g. private booths for people to attend digital medical appointments.

People were keen to see a **community pantry**.

What are we hearing now?

People still highly valued the **post office** and **library** as essential services. Residents and third sector organisations were keen to see a **one stop shop** for services, advice and practical support - bringing together support from Council and third sector organisations under one roof. People wanted to build on the social work centre on St Andrew street, which has been working well on a smaller scale.

A **community hub** could be a place for people to access a **range** of **social, welfare, health and support** services, as well as attending affordable **wellbeing activities** such as yoga, mindfulness and dance.

The approaching cost of living crisis has also reinforced the need to be proactive in setting up services like a **community clothing bank** and **food pantry**, as well as holistic initiatives such as **allotments** that support people to access affordable, healthy food, promote skills development, and improve mental and physical health.

Key ideas to make a difference

- ★ Setting up a community pantry
- ★ Adding private booths and equipment to the Library for people to attend digital medical appointments

"Community space that we can book to hold events and bring citizens and service providers together.. We could use it to deliver some services as well that potentially don't require clinical space."

Services and Amenities – Services to live and stay well

Services to live and stay well: People told us they need better access to housing and health services

What did people say in previous consultations?

People were keen to see improvements to **housing services and new housing options being developed** to provide more attractive buildings, access to green space, parking and to ensure residents feel safe.

People wanted to see a variety of housing tenure options and housing that **meets the needs of families and older people.**

What are we hearing now?

Housing was still an area that **needs improvement**. While some people were keen to retain the look and feel of the historic buildings in Jarnac Court, others wanted to see the area redeveloped. There is also a need to improve **energy efficiency** and manage costs for residents, through better **insulation** and solar panels. One resident mentioned the need for better access to support from the **Housing Officer,** while another wanted to see more one-bed housing.

People wanted to see improvements in **access to local healthcare and wellbeing services,** including a walk-in facility for health advice and better access to GP appointments, women's health and holistic mental health support. Many told us about **long waiting times** at the existing chemists, and specifically mentioned the need for a **more accessible pharmacy service.**

Residents and businesses wanted to see **free Wi-Fi and access to computers** in the town centre.

Key ideas to make a difference

- ★ Prioritising improvements to Jarnac Court, Eskdaill Court and Buccleuch Street to improve housing conditions
- ★ Providing free Wi-Fi in the town centre

"It [Jarnac Court] is like a prison sentence.. It's dirty, it's noisy and smelly and it's a horrendous place to live."

Services and Amenities – Work and local economy

Work and local economy: People wanted more support and incentives for independent businesses

What did people say in previous consultations?

People were keen to see **incentives for businesses and additional retail space to encourage independent businesses and startups** to set up and thrive in the town centre.

What are we hearing now?

Businesses echoed the **need for more organised events and activities** to give their customers a reason to visit the centre and stay. There was enthusiasm about the opportunity to use a new pedestrianised town square and other public spaces to

- **Celebrate local produce and talent** through markets
- **House new independent businesses and pop up shops**
- Provide much needed **additional venue space for health and wellbeing businesses** to run classes

Helping independent businesses to thrive was seen as a good route to **providing new jobs and opportunities,** alongside the job centre.

There was excitement about the potential of the new **One Dalkeith premises to provide a hub for businesses and start-ups,** providing much needed co-working and hot desking spaces, a venue for meetings and to incubate start-up businesses.

People noted the Dalkeith is very quiet in the evenings and were keen to see more bars, restaurants, a cinema and theatre to support the night time economy.

Key ideas to make a difference

- ★ Making the most of the new One Dalkeith space
- ★ Creating space for independent businesses and local farmers to have pop-up market stalls in the town centre

"Locating our business in the centre means it's good for us strategically. We're able to service Edinburgh but also have local positioning in the marketplace. I love the vibrant, engaged and empowered community we have here."

At a glance: Services and amenities

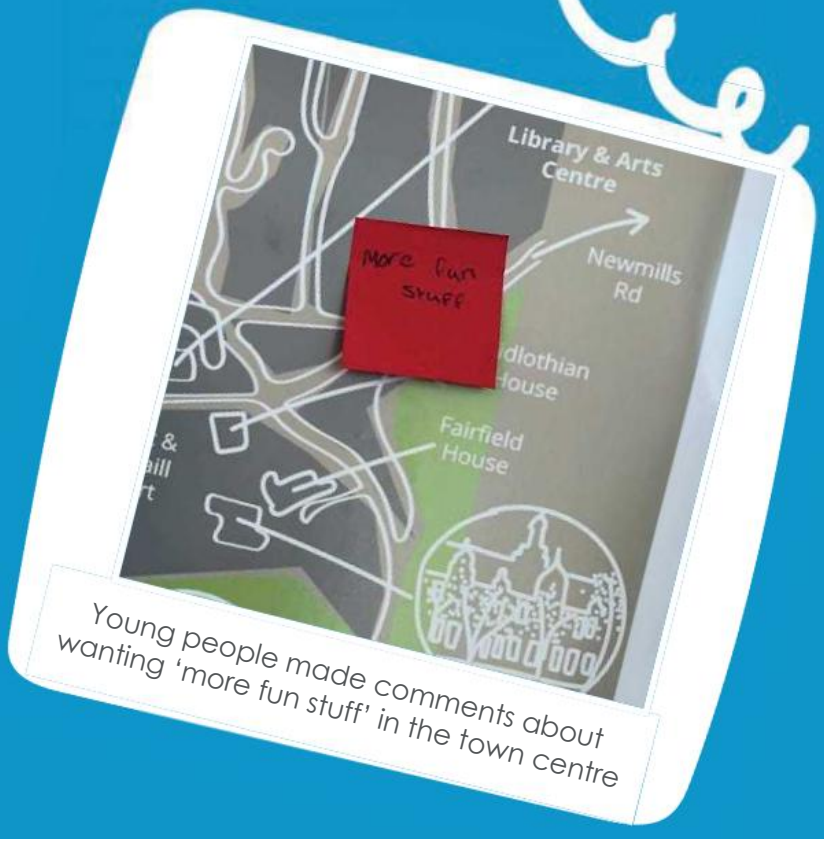
"Why can't we have a farmers' market? We're surrounded by farmland and local crafters, but right now it's all going to Edinburgh markets."

"I'm a newcomer, but find Dalkeith to be vibrant, edgy and friendly. I love its proximity. In recent years I've had lots of interaction with local businesses and think there's huge potential for the business community to develop and prosper."

"[I want to see] more support to help people get on with their lives and get into work."

"As a retired person.. I would like to find everything I need here in Dalkeith.
I can… apart from shoes, we need a shoe shop."

"A health centre where you can actually see a doctor"



Young people made comments about wanting 'more fun stuff' in the town centre

Identity and feeling safe

- Identity and belonging
- Feeling safe
- Care and maintenance

Identity and feeling safe – Identity and belonging

Identity and belonging: there's a lot of positive energy about Dalkeith that can be built on

What did people say in previous consultations?

As a place, Dalkeith has a **rich historic legacy**, and people wanted this to be more visible. In particular, the **witch trials** that happened in Dalkeith are a popular topic for some, as shown by the panels on the One Dalkeith building. These women could be a **good focal point for a memorial, statue or fountain in the town centre.**

It was important to people that Dalkeith has its own **unique identity**, and isn't simply seen as a suburb of Edinburgh.

Dalkeith has a **coat of arms** and it was suggested that this could be used to brighten some buildings.

What are we hearing now?

There were some really positive comments about the **identity** and **community** in Dalkeith, with some saying that it felt **vibrant, edgy, welcoming and unique.** Other ideas in this report, like a **market**, **wellbeing hub** or **new cultural hotspots**, could contribute to a renewed sense of identity for the town as a whole.

Many commented that they wanted to see more made of **Dalkeith's rich history**. There are some visible tributes in the town centre - like the **witch panels** and **red and blue plaques** - but more could be done to highlight this to visitors.

Many appreciated the work of the Guerrilla Gardeners, and wanted to see more **community volunteering and input**. They also wanted **opportunities to vote** on and discuss issues affecting the town centre. People also wanted a noticeboard and a face-to-face contact point, as well as **better communication** from the Council on issues like parking changes and e-bikes.

Key ideas to make a difference

- ★ Organising events that bring people together
- ★ Publicising heritage trails
- ★ Preserve a town centre 'focal point', possibly including a market or outdoor seating
- ★ Opportunities for residents to feed into decisions, e.g. Community board

"There's a vibrancy and edginess to Dalkeith that could be developed and fostered."

Identity and feeling safe – Feeling safe

Feeling safe: anti-social behaviour and drinking after dark make some feel less safe

What did people say in previous consultations?

There were some comments about **antisocial behaviour** in the town centre, and Abbey Road Woodland and Rose Garden, some of which could be alleviated by after-hours use of the school.

People commented on the need for **good lighting** around the streets to improve the feeling of safety.

What are we hearing now?

There were **mixed opinions** about how safe the town centre feels currently. While many people said positive things about the identity and community of the town as a whole, many said that they felt less safe **after dark and on Friday and Saturday evenings**. Some people told us that **alcohol consumption** and large groups can create an **intimidating atmosphere**, especially for women.

Some people spoke about **antisocial behaviour** in other areas of Dalkeith, including the old fashioned 'closes', Kings Park and Waterfall Park. People knew of crime including muggings and assaults that had happened, which made them feel less safe in certain areas.

Suggestions to improve safety included **better lighting**, a safe space or somewhere to report hate crime, and more visible police presence or a point of contact for the **police**.

Key ideas to make a difference

- ★ Improving safety and lighting in the town centre and closes at night

"During the day I feel safe in Dalkeith, but on Friday and Saturday at night it's a different story.. I've been followed before, so I don't go to the Abbey side any more."

Identity and feeling safe – Care and maintenance

Care and maintenance: the town centre is visibly neglected and needs some love

What did people say in previous consultations?

There were comments about aspects of **maintenance** including keeping buildings clean, maintaining planted areas, and rubbish and recycling.

Some wanted to see the shopfronts **refreshed** and buildings **power washed.** Some wanted updated rubbish and **recycling storage**.

What are we hearing now?

There was a strong consensus that the buildings in the town centre do not look properly cared for, and that this **affects the feeling of Dalkeith as a whole**. Although some people felt fond of the buildings, or appreciated them as good examples of post-war architecture, they were frequently described as **'tatty'** and an '**eyesore'** in their current state.

People wanted to see the town centre properly maintained, including shops and housing, which are visibly **neglected**. There have also been issues with **drainage** in these buildings, which have been a problem for local businesses.

Better bin and waste collection facilities in the town centre (for example, on-street **recycling** and **cigarette disposal**) were suggested along with storing larger bins away from main streets. Ideas in Theme 2, for more **greenery and 'soft landscaping',** would also make the town centre feel more loved and looked after - but these **need to be maintained long term.** People also highlighted the need to tackle the **'gull problem'** in the town.

Key ideas to make a difference

- ★ Improving the condition of the shops and housing in the town centre
- ★ Upgrading the bins to incorporate on-street recycling, and generally improving cleanliness
- ★ Doing more to maintain greenery, e.g. planters and trees

"If I want to feel proud of a place I want it to be clean and tidy… Unfortunately if it wasn't for the guerrilla gardeners, the town would be in a sorrier state than it is."

At a glance: Identity and feeling safe

"Dalkeith is an incredibly friendly town. If you live here you might not notice it, but as an outsider, I really do."

"There's a feeling of community, I feel safe. It just needs some love."

People chatted about what they want to see in Dalkeith over a cuppa at the drop in days

"Night time venues aren't attractive and don't feel safe. It can feel 'blokey'. There's nothing family friendly or community oriented currently."

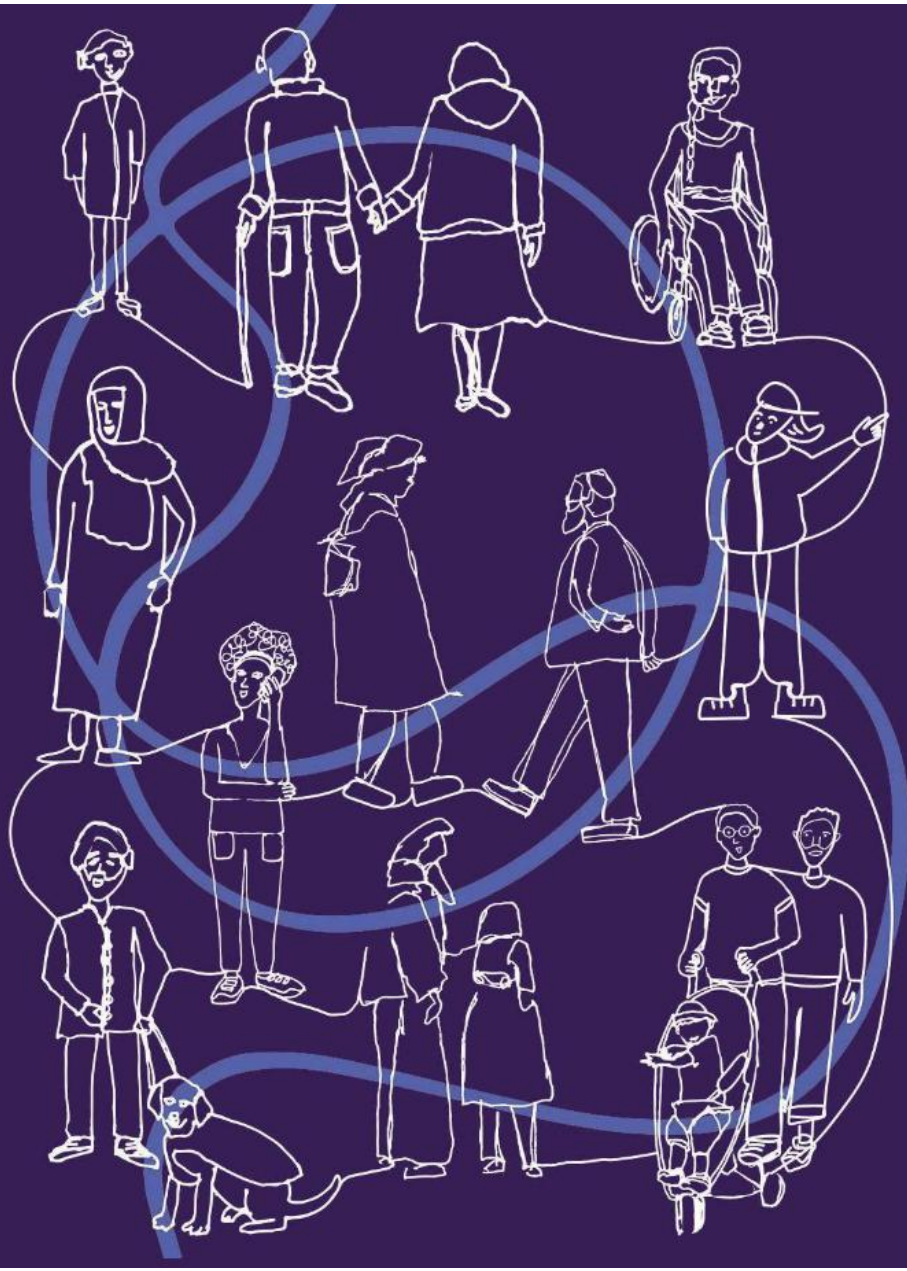
"We're not just a suburb of Edinburgh"

"The buildings look uncared for and this affects the feeling of the place."

In summary

Key themes

People shared a wealth of views and suggestions on what people, families and businesses need for Dalkeith town centre to flourish in the future.
While there were mixed opinions and unique ideas on some issues, there was a strong consensus around several areas. The following slide outlines the key areas of consensus we heard through this work, and the start of a fresh vision for Dalkeith town centre.



In summary

Key themes

A pedestrianised central square as a focal point for cultural events, markets and socialising

To give the town centre a vibrant feel, support local independent businesses and encourage people to linger

More diversity in the facilities and businesses located and operating in the town centre

To support the local economy, improve options for shopping and eating out and support the health and wellbeing of residents

Improve connections between green spaces, key transport links and the town centre

To help people transit easily between Dalkeith Country Park, Dalkeith town centre and transport links such as Eskbank station

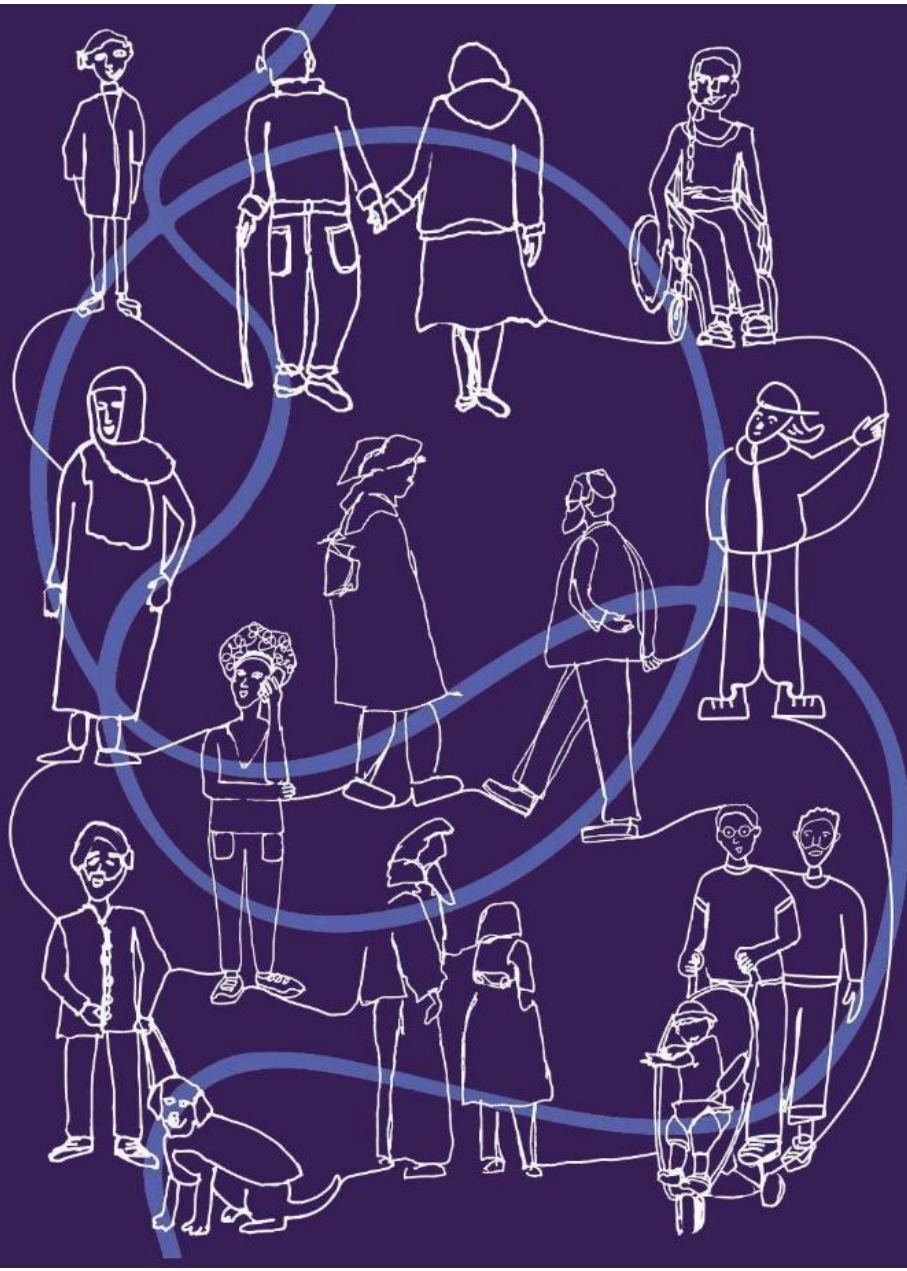
Refresh and brighten the appearance of the town centre

Ensure the buildings look cared for, introduce trees, flowers and greenery, and commission street art to soften buildings and add colour

Appendix

This section contains

- **Moving around: a closer look.** More detail on specific changes people wanted to see
- **Place standard voting**. Overview of data from an activity we did with some of the people we spoke to
- **What have people said about this process?** an overview of feedback from people about their experience of the engagement activities



Moving around: a closer look

This page gives more detailed insights from people we spoke to about changes they would like to see in specific places to help them move around Dalkeith. We have highlighted where views were expressed by many people we spoke to, or by individuals.

