Midlothian Council Strategic Housing Investment Plan 2013/14 – 2017/18

Midlothian

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1. Introduction and Background

Midlothian Council, in conjunction with its stakeholders and partners produces an annual Strategic Housing Investment Plan (SHIP), and submits this to the Scottish Government.

The SHIP provides the opportunity for the Council to:

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

Aims of the SHIP

The aims of Midlothian's SHIP are to:

- Improve longer-term strategic planning;
- provide a practical plan detailing how the Local Housing Strategy investment priorities can be delivered;
- form the basis for more detailed programme planning;
- provide a focus for partnership working;
- inform, and be informed by, the preparation of Registered Social Landlords (RSL) Strategy and Development Funding Plans;
- develop actions identified in the Local Housing Strategy (LHS);
- inform the allocation of resources from a national to a local authority level

The SHIP will continue to inform the allocation of resources from the Scottish Government's Affordable Housing Investment Programme (AHIP), which primarily supports the delivery of affordable housing via Registered Social Landlords. In addition, other funding streams that seek to support LHS priorities for affordable housing or complement existing resources have also been evaluated.

Affordable Housing Achievements

The main achievements in relation to investment in affordable housing in Midlothian during the previous year (2012/13) include:

- Midlothian Council completing 864 homes as part of Phase 1 of their New Council Housing Programme, with 143 homes completed in 2012/13.
- Midlothian Council embarking on Phase 2 of their New Council Housing Programme with two developments currently on site, in Dalkeith and Penicuik.
- Completion of 121 RSL social rented homes.
- Completion of the first grant-funded intermediate (mid market) rent properties in Midlothian at Langlaw Road, Mayfield (12 properties, all let).
- Assisting 13 households to purchase homes in Midlothian via Open Market Shared Equity Scheme with Scottish Government support of £0.462m.
- Assisting 10 households to purchase new build homes in Midlothian via the New Supply Shared Equity with Developers Scheme with Scottish Government support of £0.194m.
- 9 owner occupied households provided with support to remain in their own home through the Mortgage to Rent scheme.
- Developments at New Park Gardens, Gorebridge (Midlothian Council) and Langlaw Road, Mayfield (Melville Housing Association) were awarded prizes as a “Top 50 Affordable Housing Development in the UK” – the only two developments in Scotland to receive this award.

2. Key Strategic Links

Midlothian Local Housing Strategy 2013 - 2017

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

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

As a consequence, the SHIP is a key part of the Local Housing Strategy process and together they form the LHS they form the key statements of affordable housing investment priorities which will guide the application of Scottish Government subsidy and other funding in Midlothian.

The strategic vision of Midlothian's Local Housing Strategy 2013 – 2017 is that:

"All households in Midlothian will be able to access housing that is affordable and of good quality in sustainable communities."

Outcomes of the LHS have been identified to be achieved by 2017, and affordable housing investment decisions will be of fundamental importance in order that these outcomes are realised. These outcomes have also shaped key housing priorities within Midlothian's Single Plan – which is a Combined Midlothian Community Plan and Single Outcome Agreement with the Scottish Government.

The outcomes are:

- Households have improved housing options across all tenures.
- Homeless households and those threatened with homelessness are able to access support and advice services and all unintentionally homeless households will be able to access settled accommodation.

- The condition of housing across all tenures is improved.
- The needs of households with particular needs will be addressed and all households will have equal access to housing and housing services.
- Housing in all tenures will be more energy efficient and fewer households will live in or be at risk of fuel poverty.

A range of specific actions have also been agreed by the Council and key stakeholders which relate to affordable housing investment decisions. These will be monitored during the lifetime of the Strategy and include:

- Development of a second phase of Midlothian Council's affordable housing programme to build up to 1,300 new council homes by 2017.
- Develop affordable housing using innovative models for securing more affordable homes which requires less subsidy, such as Mid Market Rented Housing.
- Build smaller housing to address the growing number of single person households and to avoid households under-occupying larger homes in the social rented sector.
- Work with partners in the public and private sector to meet the housing supply target of 565 new homes per annum.
- Secure homes and resources for affordable housing through Midlothian Council's Affordable Housing Policy.
- Work with partners to provide options for home ownership for low income residents of Midlothian.
- Develop an annual Strategic Housing Investment Plan to set out the areas and Sites for priorities for investment.
- Support initiatives that assist first time buyers to purchase a property.
- Provide up to 40 additional temporary accommodation units for homeless households in Midlothian by 2014.
- The Council, together with its partners, to consider demand for specific groups, and develop an increased proportion of housing stock that meets the needs of households with physical and/or complex learning disabilities and mental health needs.
- Develop Extra Care Housing for Elderly People through new building and reprovisioning, and agree an allocation policy for this type of housing.

- Contribute to the Midlothian Dementia Demonstrator Project in Midlothian.
- All new build housing in Midlothian should be built with recognition of particular needs in order that there is a reduced incidence of households being unable to carry on living in their own home, and a reduced requirement for expensive home adaptations.
- Upgrade the Site facilities at the jointly managed East and Midlothian Gypsy Traveller Site, and continue to provide a support service.
- Improve the energy efficiency standard of new build housing across all tenures.

Housing Supply Target

The Local Housing Strategy identified an annual target for new housing supply based on projections of need for both market and affordable housing, as shown in Table 2.1. As noted in the introduction, Midlothian exceeded this target for affordable housing in 2012/13 with 264 completions. Data for market housing (private sector for sale or rent which was not affordable) was not available at the time of writing, however, if the number of market home completions was similar to that of 2011/12 (as shown in Table 2.2) the Midlothian Housing Supply Target would be exceeded in 2012/13.

In future years the level of affordable housing completions is likely to fluctuate. For example, in 2012/13 a high total of RSL completions came from one large development which Melville Housing completed at Langlaw Road, Mayfield and the remaining sites in the Council's first phase in the new build programme. Unless there is significant additional funding or an increased uptake in other models of affordable housing It is likely that there will be a lower total of completed affordable homes in future years.

Table 2.1: Annual Midlothian Housing Supply Target 2013 - 2017

Sector	**Annual Target**
Affordable	165
Market	400
Total	565

Table 2.2: Housing Supply Trends in Midlothian 2003 - 2013

Sector	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
Affordable	26	0	9	16	40	303	168	159	173	264[1]
Market	148	102	105	180	255	360	339	275	337	N/A
Total	174	102	114	196	295	663	507	434	510	264

Source: Housing Statistics for Scotland, www.scotland.gov.uk

Strategic Development Plan for Edinburgh and South East Scotland and Midlothian's Local Plan

A key driver of strategy for future investment for housebuilding is the Midlothian Local Plan as this guides the location of development and the standards to be achieved. Midlothian's development plan currently comprises the Edinburgh and Lothians Structure Plan (2004) and the Midlothian Local Plan (adopted in December 2008 to meet the requirements of the Structure Plan).

The first Strategic Development Plan for Edinburgh and South East Scotland (referred to here as SESplan), which covers the period to 2032, has reached the 'Proposed Plan' stage. It was submitted to Scottish Ministers for approval in August 2012 by the SESplan Joint Committee which includes representatives from Midlothian Council. The Proposed Plan is currently the subject of a formal Examination, an important stage in the plan-making process. Once approved (with or without modifications), it will replace the 2004 Structure Plan and will set new housing and economic land requirements to be met in Midlothian and elsewhere across the SESplan area.

A consultation on the Main Issues Report (MIR) for the Midlothian Local Development Plan (MLDP) is running from May to August 2013. It is anticipated that a proposed plan will be published in Spring 2014, with the plan's adoption expected in early 2015. The MLDP will allocate land for housing, employment and other uses, and contain policy which will be used to assess planning applications.

Midlothian's Strategic Local Programme

In May 2012, the Scottish Government announced it would work in partnership with local authorities and housing associations in order to agree how to best allocate resources for affordable housing, which are aligned to priorities identified in the Local Housing Strategy.

[1] Data from Midlothian Council for Council completions and Scottish Government for RSL completions.

The allocation of resources in each area is called a "Strategic Local Programme" which covers a three year period. Previously, there were separate funding streams for grant funding for new council homes and new RSL housing. Consequently, Council's are required to balance their own priorities for development with the development plans of locally active RSLs.

There are several ways which Midlothian Council works with RSLs and the Scottish Government in order to agree how to allocate resources:

- Strategic Housing Investment Plan Working Group
- Local Housing Strategy and Homeless Strategy Group
- RSL Forum
- Scottish Government Liaison Meetings
- RSL Development Programme Meetings

In July 2013, the Scottish Government announced it was increasing the amount of subsidy it would provide for every new affordable home developed. From July 2013, an additional £16,000 of Scottish Government grant funding per new home was announced, which should enable more Councils and RSLs to deliver a greater number of new homes. The changes are shown in Table 2.3 below. However, it should be noted that the total level of subsidy would also need to increase in order to fund all future development at the new subsidy level. In 2012, Midlothian Council agreed to accept a lower level of grant funding for new homes it was building in order that RSLs recieved a share of funding to ensure they could fund their own housing development.

Table 2.3: Scottish Government Grant Subsidy[2]

Pre July 2013 Subsidy Level Per Unit		Post June 2013 Subsidy Level Per Unit	
Council Housing	£30,000	Council Housing	£46,000
RSL Housing	£42,000	RSL Housing	£58,000

Midlothian Council's Affordable Housing Policy

Midlothian Council is committed to working with private sector developers in order that the need for market housing and affordable housing can be addressed in Midlothian. For example, it consulted with house builders during the development of Midlothian's Local Housing Strategy and has worked with the Scottish Futures Trust to offer house builders

[2] Table 2.3 is a simplified table showing subsidy rates, a more detailed breakdown of subsidy can be viewed at: http://www.scotland.gov.uk/Topics/Built-Environment/Housing/investment/ahsp

the opportunity to work with the Council to develop homes through the National Housing Trust model.

In addition, Midlothian Council requires that, in order to meet the need for affordable housing, it must seek a contribution for affordable housing on private housing sites. Subsequent to the publication of Midlothian Council's Local Plan, Supplementary Planning Guidance on the Council's Affordable Housing Policy was published in 2012. It is aligned with the Scottish Government's ambitions in relation to provision of affordable housing[3] which are to:

- increase housing supply across all tenures over the long term;
- increase the choice of housing available to those on low incomes;
- create housing developments of high environmental and design standards that contribute to the creation of sustainable, mixed communities; and
- ensure that social housing provides better value for public expenditure.

Within residential sites allocated in the Local Plan, and on windfall sites identified during the Local Plan period, provision shall be required for affordable housing units equal to or exceeding 25% of the total site capacity (depending on the total number of units being developed).

The Policy notes that there is the potential for a range of types of affordable housing to be provided, including.

- social rented housing;
- Subsidised low cost housing for sale
- Shared ownership;
- Shared equity;
- Unsubsidised entry level housing for sale;
- Housing let at a Mid Market or intermediate rent.

