

Midlothian Council

Local Housing Strategy 2021-2026



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1 Introduction

The Housing (Scotland) Act 2001 requires local authorities to prepare a Local Housing Strategy (LHS) for their area, supported by an assessment of housing need and demand. This Local Housing Strategy 2021 – 2026 is the sole strategic document for housing in Midlothian and as such, sets out the key housing issues to be addressed across all tenures in Midlothian. This LHS will embed equality issues into addressing homelessness, procurement, housing advice, new build and refurbishment, specialist housing services, fuel poverty and energy efficiency/climate change, housing management services, allocations and private sector housing.

The Local Housing Strategy's strategic vision for housing in Midlothian is that:

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

Our LHS Outcomes 2021-2026

In order that this vision is realised, the Local Housing Strategy must ensure that the following outcomes are realised within the five year period of the Strategy. These outcomes are:

- 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.

These outcomes will be enabled through the following activities that the Local Housing Strategy will monitor through the period 2021 – 2026:

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

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

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

Monitoring, Evaluation and Annual Updates of the Strategy to address changes, such as new legislation, and to monitor performance against targets.

Our Progress

Midlothian's previous Local Housing Strategy, published in 2013 set out an ambitious Strategy for the five year period with some key successes being:

- Completing 1,083 new build houses between 2008 and 2018.
- Committing to the development of 1,000 additional council homes.
- Completing an extra care housing complex at Cowan Court, Penicuik.
- Completion of housing for people with complex care needs at Teviot Court, Penicuik.
- Assisting 1,399 households in Midlothian to purchase their own home using Scottish Government home ownership schemes.
- The introduction of a new affordable housing tenure – Mid Market Rented Housing suitable for households in employment, with 127 units developed across Midlothian.
- Effective housing options advice and homeless prevention activities has led to a reduction in the level of homelessness.
- Use of bed and breakfast accommodation for homeless households will end on 30 November 2020
- Increasing the energy efficiency of many homes in Midlothian through measures such as external and cavity wall insulation, loft insulation and energy advice services to local residents across Midlothian.
- Old Dalkeith Colliery Gypsy/Traveller site has been substantially upgraded to provide improved facilities and amenities.

2 Requirements, Links and Outcomes

This chapter will provide details of the progress made since the last Local Housing Strategy as well as any outstanding outcomes which have still to be addressed.

Local Housing Strategy 2013-2017

Midlothian Council's previous LHS had the following outcomes:

- 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.

Following consultation with residents, tenants and stakeholders, it has been decided that the outcomes for this strategy should remain unchanged.

Progress

In order to address these outcomes, the following key actions have been achieved:

- Completed 1,083 new build houses between 2008 and 2018.
- Committed to the development of 1,000 additional council homes.
- Completed an extra care housing complex at Cowan Court, Penicuik.
- Completion of housing for people with complex care needs at Teviot Court, Penicuik.
- Assisting 1,399 households in Midlothian to purchase their own home using Scottish Government home ownership schemes.
- The introduction of a new affordable housing tenure – Mid Market Rented Housing
- Effective housing options advice and homeless prevention activities has led to a reduction in the level of homelessness.
- Use of bed and breakfast accommodation for homeless households will end on 30 November 2020.
- Increasing the energy efficiency of many homes in Midlothian through measures such as external and cavity wall insulation, loft insulation and energy advice services to local residents across Midlothian.
- Old Dalkeith Colliery Gypsy/Traveller site has been substantially upgraded to provide improved facilities and amenities.

This LHS consolidates and builds on the successes of the previous Strategy, recognising that while much has been accomplished, there is still more that can be done. Outstanding actions are detailed within the relevant key action tables within each chapter.

Key actions, consultations and Outcome Action Plan

The LHS 2021-2026 key actions are at the end of each chapter along with the consultation and engagement responses for each subject. Further details of our consultation process will be found in the 'Engagement and Consultation' chapter. The LHS Outcome Action Plan is at the end of the document – appendix 1.

Statutory Requirements

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

- Housing (Scotland) Act 2001
- Equality Act 2010 and the Equality Act 2010 (Specific Duties) (Scotland) Regulations 2012, 2015, and 2016
- House Condition (Housing (Scotland) Act 2006, Section 10
- Climate Change (Scotland) Act 2009 – Section 44
- Fuel Poverty (Targets, Definition and Strategy) (Scotland) Act 2019
- Scottish Housing Quality Standard (SHQS)
- Energy Efficiency Standard for Social Housing (EESH) Child Poverty (Scotland) Act 2017
- Public Bodies (Joint Working) (Scotland) Act 2014 (Section 53)
- Children and Young People (Scotland) Act 2014
- Place Principle
- National Planning Framework
- Scottish Planning Policy
- Planning (Scotland) Act 2019
- Community Empowerment (Scotland) Act 2015
- Getting It Right For Every Child (GIRFEC)

3 Equalities

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

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

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

The statutory duty requires consideration of the protected characteristics:

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

Integrated Impact Assessment

Midlothian Council is committed to tackling and reducing inequalities. Accordingly, provisions have been made for the mainstreaming of equalities in both preparing this LHS and in all aspects of planning for housing / delivery of LHS actions. The comprehensive approach taken to equalities is set out in our Integrated Impact Assessment – appendix *. This ensures the principle of equalities underpins all aspects of the LHS.

Equality Impact Assessment

Our Equality Impact Assessment (appendix *) findings were integrated into the key actions within the relevant chapters which have in turn, formed the basis of our Outcome Action Plan. Our Child Rights and Wellbeing Impact Assessment was undertaken as part of the Equality Impact Assessment.

Strategic Environmental Assessment (SEA)

The **Environmental Assessment (Scotland) Act 2005** places a statutory obligation of considering and if necessary undertaking a Strategic Environmental Assessment (SEA) of all public plans, programmes and strategies. Midlothian Council has carried out a pre-screening notification for the LHS as all decisions and options surrounding housing are assessed and consulted upon through the Local Development Plan process and have therefore avoided assessment duplication.

4 Engagement and Consultation

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

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

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

It should be noted that this LHS was developed throughout the Covid-19 pandemic and some traditional consultation methods could not be used e.g. face to face discussions and tenant meetings.

Stakeholders

The following stakeholders were consulted with:

- Tenants
- Waiting list applicants
- Residents
- Registered Tenants Organisations
- Resident and Tenants Groups
- Midlothian Tenants Panel

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

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

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

Engagement and Consultation Methods

The following consultation methods were employed:

- Social media
- SurveyMonkey
- Microsoft Teams virtual consultation meetings
- Zoom virtual consultation meetings

Initially stakeholders were provided with some background information on Local Housing Strategies and the broad areas to be examined and discussed. These areas were revisited throughout the development of this strategy at different points throughout the engagement process.

Place Principle

The Place Principle aims to encourage community involvement, break down boundaries and improve the resources and investments within Scotland's communities. It is an approach the service will adopt to change based upon a shared understanding of what that place is for and what it wants to become with partners and communities collaboratively agreeing the joint actions required to make that happen. The Place Principle was central to the LHS consultation, respondents were asked to use it when considering:

- How services and local communities can work together to improve Midlothian's towns and villages
- How resources, services and assets are currently directed and used by local communities
- How resources, services and assets should be directed to improve Midlothian's towns and villages

Consultation

The initial consultation period was held between Monday 3 August and Friday 28 August 2020. Midlothian residents were encouraged to complete an online survey, attend a virtual meeting or email/text/phone with their comments.