Walking

Many people said they would like:

- Walking routes to and from:
  - Eskbank Station
  - Dalkeith Country Park
  - Ironmills Park

Individuals said they would like:

- Wider pavements on North Wynd and Newmills Road
- Shrubbery cut back on A68, Eskbank roundabout and Easthouses Road
- Traffic reduction on South St
- New pedestrian crossings on/by:
  - Lothian St/Eskdaill Court
  - Old Edinburgh Road
  - Dalkeith Country Park
  - Morrisons
  - Newbattle Abbey

Cycling

Many people said they would like:

- Cycle routes to and from Eskbank

Individuals highlighted particularly dangerous spots for cyclists which they felt need attention:

- Road narrowing on Duke Street
- Justinlees Roundabout
- Sheriffhall Roundabout
- The route between Dalkeith and Lugton Brae

Cycle lanes or other measures could be considered here.

Public transport

Many people said they would like:

- A better and more frequent bus service to and from:
  - Woodburn
  - Gorebridge
- The 48 bus route to be improved

Individuals said they would like:

- The 49 bus to be more reliable
- The 3 bus to be reinstated
- A new bus stop next to Lidl
- Buses to and from:
  - Newton Grange
  - Danderhall
  - Easter Langside
  - Pathhead
  - Bonnyrigg Road
  - Lasswade Road

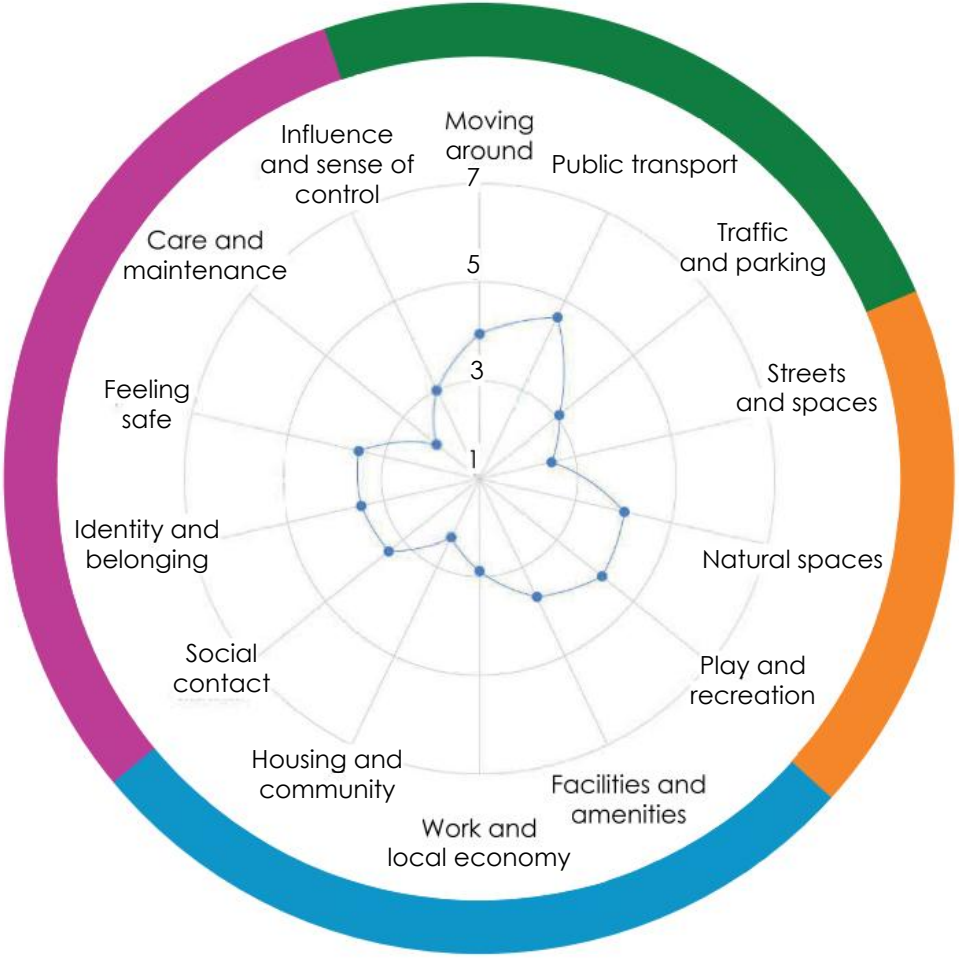
Place Standard voting

What's working well and what could be better in Dalkeith town centre?

Midlothian Council and People Powered Results have been using the Place Standard tool (*Scottish Futures Trust*) to inform the engagement approach. Local residents considered what they think is working well and what could be better about Dalkeith town centre using this tool . Voting on a scale of 1 (*not working well at all*) to 7 (*couldn't be better*), people considered the 14 place standard indicators to reflect on life in Dalkeith.

This exercise shows that, among those who voted, residents are more satisfied with public transport and green spaces overall, while housing, maintenance, and streets and spaces are the lowest rated areas.

Whilst 220 people participated in the overall process, 30 people took part in this exercise. People mentioned finding it hard to assign a number to each indicator, as this missed out on nuance and local variation. We encourage people to read these findings as part of a broader picture outlined throughout the rest of this document.



What have people said about this process?

We asked people to share their feedback on the engagement approach through an online form and during drop-in days. 74 people responded in total (60 in the online survey)

63% agreed or strongly agreed that they **felt able to share their views** about Dalkeith town centre.

38% said they are **feeling more optimistic** about Dalkeith town centre's future, with 49% neutral.

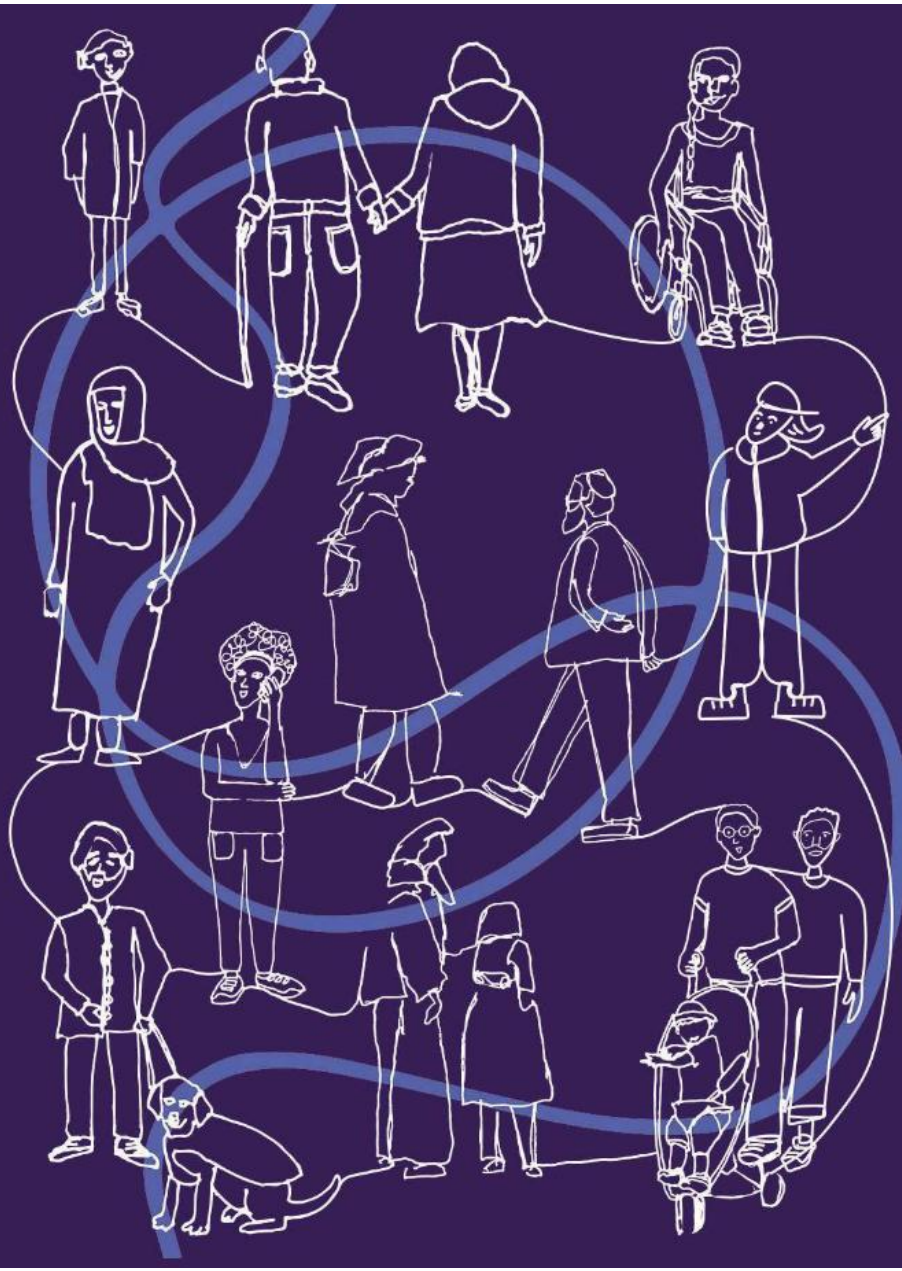
[n=60]

What people liked about the process so far	What people said we could do differently
Being able to drop-in at local events and local flyering: *"Drop in at the library and 1 Dalkeith was a very useful start."* *"(Useful to have) a person handing out leaflets at Lidl."* **Facilitated virtual workshops:** *"The workshop was great, got my point across."* *"Well facilitated, I had chance to say what I wanted to say and listen to others."* **New ways for people to have their say:** *"The exercise sounds like it has been imaginatively constructed, with new ways of taking people's views on board."*	**More and earlier comms** through local networks: *"Could have told people earlier - radio station, community news."* Outlining a clearer picture of the **financial scope:** *"If we don't know the budget, how can we make valid and justified comments?"* We heard there is a degree of **consultation fatigue**: *"Stop consulting and do something already."* *"Dalkeith's Regeneration has been going on for years and years now - I'll believe it when I see it."*

Stay in touch!

We look forward to hearing from you. If you have a question or would like to hear more about the work of People Powered Results, get in touch with:

rachael.glover@nesta.org.uk
christine.owen@nesta.org.uk



Midlothian

REIACH AND HALL ARCHITECTS

People Powered Results

NESTA REPORTS
- OVERVIEW SURVEY RESULTS

Overview of survey results

Dalkeith Town Centre Regeneration Masterplan

September 2022

This document sits alongside the spreadsheet '***Dalkeith Survey Collation Sept 22***'. It is an internal document for **Reiach and Hall Architects** and **Midlothian Council** and provides a rapid overview of survey responses collected August - September 2022.

The survey gathered views from people in Dalkeith about the **Insights Summary (PPR)** and **Initial Ideas for the Dalkeith Town Centre Regeneration Masterplan (Reiach and Hall)**.

We received **182 individual survey responses** - 153 online, 29 paper version.

Our approach to analysis and reading the documents:

- The survey consisted of 12 multiple choice questions and 1 free text response. We have provided visuals representing a **quantitative analysis of the multiple choice responses** and have **themed the free text answers** alongside this
- Each slide contains a rapid overview of the responses against the theme, and more detail can be found in the relevant section of the spreadsheet which groups all raw survey data by theme
- For some themes, where people made more specific, detailed suggestions we have pulled these into Column E ***'Specific suggestions'*** in the spreadsheet
- Note: there is repetition of raw data in the spreadsheet where responses cut across more than one theme
- General comments about the proposals and other feedback points on other themes, including maintenance, communication and funding, are collated in the final section of the spreadsheet '*Other comments and feedback'*

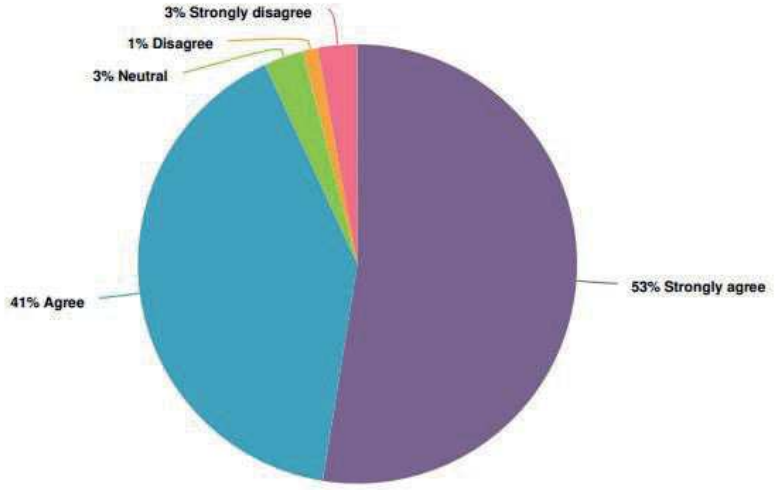
Midlothian

REIACH AND HALL ARCHITECTS

People Powered Results

Connections - Walking, cycling, cars and public transport

2. Would you support the improvement and creation of safe, walkable connections between local places and centres?



Value	Percent	Responses
Strongly agree	52.6%	92
Agree	40.6%	71
Neutral	2.9%	5
Disagree	1.1%	2
Strongly disagree	2.9%	5

Totals: 175

What did people like about the proposals?

There was strong support for new, safe connections between local places and Dalkeith town centre, especially Eskbank station, with positive comments about cycle routes and ensuring accessibility for pedestrians and wheelchair users.

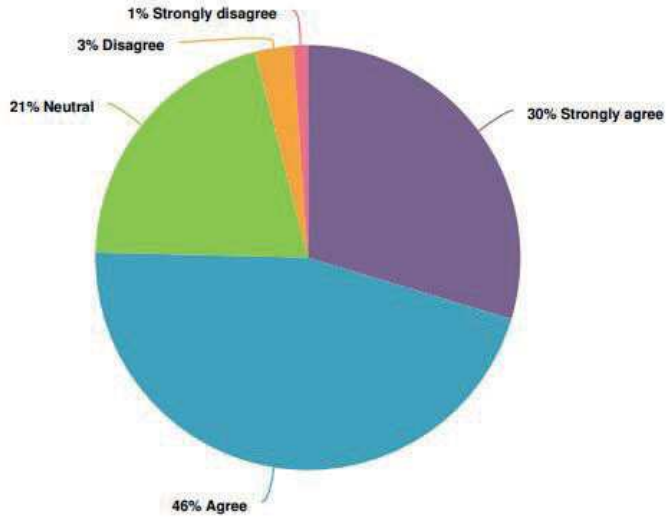
What didn't chime or was missing for people?

- Several people were concerned about the prospect of the **Smeaton railway line** being reinstated as a walking/cycling route, citing community concerns from 2019
- Generally, there was a desire to see **increased bus services** between Dalkeith town centre and local places
- There was appetite for additional measures to **improve accessibility** throughout the town centre - for example, ramps, disabled parking and wider doorways for wheelchair users
- Some felt there was not enough consideration for **parking** in the town centre

*Many people made specific suggestions for additional bus or active transport routes and the introduction of a 20mph speed limit in the town centre. We have pulled these out in the **'Specific suggestions' column** of the raw data sheet*

Local Neighbourhoods

3. Would you support more emphasis on local neighbourhoods, creating a series of identifiable and characterful local centres?



Value	Percent	Responses
Strongly agree	29.7%	52
Agree	45.7%	80
Neutral	20.6%	36
Disagree	2.9%	5
Strongly disagree	1.1%	2

Totals: 175

How has this theme landed?

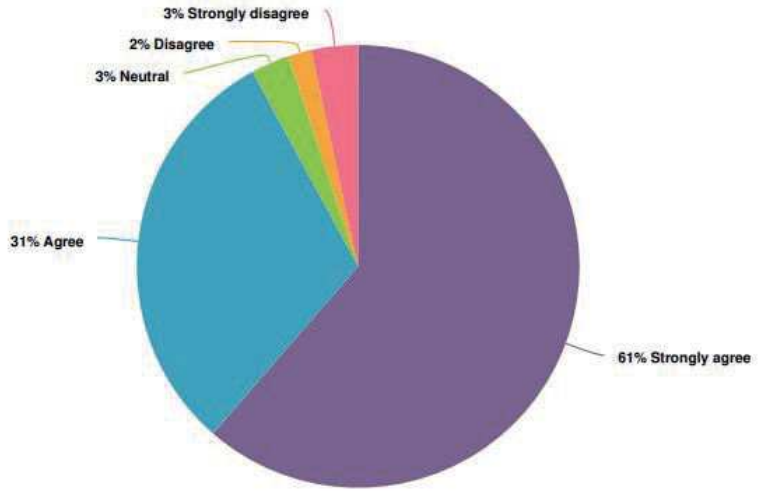
A small proportion of respondents commented on this theme and the views shared suggested that people did not connect with the ideas within this theme.

People said the following:

- "Local hubs don't include anything at the 'new' housing at Wester Cowden. This area seems to be excluded from Dalkeith."
- "In terms of developing the 'identifiable and characterful local centres', I'm not sure what that would mean in practical terms. If its building more out of town supermarkets, then no, but if its planting trees, improving bike lanes, bus connections, allotments, other services, then yes"
- "Query the local places and centres identified."

Demolition and redevelopment

4. Would you support some demolition to enable the development of a safer, more attractive town centre?



Value	Percent	Responses
Strongly agree	61.4%	108
Agree	30.7%	54
Neutral	2.8%	5
Disagree	1.7%	3
Strongly disagree	3.4%	6

Totals: 176

What did people like about the proposals?

Many people supported some demolition and redevelopment, particularly around Jarnac Court and Eskdale Court, and several saw this as a starting point and enabler for the rest of the plans.

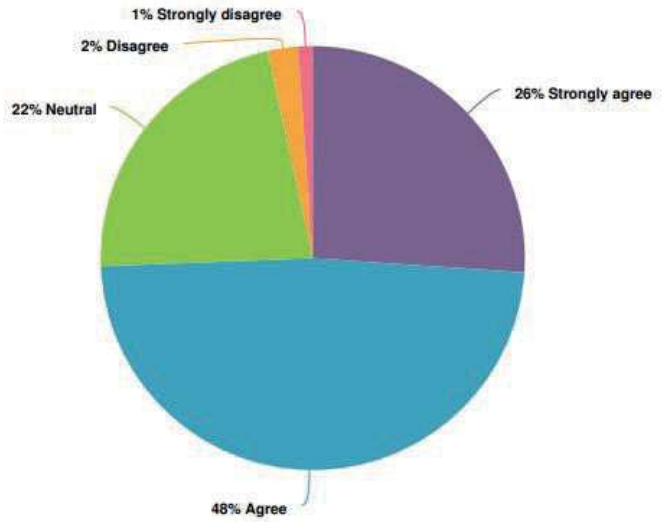
Several people were pleased to see the scale of ambition and a 'bold architectural statement', and wanted to see high quality, green, sustainable buildings that will stand the test of time.

What didn't chime or was missing for people?

- There was appetite to maintain the historic buildings and **integrate** these into the town centre design. *More work is needed to understand which 'historic buildings' people are keen to keep*
- Multiple people were concerned about the **colour and style** of the buildings shown in the proposals.
- In particular, the **white render and modern appearance** were not felt to be in keeping with **Dalkeith's history and heritage** and there were concerns that these would quickly become **dated**.
- People wanted to see the new buildings **complement** those that remain - it was suggested that this could be achieved by using **sandstone**.

Council Services

6. Would you support the proposal for more visible and accessible Council services in the town centre?



Value	Percent	Responses
Strongly agree	26.1%	46
Agree	48.3%	85
Neutral	22.2%	39
Disagree	2.3%	4
Strongly disagree	1.1%	2
	Totals: 176	

What did people like about the proposals?

Many comments were made giving feedback or suggestions about Council services generally, but only one or two people commented on the visibility or accessibility of Council services in the town centre.