Housing Land Audit

According to the Midlothian Housing Land Audit (HLA) 2012, there is committed land available in Midlothian for a total of 10,983 dwellings, of which 3,902 are programmed to

[3] PLANNING ADVICE NOTE 2/2010: Affordable Housing and Housing Land Audits, August 2010

be built in the five years between 2012/13 and 2016/17. It is expected that 2,131 of these units will be affordable homes – however this relates to the Council's Affordable Housing Policy requirments and the actual number may vary due to a variety of factors, including sites not being developed, and the availability of Scottish Government grant funding . The total number of dwellings, by area, is shown in the table below.

Table 5.4: Housing Land Audit 2012

Settlement	Total dwellings	Of which, the total affordable
Shawfair Area	3,996	798
Mayfield / Newtongrange	1,227	374
Gorebridge	1,164	131
Dalkeith	1,131	197
Penicuik	988	192
Villages and Rural Remainder	823	180
Bonnyrigg	764	68
Roslin / Bilston	367	89
Rosewell	343	59
Loanhead	180	43
Total	10,983	2,131

HLA 2012

3. Area Profile of Midlothian

Housing Sub Areas

New housing development in the SHIP is divided into the same sub areas as in the previous SHIPs and the LHS, shown in Table 3.1 and Figure 3.1. These are the core development areas in Midlothian based predominantly on the provisions of the Edinburgh and the Lothian's Structure Plan 2015, which concentrated new development in Midlothian on:

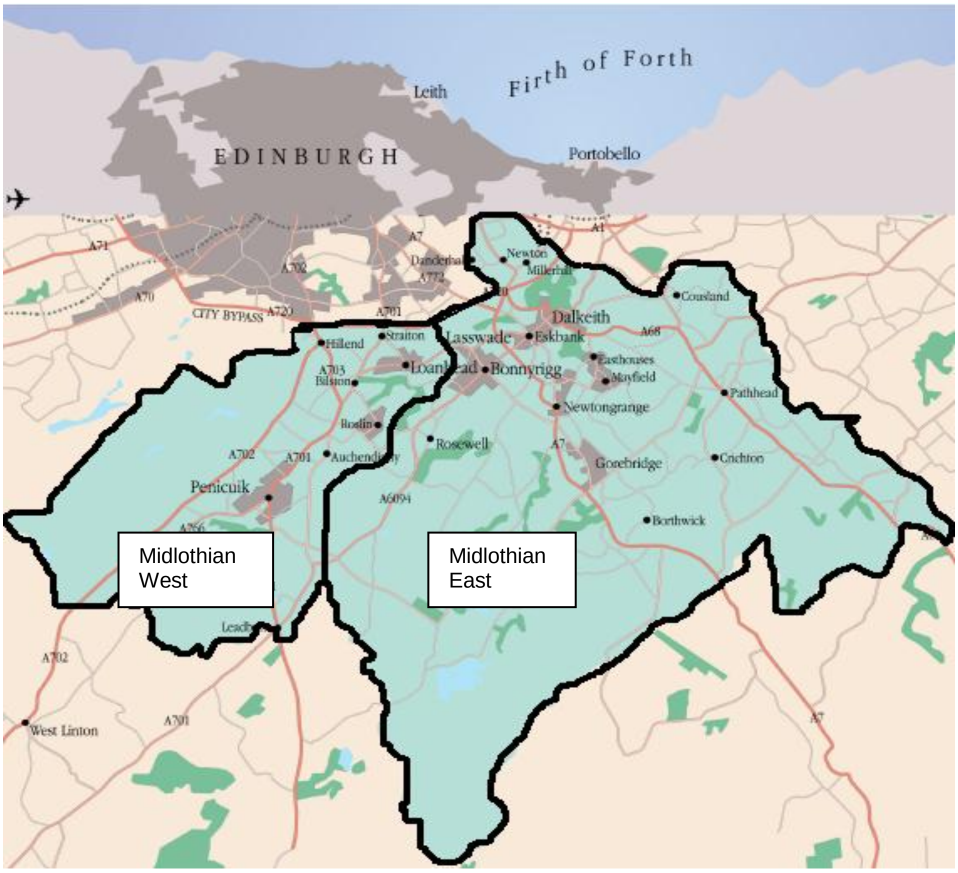
- The A701 Corridor;
- The A7/A68/ Borders Rail Corridor; and
- The Shawfair part of South East Edinburgh.

The first two areas equate to Midlothian West (A) and East (B) respectively. Shawfair has not been identified as a sub market area as yet, due to the limited scale of development to date. In the mean time, it is likely to be considered as part of Midlothian East, but this will be reviewed as development progresses.

Table 3.1: Settlements in Housing Sub Market Areas

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

Figure 3.1: Map showing Midlothian Housing Sub Market Areas



Deliverability per Sub Area

There are two main sub areas in Midlothian namely West and East sub areas (Table 3.1 above). Affordable housing development follows local housing needs, with most needs located in sub area B. While most of the affordable housing units are in sub area B, there are ongoing actions to ensure that more affordable housing units are also developed in sub area A.

Sub Area A (West) – Sub area A continues to be a high priority for the council in comparison to sub area B where there had been a significant proportion of new build affordable housing development in recent years.

Sub Area B (East) – Most settlements and the majority of the population of Midlothian lives in this area. In total, this sub- area has the highest number of applicants on the waiting lists. Also considered as part of sub area B is the Shawfair area, which was identified in 1994 as a location for substantial housing and economic growth, with a new settlement at Shawfair to include a town centre located beside a new station on the Borders Rail line.

Balance of Tenure within each Sub Area

Table 3.2 shows Midlothian had a lower proportion of Housing Association and Private Rented housing than was the case for Scotland overall. There has also been a significant reduction in the availability of affordable rented housing in Midlothian. Between 1998 and 2012, 2,433 properties were sold under the Right to Buy scheme[4]. Consequently, the Local Housing Strategy contains actions related to growth in both the social rented and private rented sector.

Table 3.2: Tenure in Midlothian 1991 – 2009-2011

	1991 Census	SHCS 2009-2011	
		Midlothian	Scotland
Owner-occupier	52%	68%	62%
Local Authority	31%	19%	15%
Housing Association	11%	7%	11%
Private-rented	5%	6%	12%
	100%	100%	100%

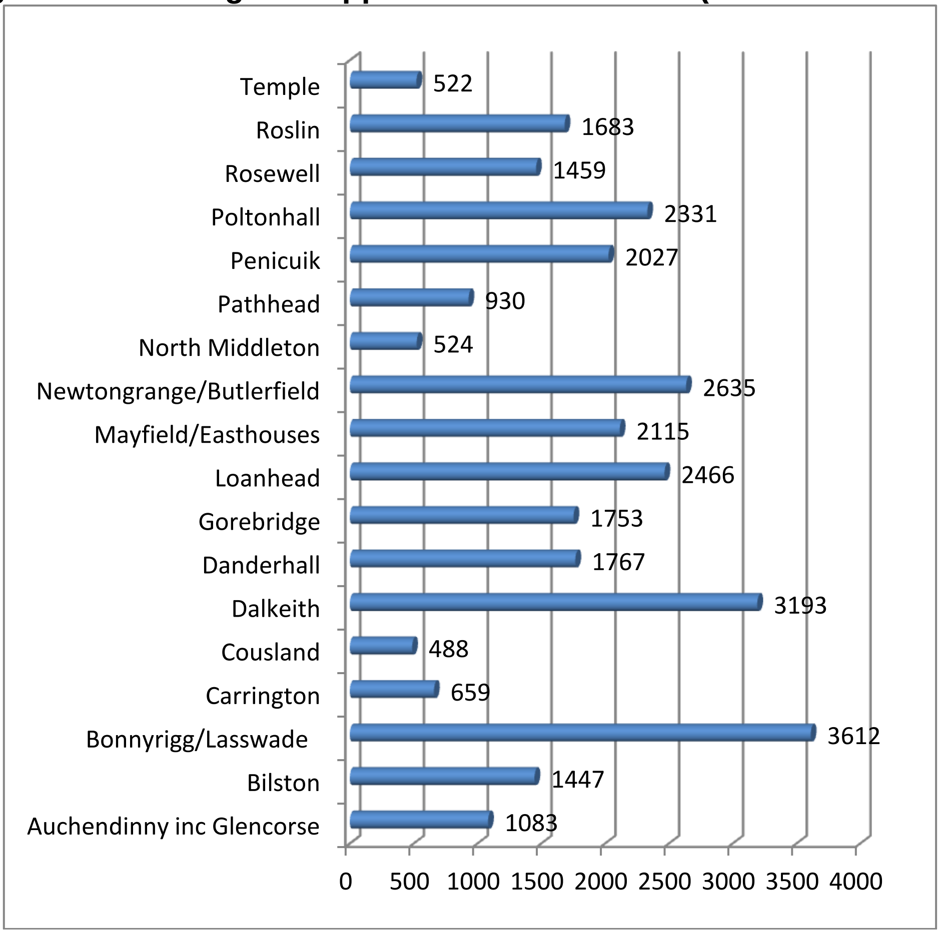
[4] http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/HSfSSalesAppsDataset2

4. Midlothian Housing Profile

Council Housing Stock Profile 2012/13

- The Council currently has a housing stock of 6,690 houses, the majority of which are located in the larger settlements, with some smaller settlements having few Council houses. Dalkeith has the highest number of Council houses with 21% of housing stock, followed by Bonnyrigg/Lasswade (17%), Penicuik (15%) and Gorebridge (12%). 2 bed properties remain the most common house size (56%) of the stock, followed by 3 bed properties (28%) while one and four bed properties form the remaining 16%. Terraced housing is the most common house type (41%), followed by flats at 36%.
- Figure 4.1 shows the Housing Waiting List number for Midlothian. Bonnyrigg/Lasswade with 3,612 applications was highest number of waiting list applications followed by Dalkeith with 3,193 applications, Newtongrange/Butlerfield with 2,635 applications and Loanhead with 2,466 applications. Notably, Penicuik, one of the major settlements recorded the 7th highest number of applications with 2,027 applications. On the other hand, some smaller settlements have significant numbers of applications despite the low availability of Council houses in these areas. For instance, Roslin has 1,683 households on the waiting list, despite their being only 53 council homes in this Village.
- The total number of applicants on the housing list as of December 2012 was 5,132. However, with a total of 30,694 applications made for all areas, demand looks inflated due to applicants being able to pick multiple areas. Nevertheless, the total figures are useful for analysis in order to consider the evidence of demand in each area. It also shows that despite the significant investment in new affordable housing in recent years, the total number of applicants on the housing list continues to increase, with a 108% increase in 2012 from the 2006 figure of 2,465. Currently, Midlothian Council and Melville Housing Associations Housing Waiting List are being combined and reviewed. It is likely that this review will reduce the total number of applicants for housing due to an applicants circumstances changing or them moving outwith Midlothian.