Virtual meetings were held using Zoom and Microsoft Teams on:

- Friday 14 August at 1pm
- Tuesday 18 August at 10am
- Wednesday 19 August at 11am
- Thursday 20 August at 12noon
- Tuesday 25 August at 10am
- Wednesday 26 August at 11am
- Thursday 27 August at 12noon

The consultation was promoted on the Midlothian Council website, Facebook, Twitter and the weekly Midlothian Council Staff Newsletter. It was also promoted by the

Midlothian Advertiser and Scottish Housing News. A small number of paper surveys were posted to those who requested them.

Midlothian Council to host online housing consultation sessions

Published 7 August 2020

BITE SIZE BRIEFINGS
10th September 2020
at 9.30am - 12.45pm
Delivered via Zoom

Annual Assurance Statement
Lessons learned from year one & outcome of the SHR consultation

The Scottish Housing Regulator launched their Lessons learned from the Annual Assurance Statement report at the end of March. A lot has happened since then and in response to COVID-19 they are currently consulting with the sector. The consultation closes on 14th August.

This event gives delegates the chance to hear about lessons learned from year one AND the outcome of the most recent consultation on the Annual Assurance Statement.

Costs: Members £140.00 | Non-Members £190.00

3 Delegates
For the price of 2

CLICK HERE TO BOOK YOUR PLACE TODAY

Delivered via Zoom

Midlothian Council is due to hold an online consultation session on a draft Local Housing Strategy (LHS) to cover the period 2020-2025.

The council is asking locals to join an online chat about how it can improve housing in the region.

The LHS is a five-year strategic document which sets out the council's plans to improve housing provision in the area.

As part of this, the council is carrying out a consultation to find out what ideas and suggestions local residents have about housing in the area.



Scottish Housing News – 7 August 2021

Midlothian Council
Housing
Local Housing Strategy 2020-2025

What is the Local Housing Strategy (LHS)?

All Local Authorities have to provide a Local Housing Strategy - a five year strategic document which sets out the Local Authority's plans to improve housing and housing provision in the area. Midlothian Council is currently working on a draft Local Housing Strategy to cover the period 2020 to 2025 and we need your ideas and suggestions on the following areas:

- Place Making and Communities
- Homelessness
- Specialist Housing Provision
- Fuel Poverty, Energy Efficiency and Climate Change
- Housing Conditions

What will we do with your comments and suggestions?

Your comments and suggestions will be added to the draft LHS which will be viewed by your local councillors in October 2020. Following that the draft LHS will require further consultation and feedback before the document is finalised and returned to your elected members for consideration at the end of the year.

What else should you know about the LHS?

The LHS is at a very early stage and as such we do not have a document to share with you. At this point we want your ideas and suggestions on a variety of housing issues so these can be incorporated into a draft document.

Thank you for your valuable and essential feedback. If you require any further information about the Local Housing Strategy please contact us on 01269 863454.

How to Join

The Scottish Government and COSLA (The Convention of Scottish Local Authorities) have asked that we use the Place Principle when writing the Local Housing Strategy. The Place Principle aims to encourage community involvement in local decision making and to ensure the housing and homelessness services locally run communities. It is an approach that works with other housing based users a shared understanding of what that place is for and what it needs to become with partners and communities collaboratively agreeing the joint actions required to make that happen and doing them. Please consider the Place Principle when submitting your ideas by thinking about the following:

- How can services and local communities work together on these issues to improve Midlothian's homes and villages?
- How ~~can~~ ~~services~~ ~~and~~ ~~local~~ ~~communities~~ ~~work~~ ~~together~~ ~~on~~ ~~these~~ ~~issues~~ ~~to~~ ~~improve~~ ~~Midlothian's~~ ~~homes~~ ~~and~~ ~~villages~~?
- How ~~can~~ ~~services~~ ~~and~~ ~~local~~ ~~communities~~ ~~work~~ ~~together~~ ~~on~~ ~~these~~ ~~issues~~ ~~to~~ ~~improve~~ ~~Midlothian's~~ ~~homes~~ ~~and~~ ~~villages~~?
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1 Place Making and Communities

When thinking about your neighbourhood - how ~~can~~ ~~services~~ ~~and~~ ~~your~~ ~~local~~ ~~community~~ ~~work~~ ~~together~~ ~~to~~ ~~improve~~ ~~the~~ ~~area~~?

When thinking about your neighbourhood - how ~~can~~ ~~services~~ ~~and~~ ~~your~~ ~~local~~ ~~community~~ ~~work~~ ~~together~~ ~~to~~ ~~improve~~ ~~the~~ ~~area~~?

When thinking about your neighbourhood - how ~~can~~ ~~services~~ ~~and~~ ~~your~~ ~~local~~ ~~community~~ ~~work~~ ~~together~~ ~~to~~ ~~improve~~ ~~the~~ ~~area~~?

When thinking about your neighbourhood - how ~~can~~ ~~services~~ ~~and~~ ~~your~~ ~~local~~ ~~community~~ ~~work~~ ~~together~~ ~~to~~ ~~improve~~ ~~the~~ ~~area~~?

2 Homelessness

When thinking about homelessness in Midlothian - how ~~can~~ ~~services~~ ~~and~~ ~~your~~ ~~local~~ ~~community~~ ~~work~~ ~~together~~ ~~to~~ ~~improve~~ ~~the~~ ~~area~~?

When thinking about homelessness in Midlothian - how ~~can~~ ~~services~~ ~~and~~ ~~your~~ ~~local~~ ~~community~~ ~~work~~ ~~together~~ ~~to~~ ~~improve~~ ~~the~~ ~~area~~?

3 Specialist Housing Provision (all types of specialist housing including supported accommodation, sheltered, accessible housing, adapted housing, housing for the armed forces, key workers and LGBT+ residents)

When thinking about your neighbourhood - how ~~can~~ ~~services~~ ~~and~~ ~~your~~ ~~local~~ ~~community~~ ~~work~~ ~~together~~ ~~to~~ ~~improve~~ ~~the~~ ~~area~~?

When thinking about your neighbourhood - how ~~can~~ ~~services~~ ~~and~~ ~~your~~ ~~local~~ ~~community~~ ~~work~~ ~~together~~ ~~to~~ ~~improve~~ ~~the~~ ~~area~~?

4 Fuel Poverty, Energy Efficiency and Climate Change

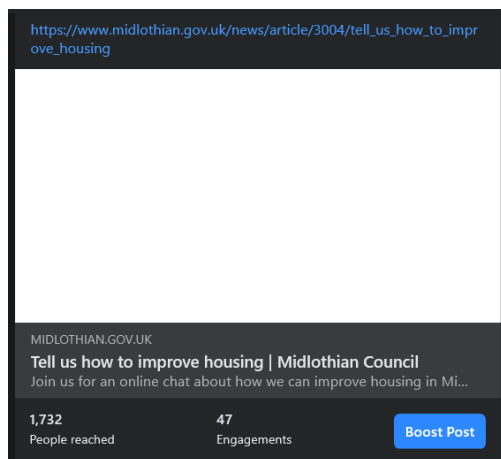
When thinking about your neighbourhood - how ~~can~~ ~~services~~ ~~and~~ ~~your~~ ~~local~~ ~~community~~ ~~work~~ ~~together~~ ~~to~~ ~~improve~~ ~~the~~ ~~area~~?

When thinking about your neighbourhood - how ~~can~~ ~~services~~ ~~and~~ ~~your~~ ~~local~~ ~~community~~ ~~work~~ ~~together~~ ~~to~~ ~~improve~~ ~~the~~ ~~area~~?