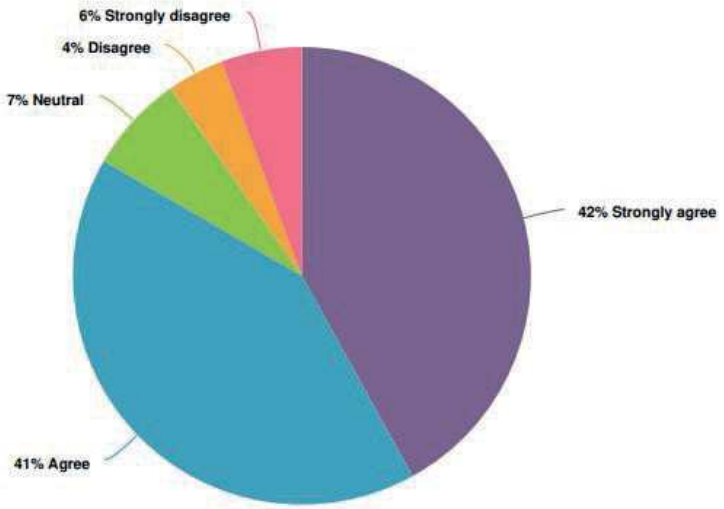
What didn't chime or was missing for people?

- One person suggested that they would like to see more **employment or vocation support**.
- One person suggested that **Council rooms and buildings** could be bookable by **community groups and members of the public** outside usual working hours.
- In general, people wanted to see the following from the Council:
    - Better maintenance of the town
    - Clearer communication
    - Support for small businesses

See 'Other comments and feedback' section of the spreadsheet for more information.

Pedestrianisation

7. Would you support partial pedestrianisation of the High Street and the creation of active travel routes through the town centre?



Value	Percent	Responses
Strongly agree	42.0%	73
Agree	41.4%	72
Neutral	6.9%	12
Disagree	4.0%	7
Strongly disagree	5.7%	10

Totals: 174

What did people like about the proposals?

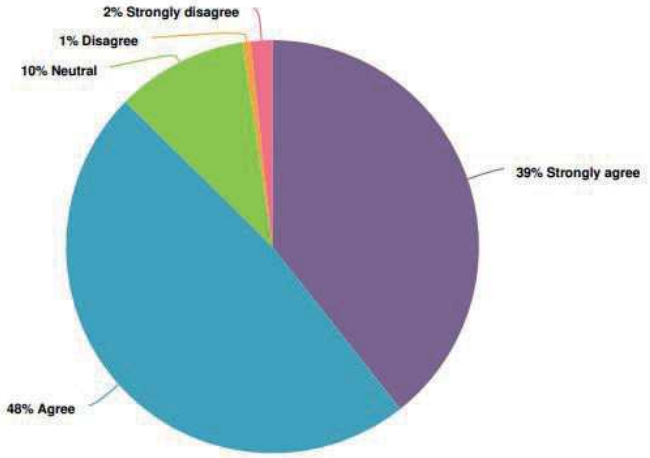
Generally, there was good support for pedestrianising at least some of the town centre. People wanted the town centre to be liveable and useable, and to feel safe for people walking, wheeling and cycling. For some, this included reduced traffic and/or other traffic calming measures.

What didn't chime or was missing for people?

- There was a desire to **balance** pedestrianisation with ensuring **access for disabled people, visitors and businesses**.
- Some people were concerned that too much pedestrianisation would be damaging for local **businesses**.
- Some people wanted to ensure that 'pedestrianisation' still included **access for cyclists.**
- Some were concerned that **parking was already stretched** in the town centre.
- Banning **heavy traffic**, and/or a **one-way system**, were suggested.
- A **20mph speed limit** throughout the town centre appeared to be popular.
- It was also felt that pedestrianisation and discouraging the use of cars needed to be **enabled and supported by better bus services to and from the town centre and surrounding neighbourhoods.**

Health and Wellbeing services & facilities

8. Would you support changes to the town centre to improve access to a range of health and wellbeing services?



Value	Percent	Responses
Strongly agree	39.4%	69
Agree	48.0%	84
Neutral	10.3%	18
Disagree	0.6%	1
Strongly disagree	1.7%	3
	Totals: 175	

What did people like about the proposals?

There was strong support for more events, activities and facilities in the town centre to support holistic health and wellbeing, as suggested in the proposals. In particular, there were many comments about film, cinema, theatre, and sports, and free/affordable activities for teenagers.

There was a desire to see Dalkeith with its own cultural identity and programme of events, separate to Edinburgh, which is supported by many of the ideas in the proposals. The focus on community was appreciated, with some respondents making additional suggestions around food sharing, food poverty, and greenery to support residents' wellbeing.

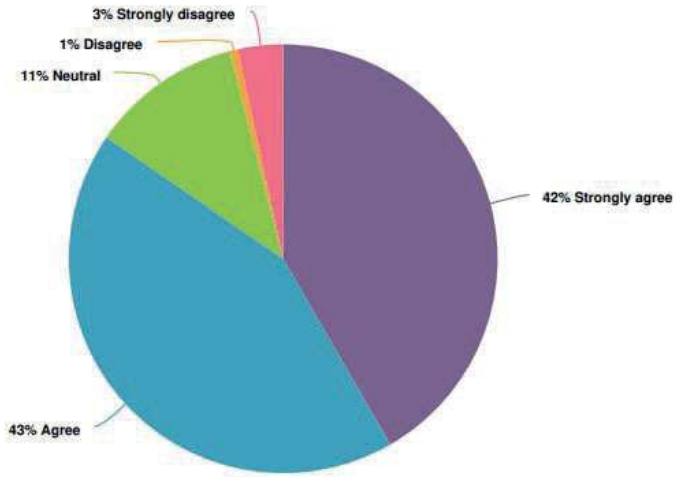
What didn't chime or was missing for people?

- Many commented on the importance of **accessibility and safety** in the town centre.
- There were several comments emphasising the importance of **providing activities for young people**, and providing **affordable or free opportunities** to take part in classes and activities.
- A **family and youth centre** was suggested and there were many comments about **cinema** in particular.

There were many imaginative ideas for cultural events and leisure facilities, from ceilidhs to a children's soft play, that were spontaneously suggested in respondents' free text comments. Please see the 'health and wellbeing section' of the raw data spreadsheet to get a sense of the breadth of ideas here.

Green economy

9. Would you support the town's centre transition to a green economy that encourages green skills and green businesses?"



Value	Percent	Responses
Strongly agree	41.7%	73
Agree	42.9%	75
Neutral	11.4%	20
Disagree	0.6%	1
Strongly disagree	3.4%	6
	Totals: 175	

How has this theme landed?

While people were generally very supportive of the proposals focused on introducing more greenery and making the most of existing green spaces, the specific topic of transitioning Dalkeith to a 'green economy' **did not come out strongly** in the initial insights summary and **did not chime for many people** in the survey comments.

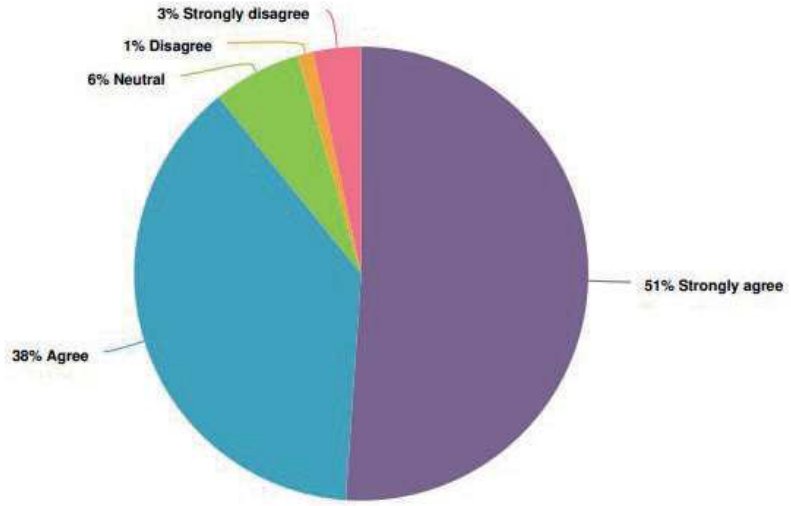
There were **limited specific comments** related this theme in the survey responses.

What did people say about this theme?

- 2 people specifically mentioned that it is **not clear how the current proposals support a *green* economy, or why** 'the new town centre should be limited to green skills/businesses'
- 3 people made positive comments about the way in which **the proposals would support a future 'Green Dalkeith'** through redevelopment and introducing more greenery to encourage biodiversity
- 1 person commented that **adaptation rather than demolition** may be the most 'green option'

New businesses & supporting the local economy

10. Would you support pedestrian-friendly streets and town square to support existing business and encourage new businesses to flourish?



Value	Percent	Responses
Strongly agree	51.1%	90
Agree	38.1%	67
Neutral	6.3%	11
Disagree	1.1%	2
Strongly disagree	3.4%	6
	Totals: 176	

What did people like about the proposals?
Many of the views expressed in the survey responses echoed the insights summary - particularly around wanting to see more support for local businesses. People continued to call for more independent businesses and a more diverse range of 'higher quality' shops, restaurants and cafes, in order to:

- Offer more options for residents
- Provide more opportunities for local people
- Attract visitors from nearby areas.

Several people mentioned supporting the proposals around pedestrianisation to reduce traffic and pollution and make the town centre safer to navigate, in order to support the local economy.

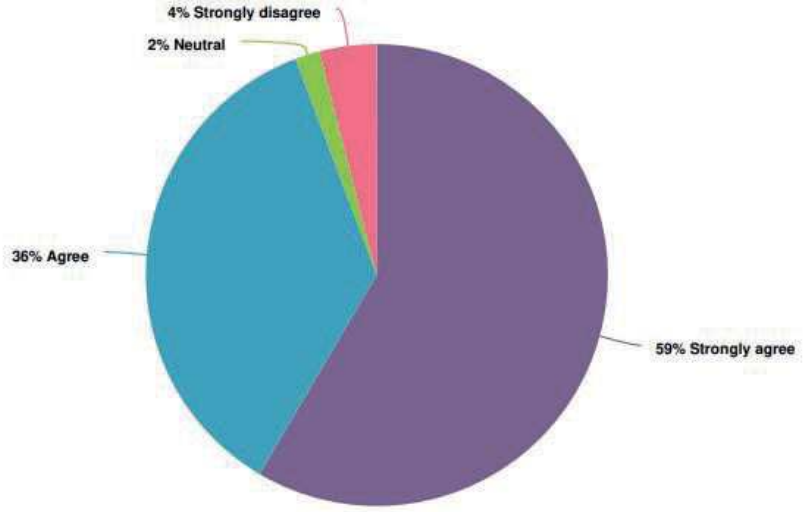
What didn't chime or was missing for people?
There were several suggestions to improve employment opportunities for disabled people and make it easier for disabled people to participate in town centre life, including a cafe, taxi firm and nightclub run by and for disabled people.

Some mentioned being keen to ensure that measures are taken so that pedestrianisation does not cause traffic congestion in other areas.

*There were specific ideas on this point and We have pulled these out in the **'Specific suggestions' column** of the raw data sheet*

Urban Planting

11. Would you support new greenery and public green space, including trees in pedestrian areas?



Value	Percent	Responses
Strongly agree	58.5%	103
Agree	35.8%	63
Neutral	1.7%	3
Strongly disagree	4.0%	7

Totals: 176

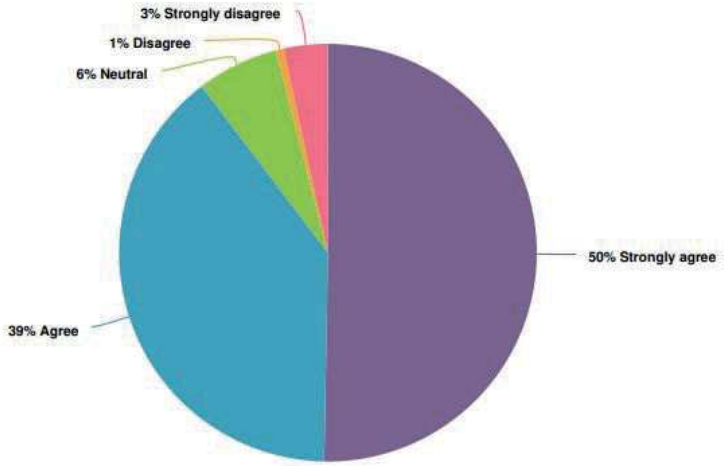
What did people like about the proposals?
There was strong support for a greener town centre. Overall, those who commented wanted their town centre to feel green, with more trees, planters and places to sit.

What didn't chime or was missing for people?

- Several people said they would like to see **more allotments** in Dalkeith.
- Some people felt that the town centre proposals **did not go far enough** in terms of providing green space, greenery or promoting biodiversity.
- Many emphasised that regardless of the proposals, **maintenance would be key.**

Green Space

12. Would you support the proposal to make stronger connections between the town centre and existing parks and green spaces?



Value	Percent	Responses
Strongly agree	50.3%	88
Agree	39.4%	69
Neutral	6.3%	11
Disagree	0.6%	1
Strongly disagree	3.4%	6

Totals: 175

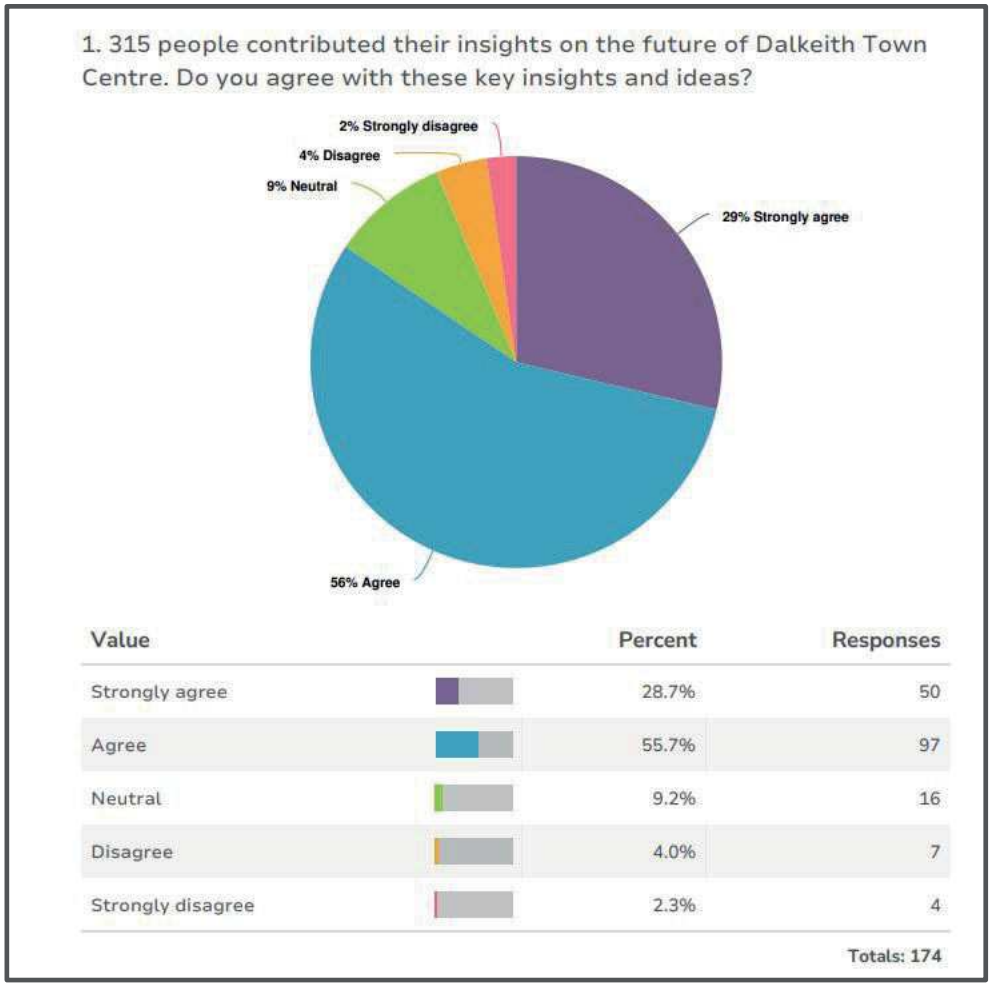
What did people like about the proposals?

In general people were keen to make the most of the green spaces Dalkeith has to offer.

What didn't chime or was missing for people?

- Some people wanted to see **more done at Kings Park**, as Ormiston Park is often very busy.
- One person expressed concern that **green spaces could be lost** through using concrete to improve pedestrianisation
- There was concern from one resident that any redeveloped green spaces would be '**taken over by teenagers**'
- 2 people mentioned the need for **better access to Ironmills Park.** The suggestion was made to rebuild the steps and bridge across North Esk at Cemetery Road rebuilt or alternatively create a new footpath and cycle bridge adjacent to the railway Glenesk Viaduct
- 1 resident was keen to see **safe access for cyclists to Dalkeith Country Park**

Insights Summary



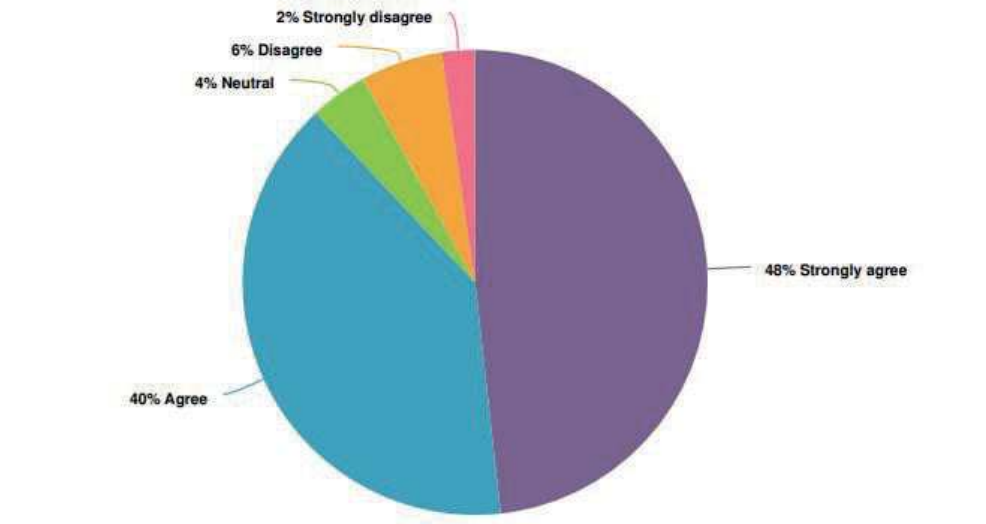
Value	Percent	Responses
Strongly agree	28.7%	50
Agree	55.7%	97
Neutral	9.2%	16
Disagree	4.0%	7
Strongly disagree	2.3%	4

Totals: 174

The majority of people focused their feedback on the ideas from Reiach and Hall. 3 individual responses mentioned the insights:

- 2 people felt that 315 people was a small proportion of the population
- 2 people mentioned that they did not feel the initial ideas presented correlated with the insights from people

Town Square



Value	Percent	Responses
Strongly agree	48.3%	85
Agree	39.8%	70
Neutral	4.0%	7
Disagree	5.7%	10
Strongly disagree	2.3%	4
	Totals: 176	

What did people like about the proposals?

There was support for retaining an open 'town square' feel, and a very clear appetite for community-led events and facilities in and around the town square. Some were 'pleased to see the ambition' of the proposals.

What didn't chime or was missing for people?

- To maximise use, some suggested that a **glass roof or awning** over a central square would ensure that the area was **useable in all weathers.**
- Some wanted to see **child-friendly aspects** to the design, e.g. play equipment.
- As described on the previous page, there were concerns that the buildings shown in the proposals were 'boxy' or 'soulless', **not in keeping with Dalkeith's existing appearance**. In general, this **complementarity** seems to be an important factor for people to connect with a new town square.
- One or two people mentioned that it was important for the town square **not to feel like a thoroughfare or corridor** from one place to another: many entrances and exits and perhaps fluid rather than square edges were suggested.
- People also commented that maintenance would be key to maintaining an attractive town square.