Figure 4.1: Waiting List Applicants in Midlothian (December 2012)



- Table 4.1 shows the areas with the highest levels of demand and highest number of waiting list stock in Midlothian. This table is useful as it shows the proportion of housing applications to the number of housing stock in each area. Bonnyrigg/Lasswade which attracted 12% of waiting list applications has 17% of Council houses in Midlothian. This is followed by Dalkeith with 10% applications having 21% Council houses; Newtongrange/Butlerfield with 9% applications having 4% of Council houses and Loanhead with 8% applications also having 8% of Council houses. Notably, Poltonhall with 8% of applications has 2% Council houses; Penicuik with 7% of waiting list applications has 15% of Council houses and Gorebridge with 6% applications having 12% of Council houses. Overall, it is evident that there are no areas of Midlothian where there is not high demand for affordable housing.

Table 4.1: Areas with the largest number of Waiting List Applicants

Rank	Area	Tot. Apps- Waiting List		Total Stock	
		Waiting List	%	No	%
1	Bonnyrigg/Lasswade	3,612	12%	1153	17%
2	Dalkeith	3,193	10%	1392	21%
3	Newtongrange/Butlerfield	2,635	9%	269	4%
4	Loanhead	2,466	8%	516	8%
5	Poltonhall	2,331	8%	102	2%
6	Mayfield/Easthouses	2,115	7%	697	10%
7	Penicuik	2,027	7%	1019	15%
8	Danderhall	1,767	6%	265	4%
9	Gorebridge	1,753	6%	822	12%
10	Roslin	1,683	5%	53	1%
11	Rosewell	1,459	5%	101	2%
12	Bilston	1,447	5%	113	2%

- The majority of applicants are under the age of 40 (64% aged between 16 and 39) with only 10% of applicants aged 60+. A high proportion of young people (aged 16 – 25) require 1 bedroom housing (38%) but 2 bed housing recorded the highest demand, with 59% requiring this house type. Overall, the majority of households of all ages on the waiting list required 1 or 2 bedroom housing.

Turnover

- In 2012 there were 616 council lets compared to 605 lets in 2011. The level of turnover in 2012 has remained the same as the 2011 level of 9%, and this is similar to the Scotland average. However, in recent years the supply of council housing has significantly increased due to Midlothian Council operating a Transfer Led Allocation Policy to enable a vacancy chain within exisiting council housing stock. However, from 2013 Midlothian Council is changing its Allocation Policy so there may be reduced "churn" in exisiting council housing stock and potentially lower levels of turnover in future years..
- There has been an increase in the turnover rate for 4+ bedroom properties from 9% in 2011 to 13%. This may be linked to changes to the Welfare System which affect tenants of working age who have more bedrooms than they are considered to need. It means that for such tenants with 1 or more bedrooms than they need, Housing Benefit entitlement will be reduced by 14% for one room and by 25% for 2 or more bedrooms.

Pressure

- 1 bedroom properties continue to have the highest level of pressure. In 2012, there were 26 applicants for every single let compared to 16 applicants for every let in 2011. The demand for 1 bedroom property had always been higher than the demand for other house sizes due to the low availability of this property type coupled with the increasing number of smaller households applying for housing. Additionally, this demand has been further exacerbated by the changes as a result of Welfare Reform with more people seeking to downsize to this property type. Notably, the turnover rate experienced for this property type fell from 12% in 2011 to 9% in 2012.
- The pressure ratio for 2 bedroom properties has remained almost stable at 8:1 suggesting that this property type continues to be popular with applicants. Larger houses continue to be in less demand as fewer applicants require such larger housing.
- Very high levels of pressure are recorded for housing in most small rural areas because of the low supply of council housing in these areas.
- Demand for housing that meets varying needs is high, with an estimated 4,790 households in Midlothian considered to have a disability.

Housing Association Lets

- There are 10 RSLs with properties in Midlothian. The two largest RSLs are Melville Housing Association, a local RSL with 1,778 properties properties and CastleRock Edinvar with 1,039 properties. In total RSLs in Midlothian had 3,144 properties in 2011/12, a slight increase from the 2009/10 level of 3,028.

Total RSL Lets by Area

- According to SCORE[5] data, Mayfield/Easthouses had the highest total number of lets with 199 lets between 2009/10 and 2011/12 followed by Penicuik with 146 lets, Dalkeith/Eskbank with 143 lets and Gorebridge with 103 lets. The areas with the lowest lets were Danderhall (23 lets) and Pathhead with only 13 lets. The number of lets in an area is likely to be dependent on the number of RSL properties in each

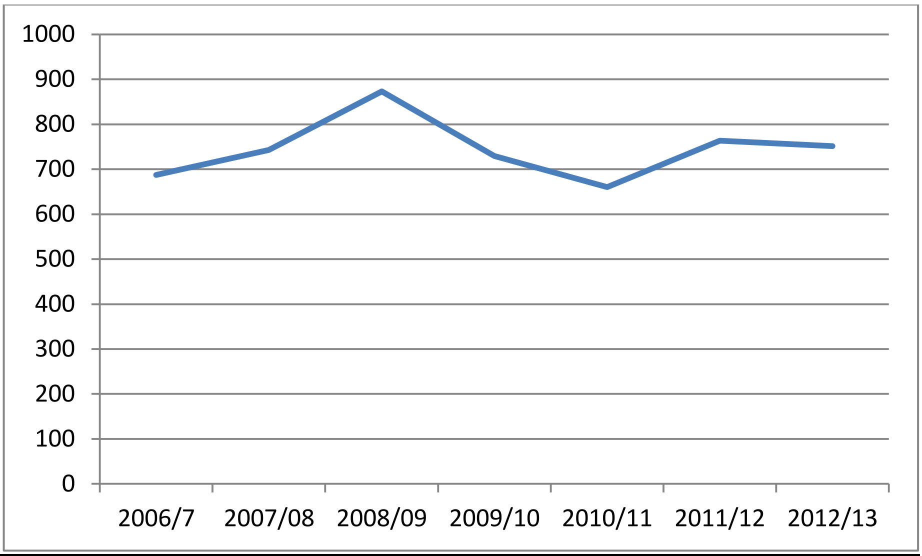
[5] SCORE is designed by the Scottish Government to collect information from RSLs about the new lets in any given year.

area. For instance, Melville HA owns a significant proportion of homes in Mayfield; it is therefore not surprising that there was a significant number of lets in this area.

Homelessness and Housing Options

- Figure 4.2, below, shows the number of households presenting as homeless between 2006/07 and 2012/13, with the highest number of presentations in 2008/09 (873). Despite a decrease in presentations since then (751 presentations in 2012/13), Midlothian Council has an increased number of households to provide assistance to since it abolished the priority need test and thereby complied with the Scottish Government's Homeless 2012 Target.

Figure 4.2: Homeless Presentations in Midlothian



Midlothian Council has undertaken a variety of actions to address homelessness and ensure it could meet the Homeless 2012 target. This includes:

- Increasing the number of homeless households who are able to access affordable rented housing. In 2007/08, 137 homeless households were provided with a Council or RSL tenancy, compared to 333 in 2012/13. The development of additional new affordable rented housing will help to improve access to accommodation for homeless households.
- Providing housing options that prevent homelessness, such as Letfirst – which enables households threatened with homelessness to access a tenancy in the private rented sector without having to pay a deposit.

- Reducing the number of households living in bed and breakfast accommodation by working in partnership with local RSLs to provide an additional 40 temporary accommodation units.
- Providing a Youth Homeless Prevention service to help young people investigate other housing options to avoid homelessness.
- Working with other local authorities in South East Scotland to establish a Housing Options Hub to develop further housing options and homeless prevention initiatives.

- Despite significant activity in relation to housing options and homeless prevention, changes to the welfare benefits system will impact upon homeless households. For example, around half of all homeless people are single persons, whereas only a small proportion of social rented housing is 1 bedroom. As a result of welfare reform, social rented landlords cannot house homeless households in larger properties as they would have to pay an underoccupancy charge. A consequence of this is that homeless households may have to wait longer for suitable social rented accommodation.
- In the Private Rented Sector, those aged under 35 would only be able to access a shared room if they are reliant on housing benefit. The effect of this is to limit the housing options of those who are homeless or at risk of being homeless.

Private Rented Sector

- Midlothian has a relatively small private rented sector accounting for only 6% of the housing sector (table 3.2). Table 4.3 below shows that private sector rental costs are quite high in Midlothian. Notably, the average cost of renting 1 bed properties had increased by 5% between 2010 and 2012.

Table 4.3: Average Monthly Private Rent Cost By Bedroom Sizez

Year	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed +
2010	£477	£602	£739	£978	£1,730
2011	£513	£588	£717	£991	£1,646
2012	£502	£585	£703	£998	£1,418

* 2010 figures only available for June – Dec
Source: http://www.zoopla.co.uk/to-rent/property/midlothian/

- Furthermore, an analysis of the average annual private renting cost by area (table 4.4) shows that Roslin had the highest average annual rent in Midlothian in 2012..

Bonnyrigg had the second highest average rent level, followed by Loanhead and Penicuik respectively. In Midlothian, the average income for a full time worker was £455 per week[6]. Therefore, a significant number of households earning less than the average full time worker in Midlothian would struggle to afford property in this tenure.

Table 4.4: Average Monthly Private Sector Rent Cost by Area 2012

Area	**2012**	
	Cost	No
Bonnyrigg	£769	106
Dalkeith	£698	186
Gorebridge	£638	95
Loanhead	£747	26
Newtongrange	£707	30
Pathhead	£668	16
Penicuik	£741	122
Roslin	£879	25

Source: http://www.zoopla.co.uk/to-rent/property/midlothian/

Private Sector House Sales

- According to the Register of Scotland data (table 4.5), between 2003/04 and 2011/12, the annual average house price in Midlothian was consistently higher than the Scottish average.
- This high average house price along with lower income is likely to pose a problem of affordability to residents of Midlothian as many householders will not be able to afford properties from the open market.

Table: 4.5 Annual Average House Prices

Year	**Midlothian**		**Scotland**	
	Value	**% Difference**	**Value**	**% Difference**
2011/12	£166,487	-0.94%	£156,419	0.1%
2010/11	£168,075	0.55%	£156,224	3%
2009/10	£167,161	-2.81%	£151,448	-2%
2008/09	£171,998	2.13%	£154,408	-0.3%
2007/08	£168,407	11.48%	£154,886	11%
2006/07	£151,062	12.22%	£139,223	12%
2005/06	£134,609	8.63%	£123,976	8%
2004/05	£123,917	9.17%	£115,058	14%
2003/04	£113,513		£100,988	

http://propertystatistics.ros.gov.uk/Home

[6] www.nomisweb.co.uk

- The volume of sales transactions has fallen in both Midlothian and in Scotland: there was a 33% reduction in house sales in Midlothian compared to a 42% reduction across the whole of Scotland in between 2008/09 and 2011/12 (table 4.6).