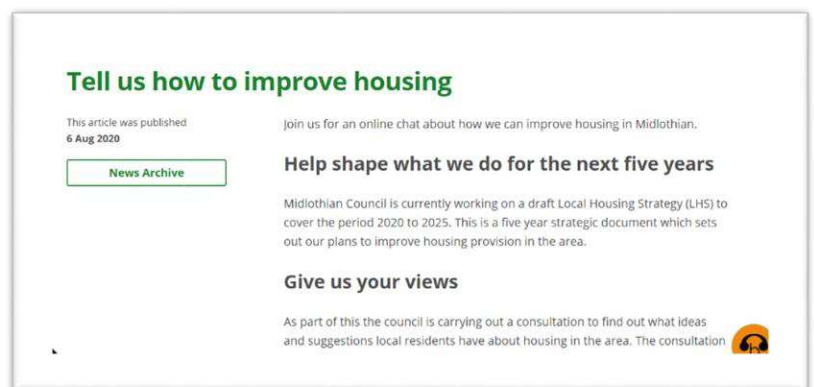
Local Housing Strategy survey – August 2021

Stakeholder comments and suggestions

The consultation process generated numerous comments of a wide ranging nature. All comments have been incorporated into the Key Actions section within the relevant chapters. The Key Actions were then used to create the Outcomes Action Plan (appendix 2). Complaints of an individual nature (e.g. complaint that a bin has not been emptied), were removed from the action plan outcomes but were followed up by Midlothian Council's Contact Centre.



Midlothian Council website – 6 August 2021



'Midlothian Council Housing Information' Facebook page

Details of the following documents can be accessed using the links below:

- Tenant Participation and Consultation Strategy
- Equality Impact Assessment
- Children's Right and Wellbeing Impact Assessment
- Health Impact Assessment
- Equalities and Human Rights Impact Assessment

5 Local Context

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

Housing Need and Demand Assessment (HNDA)

The Housing (Scotland) Act 2001 places a duty on local authorities to prepare an LHS supported by an assessment of housing provision. A Housing Need and Demand Assessment is a key part of the evidence base for the LHS. As Midlothian is part of the south-east Scotland housing market area, HNDAs are prepared to cover the south-east Scotland Strategic Development Planning Area or 'SESplan' area. At local authority level, HNDAs should inform individual Local Development Plans and Local Housing Strategies. The purpose of the LHS is to provide strategic direction to tackle housing need and demand (as identified through the HNDA) and inform future investment in housing and related services across a local authority area.

Strategic Housing Investment Plan (SHIP)

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

About Midlothian

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

The population of Midlothian accounts for 1.6% 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.¹ Chart 3.1 below, shows the projected population increase for the Midlothian area; it is estimated that by 2041 the population will have risen to 115,697 which is a 31% increase in 25 years.

¹ https://www.nrscotland.gov.uk/files//statistics/council-area-data-sheets/midlothian-council-profile.html#population_projections

Chart 3.1: Area Population Projections for Midlothian (2016 projections)

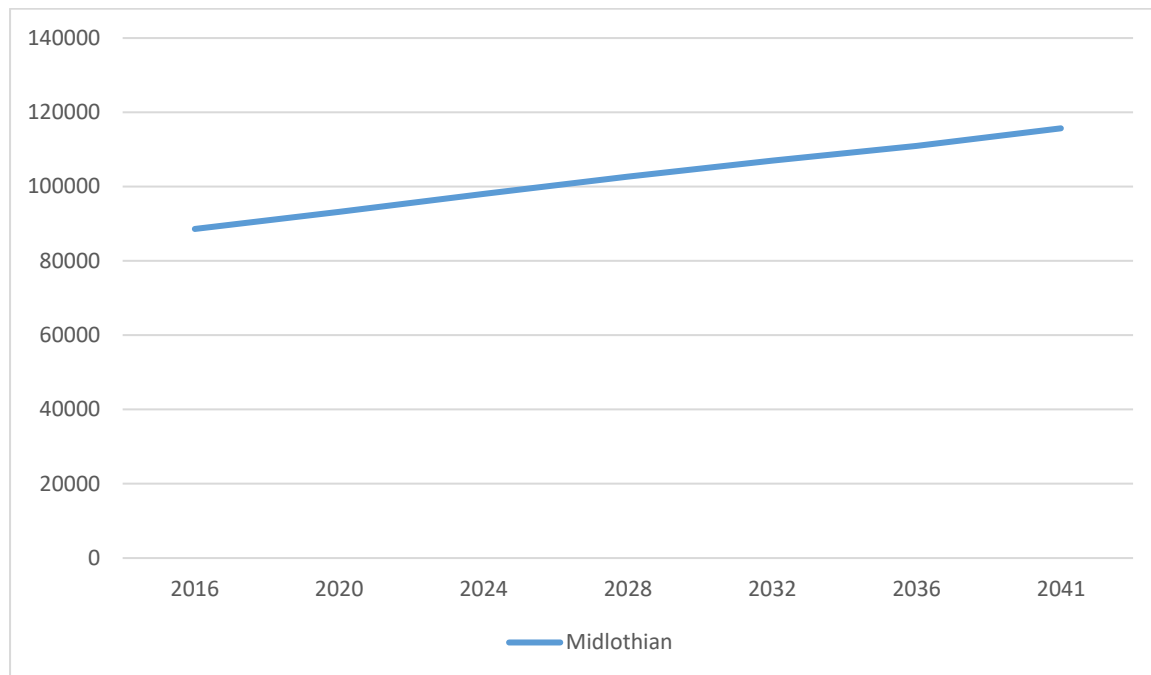


Table 3.1 below shows that the population of all age groups is projected to increase with the 75+ age group doubling by 2041. This is followed by the 0 to 15 age group (30%), the 65 to 74 group (26%), the 45 to 64 group (25%), the 16 to 24 group (24%) and the 25 to 44 age group increasing by 20%.

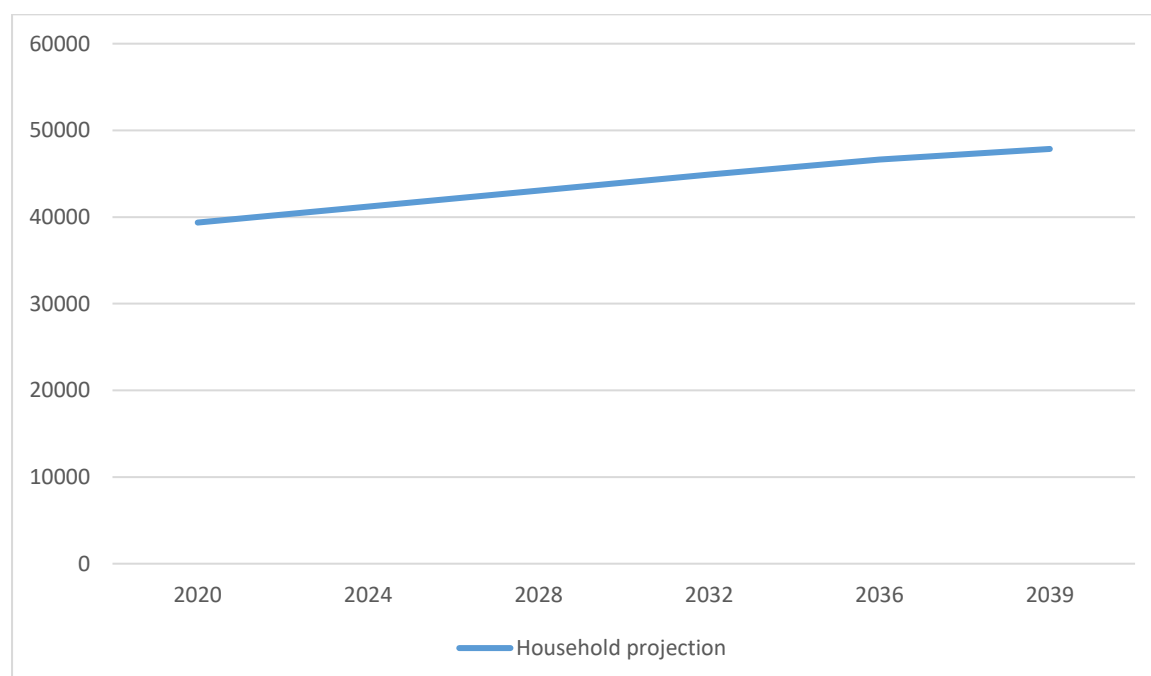
Table 3.1: Projected population, by age group, in Midlothian, 2016-2041