There were a wealth of suggestions for how the town square could be used: see 'Health and Wellbeing' section of spreadsheet for more information.

Thank you and stay in touch!

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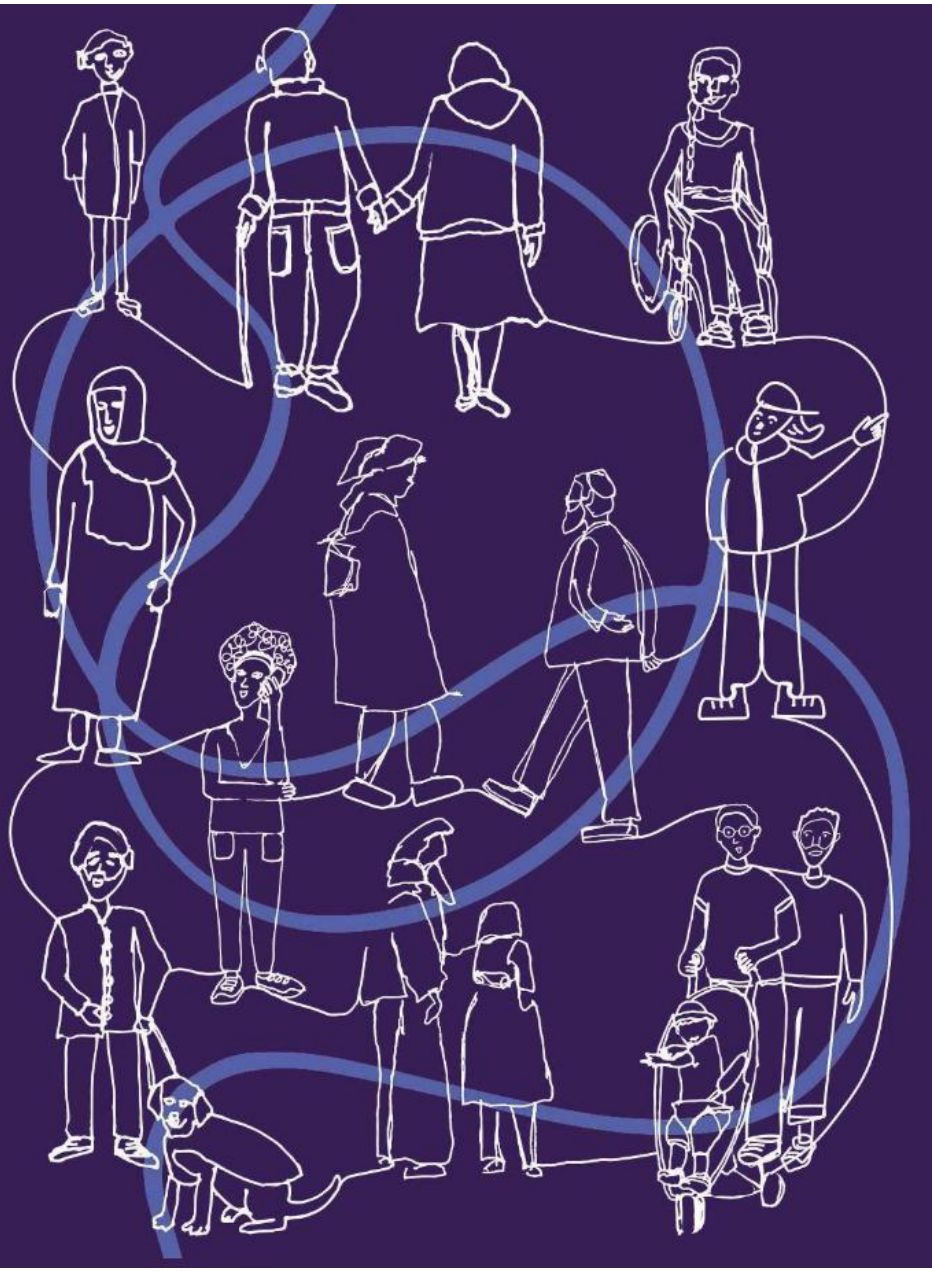
People Powered Results



Public Health Scotland

improvement service

Dalkeith Regeneration Development Framework Place and Wellbeing Assessment Report

About the report

This is a report of a Place and Wellbeing Assessment held in June 2023 to consider the implementation of the Dalkeith Regeneration Development Framework and identify where there are opportunities in its delivery to consider all the features that make up our places.

We know that the places we create impact on those who live, work and relax in them and can have a positive or negative influence on their health and wellbeing. The process applied during the workshop takes a place-based approach considering the consequences of our actions on creating a place that has a positive impact for those who live, work and relax there.

Participants were asked to use their knowledge and expertise to consider how the Dalkeith Regeneration Development Framework is likely to impact on creating a place that enables wellbeing. Using the data gathered by Public Health Scotland's Local Intelligence Support Team (LIST), as part of the Shaping Places for Wellbeing Programme, discussions also considered population groups highlighted in this data are being impacted by inequality. This included:

- Poverty, including child poverty
- Police call outs
- Alcohol related hospital admissions

This report begins with a Report Summary outlining the key themes that came through the discussion. This is followed by a short summary of the Dalkeith Regeneration Development Framework, links with the Shaping Places for Wellbeing Programme and a list of the session participants. The main body of the report summarises the discussion that took place under each Place and Wellbeing Outcome and the recommendations to consider that came from this. Included alongside these are relevant evidence from research papers that shaped the Places and Wellbeing Outcomes and other evidence.

Report Summary

The Dalkeith Regeneration Development Framework contributes to delivering and supporting many of the aspects of a place that enable the wellbeing of those who live, work and relax in Dalkeith and the wider Midlothian. The implementation of the Development Framework provides an opportunity to broaden the contribution of place to both overall wellbeing and to reducing inequality in some communities.

The following broad themes were identified:

Collaborative whole council approach

The Dalkeith Regeneration Development Framework will need a collaborative whole council approach for successful implementation. A clear and visible governance structure will enable the expertise and contributions from all service areas to be drawn on in delivery. The Development Framework aligns with a variety of Midlothian Council and other partner strategies and plans as well as national prioritise and ambitions. In implementation these links can strengthen the delivery as the plan cannot be delivered in isolation. Clear identification of this at the outset of the delivery stage will create greater clarity on where collaborative work will be required to deliver the overall ambitions.

Clarity and communication

As highlighted through the assessment discussion, throughout the implementation a number of services, businesses and residents will need to be relocated during the development. Clear communication will support reducing any uncertainties. By involving those who were engaged with by NESTA and keeping them informed throughout the implementation this will ensure they feel empowered and involved in the decision-making process.

Further develop the 20-minute neighbourhood model and collaborate with those who use the town centre

The Development Framework sets out the ambition to take a 20 minute neighbourhood approach. The assessment discussion highlighted the need to determine who is traveling into the town centre for work and leisure and where they are coming from. There is an opportunity to further the 20 minute neighbourhood work to ensure there is equal access to the town centre and those in the most deprived areas have access to the town through different modes of active travel and public transport. By embedding the Place and Wellbeing Outcomes in the delivery this will ensure that all the features of a 20-minute neighbourhood will be considered.

Summary of Dalkeith Regeneration Development Framework, links with Shaping Places for Wellbeing Programme Context and Participants

Summary of background of the Dalkeith Regeneration Development Framework

The Dalkeith Regeneration Development Framework aims to set out a vision for Dalkeith town centre that will create a greener, more attractive, more welcoming and more prosperous place for our communities to thrive in, with a specific focus on a site in the town centre.

There have been attempts to create a plan for the redevelopment of the town centre over the years, but now due to the deterioration and uncertainty about some of the buildings there is an appetite to create change, this led to the Dalkeith Regeneration Development Framework. Reiach and Hall Architects were appointed having previously been involved in the King's Park masterplan, whilst the engagement work undertaken by NESTA, provided the starting point for the Development Framework which was written up in Insights Report.

The Place and Wellbeing Assessment focuses on the implementation of the Development Framework and identifies where there are opportunities in its delivery to consider all the evidenced features that make up our places. When the Development Framework goes to council, the findings of this report will help support this.

Links to Shaping Places for Wellbeing Programme

In line with the Place Principle the Shaping Places for Wellbeing Programme ambition is to improve Scotland's wellbeing by reducing the significant inequality in the health of its people. The Programme objective focusses on the evidenced impact that the places where we live, work and relax have on our health and wellbeing. This impact can be positive or negative and this Programme aims to ensure these unintended consequences are fully considered when we make decisions about a place.

All of the evidenced features that a place needs to exhibit for it to have a positive impact on health and wellbeing are set out in the Place and Wellbeing Outcomes. Our objective is to support delivery of these outcomes. The process used to facilitate this delivery is a Place and Wellbeing Assessment. This paper is the output of one of these assessments.

A Place and Wellbeing Assessment involves a workshop pulling together expertise and perspectives from attendees to consider a plan, policy or decisions impact on delivering a place that enables wellbeing. It asks attendees to consider each of the Place and Wellbeing Outcomes with a lens on who is experiencing the most significant impact from inequality in that place.

Inequalities data

To get a better understanding about inequalities in the Project Towns, the Public Health Scotland's Local Intelligence Support Team (LIST) has been gathering data. This data will be used during the Shaping Places for Wellbeing Programme to identify key issues relating to inequality.

As well as having focused discussions on each of the five Place and Wellbeing Outcomes, the Place and Wellbeing Assessment also aims to place emphasis on the key groups/areas highlighted in the data in order to ensure strategic decision making considers the impact on those experiencing inequalities.

The LIST data for Dalkeith is still underway and so far, has highlighted three key areas of focus. These are:

- Poverty, including child poverty
- Police call outs/mental health
- Alcohol related hospital admissions

Participants

Annette Lang, Midlothian Council

Catherine Duns, Midlothian Council

Chris Howarth, Police Scotland

Claire Douglas, Midlothian Council

Claire Logan, Reiach and Hall Architects

Emma Hay, Midlothian Council

Fiona Clandillion, Midlothian Council

Jane Deary, Shaping Places for Wellbeing Programme

Jim Sherval, NHS Lothian

Kirstin McNicol, Public Health Scotland

Laura Stewart, Chair Shaping Places for Wellbeing Programme

Lesley Kelly, Midlothian Third Sector Interface

Madeleine Bell, Midlothian Council

Steven Psihramis, Midlothian Council

Susan Rintoul, Project Lead, Shaping Places for Wellbeing Programme

Tim Randal, Midlothian Council

Outline of Discussion and Recommendations by Place and Wellbeing Outcome

Movement

Active Travel

Everyone can:

- easily move around using good-quality, accessible, well-maintained and safe segregated wheeling, walking and cycling routes and access secure bike parking.
- wheel, walk and cycle through routes that connect homes, destinations and public transport, are segregated from, and prioritised above, motorised traffic and are part of a local green network.

Evidence and research:

- Active travel has the potential to improve health by increasing physical activity, weight loss and reducing obesity.[1]
- Active travel has been associated with reduced risk for all-cause mortality and improvements in mental health.[2]
- Encouraging active travel amongst older people could extend people's transport options but could also benefit health.[3]

[1] Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes

[2] Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes

[3] Active Travel and Older Adults – Greater Sport

Summary of discussion:

It was agreed that the Development Framework contributed well towards this outcome. It featured heavily throughout the document and articulates well how people can move around Dalkeith town centre. It also reflects that there is room for improvement in infrastructure and identifies where there are opportunities to connect with the surrounding areas. For example, there is currently no segregated active travel through the town centre. Eskdaill Street was mentioned as it is used frequently by pedestrians as a key link and permeability of the site is key to encourage people to use active travel.

The pedestrianisation of the High Street is a key change proposed in the Development Framework. It was agreed that this supports the aims of giving the town centre back to the community and supports this outcome. A number of points were raised in the discussion that need to be considered in delivery, such as how to strengthen understanding with local businesses and the people using that route for car journeys and keep them informed. The issue of safety was discussed, currently the cars flowing through provide some natural surveillance in the area, the impact of removing them needs consideration so as not to enable anti-social behaviour. There also needs to be consideration on where this will divert traffic. It was acknowledged that the Development Framework states that it will explore these through 'future studies'.

The group discussed the importance of considering both east/west and north/south connections into the town centre. Looking at how people commute from the wider area, for example from Woodburn, and out further to Edinburgh. There is a good cycle route from Penicuik to Dalkeith. The Active Travel Strategy aims to take this forward and is exploring funding from Sustrans to focus on connecting Dalkeith with wider areas. The importance of considering the topography in any proposals to widen connections was also raised.

The group agreed that there should be inclusion of mobility hubs, but there needs to be an assessment of the current hubs and if they are working effectively. This links to the discussion around the need to consider the different journeys people take in their day to day and how the infrastructure can support this, such as dropping kids off, doing the shopping and going to work. Specific discussion focused around supporting Midlothian Council staff to use active travel into the area, how the mobility hubs would contribute to that and also the potential of developing a green travel plan for staff. It was also recognised that car and e-bike sharing are being explored as part of the Local Transport Strategy process. There are potential sites for these in Dalkeith, such as around the Mobility Hubs.

The issue of anti-social behaviour was raised. There is a rack for bikes outside the library which is underused due to perception of safety. There were also e-bikes installed that had to be removed due to vandalism.

Police Scotland have been doing work around bike registers, free bike marking and security advice and they can set up drop in stalls within the community or workplaces to help encourage people to use bikes, previously undertaken at Morrisons. The council have also had cycling training sessions working alongside Cycling Scotland, looking to explore putting on cycle skills sessions for the over 60s.

Recommendations to consider:

- Prioritize making walking and cycling routes segregated and connect with the Mobility Hubs in the delivery.
- When undertaking the 'future studies' on pedestrianisation, collaborate with Transport and Active Travel colleagues to explore the impacts this will have on the surrounding area, e.g., where will the traffic be relocated to and the associated impacts.
- Link with Community Planning to involve people and local businesses to explore options for pedestrianisation.
- Ensure active travel routes connect the neighbouring areas of deprivation with low car ownership, such as in Woodburn and consider the topography of the area.
- Link with the Local Transport Strategy to support potential car and e-bike sharing being introduced to the area.
- Include secure bike parking and explore options for where e-bikes can be located with Active Travel colleagues as part of the design. Work alongside Police Scotland who offer Bike Register and free bike marking and security advice.
- Consider how to mitigate antisocial behaviour in the implementation by linking with Police Scotland.
- Ensure council staff are supported to be able to access the office for work purposes either through active travel or sustainable modes of transport through developing a green travel plan. Link with relevant colleagues in the council.
- Ensure the representative organisations for disabled people are consulted on the number and location of blue badge parking spaces.

Public Transport

Everyone has access to a sustainable, affordable, accessible, available, appropriate, and safe public transport service.

Evidence and research:

- Public transport use has the potential to improve access to services and facilities and connect communities.[4]
- Certain groups in the population are disproportionately affected by the lack of available and affordable public transport.[5]
- Some people can find it necessary to purchase a car even when they cannot afford it, which can lead to further debt.[6]
- Community transport offers a range of health benefits, including improved access to health services, fewer missed appointments and the continued ability to live at home[7]

Summary of discussion:

Lothian buses were consulted when preparing the Development Framework to ensure the proposal could be achieved, this was acknowledged as positive by the group. It was agreed that there needs to be broader discussion around timetabling in the area and how the bus serves the local communities and align that with commuting times. The focus should be on connecting Eskbank station with the proposed Mobility Hubs. In the long term the tram will potentially come out to Dalkeith.

The group discussed the amount of time it takes for public transport from surrounding towns to get into Dalkeith and that there needs to be a good solution to encourage people away from using the car.

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[4] Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes

[5] Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes

[6] Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes

[7] Research into the Social and Economic Benefits of Community Transport in Scotland – Transport Scotland 2015

The increase in housing in the site was seen as a positive as it will support keeping a viable bus service. However, the impact of idling buses in the town centre was raised as something to be considered and where it is located.

Recommendations to consider:

Many of the recommendations under Active Travel link with this outcome.

- Link with Transport colleagues and continue the relationship with Lothian Buses during the next phase of the Development Framework to progress delivery of this outcome.
- Ensure bus routes connect to areas of deprivation and link the Mobility Hubs with the train station.
- Gather further research into timetabling of buses and the time it takes to get to the town centre from neighbouring towns to inform implementation of this outcome.

Traffic and parking

Everyone can benefit from:

- reducing traffic and traffic speeds in the community.
- traffic management and design, where traffic and car parking do not dominate or prevent other uses of space and car parking is prioritised for those who don't have other options.

Evidence and research:

- People in deprived areas can be exposed to higher levels of air and noise pollution and certain groups of the population can be more adversely affected by poorer air quality.[8]
- Motorised transport has the potential to reduce levels of physical activity and social interactions.[9]
- 71% of all households have access to a car. However, 49% own/have access to at least one car in the most deprived areas and 87% in the least deprived areas.[10]

Summary of discussion:

The group acknowledged the progressive approach to car parking in the Development Framework. It was raised that there is an issue with the short-term parking on the roads and in the bus stops which can cause congestion. There is enough parking provision in the centre, however car parks like North Wynd remain empty due to a parking charge. There is a need to consider suitable alternatives and link back to the discussions under the Active Travel and Public Transport outcomes.

There was a discussion around the difficulties of east-west travel. A number of people in surrounding settlements travel into Dalkeith as it's well served. There is a need to consider what travel options are available for people to travel into Dalkeith. There are plans to explore this into the Local Transport Strategy. The options of car clubs were raised as an opportunity to be explored and electric vehicle charging points will be included in the delivery.

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[8] Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes

[9] Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes

[10] Scottish Household Survey, 2018

There were a number of queries around the allocated parking with the green roof. It was acknowledged that this created more green space in the town centre. However, how this affects pedestrian permeability was raised. It was felt that the reconfiguration of the commercial units should remove this route as a desire line but there is still a need to consider the quality of the pedestrian experience when walking through this area. There is also need to consider if the servicing of the commercial units would require parking spaces or just temporary bays.

As highlighted before the need for a green travel plan for council employees was raised.

Recommendations to consider:

- Investigate who is traveling through and parking in the town centre and whether there are suitable alternatives with Transport colleagues.
- Explore options for the parking covered by the green roof to ensure it feels safe.
- Explore alternatives to east-west travel through linking with the Local Transport Strategy and Transport colleagues.
- Link with Transport colleagues to explore the option of car clubs.
- Ensure there is good communication with businesses and residents on the changes to parking provision in the delivery of the Development Framework.

Space

Streets and spaces
Everyone can access: • buildings, streets and public spaces that create an attractive place to use, enjoy and interact with others. • streets and spaces that are well-connected, well-designed and maintained, providing multiple functions and amenities to meet the varying needs of different population groups.

Evidence and research:

- Walkable neighbourhoods have the potential to increase physical activity and social interactions.[11]
- Navigable streets and spaces will allow people to move around easily, safely and access facilities and services.[12]

Summary of discussion:

The group agreed that the Development Framework highlights the importance of this outcome for enhancing street activity and social interaction. The proposals provide opportunities to deliver on the different aspects of this outcome.

It was agreed that the area can currently feel unloved. There was a discussion around how the delivery of the Development Framework will take a long time to be implemented and it may be beneficial to look at what happens to the town centre in the meantime.

It was raised that currently there aren't many spaces for young people to spend time in the centre. There is an opportunity in the implementation of the framework to create spaces for young people and explore opportunities through social enterprise and volunteering to create these spaces.

[11] Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes

[12] Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes

Recommendations to consider:

- Continue to follow up on the engagement from NESTA with local people and community groups during the implementation of the Development Framework to ensure the space is tailored to the community's needs, such as for young people.
- Explore options on how to improve the streets and spaces in the short-term. Link up with relevant colleagues in the council and community groups such as the Guerrilla Gardeners.

Natural Space

Everyone can:

- access good-quality natural spaces that support biodiversity and are well-connected, well-designed, safe, and maintained, providing multiple functions and amenities to meet the varying needs of different population groups.
- be protected from environmental hazards including air/water/soil pollution or the risk of flooding.
- access community food growing opportunities and prime quality agricultural land is protected.