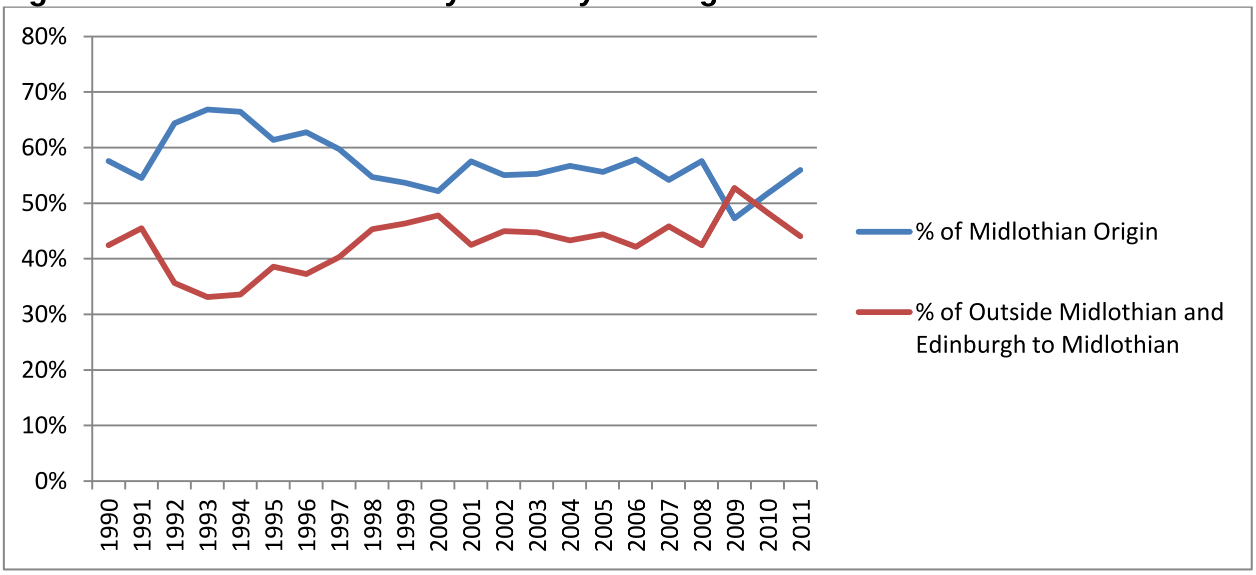
Table 4.6 Volume of Private House Sales in Midlothian

Year	Midlothian		Scotland	
	Value	**% Difference**	**Value**	**% Difference**
2011/12	874	1%	70,962	10%
2010/11	866	-10%	64,649	-11%
2009/10	962	-28%	72,487	-17%
2008/09	1,335	-33%	87,147	-42%
2007/08	1,989	11%	149,961	-1%
2006/07	1,792	13%	151,318	6%
2005/06	1,591	4%	142,948	11%
2004/05	1,536	-13%	129,279	-1^
2003/04	1,763		130,319	

http://propertystatistics.ros.gov.uk/Home

- A significant proportion of housebuyers originate from outwith Midlothian. For instance, in 2009, there were more buyers originating from outside Midlothian (53%) than buyers from Midlothian (47%), as shown in Figure 4.3.
- The decision by home buyers (who otherwise were unable to afford higher average house prices in Edinburgh or elsewhere) to buy in Midlothian potentially creates an affordability problem for local residents in Midlothian as average sales prices could reflect the income levels of higher earning Edinburgh residents than those living in Midlothian.

Figure 4.3: Containment Analysis - Buyers Origin in Midlothian



Source: Scottish Government CACHI

Housing Need and Demand Assessment

- The Midlothian housing market operates within the wider South East Scotland Strategic Development Plan (SESplan) housing market area, the most pressured housing market area in Scotland, with a significant affordable housing requirement. The SESplan housing market area includes land within the administrative boundaries of the City of Edinburgh, East Lothian, Midlothian, West Lothian, Scottish Borders and the Southern area of Fife.
- To inform the development of individual LHS's and the SESplan housing land requirement, a housing needs and demand assessment is required that covers the SESplan area. In 2008, the four Lothian Authorities commissioned an update to the Housing Need and Demand Assessment 2005 to inform the Local Housing Strategy (LHS) and Strategic Development Plan (SDP) processes. This Study was then revised to produce a Housing Need and Demand Assessment[7] for the wider SESplan area.

Key Points

- The SESplan Housing Needs and Demand Assessment (HNDA) identified that to provide for predicted levels of growth over the period 2009 - 2032, land for a total of 155,600 new homes will be required across the SESplan area.
- Calculating current housing need is based on estimating the number of households that currently have unmet housing needs based on the circumstances such as the number of homeless households, those in temporary accommodation and in overcrowded conditions. The SESplan Housing Need and Demand identified that 46,357 (8%) households out of the 546,119 households in the SESPlan area were in housing need.
- The Report projected that an additional 1.6% of the 546,119 households in the SESplan area would require new housing.
- As it would be impossible to address the requirement for current and housing need in one year, the SESplan Study estimated that the total number of new affordable homes required across the SESplan area would be 2,817 per annum for 10 years. In Midlothian, this figure would be 121 affordable homes required per annum for 10 years.

[7] The SESplan Housing Need and Demand Assessment can be viewed in full at: www.sesplan.gov.uk

- However, as part of the development of the LHS, the Council carried out an assessment of housing needs in Midlothian in 2012, and it was concluded that 165 affordable homes per annum was an appropriate level of investment to address housing need over the next 5 years, as part of the Housing Supply target (see Chapter 2).
- Work on a second Housing Need and Demand Assessment (HNDA2) has commenced. A Project Team is in place and a Project Plan has been approved. The current timescale for the preparation of HNDA2 is for submission to the Centre for Housing and Market Analysis (CHMA) for robust and credible assessment and, formal approval and ratification by SESplan member authorities in September/ October 2013.
- A Housing Market Partnership has been established with engagement events undertaken/ planned, and work undertaken on establishing the extent of the housing market area and sub-areas. Agreement has been made on additional research needs which will further inform HNDA2.

5 Delivery of Affordable Housing

Total Affordable Housing Investment in Midlothian

Table 5.1 shows the number and location of affordable housing units built by the Council and RSLs in Midlothian since 2006. It shows that there has been a significant level of investment across Midlothian by both the Council and RSLs. Whilst it should be recognised that the Council's investment in new housing has been significant in providing a large number of households with good quality affordable homes, it should also be recognised that RSLs have delivered 31% of the total new units in this period. Consideration of where future investment should be targeted will be partly influenced by the level of housing need but also by the level of investment in each area in recent years. The table also shows that Mayfield and Gorebridge had the highest number of new units since 2006, with 279 and 268 units respectively.

Table 5.1 Affordable Housing Completions in Midlothian, 2006 - 2013

Settlement	Council No. of Completed Units	RSL No. of Completed Units	Total	%
Bonnyrigg/Lasswade	209	26	235	19%
Dalkeith	132	118	250	20%
Gorebridge	236	32	268	21%
Loanhead	47	-	47	4%
Mayfield	130	149	279	22%
Newtongrange	55	20	75	6%
Penicuik	55	42	97	8%
Total	**864**	**387**	**1,251**	**100%**

Investment in new Council Housing in Midlothian

The Council is committed to the construction of new build council homes in Midlothian. The Council allocated £108M for its phase 1 new build programme, with 864 homes developed on 16 sites across Midlothian by the end of 2012. Table 5.2 shows the location and number of homes completed.

Table 5.2: Midlothian Council New Build Programme Phase 1 Completed Units

Name	Location	No. Completed Units
Bill Russell Grove	Dalkeith	27
Park Avenue/Road	Gorebridge	48
Stone Place	Mayfield	44
Suttislea	Newtongrange	55
Cuiken Terrace	Penicuik	18
Campview Road	Bonnyrigg	12
Barleyknowe	Gorebridge	64
Eskview Road	Mayfield	86
Cameron Crescent	Lasswade	100
New Hunterfield	Gorebridge	60
Hopefield	Bonnyrigg	85
Gore Avenue	Gorebridge	64
Eastfield Farm Road	Penicuik	37
Polton Gardens	Lasswade	12
Salters Road	Dalkeith	105
Academy Lane	Loanhead	47
Total New Council Homes Midlothian		864

The Council's phase 2 new building programme is now underway with a budget of £60M. Site studies and house types have been designed. Two sites of the 2nd phase are due to be completed by the end of 2013. A procurement strategy for all other sites is being undertaken at present and this will require a Main Contractor Procurement process. Milestone dates are noted in Table 5.3 below, with the construction period for phase 2 taking place until 2017.

Table 5.3: Milestone Dates for Midlothian Council's Second Phase of New Council Housing (not including first two sites which are underway)

Milestone	Timescale
Post Prior Information Notice	Jan – April 2013
Post OJEU Notice/Evaluate PQQ Submission/Prepare Framework Tender	May – Aug 2013
Issue Invitation to Tender/Evaluate Tender Returns	Sep 2013 – Jan 2014
Contract Award/Framework Established	Jan 2014
Earlier possible start on Site	Feb 2014
Anticipated Main Construction Activities Period	Feb 2014 – Dec 2017
Anticipated Overall Project End Date	Dec 2018
Post Prior Information Notice	Jan – April 2013 (Completed)
Post OJEU Notice/Evaluation of PQQ Submissions/Prepare Framework Tender	May – Aug 2013
Contract Award/Framework Established	Jan 2014
Earliest possible Start of Site	Feb 2014
Anticipated Main Construction Activities Period	Feb 2014 – Dec 2017
Anticipated Overall Project End Date	Dec 2018

Table 5.4 below details the initial sites for the second phase. Further sites in the process of being considered for development are detailed in the SHIP Tables in Appendix 1 at the end of this document. Many factors have influenced the selection of these sites including housing list demand, availability and accessibility of Council owned land, and demographic change. The impact of welfare reform (in particular the reduced housing benefit payable to tenants who underoccupy their home) has also contributed to planning a housing mix which will have an emphasis on providing smaller house sizes. In addition, a significant number of units are planned for development in Penicuik as this remains an area of high housing need which had a lower level of units completed in the first phase due to their being a lack of suitable sites in this area during the first phase of development.

Table 5.4: Midlothian Council New Build Programme Phase 2 Initial Sites Development

Name	Location	No. Planned Units
Eastfield Drive	Penicuik	62
Woodburn Road	Dalkeith	14
Craigiebield	Penicuik	18
Eastfield Drive[8]	Penicuik	16
Jackson Street	Penicuik	14

Affordable Housing Delivered by Partner Organisations

As noted earlier in this section, a total of 387 new homes have been built by RSLs in Midlothian since 2006. The Council will continue to work with RSLs and private developers to identify housing investment opportunities in Midlothian. However it is evident that development by RSLs is currently constrained by:

- The level of private finance required by RSLs in order to undertake new development.
- Concern about welfare reform impacting on RSLs income and therefore impacting on the sustainability of developing new housing.

RSLs are also less likely to develop social rented housing in favour of other affordable tenures such as mid market rent and shared equity which do not require as much subsidy, but are suitable housing options for only a small number of households compared to social rented housing.

[8] The second Eastfield Drive site is a different site to the one referred to above and will be developed at a later stage.

Table 5.4 indicates that, historically, Midlothian had the second lowest number of RSL completions in Scotland, whilst other areas with a lower population such as Inverclyde and Clackmannanshire, received greater levels of investment during this period. Consequently, Midlothian Council intends to support the allocation of resources toward RSL development in order that recent increased investment by RSLs (for instance the large Langlaw Road development by Melville HA) can continue.