Age group	Base year	Projected years						% Increase
	2016	2020	2024	2028	2032	2036	2041	
0 to 15	16,884	18,178	19,418	20,279	20,848	21,452	21,934	30%
16 to 24	8958	8457	8555	9415	10,275	10,633	11,129	24%
25 to 44	21,613	23,611	25,337	25,930	26,155	25,835	25,841	20%
45 to 64	24,763	25,247	25,348	25,836	26,680	28,358	31,056	25%
65 to 74	9588	10,122	10,332	11,264	12,144	12,665	12,119	26%
75 +	6804	7600	9030	10,000	10,942	12,027	13,618	100%
All ages	88,610	93,215	98,020	102,724	107,044	110,970	115,697	31%

Source: NRS principal population projections by sex, single year of age and year (2016 based)

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.

Chart 3.2: Projected Household Population in Midlothian



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

Local Housing Context

The housing market in Midlothian is divided into two sub areas: Midlothian West and Midlothian East (as shown in Table 3.2). Most new housing units are in Midlothian East with the plan to identify land for additional development in Midlothian West.

Table 3.2: Settlements in Housing Sub Market Areas

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

² <https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-projections/2014-based-household-projections/list-of-tables>

Housing Tenure in Midlothian

The most common housing tenure in Midlothian is owner occupied housing (62%) followed by social rented housing (25%) and private rented housing accounting for 11% of properties in Midlothian (Table 3.3). Compared to Scotland overall there is a slightly higher percentage of home owners and council tenants in Midlothian while there is a lower proportion of private rented housing and Housing Association properties.

Table 3.3: Housing Tenure

Tenure	Midlothian Tenure (000)		Scotland Tenure (000)	
	%	No.	%	No.
Owner occupied	62%	25	59%	1,541
Rented privately	11%	4	14%	371
Vacant private dwellings and second homes	2%	1	4%	97
Housing Associations	8%	3	11%	282
Council Housing	17%	7	12%	314
Total	100%	40	100%	2,605

<http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS/KeyInfoTables>

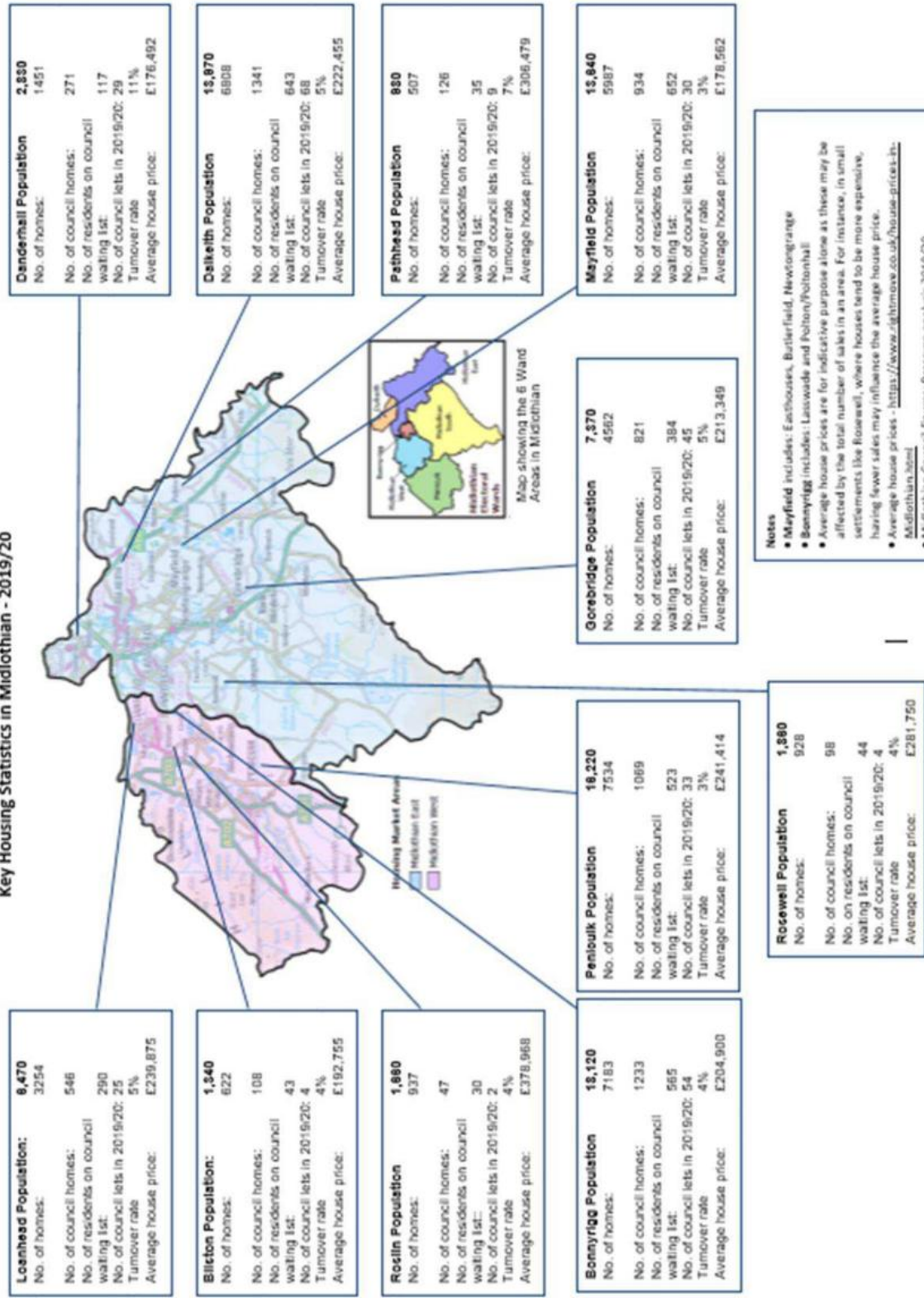
Midlothian Settlement Area Analysis

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

- There are four settlements in Midlothian with a population over 10,000: Bonnyrigg, Dalkeith, Penicuik and Mayfield.
- The average residential property price in Midlothian is £225,400 whilst the average residential property price in Scotland is £181,272.³
- The areas with the highest house prices were Rosewell (£210,586), Bilston (£191,721) and Roslin (£174,308).
- The areas with the lowest house prices were Newtongrange/Mayfield (£135,377) and Danderhall (£150,450).
- The variations in house prices in settlements were often due to the level of private house sales in each area. For instance there were fewer new homes built and sold in Newtongrange/Mayfield and Danderhall, whilst in Rosewell and Bilston there has been significant building of new homes which tend to be more expensive than older housing for sale on the open market.
- Roslin has the highest percentage of owner occupation with 75% followed by Loanhead (72%) and Penicuik (71%) The lowest levels of owner occupation were in Gorebridge (51%).
- The proportion of social rented housing was highest in Gorebridge (41%) and lowest in Roslin (16%). In all areas demand for social rented housing was high and turnover levels were low.