Evidence and research:

- Natural spaces can provide mental health benefits.[13]
- Natural spaces can encourage social interactions and a sense of community and belonging.[14]
- The type, size, quantity, quality, accessibility and proximity of natural spaces to where people live can influence whether infrastructures and spaces are used.[15]

[13] Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes

[14] Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes

[15] Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes

Summary of discussion:

The group agreed that the Development Framework illustrates how there will be greater connections made to the surrounding natural spaces such as King's Park, Ironmills Park and Dalkeith Country Park in section 3.11., this links back to the active travel outcome. It also proposes how the town centre can incorporate more natural space through public and private gardens.

It was raised that there are challenges in the town centre with a lack of investment from the council in its properties, this includes some mature street trees which were taken down.

The Guerrilla Gardeners are a voluntary body that have taken over a lot of green spaces in the town centre and have put in planters. There was a suggestion to link them with the primary schools to support outdoor learning and upskill young people. This is also potentially an opportunity to upskill residents more broadly and educate around climate change.

There was a discussion around community food growing and opportunities to link in with the pantry in Woodburn. An example in Clackmannanshire was highlighted where private businesses are working with the community to grow food and SCRAN Academy in Edinburgh where they paired up with allotments. The Allotment and Food Growing Strategy needs more support to take forward and a whole council approach to ensure we are using the assets we have to support those living in poverty.

This led to a discussion around the opportunity to encourage more social enterprise in the area and support third sector to enhance the assets that are already there. Business Gateway have recently offered support on this. The challenges third sector are facing due to funding being short term and issues with recruitment to take initiatives forward was raised.

There is an opportunity to provide more activities for older people to be outside and take part in. An example in Falkirk was raised where they have tandem bikes that can be hired.

Recommendations to consider:

- Ensure there is a coordinated management approach to maintaining the spaces in the development, there is need for a whole system commitment.
- Shaping Places for Wellbeing team can share learning and make connections with the Alloa Project Town colleagues about the Clackmannanshire community food growing initiative.
- Link in with the Allotment and Food Growing Strategy to establish where the Development Framework can support this in the delivery. This links to the mention of 'plant fruit trees and offer free plants' (page 48) in the Development Framework.
- Link with Business Gateway colleagues to encourage social enterprises in the area and increase awareness and education on what they are.

- Consider how the spaces will be used by different population groups and ensure the design is inclusive.

Play and recreation

Everyone can access a range of high quality, safe, well-maintained, accessible places with opportunities for play and recreation to meet the varying needs of different population groups and the community itself.

Evidence and research:

- Play and recreation is beneficial for the health of adults and children through the encouragement of physical activity and social interactions.[16]
- There are health benefits of undertaking play and recreation in outdoor environments, particularly in natural spaces. There are specific benefits for children such as the development of motor skills, understanding risk and environmental awareness.[17]

Summary of discussion:

It was agreed that there are opportunities for the Development Framework to support this outcome in the delivery. The Development Framework links in with the recent work in King's Park, such as a BMX track that was explored. This links back to the previous outcome discussing how connections can be made to the surrounding spaces to improve access.

There was a discussion around the importance of play for all ages. The nearby play parks are more tailored to those aged up to 12 years old. There is potential to look at what other activities could be encouraged in the town centre and making outdoor places multi use for all ages.

As mentioned before there are opportunities to support older people to use the space and there is a need to ensure that there is public transport and active travel to make the site accessible. Community transport was suggested.

[16] Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes

[17] Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes

Make Space for Girls are an organisation who look at equitable access to play and the importance of having gender balance was raised. This means not just having pieces of equipment but more informal opportunities for play including places to sit and chat that have natural surveillance.

How the site will be resilient to climate change was raised and suggestions were given to incorporate water into the design through Sustainable Drainage Systems (SUDS) and potentially making these opportunities for play.

Recommendations to consider:

- Explore options to create spaces for young people to spend time outside. Follow up on the work by NESTA and engage with young people, including girls to make sure informal play opportunities are included in the design and that it is inclusive.
- Link up with the planning colleagues working on the Open Space Strategies and Play Sufficiency Assessments to ensure that the spaces meet the needs of all population groups and all ages.
- Explore the potential of community transport options to support older people being able to access the town centre. This should include linking in with the work of organisations currently in Midlothian, such as HcL (Handicabs (Lothian) Limited) Transport who provide a community transport service to any age with mobility challenges.

Resources

Services and support

Everyone can access:

- health enhancing, accessible, affordable and well-maintained services, facilities and amenities. These are informed by community engagement, responsive to the needs and priorities of all local people.
- a range of spaces and opportunities for communities to meet indoors and outdoors.
- information and resources necessary for an included life in a range of digital and non-digital formats.

Evidence and research:

- People need local facilities and services to live and enjoy healthy, independent lives.[18]
- Services and support can provide people with a sense of belonging to the community.[19]
- Intergenerational connection and sharing of resources to support health, including the sharing of community assets, can strengthen communities.[20]

Summary of discussion:

It was agreed that Dalkeith has a vibrant town centre and it's well used with a small number of vacant properties, it therefore meets many of the aspects of this outcome. Dalkeith is well serviced in terms of support services and people come from all over Midlothian to use them.

The group discussed what will happen to the current services and commercial businesses in the site while the redevelopment happens and the need to ensure continued provision. A Decant Strategy has been proposed to ensure that services are kept in the town centre while the work is underway.

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[18] Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes

[19] Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes

[20] O'Connor, Alfrey, Hall & Burke Intergeneration understandings of personal, social and community assets for health. Health & Place 2019, 57:218-227

The number of front facing services was highlighted as working well and there is a need to ensure that this continues. However, there are accessibility issues with some of the services on upper levels, and Women's Aid is not accessible. In implementation the design should make clear where people should go for different services, it should be accessible and there are opportunities to look at dementia friendly design.

The lack of accessible changing facilities came up in the Local Development Plan consultation and there was a discussion around the toilet facilities and the need to ensure there is provisions for people to have access to baby changing. A changing pavilion has been explored in the King's Park work. However, anti-social behaviour in the toilets in the town was raised and the impact this had on the staff that manned them.

Recommendations to consider:

- Agree an approach to support transparency and clarity around what will happen to the services located in the area while the development happens.
- Collaborate with the services who are currently located in the area about the design of the building fronts to ensure they are clear, and people know where to go for what service by creating visual cues to guide people.
- Explore dementia friendly design in the implementation of the Development Framework and incorporate the principles of this to ensure the design in inclusive.
- Ensure that public toilets and changing facilities are incorporated into the design and able to access out with normal working hours (9-5 Monday to Friday), and investigate how this can be delivered in a way that discourages anti-social behaviour.

Work and economy

Everyone benefits equally from a local economy that provides:

- essential goods & services produced or procured locally
- good quality paid and unpaid work
- access to assets such as wealth & capital and the resources that enable people to participate in the economy such as good health and education
- a balanced value ascribed across sectors such as female dominated sectors and the non-monetary economy
- the resources that enable people to participate in the economy such as good health and education.

Evidence and research:

- If a place is lively and vibrant it can provide work opportunities and will encourage people to visit the area.[21]
- Unemployment can be harmful to health and the longer someone is unemployed, the worse the health outcomes.[22]
- Transport is a key barrier to employment for many residents living in low-income neighbourhoods.[23]

Summary of discussion:

As highlighted before it was agreed that Dalkeith town centre is well serviced with a number of businesses located in the area. In the town centre overall, there is a low number of vacancies. However, there is a high number of vacancies and temporary accommodation in the site the Development Framework focuses on. Commercial business that are currently in the space will be given the opportunity to stay in the site after it's been developed and there is an ambition to retain the independent retailers. As mentioned in the previous section there has been a study undertaken to ensure the current services won't be pushed out of the town centre during the work.

It was felt that there is an East – West imbalance in employment opportunities in Midlothian. Those who live in Woodburn find it hard to get jobs in the East.

There was also a discussion around looking at who works in Dalkeith Town Centre and where they come from e.g., Midlothian, Mayhouse and Scottish Index of Multiple Deprivation areas etc. The new census data was mentioned as a potential source to find out more on this. Transport colleagues will be linking up with the Borders Council who were mapping where people live and where their employment is, including council staff.

There is an opportunity to map the volunteer opportunities that Midlothian Voluntary Action are supporting to identify if they are in the town centre.

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[21] Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes

[22] Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes

[23] Crisp, Ferrari, Gore, Green, McCarthy, Rae, Reeve & Stevens (2018) Tackling transport-related barriers to employment in low-income neighbourhoods.

Recommendations to consider:

- As highlighted under services and support, ensure transparency and clarity around what will happen to the businesses located in the area while the development happens.
- Link in with Transport colleagues on exploring where people live and where they go for employment in Dalkeith. Potential to further develop the 20-minute neighbourhood model to see who can access the town centre for work through sustainable modes of transport.
- Shaping Places for Wellbeing team can provide links with colleagues in our Clydebank Project Town who are undertaking 20 minute neighbourhood mapping work.
- Link with Midlothian Third Sector Interface to map where there are volunteer opportunities in the town centre to encourage more volunteers and raise awareness of existing opportunities.

Housing and community

Everyone has access to:

- a home that is affordable, energy efficient, high quality and provides access to private outdoor space.
- a variety of housing types, sizes and tenancies to meet the needs of the community. And of a sufficient density to sustain existing or future local facilities, services and amenities.
- a home that is designed and built to meet need and demand, is adaptable to changing needs and includes accessible/wheelchair standard housing.
- new homes that are located and designed to provide high levels of climate resilience and use sustainable materials and construction methods.
- homes that are designed to promote community cohesion.

Evidence and research:

- Satisfaction with housing can lead to improved mental health.[24]

[24] Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes

- Housing should be located close enough to enable residents to easily access facilities and services including employment, social networks and transport.[25]
- Provision of good quality affordable housing is associated with improved physical and mental health outcomes including quality of life.[26]

Summary of discussion:

It was agreed that the proposed higher density and mix of dwellings and tenure types will support this outcome.

There has been a study undertaken on where people will be relocated to during the development. The housing on the site is currently mostly temporary lets, so they will be provided with alternative housing during the transition.

There was a discussion around whether there should be family housing in the town centre. The feedback that housing colleagues are getting from tenants is that they want to be in the town centre and have family homes. There are currently a number of families living in Jarnac Court and Eskdail Court and the properties are not meeting their needs. Those living in the area express several issues with the properties and want the area redeveloped. In the development there will be a mixed tenure, including mid-market rent, to ensure there is a mix of people living in the town centre.

Recommendations to consider:

- Link with Housing and other relevant council colleagues to ensure that the Development Framework implementation meets the needs of those looking to live in the town centre and enhance understanding of the different housing types and tenures.
- Ensure there is clear communication with current tenants on what will happen in the transition.

[25] Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes

[26] www.health.org.uk/publications/reports/the-marmot-review-10-years-on

Civic

Identity and belonging

Everyone can benefit from a place that has a positive identity, culture and history, where people feel like they belong and are able to participate and interact positively with others.

Evidence and research:

- Sense of belonging and neighbourliness can encourage community activities and provide a sense of purpose.[27]
- If people are involved in helping to design and maintain the places they live in, this can build a sense of ownership, belonging and attachment.[28]
- A sense or feeling of belonging to a community is associated positively with mental health, and an improved quality of life.[29]
- People in lower income groups are less likely to report being strongly connected to their communities compared with those in higher income groups.[30]

Summary of discussion:

The group agreed that there is a need to ensure the design keeps the feel of Dalkeith town centre. Those living in the centre will be changing with the introduction of new housing. The town centre needs to meet the needs of those who live there but also those who visit. With new people moving into the area there is a slight unknown on what this will look like.

Recommendations to consider:

- In the 'future studies' ensure the work is indicative of the community and encompasses all voices. Link in with the findings from the qualitative work undertaken by the Community Link Lead in the Shaping Places for Wellbeing Programme.

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[27] Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes

[28] Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes

[29] Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes

[30] Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes

Feeling safe

Everyone feels safe and secure in their own home and their local community taking account of the experience of different population groups.

Evidence and research:

- A fear of crime can impact negatively on physical and mental health.[31]
- Perceptions of a place feeling unsafe can lead to negative impacts on health, for example mental wellbeing, and can reduce outdoor activities.[32]
- A place can be perceived as unsafe if there are a large number of speeding vehicles because of the potential impact of vehicles on health.[33]
- A lack of maintenance can lead to a place feeling unsafe.[34]

Summary of discussion:

The group agreed that many of the design elements in the Development Framework are supportive of people feeling safe in an area such as by increasing the housing density it encourages more natural surveillance.

Anti-social behaviour was a recurring theme throughout the discussion and the group agreed that this can lead to people feeling unsafe. Specific aspects of the design such as the parking with the green roof and pedestrianisation were raised as potentially encouraging anti-social behaviour and the importance of considering gender specific safety issues.

The police are working in partnership with the housing team on the anti-social behaviour in the area and have an initiative planned at the end of the month. The police have also reintroduced the Liaison Officer role and they are currently working with the housing team, Midlothian Community Action Team, the schools and community officers in the council.

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[31] Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes

[32] Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes

[33] Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes

[34] Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes

The night-time economy was raised and the benefits to ensuring people feel safe at all times of day in the town centre.

Recommendations to consider:

- Link with Police Scotland during the implementation of the Development Framework and ensure implementation supports the creation of a physical environment that reduces opportunities for anti-social behaviour.
- Explore options to mitigate anti-social behaviour in certain aspects of the design such as the parking with green roof and pedestrianisation.
- Consider gender specific safety issues in the design and link with Community Planning colleagues.
- Consider how the town centre will be used at all times of day and how this can promote people feeling safe.

Stewardship

Care and maintenance
Everyone has access to: • buildings, spaces and routes that are well cared for in a way that is responsive to the needs and priorities of local communities. • good facilities for recycling and well organised refuse storage and collection.

Evidence and research:

- Poorly maintained neighbourhoods with high levels of incivilities can lead to lower levels of mental wellbeing and poor health.[35]
- If places are regarded as not being maintained this can lead to perceptions of it being unsafe and reduced social capital.[36]

[35] Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes

[36] Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes

- If a place is not well maintained this can lead to negative perceptions of a place, which can lead to investors disinvesting and people not wanting to go to that place.[37]

Summary of discussion:

This outcome was discussed throughout the conversation, see Streets and Spaces. The maintenance of the natural spaces and the importance of incorporating litter and waste into the design were raised.

Recommendations to consider:

- Explore how all proposed civic and natural spaces outlined in the Development Framework will be maintained and resourced.
- Link with Community Planning to involve local people to co-produce maintenance solutions and explore the contribution third sector support can have to keep spaces well cared for and deliver on this outcome.

Influence and sense of control

Everyone is empowered to be involved a place in which:

- Local outcomes are improved by effective collaborations between communities, community organisations and public bodies.
- Decision making processes are designed to involve communities as equal partners.
- Community organisations co-produce local solutions to issues.
- Communities have increased influence over decisions.
- Democratic processes are developed to be accessible to all citizens.

Evidence and research:

- Sense of control can be beneficial for mental health and quality of life.[38]
- Empowerment can help to reduce isolation and can be beneficial for mental health and wellbeing.[39]

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[37] Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes

[38] Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes

[39] Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes

- People living in more socioeconomically deprived areas can feel less confident about being involved in decision-making compared to less deprived areas.[40]

Summary of discussion:

It was agreed that the Development Framework incorporated the community engagement that took place through NESTA. However, the community have received recent progress updates on the Development Framework.

As highlighted under the Housing and Community outcome there is need for clear communication during the implementation with residents.

Recommendations to consider:

- Undertake a progress update process with all parts of the community to follow up on the consulation that took place by NESTA. Share that a draft Development Framework has been written and a Place and Wellbeing Assessment has taken place.
- Consider opportunities for community organisations to co-produce local solutions to issues and introduce more networking opportunities to facilitate conversations.

[40] Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes

Reinforced Autoclaved Aerated Concrete (RAAC) surveys

Report by Kevin Anderson, Executive Director, Place

Report for Information

1 Recommendation

The Council is recommended to note the management process and actions undertaken to date, based on the approach recommended by UK Government for Reinforced Autoclaved Aerated Concrete (RAAC) in public buildings.

2 Purpose of Report/Executive Summary

This report advises members of the survey work carried out to understand the process of assessing, investigating and managing any presence of Reinforced Autoclaved Aerated Concrete (RAAC) panels in floors, walls, eaves and roofs (pitched and flat), of council buildings which followed an alert by the UK Government's Department for Education drawing attention to their advice.

Date: 3 August 2023
Report Contact: Kevin Anderson, Executive Director - Place
Email: kevin.anderson@midlothian.gov.uk

3 Background

3.1 Reinforced Autoclaved Aerated Concrete (RAAC) is a lightweight form of concrete. The Standing Committee on Structural Safety (SCOSS) has noted that: '*Although called "concrete", (RAAC) is very different from traditional concrete and, because of the way in which it was made, much weaker. The useful life of such panels has been estimated to be around 30 years'* (SCOSS Alert, May 2019).

3.2 RAAC 'panels' were precast offsite and used for flat and pitched roofs, eaves, floors and walls within building construction. RAAC was used in schools, colleges and other building construction from the 1950s until the mid-1990s and may be found in any educational or ancillary building that was either built or modified in this time period. RAAC panels can span between isolated beam supports (steel or concrete) or onto masonry walls (brickwork or blockwork).

3.3 The potential risks from such construction and highlighted the failure of a RAAC panel roof construction within an operational school. This collapse was sudden as RAAC has the following embedded systemic problems:

- Panels have low compressive strength, being around 10-20% of traditional concrete, meaning the shear and bending strength is reduced. This strength is further impacted by water saturation.
- It is very porous and highly permeable. This means that the steel reinforcement within the panels is less well protected against corrosion 'rusting' than steel reinforcement in traditional concrete.
- The reinforcement within RAAC panels is less well bonded to the surrounding concrete. The dominant connection is via secondary reinforcement (transverse reinforcement).
- It is aerated (looks 'bubbly') and contains no 'coarse' aggregate, therefore it is less dense than traditional concrete; being around a third of the weight.
- RAAC has reduced 'stiffness' characteristics resulting in high displacements, deflections and sagging.
- The bearing of planks is often insufficient, by comparison to modern standards, which presents a significant risk.
- There was limited quality control during manufacture and installation meaning there is a high degree of variability between panels.

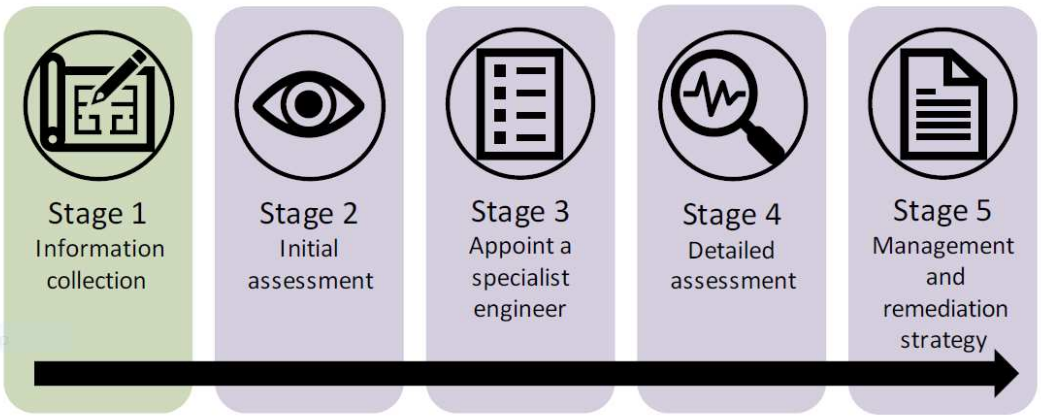
RAAC panels can span between isolated beam supports or onto masonry walls as depicted in Figure 1.

Figure 1: Images of RAAC panels – not Midlothian

3.4 It is recognised that RAAC panels have material and construction deficiencies making them less robust than traditional concrete. This increases the risk of structural failure, which can be gradual or sudden with no warning. Sudden failure of RAAC panels in roofs, eaves, floors, walls and cladding systems would be dangerous, and the consequences could be serious.