Table 5.4: Housing Association New Build Completions 2000 – 2012

	HA Completions 2000-12	**%**	**Population 2011**	**%**
Aberdeen City	989	1.85%	222,800	4.21%
Aberdeenshire	1,969	3.68%	253,000	4.78%
Angus	945	1.77%	116,000	2.19%
Argyll & Bute	1,050	1.96%	88,200	1.67%
Clackmannanshire	409	0.76%	51,400	0.97%
Dumfries & Galloway	1,431	2.67%	151,300	2.86%
Dundee City	2,107	3.94%	147,300	2.78%
East Ayrshire	833	1.56%	122,700	2.32%
East Dunbartonshire	486	0.91%	105,000	1.98%
East Lothian	718	1.34%	99,700	1.88%
East Renfrewshire	546	1.02%	90,600	1.71%
Edinburgh, City of	5,201	9.72%	476,600	9.00%
Eilean Siar	409	0.76%	27,700	0.52%
Falkirk	575	1.07%	156,000	2.95%
Fife	2,525	4.72%	365,200	6.90%
Glasgow City	12,291	22.96%	593,200	11.20%
Highland	3,139	5.86%	232,100	4.38%
Inverclyde	1,560	2.91%	81,500	1.54%
Midlothian	**348**	**0.65%**	**83,200**	**1.57%**
Moray	929	1.74%	93,300	1.76%
North Ayrshire	963	1.80%	138,200	2.61%
North Lanarkshire	2,409	4.50%	337,800	6.38%
Orkney	461	0.86%	21,400	0.40%
Perth & Kinross	1,823	3.41%	146,700	2.77%
Renfrewshire	1,686	3.15%	174,900	3.30%
Scottish Borders, The	837	1.56%	113,900	2.15%
Shetland	286	0.53%	23,200	0.44%
South Ayrshire	944	1.76%	112,800	2.13%
South Lanarkshire	2,203	4.12%	313,800	5.93%
Stirling	812	1.52%	90,200	1.70%
West Dunbartonshire	1,464	2.74%	90,700	1.71%
West Lothian	1,174	2.19%	175,100	3.31%
SCOTLAND	**53,522**	**100.00%**	**5,295,400**	**100.00%**

Source: Scottish Government- RSL Completions, National Records of Scotland- 2011 Population

Affordable Housing Investment Priorities 2013/14 – 2017/18

Total and Type of Units

- A total of 686 affordable homes are to be built between 2013/14 and 2017/18.
- A total of 322 units are to be developed in sub- area A, of which 42 are particular needs housing.
- A total of 364 units are to be developed in sub- area B of which 4 are particular needs housing.
- Up to 85 additional units will receive investment via non traditional funding methods, including the National Housing Trust and Empty Homes Loan Funds to homeowners.
- The LHS targeted that at least 70% of all new affordable housing units would be 1 and 2 bedroom properties to meet the demand for smaller housing.

Rent and Tenure Types

- 412 units will be Council housing.
- 124 units will be RSL Social Rented housing.
- 127 units will be for RSL Mid Market rent.
- 10 units are part of a potential regeneration project.
- 8 units will be let to Veterants of the Armed Forces
- 5 units will be purchased on the Open Market

Total SHIP Funding Proposals

Total funding requirement for the proposed priority sites for development can be broken down as follows:

- A total of £7.491m grant is required from the Scottish Government to support affordable housing delivery between 2013/14 and 2014/15 of which £3.197m is required to support RSL development.
- Total grant required to support affordable housing delivery in 2015/16 is £10.176m, of which RSLs will require £4.656m.
- A total of £6.412m grant is required between 2016/17 and 2017/18 of which £1.720m is required by RSLs.

- Estimated total private funding required by RSLs for social housing development over the next 5 years is £10.795 Million[9]. This is in addition to Government grant.
- Estimated private funding required by the RSLs for Mid Market Rent development over the next 5 years is £12.319 Million[10]. This is in addition to Government grant.
- Midlothian Council intends to borrow £60 Millionto fund its next phase of new build programme.
- As of July 2013, the Scottish Government has confirmed that the minimum total amount of funding for affordable housing development in Midlothian will be £8.292 Million over the period 2013/14 to 2017/18. The SHIP identified a total grant requirement of £19.785 Million.
- In 2012/13, when there was a shortfall in the level of grant subsidy, Midlothian Council agreed to a reduced level of subsidy per house in order to support construction in the RSL Sector and thereby increase the total level of affordable housing development.

[9] Figure is an estimate showing level of private finance required by RSLs to deliver social housing
[10] Figure is an estimate showing level of private finance required by RSLs to deliver MMR

6 Affordable Housing Development Project Prioritisation

Background to Project Prioritisation

A key aim of the SHIP is to prioritise projects in order that it is clear what developments should have funding allocated to them. Table 6.1 below shows the key criteria for scoring and subsequent prio each project, while table 6.2 indicates how the SHIP Working Group has ranked housing need by area in Midlothian.

Bonnyrigg/Lasswade/Poltonhall, Danderhall, Newtongrange and small rural settlements such as Pathhead, Roslin and Rosewell have been awarded the highest score of 5 due to high housing demands (such as waiting list numbers) and the low levels of affordable housing in some of these areas. Penicuik has been awarded a score of 4 because of its low turnover rate, its high pressure rate and because of the relatively low level of new build affordable completions (8% of units in Midlothian) in this settlement in recent years. Awarding a score of 4 also takes into account that the Council intends to develop a significant number of units in this area over the next five years so other areas are given higher priority to support future investment in these areas. Moreover, Gorebridge and Mayfield/Easthouses was awarded a score of 3 due to the significant levels of new build completions in these settlements in recent years (21% and 22% of completions in Midlothian since 2006).

Table 6.1 Project Prioritisation Scoring

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

Table 6.2 Project Prioritisation Scoring for Housing Need

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

RSL Development Priorities for 2013/14 – 2017/18

In terms of future new build housing by RSLs, Table 6.3 shows the priorities for development. Between 2013/14 – 2014/15, sites in Dalkeith (Kippielaw), Penicuik (Houses for Heroes), Gorebridge (Dewar Park), and Dalkeith (Thornybank), all scored high due to the high priorities assigned to these projects. In addition, between 2015/16 and 2017/18, other projects which received high scores are the Seafield Rd, Bilston and Gorton Loan, Rosewell projects.

Table 6.3 Development Priorities – RSL Housing

	2013/14 - 2014/15					2015/16			2016/17 - 2017/18	
Priority (1 to 5)	Kippielaw, Dalkeith (Taylor Wimpey)	Dewar Park, Gorebridge (Persimmon)	Houses for Heroes, Penicuik	Thornybank, Dalkeith	Wester Cowden, Dalkeith	Seafield Rd, Bilston (MHA)	Gorton Loan, Rosewell	Newtongrange	Seafield Rd, Bilston (DCHA)	Straiton Phases 1 & 2
Housing Need	4	3	4	4	4	5	5	5	5	5
Land Availability	5	4	5	5	4	4	4	2	4	3
Ability to Start on Site	5	4	3	5	4	4	3	2	4	2
Constraints	3	5	4	5	4	3	3	2	3	3
Equalities Needs	3	4	5	3	4	4	4	3	4	4
Environmental Impact	4	4	4	3	4	4	4	3	4	3
TOTAL	24	24	25	25	24	24	23	17	24	20

Table 6.4, below, shows Midlothian Council's proposed sites for its Phase 2 New Build Council Housing Programme. A total of 15 potential developments across 6 settlements in Midlothian have been proposed although this may be subject to change as many sites have not yet received planning permission or may require demolition work to existing buildings. The highest priority during 2013/14 is the Extra Care Housing development at Eastfield Drive, Penicuik. For 2014/15 a regeneration project at McNeill Terrace, Loanhead received the highest scoring. Proposed sites in 2015/16 and beyond are at an earlier stage and are likely to be scored more highly in later years due to constraints being addressed or other factors e.g. provision of more housing for particular needs being designated on one site would increase the score for that site.

Table 6.4: Investment Priorities – Midlothian Council New Build Phase 2 Programme

Priority (1 to 5)	2013/14			2014/15							2015/16			2016/17 & 2017/18	
	Eastfield Drive, Penicuik (Extra Care)	**Eastfield Drive , Penicuik (General Needs)**	**Woodburn Road, Dalkeith**	**Eastfield Drive, Penicuik (Phase 3)**	**Craigiebield Crescent, Penicuik**	**Jackson Street, Penicuik**	**Eastfield Farm Road, Penicuik**	**Edgefield Road Loanhead**	**McNeill Terrace (Regeneration, Loanhead**	**Potential Off the Shelf Project, TBC**	**Kirkhill Road, Penicuik**	**Rosewell Road, Bonnyrigg**	**Old Edinburgh Road, Penicuik**	**Stobhill Rd, Gorebridge**	**Polton Street, Bonnyrigg**
Housing Need	4	4	4	4	4	4	4	4	4	5	4	5	4	3	5
Land Availability	5	5	5	5	5	5	5	5	5	4	5	5	5	5	5
Ability to Start on Site	5	5	5	4	3	4	3	3	4	3	4	3	3	3	3
Constraints	5	5	5	4	4	4	3	3	4	3	3	4	3	3	3
Equalities Needs	5	4	3	3	3	3	3	3	5	3	3	3	3	3	3
Environmental Impact	5	4	4	4	4	4	4	4	5	4	4	4	4	4	4
TOTAL	29	27	26	24	23	24	22	22	27	22	23	24	22	21	23

7 Overcoming Development Constraints

Addressing Constraints

Midlothian Council is confident that its proposed SHIP can be delivered given the actions and initiatives undertaken to date by the Council and its strategic partners to increase the supply of affordable housing and source suitable sites for development. However, a number of challenges need to be addressed by the Council and its partners if the target of 165 affordable housing units per annum is to be achieved.

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

- Difficulties in accessing affordable private finance by many RSLs. The Council is currently considering the option of acting as a lender to assist RSLs to access cheap funding and develop more affordable housing.
- Planning approval as required.
- Building and Procurement Constraints.
- Environmental and design issues.
- Affordable housing policy sites are dependent on developers' timescales.
- Sites not in the ownership of the developer
- Section 75 requirements.
- Unknown site ground conditions.
- The rural nature of some parts of the areas in Midlothian can mean that development is more constrained in these areas, particularly in relation to available land for housing development.

Steps to Ensure Strategic Land Supply

Scottish Planning Policy (SPP) states that the planning system should contribute to raising the rate of new house building by identifying a generous supply of land for the provision of a range of housing, including affordable housing, in the right places. The supply of land for affordable housing in Midlothian is currently delivered via a range of sources including RSL land-bank, Council land-bank, and land made available through the Council's Affordable Housing Policy. The Council will continue to take steps to secure land for the delivery of affordable housing in Midlothian.

Disposal of Council Assets and Land

The Council is required by law to ensure it achieves best value in disposing of any asset, including land. The Council acknowledges that Best Value does not always mean highest price but can be linked to a range of wider benefits. Provision of affordable housing is a good example where to date the Council has sold land and assets to RSLs at a price lower than market value but still achieves Best Value. Best Value is assured via the negotiation of nomination rights for social housing applicants who are able to access the new RSL accommodation.