³ <https://www.ros.gov.uk/data-and-statistics/house-price-statistics>

Key Housing Statistics in Midlothian - 2019/20



Notes

- Mayfield includes: Easthouses, Brierfield, Newington
- Bonnyrigg includes: Lasswade and Polton/Pollenhall
- Average house prices are for indicative purpose alone as these may be affected by the total number of sales in an area. For instance, in small settlements like Rosewell, where houses tend to be more expensive, having fewer sales may influence the average house price.
- Average house prices - <https://www.rightmove.co.uk/house-prices-in-midlothian.html>
- Midlothian Council figures: Pressure analysis 2019/20
- Population figures: <https://www.citypopulation.de/php/uk->

6 Housing Delivery

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

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

Housing Completions in Midlothian 1999-2019

According to the South East Scotland Strategic Development Planning Authority (SESPlan), the average annual assessed housing requirement (affordable and market housing) for the SESplan area between 2019 and 2032 is 6208 properties. Table 6.1 below, shows actual housing completions across the SESplan area between 1999 and 2019 with an annual average completion of 5436 units - 12% less than the assessed housing requirement for 2019-32.

Of all the new build completions between 1999 and 2019, just 8% of these were in Midlothian which had the lowest number of new build completions of all the SESplan Local Authorities. When examining this in the context of Housing Association new builds and private new builds, 4% and 8% were completed in Midlothian accordingly. The percentage of Local Authority new build completions over the same 20 year period shows that 23% were in Midlothian; only Fife (26%) and West Lothian (28%) Councils built more. It is interesting to note that of the 8437 new build properties completed in Midlothian between 1999 and 2019, 80% were private developments, 14% were Local Authority developments and 7% were Housing Association developments.

Table 6.1: SESPlan New Build Completions 1999-2019

	1999-2004	2004-2009	2009-2014	2014-2019	Total
	Total New Build Completions (all tenures)				
East Lothian	1833	2875	1763	2780	9251
Edinburgh	9276	10,711	6157	10,209	36,353
Fife	8174	7944	4835	6789	27,742
Midlothian	1046	1370	2758	3263	8437
The Scottish Borders	3228	3094	1850	1635	9807
West Lothian	6559	4453	2449	3670	17,131
Total	30,116	30,447	19,812	28,346	108,721
	Housing Association New Build Completions				
East Lothian	197	353	260	256	1066
Edinburgh	1851	2043	2407	1371	7672
Fife	1060	1225	783	645	3713
Midlothian	100	79	210	170	559
The Scottish Borders	383	326	303	447	1459
West Lothian	438	439	479	145	1501
Total	4029	4465	4442	3034	15,970

	Local Authority New Build Completions				
East Lothian	0	74	477	72	623
Edinburgh	0	0	99	427	526
Fife	3	0	251	1085	1339
Midlothian	45	289	642	176	1152
The Scottish Borders ⁴	0	0	0	0	0
West Lothian	0	0	639	778	1417
Total	48	363	2108	2538	5057
	Private New Build Completions				
East Lothian	1626	2448	1026	2452	7552
Edinburgh	7425	8668	3651	8411	28,155
Fife	7111	6719	3801	5059	22,690
Midlothian	901	1002	1906	2917	6726
The Scottish Borders	2845	2768	1545	1188	8346
West Lothian	6121	4014	1331	2747	14,213
Total	26,029	25,619	13,260	22,774	87,682
	1999-2004	2004-2009	2009-2014	2014-2019	Total
5 Yearly Average	15,055	15,223	9905	14,173	54,358

Source: <https://www.gov.scot/publications/housing-statistics-for-scotland-new-house-building/>

The LHS will aim at supporting the delivery of social and market housing as well as specialist housing to ensure the housing targets during 2019-32 are achieved.

Affordable Housing Delivery in Midlothian

Table 6.2 below, shows:

- the number and location of affordable housing units built by the Council and RSLs in Midlothian since 2009
- the number of ex-council properties/Open Market Purchases that Midlothian Council has purchased (as these have been subsidised by the Scottish Government) since 2009
- the results of other forms of affordable housing available since 2009

It shows a total of 1883 affordable or subsidised housing options have been delivered in Midlothian. Dalkeith and Penicuik had the highest number of new units built since 2009, with 261 and 233 units respectively. Whilst 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 affordable rented units in this period, 6% of which through the completion of 118 Mid-Market Rent properties. In addition there are several schemes which have supported households to own their own home; 31% of affordable housing has been provided by the Scottish Government's Help to Buy Schemes.

⁴ Scottish Borders Council housing stock transferred to Scottish Borders Housing Association in 2003

Consideration of where future investment should be targeted is influenced by the level of housing need and by the level of investment required in each area. The level of housing need is calculated via the Housing Needs and Demands Assessment (HNDA) and more locally, the annual Strategic Housing Investment Plans.

Please note that the table does not contain details of all affordable housing completions since the new build programme began - details of sites prior to 2009 can be found in the previous Local Housing Strategy and the Strategic Housing Investment Plans. The table covers a ten year period for ease of comparison with other statistics.

Table 6.2: Affordable Housing Completions in Midlothian, 2009 - 2019⁵

Location	Council Units	RSL Units	RSL MMR Units	Other types of affordable housing (e.g. Open Market Shared Equity) *	Open Market Purchases (purchase of ex-council properties)*	Total ^{*6}
Bilston	8	28	21	*	*	*
Bonnyrigg/Lasswade	110	14	0	*	*	*
Dalkeith	129	118	14	*	*	*
Danderhall	23	15	0	*	*	*
Gorebridge	117	43	34	*	*	*
Loanhead	88	0	0	*	*	*
Mayfield/Easthouses	0	121	12	*	*	*
Newtongrange	0	34	21	*	*	*
Penicuik	177	56	0	*	*	*
Rosewell	0	32	16	*	*	*
TOTAL	652	461	118	580	72	1883

⁵ Source: Scottish Government More Homes Division

⁶ These statistics cannot be broken down per location

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. The Council committed a further £64M for the development of phase two.

Table 6.3 shows the location and number of homes completed⁷⁷.

Table 6.3: Midlothian Council New Build Programme Completed Units

Name	Location	Units Completed
Phase 1 Council Housing Programme		
Bill Russell Grove	Dalkeith	27
Park Avenue/Road	Gorebridge	48
Stone Place	Mayfield	44
Suttieslea	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
Phase 2 Council Housing Programme		
Pentland Way	Penicuik	30
Cowan Court	Penicuik	32
Woodburn Court	Dalkeith	14
Craigiebiel Crescent	Penicuik	17
Eastfield Drive	Penicuik	17
Jackson Street	Penicuik	14
Edgefield Road	Loanhead	22
Charpentier Avenue	Loanhead	5

⁷⁷ As of September 2020

Other Types of Affordable Housing

Mid Market Rent Housing

Mid Market Rent (MMR) provides affordable housing at rental levels above social rent but below private sector levels. MMR is designed to help people on low and modest incomes who may have difficulty accessing social rented housing, buying their own home or accessing high quality affordable rented accommodation. MMR housing supports the creation of sustainable communities as they generally provide a mix of housing tenures. Since 2009, 118 MMR units have been built in Midlothian. They are managed by three RSLs:

- Dunedin Canmore Housing Association with 92 units (78%)
- Places for People (Castlerock Edinvar Housing Association) with 14 units (12%)
- Melville HA with 12 units (10%)

Most Mid Market Rent properties are located in Gorebridge with 34 units (29% of all MMR properties in Midlothian), followed by Newtongrange and Bilston with 21 units each (18%), Rosewell with 16 units (14%) Dalkeith with 14 units (12%) and Mayfield/Easthouses with 12 units (10%).