3.5 In the 1990s, several bodies recognised structural deficiencies apparent in RAAC panels, that the performance was poor with cracking, excessive displacements and durability all being raised as concerns. In the mid-1990s, the Building Research Establishment (BRE) undertook a number of inspections of school roofs, reporting the findings within BRE Information Paper IP10/96. The concerns were also raised within the 1997 Standing Committee on Structural Safety (SCOSS) report. The report recommended that school owners should identify and inspect RAAC panel construction to determine deterioration and put in place management strategies.

3.6 The estates team have progressed actions based on guidance from the UKG Department for Education produced to help estates' teams/site managers understand the process of assessing, investigating and managing the presence of Reinforced Autoclaved Aerated Concrete, undertaking the undernoted staged approach.



Stage 1: Information Collection: **Status Completed**

Stage 2: Initial Assessment: **Status Completed**

Stage 3: Appoint a Specialist Engineer: **Status Completed**

Stage 4: Detailed Assessment: **Status Completed**

Stage 5: Management and Remediation Strategy: **TBC (not required as at 03/08/2023)**

4. Report Implications (Resource, Digital and Risk)

4.1 Resource

The activities to date have been funded through existing resource.

4.2 Digital

There are no digital implications related to this report.

4.3 Risk

It is recognised that RAAC panels have material and construction deficiencies making them less robust than traditional concrete. This increases the risk of structural failure, which can be gradual or sudden with no warning. Sudden failure of RAAC panels in roofs, eaves, floors, walls and cladding systems would be dangerous, and the consequences could be serious.

4.4 Ensuring Equalities

An equalities impact assessment has not been required in connection with this report.

4.5 Additional Report Implications

See Appendix A

Appendix A - Additional Report Implications

A.1 Key Priorities within the Single Midlothian Plan

Not applicable

A.2 Key Drivers for Change

Key drivers addressed in this report:

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

A.3 Key Delivery Streams

Key delivery streams addressed in this report:

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

A.4 Delivering Best Value

There are no direct implications related to this report.

A.5 Involving Communities and Other Stakeholders

The report does not directly relate to involving communities at present.

A.6 Impact on Performance and Outcomes

Not applicable

A.7 Adopting a Preventative Approach

Not applicable

A.8 Supporting a Sustainable Development

Not applicable

Fireworks Control Zones

Report by Kevin Anderson, Executive Director, Place

Report for Information

1 Recommendation

The Council is recommended;

a. to note that from 22 June, 2023 local authorities have new powers to reduce the negative impact of fireworks from implementation of the Fireworks and Pyrotechnics Articles (Scotland) Act 2022, and

b. to consider any further action or a further report as to whether to designate any Firework Control Zones in Midlothian.

2 Purpose of Report/Executive Summary

This report advises members that councils can designate Firework Control Zones that would make it a criminal offence to ignite a firework, or knowingly throw a lit firework in a zone, which can include private properties or gardens.

https://www.legislation.gov.uk/asp/2022/9/contents/enacted

Separate Guidance for Local Authorities references that the Firework Control Zones have not been designed as a measure to cover a whole local authority area, and must be evidence based and proportionate.

Date: 21 July 2023
Report Contact: Kevin Anderson, Executive Director - Place
Email: kevin.anderson@midlothian.gov.uk

3 Background

3.1 Councils can designate Firework Control Zones that would make it a criminal offence to ignite a firework, or knowingly throw a lit firework in a zone, which can include private properties or gardens. The maximum penalties are a fine of up to £5,000 or up to six months in prison. However, organised public firework displays will still be permitted within Zones to allow people to enjoy fireworks safely.

3.2 These provisions are key measures from the Fireworks and Pyrotechnics Articles (Scotland) Act 2022. Fireworks Control Zones allow local authorities the power to designate areas where fireworks cannot be possessed or set off and ultimately restricts the improper use of such items in Scotland.

3.3 It is a criminal offence to be in possession of, or setting off, fireworks within a Fireworks Control Zone in the public protection commitment to keeping the public safe from the risk of harm associated with the reckless and criminal use of fireworks.

3.4 It is already an offence to fire, cast, or throw fireworks in or onto a highway, street, road, thoroughfare, or public place.

3.5 The new provisions also prevent unnecessary suffering among pets, farm animals and wildlife. They will help to alleviate distress caused by fireworks and also prevent any firework debris that can be harmful to, or ingested by animals.

3.6 Fireworks can only be used in a control zone:

a. for the purposes of an organised public fireworks display - local licensing requirements still apply
b. in connection with a regulatory authority's function, or
c. for business purposes by businesses involved in the manufacture, import, distribution, or supply of fireworks

Only category 1 fireworks can be used in a firework control zone, subject to other legal controls on their use. Examples of category 1 fireworks include small sparklers, ice fountains, Christmas crackers and party poppers. No other fireworks are allowed.

3.7 Prior to considering and designating control zones in their area Councils will need to; consult with communities before designating, changing or removing an area a firework control zone; and publish information about any designated, changed or removed zones in the area. Guidance for local authorities has been published to support the commencement of firework control zone powers. This is to support local authorities in considering and designating firework control zones in their area. The guidance, co-developed with stakeholders and communities, is designed to be an evidence-based framework for local authorities who wish to utilise the power to designate, amend, or revoke a firework control zone. It takes local authorities through the steps required in the legislation, from consulting on a zone through to review requirements.

3.8 Previously, Midlothian Council approved a motion on 8th November 2016, in relation to Chinese Sky lanterns and incorporated fireworks also, where:

Midlothian Council agrees to follow the example of other councils within Scotland and take similar measures to demonstrate taking responsibility towards the environment, property and animal welfare seriously by supporting a ban on sky lanterns within our area. In addition to the aforementioned Council agrees to include banning fireworks from being set off from Council land except for organised/ licensed displays.

Council land was clarified to mean non- domestic properties.

4. Report Implications (Resource, Digital and Risk)

4.1 Resource

Local authorities can decide to consult upon and designate firework control zones irrespective of whether they receive Government financial support to do so, as they would do in many other cases where discretionary powers are being exercised. However, central funding has been secured by Scottish Government for financial year 2023-24 to support designation of a number of firework control zones. This funding will be distributed to local authorities who have expressed interest to the Scottish Government in consulting upon and potentially designating firework control zones in 2023-24 until such point as the budget is exhausted. The quantum distributed would match the estimated costs to consult upon a zone, of up to £9,000 and, if the local authority decides to designate a firework control zone an additional £15,000 (£24,000 available per zone), as included in the Financial Memorandum. Funding will be provided as a redetermination of the 2023-24 General Revenue Grant and paid during the last 2 weeks of March 2024.

4.2 Digital

There are no digital implications related to this report.

4.3 **Risk**

There are no risk implications arising from this report.

4.4 **Ensuring Equalities**

An equalities impact assessment has not been required in connection with this report.

4.5 **Additional Report Implications**

See Appendix A

Appendix A - Additional Report Implications

A.1 Key Priorities within the Single Midlothian Plan

Not applicable

A.2 Key Drivers for Change

Key drivers addressed in this report:

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

A.3 Key Delivery Streams

Key delivery streams addressed in this report:

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

A.4 Delivering Best Value

There are no direct implications related to this report.

A.5 Involving Communities and Other Stakeholders

The report does not directly relate to involving communities at present.

A.6 Impact on Performance and Outcomes

Not applicable

A.7 Adopting a Preventative Approach

Not applicable

A.8 Supporting a Sustainable Development

Not applicable

Midlothian Council
29 August 2023
Item No: 8.13

The New Deal – Verity House Agreement

Report by Kevin Anderson, Executive Director, Place

Report for Information

1 Recommendation

The Council are invited to note the new deal signed between the Scottish Government and local authorities on 30 June, 2023.

2 Purpose of Report/Executive Summary

This report advises members that the First Minster, Humza Yousaf, has signed a deal between the Scottish Government and Scotland's local authorities, named as the Verity House Agreement after the headquarters building of CoSLA (Convention of Scottish Local Authorities) which represents all of Scotland's councils.

https://www.gov.scot/publications/new-deal-local-government-partnership-agreement/

Date: 21 July 2023
Report Contact: Kevin Anderson, Executive Director - Place
Email: kevin.anderson@midlothian.gov.uk

3 Background

3.1 First Minister, Humza Yousaf, has signed a deal with Scotland's councils that aims to reset the relationship between Scottish Government and local authorities.The Verity House Agreement has been named after the headquarters of CoSLA, which represents all of Scotland's councils.

3.2 The deal establishes a default position of no ringfencing of funds, which has previous seen the Scottish Government determine how councils spend the allocated resources.

3.3 It commits to build a stronger relationship between the parties with mutual trust and respect at its core. Under the agreement councils and the government will work together to make progress on three key priorities:

- tackling poverty
- achieving a just transition to net- zero
- the provision of sustainable public services

3.4 Thew new agreement aims to set out a vision for a more collaborative approach to delivering shared priorities.

3.5 As part of this process the First Minister will meet the CoSLA President at least twice a year, with more regular, informal, meetings taking place between key cabinet members and CoSLA's leadership.

3.6 It is expected that by the end of September this year improved engagement between councils and the Scottish Government will be well underway, ahead of the draft budget being announced in December.

3.7 The dela promises that the powers and funding local government has will be reviewed regularly to ensure adequacy and alignment with the effective delivery of outcomes.

4. Report Implications (Resource, Digital and Risk)

4.1 Resource

There are no resource implications arising directly from this report.

4.2 Digital

There are no digital implications related to this report.

4.3 **Risk**

There are no risk implications arising from this report.

4.4 **Ensuring Equalities**

An equalities impact assessment has not been required in connection with this report.

4.5 **Additional Report Implications**

See Appendix A

Appendix A - Additional Report Implications

A.1 Key Priorities within the Single Midlothian Plan

Not applicable

A.2 Key Drivers for Change

Key drivers addressed in this report:

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

A.3 Key Delivery Streams

Key delivery streams addressed in this report:

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

A.4 Delivering Best Value

There are no direct implications related to this report.

A.5 Involving Communities and Other Stakeholders

The report does not directly relate to involving communities.

A.6 Impact on Performance and Outcomes

Not applicable

A.7 Adopting a Preventative Approach

Not applicable

A.8 Supporting a Sustainable Development

Not applicable

Joint Working Group on Sources of Local Government Funding and Council Tax Reform (Council Tax Bands update)

Report by Kevin Anderson, Executive Director Place

Report for Information

1 Recommendations

Council are recommended to:

- Note the information provided on the Scottish Government's consultation on a fairer Council Tax.

2 Purpose of Report/Executive Summary

Scottish Government launched a consultation in July 2023 on Council Tax. This report provides Council with the information on the consultation.

Date 30 July 2023

Report Contact:
Saty Kaur, Chief Officer Corporate Solutions (Acting)
Saty.Kaur@midlothian.gov.uk

3 Background/Main Body of Report

3.1 The Scottish Government and the Convention of Scottish Local Authorities (COSLA - on behalf of local government) are inviting responses to the consultation on a fairer council tax system, which concerns the council tax charges (also referred to as multipliers) for properties in valuation bands E to H.

3.2 The consultation lasts for 10 weeks (closing on 20th September). The consultation includes proposals to increase the council tax multiplier for Band E to H properties from 2024/25, with an option to phase any changes in over 2-3 years.

3.3 The Council received a briefing note for elected members (Appendix B) on 18 July 2023 which was circulated to all elected members.

3.4 Council Tax is a local tax, set and administered by each Local Authority, with the Band D rate set annually at budget setting. Council Tax is paid on domestic properties and is dependent on:

- The valuation band the property is in, and
- The Band D tax rate set by the Local Authority.

Revenue achieved from Council Tax is retained fully by the Local Authority and does not form part of the Scottish Government's funding allocation to the Council.

3.5 The consultation paper is included as Appendix C. In summary, the consultation is seeking views on the relationship between the valuation band of the property and the tax rate set by the Council. The consultation questions are attached in the respondent information form (Appendix D).

3.6 Band D is set by Council annually; and the other bands (A-C and E-H) are proportions of the Band D rate. The proportions are known as multipliers and are set out in the 1992 Local Government Finance Act and are the same for all 32 Local Authorities. Council Tax multipliers can be amended by regulations, and this was carried out for the 2017/18 financial year, following the Commission on Local Tax Reform (Table 1).

	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Council Tax band multiplier (Pre 2017)	0.67	0.78	0.89	1.00	1.22	1.44	1.67	2.00
Council Tax band multiplier (2017 onwards)	0.67	0.78	0.89	1.00	1.31	1.63	1.96	2.45
% change in average bill	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**7.5%**	**12.5%**	**17.5%**	**22.5%**

Table 1 – Council Tax band multipliers pre-2017 and post-2017 with % increases

3.7 Midlothian Council's Band D Council Tax for 2023/24 is £1514.73/year, as agreed by Council at it's budget setting meeting on 21 February 2023.

3.8 Table 2 shows the number of properties in each Council Tax Band as at 31 July 2023 and the associated Council Tax annual charge. Note that these numbers are subject to change by the time of Council Tax band setting for 2024/25 due to the ongoing social and private house building programmes in the County.

Council tax Band	**Band A**	**Band B**	**Band C**	**Band D**	**Band E**	**Band F**	**Band G**	**Band H**
Total number of dwellings on valuation list	987	12708	11214	5913	5568	4515	2882	184
Annual charge (£)	1009.82	1178.13	1346.42	1514.73	1990.19	2461.44	2966.34	3711.08

Table 2 – Council Tax band annual charges and no of dwellings

3.9 The current in-year Council Tax collection rate as at end June 2023 is 27.8%. Table 3 shows the collection rate for the previous 6 financial years since the 2017/18 Council tax multiplier change was introduced.

Financial year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Collection rate (%)	95.1	95.1	95.1	94.2	94.2	94.5

Table 3 – Council Tax collection rates

3.10 The consultation proposes to repeat the 2017 changes resulting in an increase of 7.5%, 12.5%, 17.5% and 22.5% respectively for properties in Bands E-H.

3.11 Modelling

The consultation proposes that if changes were to take effect from 2024/25, increases could be introduced on a phased approach, with percentage year on year increases over multiple financial years. The example given in the consultation information is Band H increasing by 7.5% in 2024/25, then a further 7.5% in 2025/26 with the final 7.5% in 2026/27 to achieve the proposed 22.5%.

3.12 Applying the proposals in the consultation, the following projections have been made. It should be noted that the following assumptions apply:

- Band D Council Tax remains at 2023/24 levels - £1514.73
- Increase in properties in Midlothian is modelled in line with MTFS projections

	2024/25	**2025/26**	**2026/27**
Projection using Dwellings at 1st August 2023			
Projected Yield	£62,940,820	£62,940,820	£62,940,820
Projected Yield with increased multiplier	£64,133,133	£65,325,437	£66,517,741
Increased Council Tax Income	**£1,192,312**	**£2,384,617**	**£3,576,921**
Projection using projected Dwellings per MTFS			
Projected Yield	£64,547,389	£66,153,950	£67,760,511
Projected Yield with increased multiplier	£65,770,126	£68,660,290	£71,611,318
	£1,222,737	**£2,506,339**	**£3,850,807**

Table 4 – Projections

3.13 It should be noted that whilst Council Tax revenue generated remains within the Local Authority and does not form part of the Scottish Government's funding allocation to local government. However, Council Tax income assumptions do influence the calculation of the funding allocation, meaning that not revenue reflected above, if achieved, would be wholly additional to the Council.

3.14 The consultation closes on 20 September 2023. The consultation invites individual and organisational responses. All changes from the outcome of the consultation will require regulations to be agreed by Scottish Parliament. The consultation anticipates that these could be delivered in time for changes to take effect from the start of the 2024/25 financial year. It should be noted that if changes are agreed as the outcome of the consultation, the Local Authority must still consider its own Council Tax charges as part of its annual budget setting process.

4 Report Implications (Resource, Digital and Risk)

4.1 Resource

Any changes to Council Tax bands require to be made to billing and administration systems, as well as notification to residents in reasonable timeframes.

4.2 Digital

No additional implications

4.3 Risk

Increase to Council Tax may have a negative impact on household budgets. This may have a consequence on collection rates.

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

No IIA has ben undertaken at this stage.

4.5 Additional Report Implications (See Appendix A)

See Appendix A

Appendices

Appendix A – Additional Report Implications
Appendix B – COSLA briefing for Elected Members
Appendix C – Consultation paper
Appendix D – Respondent Information Form

APPENDIX A – Report Implications

A.1 Key Priorities within the Single Midlothian Plan

Not applicable

A.2 Key Drivers for Change

Key drivers addressed in this report:

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

A.3 Key Delivery Streams

Key delivery streams addressed in this report:

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

A.4 Delivering Best Value

Not applicable

A.5 Involving Communities and Other Stakeholders

Not applicable

A.6 Impact on Performance and Outcomes

Not applicable

A.7 Adopting a Preventative Approach

Not applicable

A.8 Supporting Sustainable Development

Not applicable

COSLA & Scottish Government

Council Tax Consultation

COSLA Briefing for Elected Members

July 2023

COSLA

The Consultation

On Wednesday 12 July 2023, COSLA and the Scottish Government launched a joint consultation on a proposal to change the current system of council tax multipliers. The consultation will run for a total of ten weeks, closing on 20 September and seeks the opinions and views of the public and specific stakeholders.

Council tax is a local tax set by each individual council which, along with the grant councils receive from the Scottish Government, helps pay for the services councils provide. For individual properties, council tax is determined by eight bands based on the value of a property, with Band **A** being the lowest and Band **H** being the highest.

The launch follows an agreement by COSLA Leaders at the end of June, that COSLA proceed with a joint consultation with Scottish Government to look at ways of making council tax fairer.

What is the Proposal?

The proposal seeks views on a potential change to the current system of council tax 'multipliers'. Currently, councils in Scotland set rates of council tax by determining the rate for Band **D** properties. Charges for properties in Bands **A** to **C** and **E** to **H** are then calculated as higher and lower proportions (or 'multipliers') of this Band **D** rate. The size of these multipliers is determined by national legislation and applies across Scotland. As you can see in Table 1, the last change to these multipliers was in 2017.