The Council shall continue to identify, where possible, opportunities for RSLs to acquire Council assets and land for affordable housing.

Scottish Water Provision within Midlothian

Scottish Water informed the Council that the insufficient supply of water in several areas of Midlothian including Gorebridge, Mayfield and Newtongrange where a large percentage of new development was to be accommodated, meant that such development could not proceed. The Council and other stakeholders worked together to boost water supply to these areas by installing a service reservoir, pumping station and network installation relative to the project thereby guaranteeing stable supply of water.

As a result of this installation, the Councils' development projects in Gorebridge and Mayfield have been completed. This also represented an example of how partnership working has been useful in removing constraints to projects.

Section 75 Developer Contributions

The Council's policy is to seek Section 75 contributions from all developers, including RSLs and its own Housing Revenue Account, to meet needs relating to requirments for maintaining infrastructure and local facilities which are expected to arise as a result of proposed developments. The majority of costs incurred by developers relate to Education provision, which in some cases can amount to as much as £13,000 per unit.

Identification of Alternative Sources of Finance for Development

The development of affordable housing is constrained by access to borrowing for social landlords and the availability of Scottish Government subsidy. However, there are other sources of funding and alternative financial models that will support further investment in affordable housing.

Second Homes and Empty Homes Council Tax Funding

Under the Council Tax (Discount for Unoccpied Dwellings) (Scotland) Regulations 2004, Midlothian Council reduced the amount of discount for long term empty dwellings and second homes from 50% to 10%, with the extra revenue used to support affordable housing. A total of £271,000 was raised during 2011/12 and 2012/13 which is being used to support Midlothian's New Build Council Housing Programme. However, if reform of Council Tax was to take place, this could impact on the level of revenue raised for affordable housing development.

Commuted Sums

In some circumstances the Council may consider accepting commuted sums as opposed to the delivery of affordable housing units on some sites. In 2012/13, Midlothian Council received £240,000 to support affordable housing development.

Non Traditional Financial Models of Finance

Midlothian Council has worked with partners to procure housing through innovative methods. For example, it has worked with the Scottish Futures Trust to tender for housing units via the National Housing Trust model and is seeking consent from Scottish Ministers to act as a lender to RSLs in order that they are able to access private finance for development. In addition, the Empty Homes Scheme involving the use of interest free loans for empty home owners in order that their home can be renovated and used to provide affordable rented housing, is being piloted during 2013/14.

8 Energy Efficiency and Environmental Standards

Midlothian Council is committed to ensuring that our properties have the highest levels of energy efficiency. For instance, the Council's earlier energy efficiency requirement for any development for which a Building Warrant application had been made after May 2007 was that they out-performed the Building Regulations by either

- 15% if only low- and zero-carbon technology (LZCT) were used; or
- 20% if there were some reliance on improved insulation.

Below are some examples of Council and RSL projects which have met and/or outperformed relevant energy efficiency standards.

Energy Efficiency in Council New Build Housing

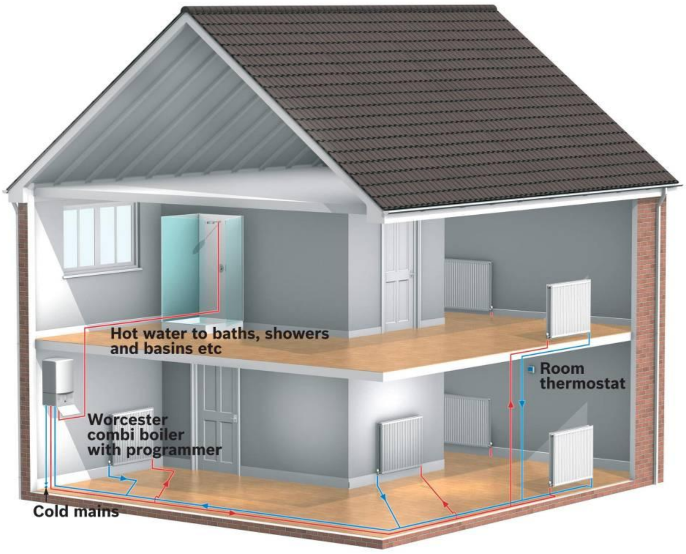
On recent Phase 1 Council Housing developments, all dwellings were designed with enhanced insulation while:

- Detached, semi-detached and terraced houses and top floor flats will have solar panels, a system boiler and a hot water cylinder [Figure 8.1];
- Lower floor flats will have combi boilers [Figure 8.2].

In addition, at the New Park Gardens, Gorebridge Eastfield Drive, Penicuik and Woodburn Road, Dalkeith sites, 100% provision of solar water heating has been achieved.

Figure 8.1 – Solar Panels on Council New Build

Figure 8.2 – Combi Boiler in Council New Build



At Midlothian Council's Extra Care Housing Development at Eastfield Drive there are several innovative approaches to improved energy efficiency which benefits the residents. A Combined Heat and Power Plant has been installed which generates heat and electricity for the 32 extra care flats which reduces the cost of fuel bills for these tenants and is also more efficient than being reliant on the national grid for all electricity needs. Sunpipes have also been used in the building which provide daylight in areas not well served by natural light which reduces the cost of lighting, thereby leading to savings whilst also making these areas look more attractive to residents (as shown in Figure 8.3).

Figure 8.3: Example of a Sunpipe

Energy Efficiency in RSL New Build Housing- Melville HA

Melville installed SolarSmart water heating panels to 47 properties and gas saver devices to all 133 properties at the Langlaw Road, Mayfield project, thereby making homes more energy efficient and providing the tenants with savings in energy bills.

Melville also participated in the Community Energy Saving Programme (CESP), a 3-year UK Government-led initiative to help improve the energy efficiency of its existing housing stock in deprived areas to help reduce carbon emissions and drive down fuel poverty. The RSL received £1.933m in CESP funding for External Wall Insulation of 300 properties, replacement of 100 inefficient heating systems and installation of draught proofing measures to 180 properties through the Community Energy Saving Programme. This project will:

- Reduce heating bills and energy costs for tenants
- Reduce the buildings' carbon footprint
- Complement the improved energy efficiency achieved from a recent replacement window programme.

Further phases of energy efficiency projects in deprived areas are being planned in conjunction with Midlothian Council

Energy Efficiency in RSL New Build Housing- Dunedin Canmore HA

Suttieslea Phase 2 project was built on a brownfield site to meet one of RSL's sustainability targets. Furthermore the project has an energy performance rating of B, achieved by increasing the insulation and using an energy efficient boiler. This rating outperformed RSL's own energy strategy action plan which had set a target rating of C for new build developments. This project meets the 2010 building regulations. In addition, RSL also provides on demand energy advice to the tenants.

Energy Efficiency Standard for Social Housing

This is aimed at improving the energy efficiency of social housing in Scotland to:

- Reduce energy consumption, fuel poverty and the emission of greenhouse gases.
- Make a significant contribution to reducing carbon emissions by 42 per cent by 2020 and 80 per cent by 2050 in line with the requirements set out in the Climate Change (Scotland) Act 2009.

Scotland's Sustainable Housing Strategy[11]

The Strategy sets out the Government's vision for warm, high quality, affordable, low carbon homes and a housing sector that helps to establish a successful low carbon economy across Scotland. Its objectives are to:

- Deliver a step-change in provision of energy efficient homes to 2030 through retrofit and new build, as promised in the Infrastructure Investment Plan;
- Ensure that no-one in Scotland has to live in fuel poverty, as far as practicable, by 2016;
- Make a full contribution to the Climate Change Act targets, as set out in the Report on Proposals and Policies; and
- Enable the refurbishment and house-building sectors to contribute to and benefit from Scotland's low carbon economy and to drive Scotland's future economic prosperity.

Through the SHIP, future new builds will help meet some of the Government outcomes set out in this Strategy including:

- A reduction in the number of people living in fuel poverty, with lower fuel bills and increased comfort for all households.
- Maximisation of the potential of innovative design and construction techniques to deliver more, greener homes as part of sustainable neighbourhoods.

Council and RSL Future Energy Efficiency Plans

All developing landlords will continue to give consideration to using a combination of technology and passive measures on all new projects and will use the appropriate measures available to meet relevant regulations.

The Main Issues Report for the Midlothian Local Development Plan is exploring the Council's approach to Climate Change. This includes seeking views on the way forward on energy for buildings, and the relationship between Building Standards and Planning roles in this respect. It is also reviewing some of the wider climate change responsibilities for development including taking account of flood risk, and improving biodiversity in association with development.

[11] http://www.scotland.gov.uk/Resource/0042/00425697.pdf

Overall, Midlothian Council and partner RSLs will ensure that future new build developments meet the new energy efficiency standard for social housing while also supporting the Government’s vision in the new Scotland’s Sustainable Housing Strategy.

9 Housing Needs and Equalities

The Council and its partners are committed to the provision of a wide range of accommodation to address the needs of various groups. New build provision will aim to address in particular the needs of wheelchair-disabled clients and bespoke homeless accommodation. The categorisation of housing types is as follows:

- General needs housing. Whilst these are considered general needs, the housing is built to the 'housing for varying needs' and modern building standards and can therefore be more easily adapted to meet the needs of tenant with particular needs.
- Particular needs housing was set at up to a target of 5% of new housing being provided for these households. These include amenity and wheelchair housing and other forms of housing, such as extra care housing.

Housing needs of older people and people with disabilities

Midlothian has a growing population of older people and it is evident that a larger proportion will require to live independently in their own home with support as required. Estimating the number of people in Midlothian who have physical or complex disability is not straightforward as there is no consensus on definition. The Lothian Joint Physical & Complex Disability (JPCD) Strategy estimates the number of adults (16-64 years) in Midlothian with a physical or complex disability as 4,790[12]. And the Scottish Household Survey 2001 and 2002 suggests that this breaks down as follows:

- Physical disability 80% (c.3,800 as proportion of the 4,790)
- Visual disability 6% (c.300)
- Hearing disability 6% (c.300)
- Speech disability 2% (c.100)
- Other (mental health predominantly) 5% (c.100)

In addition, Midlothian Council has a waiting list for households with specific health requirements where an applicant needs to move home in order to alleviate their medical needs:

- Medical Category A is awarded when it is agreed that an applicant can no longer to continue to live in their current accommodation with 103 Applicants currently within this category and awaiting suitable accommodation.

[12] Midlothian Joint Physical and Complex Disability Strategy 2009- 2011

- Medical Category B is awarded where is agreed that rehousing would be of significant benefit to the applicant's health/level of independence, with 449 applicants currently within this category and awaiting suitable accommodation.[13]
- There are 225 households on the Housing List awaiting sheltered housing accommodation.

In addition, Midlothian's Older Peoples Strategy 2011 - 2015 noted some key demographic changes that are occurring in Midlothian:

- There are approximately 14,000 people over the age of 65 in Midlothian, forming around one-sixth of the population.
- Between 2011 and 2021 this number is expected to grow by 30%, forming one-fifth of the population.
- Over the next twenty years this number is expected to grow by 55%, forming one-quarter of the population.
- The number of people in Midlothian over the age of 75 is expected to double over this twenty year period, and the number of people over the age of 90 is expected to treble.