The LHS will continue to support the development of MMR units across Midlothian to ensure that households who are able to afford this house tenure can access it. The LHS will also support the development of other MMR housing models.

National Housing Trust (NHT)

It is a guarantee-based model which is delivering homes for mid-market rent for a period of between five and 10 years at various locations across the country. Under NHT, developers are appointed to build a specified number of affordable homes on land they already own.

Once complete, a local partnership company – made up of the developer, the participating council and the Scottish Futures Trust (SFT) – buys the homes and lets them to tenants at affordable, mid-market rent for a period of between five and 10 years, after which time they are sold.

Local Affordable Rent (LAR)

LAR Housing Trust was set up by the Scottish Futures Trust and been funded by a £55 Million loan from the Scottish Government with a further £75 Million anticipated from private investment. LAR aims to be a long term provider of high quality, energy efficient, mid-market rental homes in Scotland and intends to build approximately 1,000 units across Scotland which will be rented out at below market levels to eligible households.

Unlike the National Housing Trust and the Council's social rented housing which requires the Council to lend or borrow, LAR does not require any financial input from the Council and also does not require any grant subsidy from the Scottish

Government. This is due to the loan already received by LAR from the Scottish government and rents being capped slightly higher than other Mid Market Rented properties at 100% of the Local Housing Allowance rate. This enables Scottish Government grant funding to be prioritised for council housing and other affordable rented housing projects.

Low Cost Initiative for First-Time Buyers (LIFT)⁸

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

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

The **Open Market Shared Equity** scheme helps first-time buyers and other priority groups get onto the property ladder by providing an interest free loan towards the cost of a home. The Scottish Government provides funding of between 10% and 40% of the sale price and gets the same percentage back when the property is sold. Table 6.4 below shows the current threshold prices in Midlothian: prospective buyers can consider properties up to these price thresholds.

Table 6.4: Open Market Shared Equity, Midlothian thresholds

Property size	Threshold price
2 apartment	£100,000
3 apartment	£115,000
4 apartment	£135,000
5 apartment	£155,000
6 apartment	£250,000

Shared Ownership

Under this scheme households buy part-ownership of a property, in tranches of 25%, 50% or 75% and make an occupancy payment to the RSL on the remaining portion. (The occupancy payment entitles a sharing owner to occupy the whole property although technically the housing association still owns a share). Over a period of time the sharing owner has a right to buy further 25% shares of equity, up to and including 100% when they become the full owner of the property.

Partnership Support for Regeneration (PSR) – (former GRO Grants)

⁸ More Homes Division February 2017, Affordable Housing Supply Programme Out-turn Report 2015-16

These grants can be awarded to private developers to help build houses for sale. They are used to introduce housing for sale in areas with little or no private housing and to help meet local shortages. Grant is only considered where projects meet the local strategic investment objectives of the area and are consistent with the Local Housing Strategy of the local authority where development is proposed.

Home Owners' Support Fund (HOSF)

The 'Mortgage to Rent' scheme and the 'Mortgage to Shared Equity' scheme make up the Home Owners' Support Fund, which helps owners who are experiencing difficulty in paying any loans that are secured against their property. The Mortgage to Rent scheme enables households to remain in their home by selling it to a social landlord - such as a housing association or local authority – and continuing to live there as a tenant. The Mortgage to Shared Equity scheme enables home owners to sell a stake in their property to the Scottish Government, thus reducing the amount of the secured loan to be paid back.

Empty Homes Loan Fund (EHLF)

A loan fund to encourage owners of empty homes to bring these back into use as affordable housing. Under the Local Government Finance (Unoccupied Properties etc.) (Scotland) Act 2012, Midlothian Council reduced the amount of discount for long term empty dwellings and second homes from 50% to 10%, with the extra revenue used to support affordable housing. A total of £165,000 was raised between 2016/17 and 2018/19 which is being used to support Midlothian's New Build Council Housing Programme.

Social Housing in Midlothian

Midlothian Council Housing

There are 6648 Council houses in Midlothian. The majority of stock has 2 bedrooms (3631 units), followed by 3 bedrooms (1829 units), 1 bedroom properties (870 units) and properties with four or more bedrooms (318 units).

Chart 6.1: Midlothian Council: Proportion of Stock by House Size 2019/20

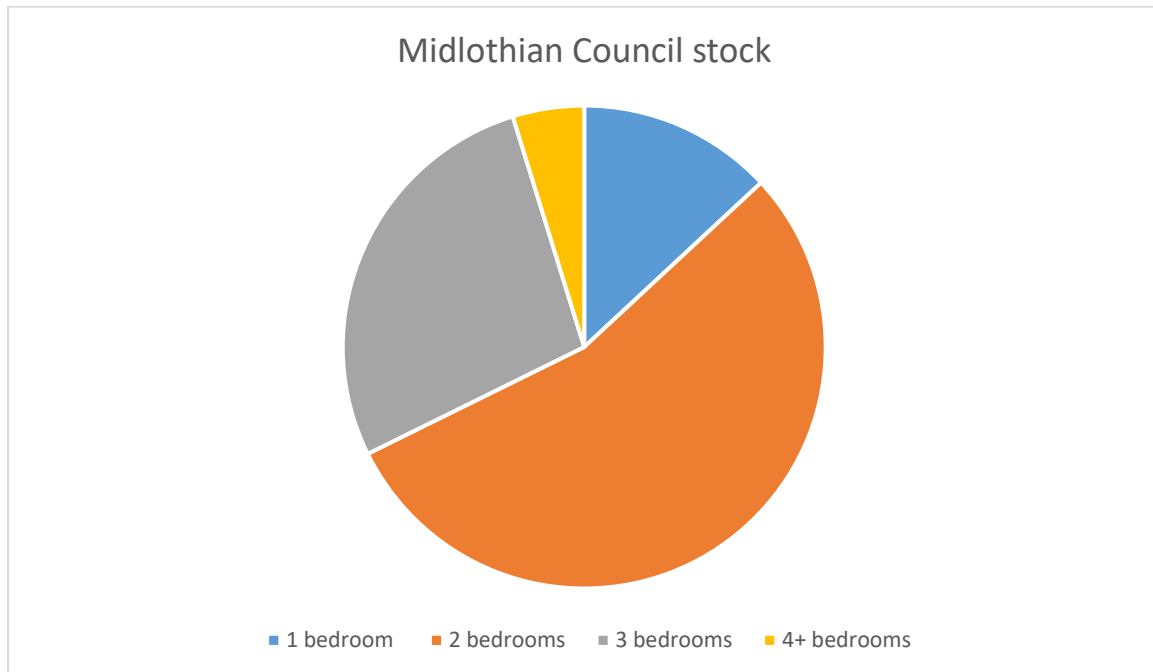
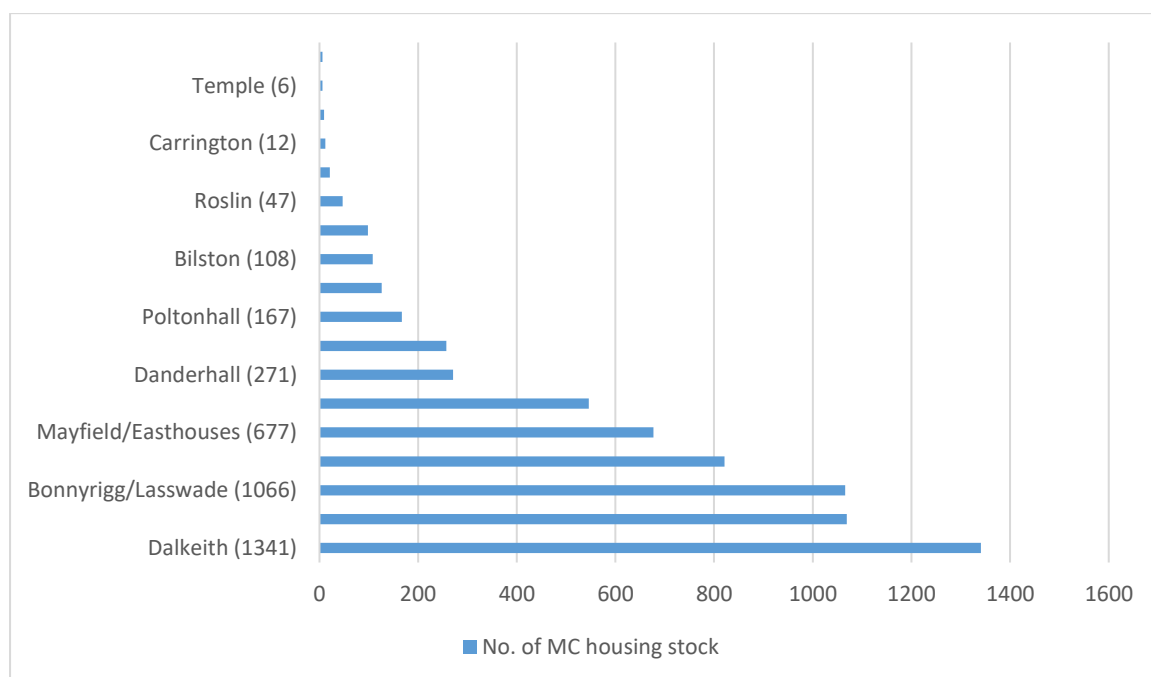