Table 1

Comparison Between Pre-2017, Post-2017, and with 2023 Consultation Proposals: Change in Council Tax Multipliers								
	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Pre-2017	0.67	0.78	0.89	1.00	1.22	1.44	1.67	2.00
Post-2017	0.67	0.78	0.89	1.00	1.31 (+7.5%)	1.63 (+12.5%)	1.96 (+17.5%)	2.45 (+22.5%)
2023 Proposals	0.67	0.78	0.89	1.00	1.39 (+7.5%)	1.75 (+12.5%)	2.13 (+17.5%)	2.68 (+22.5%)

Source: COSLA and Scottish Government Joint Consultation on Council Tax 2023, Fraser of Allander Institute

The current consultation proposes increasing the multipliers for those properties in Bands **E** to **H** by the following percentages (average amount for indicative purposes):

- Band **E**: 7.5% (average £139 per year)
- Band **F**: 12.5% (average £288 per year)
- Band **G**: 17.5% (average £485 per year)
- Band **H**: 22.5% (average £781 per year)

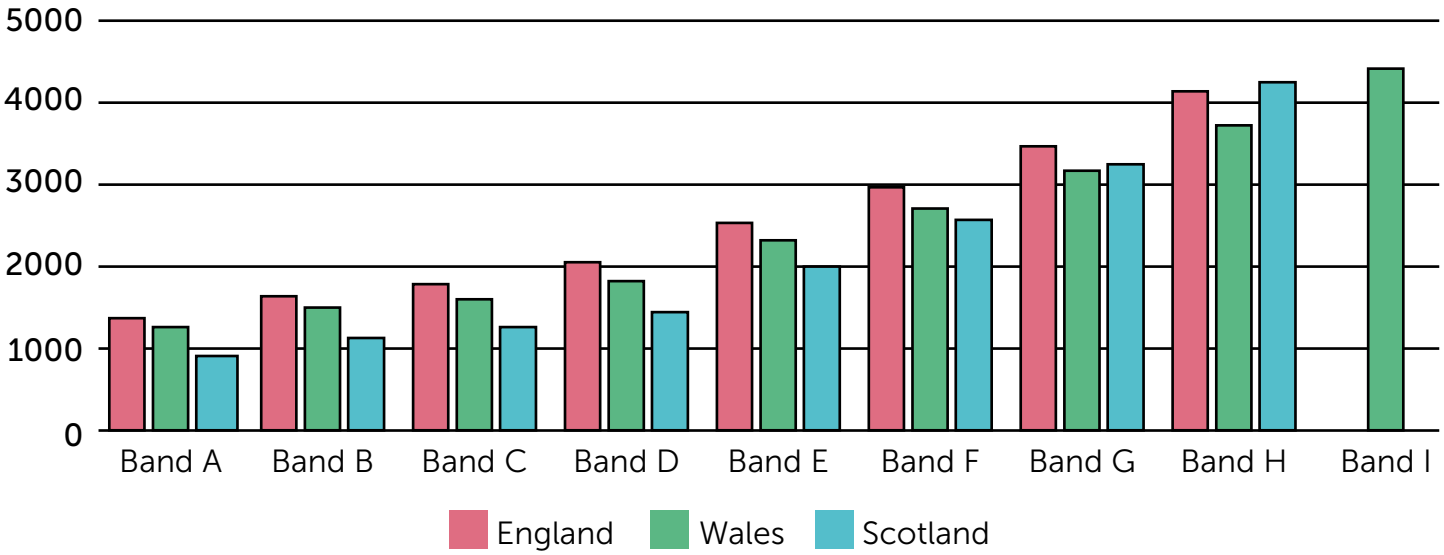
The proposed changes would only impact those properties in Bands **E** to **H**, equating to around 28% of all Scottish properties. While the average annual council tax charge for a household in Bands **E** to **H** will rise if the proposals in the consultation are implemented, the average annual Scottish council tax will still remain lower than comparative charges in England and Wales (see: Table 2).

Though not wishing to prejudge the outcome, if the consultation's proposals were implemented, council tax rates for those in Bands **A-G** would remain lower than the average charge in England, while the average charge for Band **D** properties would remain significantly lower than in both England and Wales (see: Table 3)

The consultation also asks what form the implementation of these proposals should take. Question 4 seeks view on whether any increases should be introduced immediately or phased over two or three financial years, allowing households to adapt to the financial implications.

Table 2

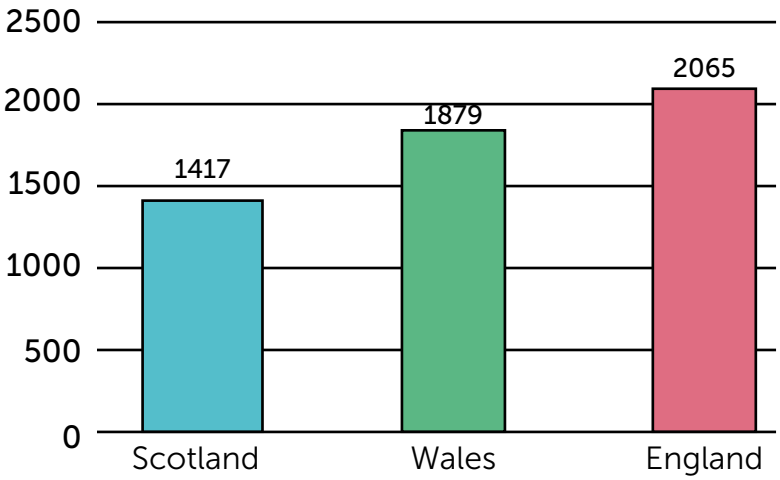
England, Wales and Scotland Council Tax Comparison Per Band, 2023-24 (if Proposals Implemented)



Note: unlike Scotland and England, council tax in Wales has nine bands instead of eight. The highest band, Band I, was introduced in 2005 following the 2003 Welsh revaluation.

Table 3

2023-24 Average Band D Annual Council Tax Rates



Council Tax Reduction

The proposals in the consultation would not impact eligibility for council tax reduction. The Council Tax Reduction scheme will continue to offer means-tested reductions of up to 100% to those households who meet the eligibility criteria, regardless of the council tax band a property is in.

Following the 2017 change to council tax multipliers, the Council Tax Reduction Scheme was expanded to protect those unable to pay from unaffordable rises in their council tax bill. Question 5 of the consultation seeks views on whether, if the multipliers are increased again, the Scheme should similarly be expanded.

Why Are We Consulting?

The intention is to make Council Tax fairer and the changes proposed are to try and achieve this. There will be a variety of views about how these proposals will achieve this and we seek as many responses as possible across the country to inform the COSLA/Scottish Government consultation. As seen in Tables 4 and 5, although council tax rates are based on a percentage of a property's value, lower value properties, and those in the lowest income deciles, currently pay a proportionally higher rate of council tax when compared to that paid by properties of a higher value.

However, it is important to note that council tax bands are based on what a property was, or would have been, worth in 1991 – the last time a valuation of properties was carried out.

For example, although properties in Band H are worth on average 8x those in Band **A**, the average council tax paid by Band **H** properties is only 3x that of Band **A**. The proposals in the consultation are a first step in rebalancing this.

Table 4

The Percentage Charge of Council Tax Compared to Value of Dwelling by Council Tax Band			
Council Tax Band	Maximum House Value - 1 April 1991	Average Council Tax Charge 23/24	% of Charge v Value of Dwelling (mid-value)
A	Up to £27,000*	£868	3.62%
B	£27,001 to £35,000	£1,013	3.27%
C	£35,001 to £45,000	£1,157	2.89%
D	£45,001 to £58,000	£1,302	2.53%
E	£58,001 to £80,000	£1,711	2.48%
F	£80,001 to £106,000	£2,116	2.27%
G	£106,001 to £212,000	£2,550	1.60%
H	Over £212,000*	£3,190	1.33%

* Mid-points were used for Band A (£24,000) and Band H (£240,000) for calculation purposes.

Please note that the property valuations used in determining council tax bands are based on the actual or projected value of a property in 1991, the last time valuations were carried out.

Table 5

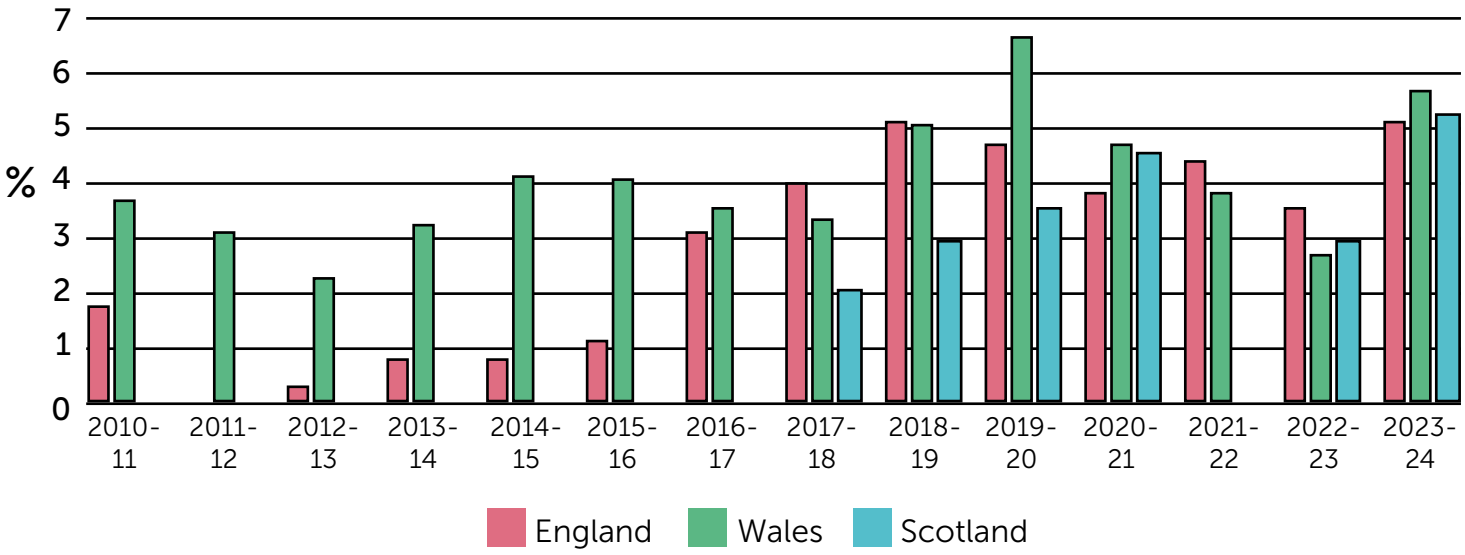
Additional Charges Faced by the Top 50% of Earners			
Income Decile Group	Average Additional Charge	Average Income (Latest Data)	Average Additional Charge as a % of Household Income
6	£201	£27,820	0.72%
7	£201	£31,928	0.63%
8	£222	£37,544	0.59%
9	£258	£46,384	0.56%
10 (i.e. top 10%)	£317	£64,896	0.49%

Source: Fraser of Allander Institute

The proposals contained in the consultation are designed to increase the revenue available to councils. As seen in Table 6, unlike in England and Wales, Scottish councils were subject to a council tax freeze between 2008/09 and 2016/17, significantly impacting the ability of councils to raise revenue to meet the increasing cost of services.

Table 6

Yearly Percentage Increase in Average Band D Council Tax in England, Wales and Scotland, 2010/2011 to 2023/24



The revenue raised by any proposals would go towards funding the key services provided by councils and ensuring that those in higher value properties contribute a fairer share towards the delivery of these essential services.

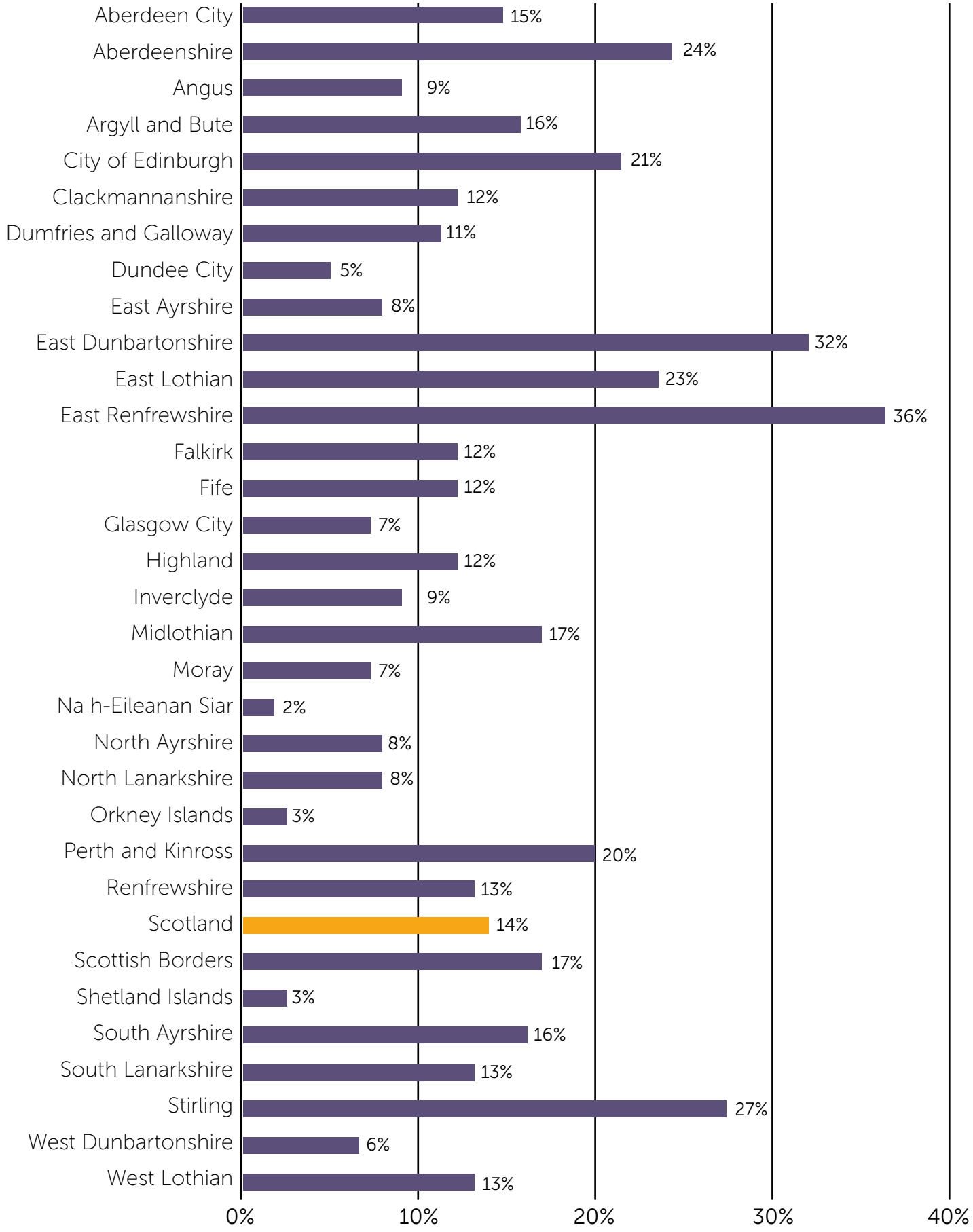
Any change to the current system of council tax multipliers will not be experienced evenly across Scotland. The number of properties in Bands **F** to **H** as a percentage of all dwellings varies greatly across councils. Any change to the multipliers will therefore need to carefully consider the varied impact on communities across different parts of the country (see: Table 7)

For more information, please contact localgovfinance@cosla.gov.uk

To respond to the consultation please follow this link:
https://consult.gov.scot/local-government-and-communities/consultation-on-a-fairer-council-tax/

Table 7

Properties in Council Tax Bands F-H as a Percentage of the Total Number of Dwellings by Local Authority Area, 2022



Source: Scottish Government Statistics - Figures relating to Band H properties per local authority area unavailable at the time of writing.

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Visit www.cosla.gov.uk/about-cosla to learn more about our approach, our decision making, and our teams

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COSLA

Consultation on a Fairer Council Tax

July 2023

Scottish Government
Riaghaltas na h-Alba

Consultation on a Fairer Council Tax

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Joint Foreword

The Scottish Government and COSLA (on behalf of Local Government) would like to invite you to respond to this consultation on a Fairer Council Tax System, which seeks views on the Council Tax charges (also referred to as multipliers) for properties in valuation Bands E to H.

We are committed to our aim of delivering fairer, more inclusive and fiscally sustainable forms of local taxation. Through the Joint Working Group on Sources of Local Government Funding and Council Tax Reform (JWG), we are exploring proposals for meaningful changes to be introduced to Council Tax. This includes changes to reflect the circumstances created by the cost crisis, and also approaches to longer term reform of the system.

Council Tax revenue contributes to the huge range of vital services that Councils provide. This includes funding for our schools, social care, support for housing, environmental and waste services, roads and transport, and many more. These are services which we all rely on.

We acknowledge the criticisms of the present Council Tax system, which is perceived by some stakeholders as unfair and regressive because it levies a higher tax rate on lower value properties, and a lower rate for higher value properties. The Scottish Government increased the Council Tax Band E to H multipliers in 2017 which went some way to addressing this problem, but Council Tax remains regressive. A chargeable property in a Band H has a Council Tax liability of about three times that of a Band A property, but is, on average, worth about fifteen times the value. The focus of the proposal in this paper is to address the balance of burden within the system, and we seek your views as to whether those in properties in the highest bands should be making a greater contribution, where they can afford to do so.

In seeking views on changes to the present Council Tax system, we emphasise the importance of the Council Tax Reduction scheme which protects the most financially vulnerable and ensures that nobody in Scotland will have to meet a Council Tax liability they cannot be expected to afford. This will continue regardless of the property band, or the associated Council Tax charges for that band, that an individual may be liable for.

We are pleased to be taking forward this work in partnership, and the proposal contained within this consultation paper is just one change that forms part of a broader range of potential measures that are under consideration, and which taken together will seek to provide fairness to the system by ensuring support to those that need it most. Therefore, we would like to ask for your views and perspectives on the potential change outlined in this paper, in order to make progress on our commitment to a fairer local taxation system.

Tom Arthur MSP
Minister for Community Wealth and Public Finance

Cllr Katie Hagmann
COSLA Resource Spokesperson

Background - The Present Council Tax System

Council Tax is a local tax, set and administered by each council and this year is expected to contribute around £2.9 billion to the funding of local public services in Scotland. Almost every household receives a Council Tax Bill, although many benefit from a discount or reduction to that Bill. This includes around 380,660 households (around 15% of all households) which qualify for the Council Tax Reduction (CTR) scheme and have a Council Tax bill that is reduced to zero.

The present Council Tax system was introduced in 1993 by the then UK Government. Since the creation of the Scottish Parliament in May 1999, the policy and legislative framework that defines the tax has been wholly devolved to the Scottish Parliament. However, Council Tax is a local tax, and the administration of the system resides with councils.

Council Tax is paid by the occupiers of domestic properties, with the amount due to be paid depending on:

- the valuation band the property is in,
- the Band D tax rate set by the local authority,
- any discounts (such as the 25% single person discount), and
- exemptions (such as for properties wholly occupied by students) or reductions (the Council Tax Reduction Scheme being the most significant).

This consultation asks for your views on a number of questions about the relationship between the valuation band a property is in, and the tax rate set by the council for their local area. Each council determines the tax for Band D properties. The charges for other property bands (A to C and E to H) are proportions of the Band D charge. For instance, a Band A property may be charged approximately two-thirds of the Band D property tax, while a Band G property might face a charge approximately double that of a Band D property. These proportions, referred to as 'multipliers,' are set in law and are the same for all Scottish council areas.

The table below presents current average Council Tax charges in Scotland, and shows the rate for each band as a proportion of the rates applicable to Band D properties (the 'multipliers').

Table 1: Average Scottish Council Tax rates for 2023-24, expressed as a charge and as a proportion of the rate for Band D

	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Scotland Average Council Tax Charge 2023-24	£944	£1,102	£1,259	£1,417	£1,861	£2,302	£2,774	£3,470
Council Tax charges as a proportion of the charge for a property in Band D	0.67	0.78	0.89	1.00	1.31	1.63	1.96	2.45

These multipliers were changed from April 2017, increasing the Council Tax for around 25% of properties.

Council Tax and Local Government Funding

Revenue from Council Tax is retained in full by councils and is not part of the Scottish Government's funding allocation to local government. Council Tax is expected to contribute around £2.9 billion towards the funding of local public services in 2023-24. This is an increase on previous years. Council Tax income has corresponded to around 19% of general funding to local government over the past few years.

Each local authority's Council Tax income will vary, depending on the tax rate set, the number of properties in total and the number of properties in each valuation band. Across Scotland, just under three-quarters of all chargeable dwellings are in Bands A to D, but this varies across local authorities. For example, Na h-Eileanan Siar has the largest proportion of dwellings in Bands A to D at 89%, whereas East Renfrewshire has the lowest proportion in Bands A to D at 43%.

This variation across local authorities in the proportion of properties in each valuation band is partially compensated for in the distribution of the General Revenue Grant (GRG). The GRG is the main source of funding for local authorities, and is paid by the Scottish Government. It has made up around 65% of the general funding for local government in the past few years. Amongst other variables, the formula used to calculate how the GRG compensates for the differing proportions of properties in each valuation band, in relation to the assumed[1] level of Council Tax used in the calculations, was adjusted in 2017[2] to reflect the changes in Bands E, F, G and H. This adjustment to the GRG means that any changes to the way the assumed Council Tax is calculated for properties in the valuation bands will not disproportionately benefit, or disadvantage, any council.

Council Tax and Fairness

For many years, a common criticism of Council Tax has been that it is unfair and regressive. This is because when the average Council Tax liability is expressed as a percentage of the estimated property value, the effective tax rate is higher for lower value properties and lower for the higher value properties[3].