Dementia Housing Need

Dementia is a major cause of disability among older people and it constitutes one of the greatest challenges currently facing families and health and social care services[14]. With the projection that the dementia population in Midlothian is set to rise by 120% by 2035 (Table 9.1); the demand for specialist housing will also increase.

Table 9.1 Projected number of people with dementia in Midlothian

Age	2010	2015	2020	2025	2030	2035	% Increase
Total	1283	1475	1723	2080	2398	2832	120.7%

As part of the Council's commitment to provide suitable accommodation to people living with dementia, the housing requirements of people living with dementia were taken into consideration in designing the Extra Care Home in Penicuik. Housing will continue to work

[13] Figures correct at of June 2013
[14] Service-related needs of older people with dementia

with the multi-agency Dementia Demonstrator Site[15] Steering group to ensure that future housing developments continue to take into consideration the accommodation requirements of people with dementia.

Extra Care Housing

A key feature of the approach towards providing suitable housing options for elderly people with particular needs will be the development of extra care housing in Midlothian. The Council is funding the development of a 32 Extra Care Flats in Penicuik in Midlothian. Extra Care Housing provision is designed with the needs of frailer older people in mind and with varying levels of care and support available on site. People who live in Extra Care Housing have their own self contained homes, accessed through their own front doors and have the same secure tenancy agreement as other council tenants, but the properties are designed for those with varying needs including impaired mobility, hearing, sight or cognitive function.

In addition, there is a communal Hub building with facilities located onsite, including the residents' lounge, a guest suite to accommodate visitors, laundry facilities, a restaurant and cafes, and large communal gardens. The Council is working with health colleagues to deliver a flexible, person centred telehealth care service in the building that will enable tenants to montitor their own conditions without having to visit their General Practitioner. The centre will also serve as a venue for additional health services, including an optician, physiotherapist and chiropodist. There is a community assisted bathing facility that can be used by health and care professionals for patients and clients with particular needs.

Figure 9.1: Building Progress at Extra Care Housing in Penicuik Project

[15] This is part of the Scottish Government's project to help local partnerships work together to develop whole-system approaches to dementia, including through redesign and disinvestment in institutional services to invest in the community.

As it is likely that several residents will be living with dementia, the development will incorporate best practice for the design of housing to assist people with varying degrees of dementia, including avoiding long, monotonous corridors, and creating “landmark” features. Also, the garden will be designed with consideration for active involvement and sensory stimulation. The picture below shows that the extra care flats will retain the “look” of other Council homes to be built in the area. The Penicuik development is planned for completion in the autumn of 2013.

Households with Complex Care Needs

People with learning disability and complex care needs generally require specialised support, both in terms of care and housing. Consequently, packages of care for people in this group are generally very resource intensive and expensive. In Midlothian 42 adults have been identified as having a learning disability and complex needs. In addition, a significant number of young people who require specialised housing now or in the near future have also been identified (21 people aged between nine and twenty-two years old). The average cost of providing housing with care and support to each of these individuals is projected to be of £166,000 per person, per annum. Provision of suitable housing located with appropriate support on site would significantly reduce the cost of providing the appropriate level of support. In order to help address the housing needs of some of those identified as having complex care needs, Midlothian Council is currently considering the feasibility of developing a core and cluster model of 12 units as part of the Phase 2 New Build Programme.

Armed Forces

Midlothian Council, NHS Lothian and partner organisations, working with the Ministry of Defence have established the Midlothian Armed Forces Covenant. This presents an opportunity for these organisations to bring their knowledge, experience and expertise to bear on the provision of support services, help and advice to members of the Armed Forces Community.

Research conducted into the housing needs of ex-personnel indicated armed forces, and their families have specific housing needs that require support[16] For example, some

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[16] www.homeless.org.uk/veterans

armed forces personnel may have sustained injuries during recent conflict which requires housing suitable for their needs. An organisation called "Houses for Heroes Scotland" recognises these specific needs and let 614 houses in 74 locations in Scotland. In recognition that some injured personnel may have been based at Glencorse Barracks, near Penicuik, it is intended that a small development of houses are built in Midlothian, specifically for disabled ex-personnel. The Scottish Government has agreed £280,000 to subsidise the cost of developing 8 houses and Midlothian Council is providing assistance with locating a suitable site.

Adaptations to Existing Housing Stock

Significant investment in property is required annually to ensure households with mobility needs are able to remain in their own home with funding from Private Sector Housing Grant, the Council's Housing Revenue Account and RSLs. Table 9.2 shows investment during 2012/13 in terms of adaptations to council housing and private sector housing. The types of adaptations include installing wet floor showerooms and chairlifts. In addition, the Council funds smaller adaptations to assist people to live safely in their own home, although this is not funded via Housing Revenue Account or Private Sector Housing Grant.

Table 9.2: Council Housing and Private Sector Housing Adaptations 2012/13

Year	Council		Private Sector		Total	
2012/13	No.	Cost	No.	Cost	No.	Cost
	109	£454,539	113	£410,653	222	£865,193

Projections for future adaptations suggest significant increases in the number of adaptations and the level of investment required for this. Projections, which are set out in Appendix 1, indicate that the total number of adaptations will increase from 222 in 2012/13 to 466 in 2017/18. If this projection is realised this would require a considerably increased level of investment to carry these adaptations out which could have a significant impact on future rents charged by social landlords and the capacity of exisiting resources to meet this need. However, the need for adaptations will be monitored annually as there has been some recent fluctuations in the demand for adaptations and projections have not taken into account the investment in certain housing types, such as Extra Care Housing and reuse of exisiting adaptations within the housing stock.

Gypsy Travellers

The Midlothian and East Lothian Councils are currently implementing the recommendations of a research study on the housing needs of Gypsy Travellers, with an agreement reached on undertaking site improvements. A Working Group comprising of Gypsy Travellers representatives, Officers from East and Midlothian Councils and Shelter have met and have agreed on development priorities for the site. Development work is being taken forward by East Lothian Council on behalf of both Councils.

Minority Ethnic Groups

In October 2007, ODS Consulting was commissioned to undertake a study on the housing needs of minority ethnic communities in six council areas: East Lothian, City of Edinburgh, Fife Council, Midlothian, Scottish Borders and West Lothian Councils. The research was aimed at exploring the housing circumstances, needs and preferences of minority ethnic communities, who reside in the local authority areas. According to the report, analysis of the 2001 Census identified that in 2001, 2.6 per cent of the population (2,159 individuals) in Midlothian were from a minority ethnic community. This is likely to have increased substantially since then.

The report further noted the following[17]:

- Most minority ethnic communities in Midlothian demonstrate high levels of renting from a private landlord when compared to the white community.
- All minority ethnic communities have a higher rate of owner occupation than the white community.
- Although the percentage increases in owner occupation are quite high the actual numbers of new home owners in minority ethnic communities in Midlothian are relatively low.
- Consultation with minority ethnic communities has identified that affordability of owner occupied accommodation is a key factor in determining where to live (as would be the case for all communities). Many minority ethnic communities revealed that in order to access a home large enough for their family they often found themselves looking at houses at the top end of the housing market.

[17] Assessing the Housing Needs of Minority Ethnic Communities in Midlothian (May 2008)

Women Experiencing Domestic Abuse

Melville Housing Association recently completed a refuge in Midlothian consisting of self contained flats to offer temporary furnished accommodation to victims of domestic abuse until permanent accommodation can be found. Flats are let to and managed by Midlothian Women's Aid.

The refuge builds on the success of another refuge in Midlothian that has been successfully operating since 2005 under the same ownership and management arrangement. The person centred support offered at these refuges gives women and their children every chance of remaining free from domestic abuse

Equality Impact Assessment (EIA)

Midlothian Council is committed to ensuring equality of opportunity and combating discrimination through a series of specific equal opportunities and anti-discriminatory policies. The Council has embedded equalities principles into strategic planning as well as service delivery. We have included an equalities assessment in the policy review process to ensure that each policy complies with equalities requirments. There are agreed diversity schemes which have an impact on the housing services and are monitored and reported on.

The council carried out an Impact Assessment to ensure that the Strategic Housing Investment Plan takes the needs of all Equality Strands into account. The assessment found no evidence that any direct discrimination will arise from any part of the strategy.

10 Conclusion

Since 2006, Midlothian Council and partner organisations have delivered an impressive 1,251 new build properties. Nevertheless, as the demand for affordable housing continues to grow at a significant rate, the next 5 years present the Council with further challenges to meeting housing need. The Midlothian Strategic Housing Investment Plan 2013/14 – 2017/18 sets out the Council and partners priorities for investing in affordable housing over the next 5 years to ensure the best use of available resources to meet this need.

If you have any comments or queries on the content of this document, please contact Anthony Olowoyeye at Midlothian Council for more information.