Chart 6.2 below shows that the three largest towns in Midlothian are also the areas with the largest number of council homes: there are 1341 homes in Dalkeith (accounting for 20% of all stock), followed by Penicuik with 1069 houses (16%) and Bonnyrigg/Lasswade with 1066 houses (16%). The other areas with a significant proportion of council housing are Gorebridge with 821 units (12%) and Mayfield/Easthouses with 677 units (10%). There are a number of small settlements such as North Middleton and Temple which have very low numbers of council housing. It is often difficult to increase the supply of housing in these areas as land for development is limited.

Chart 6.2: Midlothian Council Housing Stock per area 2019/20



The level of turnover for Council properties in Midlothian is very low, only a small proportion of Council properties are available for let annually and applicants have to wait a long time before accessing council housing. For instance, in 2019/20, 306 properties were let representing a turnover of 5%. Many local authority landlords in Scotland have a turnover level close to 10%⁹.

Social Housing Demand

An analysis of waiting list applicants shows that households aged 26-35 years made up 27% of the waiting list, followed by those aged 36-45 years (20%), 16-25 years (18%), 46-55 (14%) and 56-65 and 65+ both comprising 10%.

Table 6.5: Age of Housing List Applicants

Age	16-25	26-35	36-45	46-55	56-65	65+	All
No	711	1098	811	570	413	404	4007
%	18%	27%	20%	14%	10%	10%	100%

⁹ www.scotlandshousingnetwork.org

Table 6.6 below shows clearly that two bedroom properties are most demand in Midlothian with 63% of waiting list applicants requesting one, followed by 1 bed properties (21%).

Table 6.6: Property Size demand - 2019/20

No. of bedrooms in property	%
1	21%
2	63%
3	12%
4	3%
Total	100%

Chart 6.3 shows that the number of households on Midlothian Council waiting lists increased by 97% between 2006 and 2016 but has since reduced by 18%. This sharp reduction doesn't reflect a lessening of demand for social housing, it illustrates the removal of the 'Choice' waiting list in 2020. The 'Choice' list was comprised of households who wanted a council property but didn't have a defined housing or medical need e.g. health issues, overcrowding, homelessness etc. Removing this group has allowed the Council to allocate more properties to those on the remaining lists who have defined housing/medical needs.

Chart 6.3: Number of Households on Midlothian Council Housing List

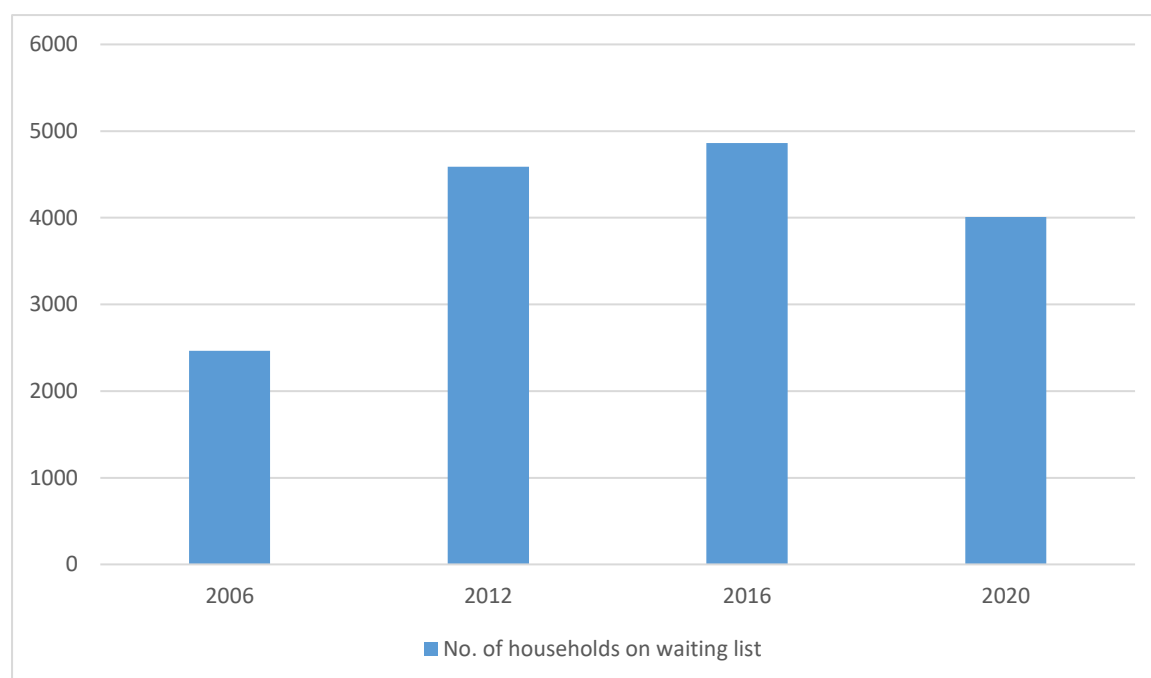
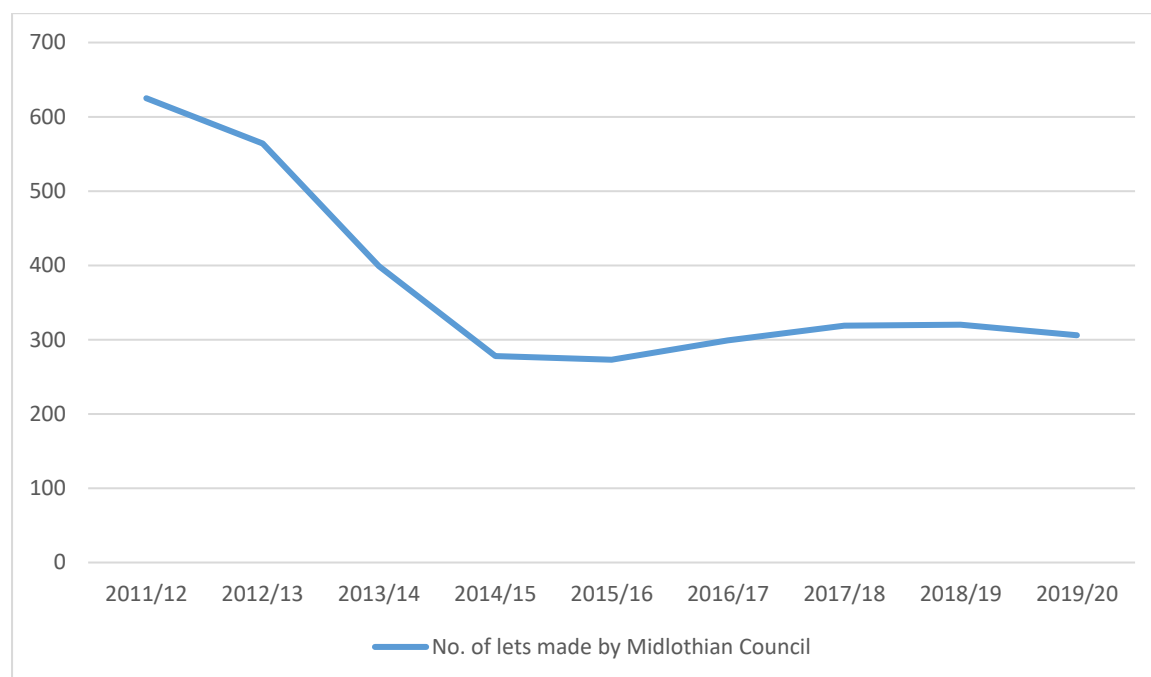