The Scottish Government's CTR scheme aims to address the unfairness in the system by reducing a household's Council Tax liability based on what they could be expected to afford. The CTR Scheme was introduced in April 2013 following the UK Government's abolition of Council Tax Benefit. CTR offers means-tested reductions to household Council Tax and is administered by local authorities. The reduction can be any proportion of the liability, up to and including 100% (where the household has their Council Tax liability reduced to zero and pays no Council Tax). Entitlement to CTR and the amount awarded is based on the characteristics, capital, needs and income of the household.

This means that regardless of the property band of a dwelling, nobody in Scotland should have to meet a Council Tax liability they cannot be expected to afford. No matter the property band, the scheme protects the most financially vulnerable. The scheme in total reduces the amount of Council Tax income raised across Scotland by around £370 million. The GRG paid by the Scottish Government includes funds in recognition of this income forgone by local

[1] We assume a standard Band D rate of about £911. Individual councils are currently able to keep all of their receipts in excess of this.
[2] Was effective from 2018-19.
[3] The Commission on Local Tax Reform Report (2015)

authorities. There is no national equivalent to the CTR scheme in England, and Council Tax support to low-income households is the responsibility of individual councils. This has resulted in the Institute for Fiscal Studies estimating that four out of every five councils in England require each household to contribute a minimum amount (in some cases up to half) of Council Tax, irrespective of their ability to do so.

Although the CTR Scheme takes into consideration the amount of Council Tax a household is liable for and their ability to pay, the present Council Tax system retains an inherent unfairness in that it is a regressive tax.

Consequently, Council Tax is unlike any other tax in the UK in that the effective tax rate decreases as the value of the tax base increases. All other taxes are either at a flat rate (like Value Added Tax which is charged at 5% or 20% irrespective of the value of the good or service liable to the tax) or progressive (like income tax, which applies higher rates for higher incomes). The root cause of this regressive characteristic lies in the "multipliers" – the proportions of the Band D charge that are used to calculate the charges for properties in all other Bands.

In 2015, the Commission on Local Tax Reform[4] highlighted how the original multipliers - set out in the 1992 Local Government Finance Act – resulted in properties in Band H paying three times as much Council Tax as a property in Band A despite the fact that the Band H properties were estimated to be worth, on average, fifteen times the value of properties in Band A.

The 2017 Changes to Council Tax

Council Tax band multipliers can be amended by regulations. This was done from the start of the 2017 Council Tax year, resulting in the tax for properties in Bands E, F, G and H being increased by 7.5%, 12.5%, 17.5% and 22.5% respectively. These higher charges continue, but as most homes in Scotland are in Bands A to D, the increases only affected around 25% of all properties.

Table 2: Council Tax band multipliers pre-2017 and post-2017 with % increases

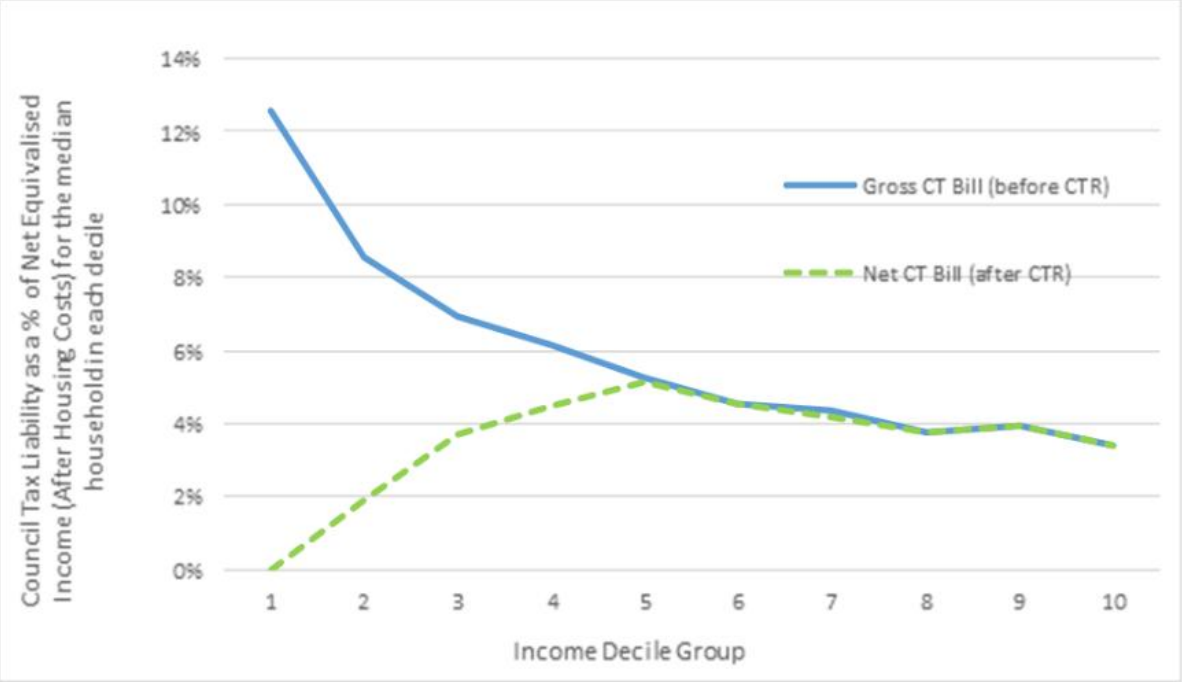
	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Council Tax band multiplier (Pre 2017)	0.67	0.78	0.89	1.00	1.22	1.44	1.67	2.00
Council Tax band multiplier (2017 onwards)	0.67	0.78	0.89	1.00	1.31	1.63	1.96	2.45
% change in average bill	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**7.5%**	**12.5%**	**17.5%**	**22.5%**

[4] The Commission on Local Tax Reform Report (2015)

The Case for Further Change

Although the changes implemented from 2017 resulted in increases for properties in Bands E, F, G and H, Council Tax remains regressive, with the average tax on a Band H property being around three times the Council Tax for a Band A property, despite the fact that Band H properties are estimated to be worth on average fifteen times the value of a Band A property.

The chart below plots Council Tax liability as a proportion of household income (Net Equivalised Income[5]). It shows both the continuing regressive nature of Council Tax (the blue line), and the significant impact of the CTR scheme (the green line) in addressing this.



Source: *The Commission on Local Tax Reform (Volume 2: Technical Annex). Note equivalisation is a standard methodology that adjusts household income to account for different demands on resources, by considering the household size and composition. Each data point relates to Council Tax liability (before and after the Council Tax Reduction scheme is taken into account) for the median household in each income decile group, expressed as a percentage of equivalised income.*

This consultation therefore asks for views on further changes to the multipliers that would further address the inherent unfairness of the present Council Tax rates.

Council Tax and Fiscal Policy Scotland

Such a change would, by definition, result in increased Council Tax for higher value properties, but Council Tax rates are significantly lower in Scotland than elsewhere in the UK. In 2023-24, Council Tax for a Band D property in different councils across Scotland varied between £1,261 and £1,515. In Scotland the average 2023-24 Band D rate (£1,417) is £648 less than in England (£2,065), and £463 less than in Wales (£1,879).

[5] Equivalised income is a measure of household income that takes into account differences in household demographic composition and size.

A Proposal for Change

Changing the Council Tax multipliers requires regulations to be agreed in the Scottish Parliament, as well as changes to local authority billing and administration systems. These could be delivered in time for changes to take effect from the start of the 2024-25 Council Tax year.

Repeating the 2017 changes would mean Council Tax would increase by 7.5%, 12.5%, 17.5% and 22.5% for properties valuation Bands E, F, G and H respectively if the rates for Band D properties remained unchanged. The average annual increases, based on 2023-24 Council Tax rates, would be around £139, £288, £485 and £781 per dwelling in these Bands respectively, potentially raising an additional £176 million, with around 28% of all properties being impacted.

If changes were to take effect from 2024-25, any increases could be introduced through a phased-approach, with percentage year-on-year increases over a number of financial years (e.g. for Band H around £260 (7.5% based on 2023-24 rates) increase in each of the next three financial years starting from 2024-25, such that the full £781 (22.5%) increase does not apply until 2026-27).

The increases will not fully address the fundamental regressivity of Council Tax. The changes would represent a very significant step towards making Council Tax a fairer tax, particularly with the continued presence of the CTR scheme. A repetition of the 2017 changes provides the basis for the questions in the consultation, although we also ask for views on whether higher or lower increases would be more appropriate.

The proposals will bring Council Tax more into line with the Scottish Government's fair and progressive approach to taxation, as set out in the Framework for Tax

Responding to this Consultation

We are inviting responses to this consultation by 20 September 2023.

Please respond to this consultation using the Scottish Government's consultation hub, Citizen Space. Access and respond to this consultation online at, https://consult.gov.scot/local-government-and-communities/consultation-on-a-fairer-council-tax

You can save and return to your responses while the consultation is still open. Please ensure that consultation responses are submitted before the closing date of 20 September 2023.

If you are unable to respond using our consultation hub, please complete the Respondent Information Form and send your responses to:

Council Tax and Council Tax Reduction

Directorate of Local Government and Communities

Scottish Government

Victoria Quay

Edinburgh

EH6 6QQ

Responses may also be emailed to, CTConsultation@gov.scot

Handling your response

If you respond using the consultation hub, you will be directed to the About You page before submitting your response. Please indicate how you wish your response to be handled and, in particular, whether you are content for your response to published. If you ask for your response not to be published, we will regard it as confidential, and we will treat it accordingly.

All respondents should be aware that the Scottish Government is subject to the provisions of the Freedom of Information (Scotland) Act 2002 and would therefore have to consider any request made to it under the Act for information relating to responses made to this consultation exercise.

If you are unable to respond via Citizen Space, please complete and return the Respondent Information Form included in this document.

To find out how we handle your personal data, please see our privacy policy: https://www.gov.scot/privacy/

Next steps in the process

Where respondents have given permission for their response to be made public, and after we have checked that they contain no potentially defamatory material, responses will be made available to the public at http://consult.gov.scot

If you use the consultation hub to respond, you will receive a copy of your response via email.

Following the closing date, all responses will be analysed and considered along with any other available evidence to help us. Responses will be published where we have been given permission to do so. An analysis report will also be made available.

Feedback

If you have any comments about how this consultation exercise has been conducted, please send them to the contact address above or to, CTConsultation@gov.scot

Scottish Government Consultation Process

Consultation is an essential part of the policymaking process. It gives us the opportunity to consider your opinion and expertise on a proposed area of work.

You can find all our consultations online: http://consult.gov.scot
Each consultation details the issues under consideration, as well as a way for you to give us your views, either online, by email or by post.

Responses will be analysed and used as part of the decision-making process, along with a range of other available information and evidence. We will publish a report of this analysis for every consultation. Depending on the nature of the consultation exercise the responses received may:

- indicate the need for policy development or review
- inform the development of a particular policy
- help decisions to be made between alternative policy proposals
- be used to finalise legislation before it is implemented

While details of particular circumstances described in a response to a consultation exercise may usefully inform the policy process, consultation exercises cannot address individual concerns and comments, which should be directed to the relevant public body.

Scottish Government
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Respondent Information Form

Please Note this form **must** be completed and returned with your response.

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Are you responding as an individual or an organisation?

☐ Individual

☐ Organisation

Full name or organisation's name

Phone number

Address

Postcode

Email Address

The Scottish Government would like your permission to publish your consultation response. Please indicate your publishing preference:

☐ Publish response with name

☐ Publish response only (without name)

☐ Do not publish response

Information for organisations:

The option 'Publish response only (without name)' is available for individual respondents only. If this option is selected, the organisation name will still be published.

If you choose the option 'Do not publish response', your organisation name may still be listed as having responded to the consultation in, for example, the analysis report.

We will share your response internally with other Scottish Government policy teams who may be addressing the issues you discuss. They may wish to contact you again in the future, but we require your permission to do so. Are you content for Scottish Government to contact you again in relation to this consultation exercise?

☐ Yes

☐ No

About You Questions

1. About you Question 1

[For individual respondents] Please tell us which local authority area(s) you live in

Local Authority Area(s):

[For organisational respondents] Please tell us which local authority area(s) your organisation operates in

Local Authority Area(s):

2. About you Question 2

If you pay Council Tax, please indicate which Council Tax Band(s) apply to the property (or properties) for which you pay Council Tax:

- ☐ Band A
- ☐ Band B
- ☐ Band C
- ☐ Band D
- ☐ Band E
- ☐ Band F
- ☐ Band G
- ☐ Band H
- ☐ I don’t pay Council Tax
- ☐ I don’t know

Consultation Questions

1. **Do you think that Council Tax in Scotland should be changed to apply increases to the tax on properties in Bands E, F, G, and H?**

   Answer:

   ☐ Yes

   ☐ No

   ☐ Don't know

   More Information:

   The table below presents current Council Tax charges in Scotland and shows the average rate for each Band as a proportion of the rates applicable to Band D properties.

	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Scotland Average Council Tax Charge 2023-24	£944	£1,102	£1,259	£1,417	£1,861	£2,302	£2,774	£3,470
Council Tax charges as a proportion of the charge for a property in Band D	0.67	0.78	0.89	1.00	1.31	1.63	1.96	2.45

   Please give reasons for your answer? **Free Text**

2. **The proposal is to increase the Council Tax on properties in Bands E, F, G and H by 7.5%, 12.5%, 17.5% and 22.5% respectively. Do you agree with the levels of increase set out in this proposal?**

   Answer:

   ☐ Yes

   ☐ No

   ☐ Don't know

3. **If you have answered no to Question 2, what do you think the increases to the Council Tax on properties in Bands E, F, G and H should be?**

☐ The increases should be smaller
☐ The increases should be greater
☐ Don't know

4. **When should any increases be introduced if the tax on higher band properties is increased as proposed?**

☐ Full effect from 2024-25
☐ Phased-approach over two financial years (2024-25 and 2025-26)
☐ Phased-approach over three financial years (2024-25, 2025-26, and 2026-27)
☐ Other (Please state)

More information:

- Increasing Council Tax on properties in Bands E, F, G and H by 7.5%, 12.5%, 17.5% and 22.5% respectively would result in average council tax increases of £139, £288, £485 and £781 per dwelling in these bands respectively, based on 2023-24 Council Tax rates.

- Changes could take effect from 2024-25, or could be introduced as a phased-approach, with year-on-year increases over a number of financial years (e.g. for Band H a £260 increase in each of the next three financial years starting from 2024-25, such that the full £781 (22.5%) increase does not apply until 2027-28).

5. **Should the Council Tax Reduction scheme be expanded to protect those on lower incomes from any increases to higher Band properties?**

Answer:

☐ Yes

☐ No

☐ Don't know

More information:

- In 2017, the Council Tax Reduction Scheme was expanded to provide relief to households affected by the changes if their income was in the lower half of incomes in Scotland.

- The expanded Council Tax Reduction Scheme relief scheme protected low-income households living in Bands E to H from the increase in their bill caused by the increase in the multipliers, and is still available.

6. **Please tell us how changes to Council Tax rates for properties in Bands E, F, G and H might impact you, or the people your organisation represents?**

More information:

We have undertaken initial work to assess the potential impacts of these changes for individuals and communities. We would welcome your views and comments to help us better understand these impacts.

Answer:

Please provide your views

7. **Please tell us how you think changes to Council Tax rates for properties in Bands E, F, G and H would affect your local area, or Scotland as a whole (please consider social, economic, environment, community, cultural, enterprise impacts that you think are relevant)?**

More information:
We have undertaken initial work to assess the potential impacts of these changes for individuals and communities. We would welcome your views and comments to help us better understand these impacts.

Answer:

Please provide your views

8. **Please tell us how you think changes to Council Tax rates for properties in Bands E, F, G and H might affect Island Communities?**

Answer:

Please provide your views

9. **Do you think there would be any equality, human rights, or wellbeing impacts as a result of the proposed increases in Council Tax rates for properties in Bands E, F, G and H? Please tell us what you think these impacts would be.**

Answer:

☐ Yes

☐ No

☐ Don't know

Please give reasons for your answer.

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Council Tax Multipliers: Consultation

Scottish Government
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☐ Yes

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Consultation Questions

1. **Do you think that Council Tax in Scotland should be changed to apply increases to the tax on properties in Bands E, F, G, and H?**

   Yes/ No/ Don't know

   Please give reasons for your answer? **Free Text**

   More Information:

   The table below presents current Council Tax charges in Scotland and shows the rate for each band as a proportion of the rates applicable to Band D properties.

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2. **The proposal is to increase the Council Tax on properties in Bands E, F, G and H by 7.5%, 12.5%, 17.5% and 22.5% respectively. Do you agree with the levels of increase set out in this proposal?**

   Yes/ No/ Don't know

3. **If you have answered no to Question 2, what do you think the increases to the Council Tax on properties in Bands E, F, G and H should be?**

   - The increases should be smaller
   - The increases should be greater
   - Don't know

4. **, When should any increases be introduced if the tax on higher band properties is increased as proposed?**

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   - Phased-approach over three financial years (2024-25, 2025-26, and 2026-27)
   - Other (Please state)

More information:

- Increasing Council Tax on properties in Bands E, F, G and H by 7.5%, 12.5%, 17.5% and 22.5% respectively would increase bills by around £139, £288, £485 and £781 per dwelling in these bands, based on 2023-24 Council Tax rates.

- Changes could take effect from 2024-25, or could be introduced as a phased-approach, with year-on-year increases over a number of financial years (e.g. for Band H a £260 increase in each of the next three financial years starting from 2024-25, such that the full £781 (22.5%) increase does not apply until 2027-28).

5. **Should the Council Tax Reduction scheme be expanded to protect those on lower incomes from any increases to higher band properties?**

   Yes/ No/ Don't know

   More information:

- In 2017, the Council Tax Reduction Scheme was expanded to provide relief to households affected by the changes if their income was in the lower half of incomes in Scotland.

- The expanded Council Tax Reduction Scheme relief scheme protected low-income households living in Bands E to H from the increase in their bill caused by the increase in the multipliers, and is still available.

6. **The proportion of properties in each valuation bands E - H varies across the country. This means that some councils would benefit more than others from any increases in council tax in these property bands. Should steps be taken to ensure that all councils benefit proportionately from this policy?**

   Yes/ No/ Don't know

   Please give reasons for your answer? **Free Text**

   More information:

   - If further changes were made to charges for property Bands E to H there would be disproportionate benefits to some council areas where they have more Band E to H properties relative to other councils.

   - General Revenue Grant is the main source of funding for local authorities.

- The distribution of General Revenue Grant could be adjusted to ensure the benefits are shared proportionately by all councils.

- This adjustment would mean that any changes would not disproportionately benefit, or disadvantage, any council.

7. **Please tell us how changes to Council Tax rates for properties in Bands E, F, G and H might impact you, or the people your organisation represents?**

   More information:

   We have undertaken initial work to assess the potential impacts of these changes for individuals and communities. We would welcome your views and comments to help us better understand these impacts.

   Answer:

   Please provide your views

8. **Please tell us how you think changes to Council Tax rates for properties in Bands E, F, G and H would affect your local area, or Scotland as a whole (please consider social, economic, environment, community, cultural, enterprise impacts that you think are relevant)?**

   More information:
   We have undertaken initial work to assess the potential impacts of these changes for individuals and communities. We would welcome your views and comments to help us better understand these impacts.

   Answer:

Please provide your views

9. **Please tell us how you think changes to Council Tax rates for properties in Bands E, F, G and H might affect Island Communities**

More information:

- If further changes were made to charges for property Bands E to H there would be disproportionate benefits to some council areas where they have more Band E to H properties relative to other councils.
- General Revenue Grant is the main source of funding for local authorities.
- The distribution of General Revenue Grant could be adjusted to ensure the benefits are shared proportionately by all councils.
- This adjustment would mean that any changes would not disproportionately benefit, or disadvantage, any council.

Answer:

Please provide your views

10. **Do you think there would be any equality, human rights, or wellbeing impacts as a result of the proposed increases in Council Tax rates for properties in Bands E, F, G and H ? Please tell us what you think these impacts would be.**

Answer:

☐ Yes

☐ No

☐ Don’t know

Please give reasons for your answer.