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Appendix 1

STRATEGIC HOUSING INVESTMENT PLAN 2013/14 - 2017/18

AFFORDABLE HOUSING SUPPLY PROGRAMME - DRAFT FIVE YEAR STRATEGIC LOCAL PROGRAMME - 2013-2018

Table 1 - Years 1 & 2 2013/14 - 2014/15

Resource Planning Assumption £3.536 **New money for Local Programmes** £3.536

Project Address	Sub-Area	Priority	Developer	Units by Tenure						Units By Built Form				Units by Type				Greener Standards Y/N	Est. or Act. Approval Date - Fin. Year	PRE-2013/14	Unit Site Starts		Unit Completions		Geographic Benchmark Code	Geographic Benchmark 3P Equivalent	Grant per Unit (3p equivalent excl. Council) Project	TOTAL SG Grant
		Low / Medium / High		Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	Total Units	Rehab	Off the Shelf	NB	Total Units	GN	PN*	Type of Particular Need Unit	Total Units by Type				2013/14	2014/15	2013/14	2014/15				
Eastfield Drive, Penicuik	A	High	Midlothian Council	62					**62**			62	62	30	32	Extra Care	**62**	**N**	2012/13	62			62		**10**	**0.03**		**£1.679**
Eastfield Drive Phase 3, Penicuik	A	Medium	Midlothian Council	18					**18**			18	18	18			**18**	**N**	2013/14		18			18	**10**	**0.03**		**£0.132**
Craigiebield Crescent, Penicuik	A	Medium	Midlothian Council	17					**17**			17	17	17			**17**	**N**	2013/14		17			17	**10**	**0.03**		**£0.133**
Eastfield Farm Road, Penicuik	A	Medium	Midlothian Council	27					**27**			27	27	27			**27**	**N**	2013/14		5			5	**10**	**0.03**		**£0.037**
Edgefield Road Loanhead	A	Medium	Midlothian Council	38					**38**			38	38	38			**38**	**N**	2013/14		38			38	**10**	**0.03**		**£0.605**
McNeill Terrace, Loanhead Rehab	A	High	Midlothian Council	10					**10**	**10**			10	10			**10**	**N**	2013/14		10		10		**10**	**0.03**		**£0.300**
Potential Off the Shelf Project	A	Medium	Midlothian Council	5					**5**			5	5	5			**5**	**N**	2013/14		5			5	**10**	**0.03**		**£0.300**
Woodburn Road, Dalkeith	B	High	Midlothian Council	14					**14**			14	14	14			**14**	**N**	2012/13	14			14		**10**	**0.03**		**£0.164**
Jackson Street, Penicuik	A	High	Midlothian Council	14					**14**			14	14	14			**14**	**N**	2013/14			14		14	**10**	**0.03**		**£0.644**
* Houses for Heroes, Penicuik	A	High	TBC	8					**8**			8	8		8		**8**	**Y**	2013/14		8			8				**£0.000**
Suttieslea Phase 2, Newtongrange	B	High	Dunedin Canmore		15				**15**			15	15	15			**15**	**N**	2009/11	15			15		**8**	**0.03**	**£0.031**	**£0.377**
Suttieslea Phase 2, Newtongrange	B	High	Dunedin Canmore	6					**6**			6	6	6			**6**	**N**	2009/11	6			6		**6**	**0.042**	**£0.056**	**£0.328**
Kippielaw Dalkeith (Taylor Wimpey)	B	High	Melville HA	20					**20**			20	20	20			**20**	**N**	2012/13	20			20				**£0.043**	**£0.862**
Dewar Park (Persimmon), Gorebridge	B	High	Dunedin Canmore		24				**24**			24	24	24			**24**	**N**	2010/13		24			24	**8**	**0.03**	**£0.030**	**£0.704**
Potential Off the Shelf Project	B	Medium	Midlothian Council	5					**5**			5	5	5			**5**	**N**	2013/14		5			5	**10**	**0.03**		**£0.300**
Thornybank Dalkeith (SR)	B	High	Places for People	11					**11**			11	11	11			**11**	**N**	2013/14		11			11			**£0.042**	**£0.466**
Thornybank Dalkeith (MMR)	B	High	Places for People		14				**14**			14	14	14			**14**	**N**	2013/14		14			14			**£0.030**	**£0.460**
Wester Cowden, Dalkeith	B	Medium	Dunedin Canmore		20				**20**			20	20	20			**20**	**N**	2014/15			20		20	**8**			*****
Total				**255**	**73**	**0**	**0**	**0**	**328**	**10**	**0**	**318**	**328**	**288**	**40**		**328**				**155**	**34**	**127**	**179**				**£7.491**

*** Requires Council lending**

STRATEGIC HOUSING INVESTMENT PLAN 2013/14 - 2017/18

AFFORDABLE HOUSING SUPPLY PROGRAMME - DRAFT FIVE YEAR STRATEGIC LOCAL PROGRAMME - 2013-2018

Table 2 - Year 3 2015/16

Resource Planning Assumption £1,725,000

Project Address	Sub-Area	Priority	Developer	Units by Tenure						Units By Built Form				Units by Type				Greener	Est. or	Unit Starts				Unit Completions			Geographic	Geographic	Grant per	TOTAL SG
		Low / Medium / High		Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	Total Units	Rehab	Off the Shelf	NB	Total Units	GN	PN*	Type of Particular Need Unit	Total Units by Type	Standards Y/N	Act. Approval Date - Fin.	PRE-2015/16	2015/16	2016/17	2017/18	2015/16	2016/17	2017/18	Benchmark Code	Benchmark 3P Equivalent	Unit (3p equivalent excl. Council)	Grant
Kirkhill Road, Penicuik	A	Nedium	Midlothian Council	35					35			35	35	35			35	N	2014/15	35				35			10	0.03		£1.610
Old Edinburgh Road, Penicuik	A	Medium	Midlothian Council	16					16			16	16	16			16	N	2014/15	16					8	8	10	0.03		£0.736
Rosewell Road, Bonnyrigg	B	High	Midlothian Council	69					69			69	69	69			69	N	2014/15		69				12	57	10	0.03		£3.174
Seafield Rd Bilston (MHA)	A	Medium	Melville HA	12					12			12	12	12			12		2015/16		12				12				£0.058	£0.696
Seafield Rd Bilston (MHA)	A	Medium	Melville HA	12					12			12	12	12			12		2015/16		12				12				£0.058	£0.696
Gorton Loan Rosewell (Bett Homes)	B	Medium	Dunedin Canmore		16				16			16	16	16			16		2015/16		16				16		8	0.03	£0.030	£0.480
Gorton Loan Rosewell (Bett Homes)	B	High	Melville HA	28					28			28	28	26	2	Amenity	28		2015/16		28				28				£0.058	£1.624
Newtongrange	B	Medium	Places for People	20					20			20	20	18	2		20		2015/16		20				20				£0.058	£1.160
Total				192	16	0	0	0	208	0	0	208	208	204	4		208				157	0	0	35	108	65				£10.176

STRATEGIC HOUSING INVESTMENT PLAN 2013/14 - 2017/18

AFFORDABLE HOUSING SUPPLY PROGRAMME - DRAFT FIVE YEAR STRATEGIC LOCAL PROGRAMME - 2013-2018

Table 3 - Years 4 & 5 2016/17 & 2017/18

Resource Planning Assumption £2,193,000

Project Address	Sub-Area	Priority Low / Medium / High	Developer	Units by Tenure: Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	Total Units	Units By Built Form: Rehab	Off the Shelf	NB	Total Units	Units by Type: GN	PN*	Type of Particular Need Unit	Total Units by Type	Greener Standards Y/N	Est. or Act. Approval Date - Fin.	PRE-2016/17	Unit Starts 2016/17	Unit Starts 2017/18	Unit Completions 2016/17	Unit Completions 2017/18	Geographic Benchmark Code	Geographic Benchmark 3P Equivalent	Grant per Unit (3p equivalent excl. Council)	TOTAL SG Grant
Stobhill Rd, Gorebridge	B	Medium	Midlothian Council	78					78			78	78	78			78	N	2016/17		78			78	10	0.03		£3.588
Polton Street, Bonnyrigg	B	Medium	Midlothian Council	24					24			24	24	24			24	N	2016/17		24			24	10	0.03		£1.104
Seafield Rd Bilston (DCHA)	A	Medium	Dunedin Canmore		28				28			28	28	28			28	N	04/16		28			28	8	0.03	£0.030	£0.840
Straiton, Straiton	A	Medium	Dunedin Canmore	10					10			10	10	8	2	amenity	10	N	04/16		10		10		8		£0.058	£0.580
Straiton Phase 2, Straiton	A	Medium	Dunedin Canmore		10				10			10	10	10			10	N	04/17			10		10	8	0.03	£0.030	£0.300
Total				**112**	**38**	**0**	**0**	**0**	**150**	**0**	**0**	**150**	**150**	**148**	**2**		**150**				**140**	**10**	**10**	**140**				**£6.412**

STRATEGIC HOUSING INVESTMENT PLAN 2013/14 - 2017/18

LOCAL AUTHORITY: **Midlothian Council**

TABLE 4 - AFFORDABLE HOUSING PRIORITIES - NOT FUNDED THROUGH THE AFFORDABLE HOUSING SUPPLYPROGRAMME

Project Address	Sub-Area	Priority	Developer	Programme	Est. or Act. Approval Date - Fin. Year	Unit Site Starts						Total Unit Starts	Unit Completions					Total Units Complete	Total SG Funding Required (if applicable)
						PRE-2013/14	2013/14	2014/15	2015/16	2016/17	2017/18		2013/14	2014/15	2015/16	2016/17	2017/18		
Unknown	A and B	N/A	TBC	National Housing Trust	2014/15				**75**		**75**				**75**		**75**		N/A
Various	A and B	N/A	Dunedin Canmore	Midlothian Empty Homes Loan Fund	2014/15			10			**10**			10			**10**		£0.125
Total							**0**	**0**	**10**	**75**	**0**	**85**	**0**	**10**	**10**	**75**	**0**	**85**	**£0.125**

TABLE 5.1: COUNCIL TAX ON SECOND AND EMPTY HOMES

COUNCIL TAX ON SECOND AND EMPTY HOMES	TAX RAISED	TAX USED TO ASSIST HOUSING	UNITS ASSISTED	TAX CARRIED FORWARD TO SUBSEQUENT YEARS
2011/12	£0.132	£0.132	Midlothian Council Phase 2 Project	**£0.000**
2012/13	£0.139	£0.139	Midlothian Council Phase 2 Project	**£0.000**

TABLE 5.2: PROJECTS ASSISTED BY COUNCIL TAX ON SECOND AND EMPTY HOMES

PROJECT	2011/12		2012/13	
	TAX USED	UNITS ASSISTED	TAX USED	UNITS ASSISTED
The Council uses the income from the Second and Empty Homes Council Tax Budget to reduce the amount of borrowing required for the Council's New Build Programme. This enables an increased total number of new homes completed by Midlothian Council.				
TOTAL	**£0.000**	**0**	**£0.000**	**0**

TABLE 6.1: DEVELOPER CONTRIBUTIONS

DEVELOPER CONTRIBUTIONS	SUM RAISED	SUM USED TO ASSIST HOUSING	UNITS ASSISTED	SUM CARRIED FORWARD TO 2012/13
2011/12	£0.000	£0.000	**0**	**£0.000**
2012/13	£0.240	£0.240	**32**	**£0.000**
	£0.240	**£0.240**	**32**	**£0.000**

TABLE 6.2: PROJECTS ASSISTED BY DEVELOPER CONTRIBUTIONS

PROJECT (1)		2011/12		2012/13		CONTRIBUTION TYPE
		SUM USED	UNITS ASSISTED (2)	SUM USED	UNITS ASSISTED	
Burnside Road, Gorebridge - Melville HA Site was completed in 2007/08 with a commitment that commuted sums would support the development of this Site.				£0.240	32	Commuted Sum
TOTAL		**£0.000**	**0**	**£0.240**	**32**	

Notes

1. Project can be either direct provision of affordable housing or other assistance to affordable housing.
2. If tax is used to contribute to housing provision enter the total number of units in the project, not the proportion assisted by tax.

STRATEGIC HOUSING INVESTMENT PLAN 2013/14 - 2017/18

LOCAL AUTHORITY: Midlothian Council

TABLE 7: ADAPTATIONS

Financial Year	Council Housing Stock		Private Housing Srock		Total	
	Number of Adaptations	Funding Requirement	Number of Adaptations	Funding Requirement	Number of Adaptations	Funding Requirement
2013/14	97	£0.404	115	£0.418	212	0.822
2014/15	122	£0.509	135	£0.491	257	1.000
2015/16	156	£0.651	157	£0.571	313	1.222
2016/17	198	£0.826	184	£0.669	382	1.495
2017/18	251	£1.047	215	£0.781	466	1.828
	824	£3.437	806	£2.930	1,630	£6.367

Notes:

1. The costs do not take into account the effects of inflation.
2. Projections have been calculated by an assessment of trends in terms of numbers of adaptations and the increase or decreease in demand based on the previous four financial years.
3. Adaptations costs have been calculated by calculating the average cost per adaptation in 2012/13.