Chart 6.4 below, shows the number of council lets in recent years. The high number of lets between 2011/12 and 2012/13 was due to the high number of new build completions at that time. For the last six years turnover rate in Midlothian has been very low averaging between 4% and 5%.

Chart 6.4: Midlothian Council lets per year



Registered Social Landlords (RSL)

There are currently 3,347 RSL properties in Midlothian (Table 6.7). Melville HA has the highest number of properties in Midlothian with 60% of total property stock followed by Castle Rock Edinvar HA with 29%. The other RSLs form the remaining 11% of RSL stock in Midlothian.

Table 6.7: Stock Profile Collection by Midlothian Area

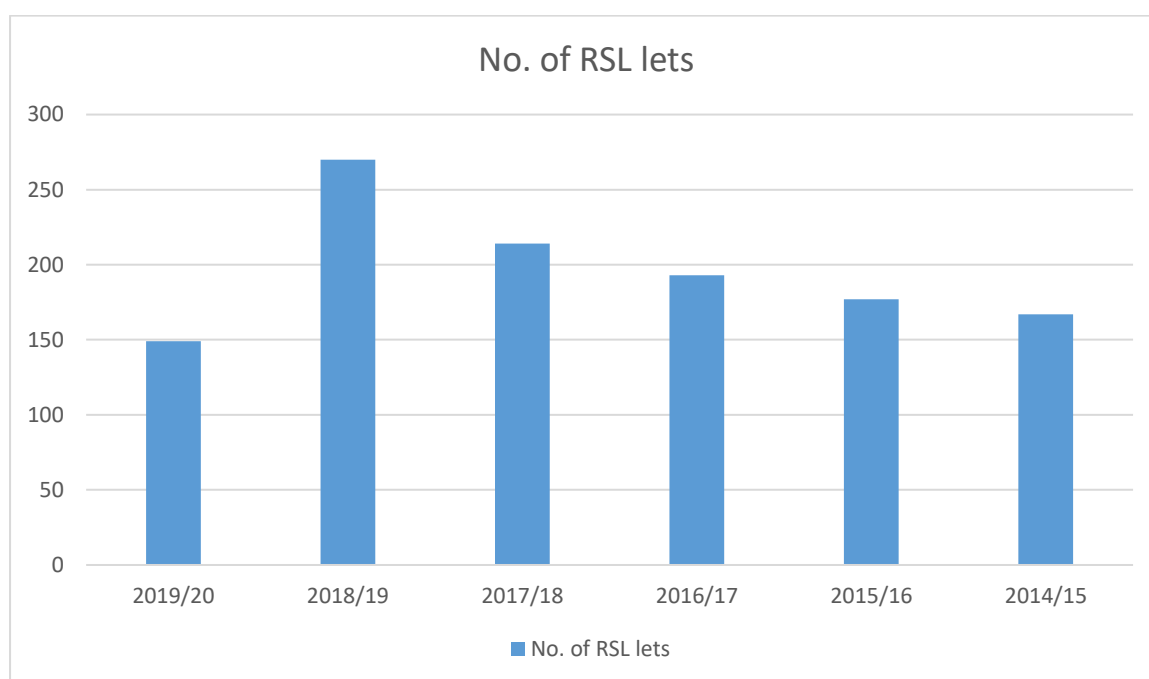
Type of provision	Total Units	%
Ark Housing Association	15	1%
Bield Housing Association	116	3%
Blackwood Housing Association	23	1%
Castle Rock Edinvar Housing Association	984	29%
Dunedin Canmore Housing Association	98	3%
Link Housing Association	20	1%
Melville Housing Association	2022	60%

Trust Housing Association	35	1%
Viewpoint Housing Association	34	1%
Total	3347	100%

Source: Scottish Housing Regulator

Chart 6.5 shows the number of RSLs lets in Midlothian, averaging 195 properties in the last 6 years.

Chart 6.5: RSL Lettings in Midlothian



Similar to the Council's lettings, RSL lettings are quite low in Midlothian suggesting a low turnover rate. In 2019/20, there were 149 lets by RSLs in Midlothian, representing 4% of total RSL stock (it should be noted these figures do not include lets by Ark, Bield or Link Housing Associations). Overall, RSL lettings are very important as they provide additional homes and options to people applying for housing in Midlothian. It should be pointed out that lettings by RSLs have been at times driven by new RSL housing development. Chart 6.6 shows how many properties have been let by each Housing Association in Midlothian over the last ten years.

Chart 6.6: Lets per Housing Association¹⁰

Housing Association	2019/20	2018/19	2017/18	2016/17	2015/16	2014/15	2013/14	2012/13	2011/10	2010/11	2009/10
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¹⁰ * indicates information is not available

Ark Housing Association	*	7	0	3	3	2	1	1	0	0	0
Bield Housing Association	*	*	*	*	*	*	*	*	*	*	*
Blackwood Housing Association	1	3	1	0	2	6	1	0	2	0	*
Castle Rock Edinvar Housing Association	60	86	65	67	34	44	*	*	*	*	*
Dunedin Canmore Housing Association	9	13	40	8	2	3	21	7	1	22	*
Link Housing Association	*	*	*	*	*	*	*	*	*	*	*
Melville Housing Association	72	150	94	100	132	110	164	190	*	*	*
Trust Housing Association	5	8	10	10	*	*	*	*	*	*	*
Viewpoint Housing Association	2	3	4	5	4	2	3	9	6	5	5
Total number of lets	149	270	214	193	177	167	190	207	9	27	5

Owner Occupied Housing in Midlothian

Since 2009 the sale of privately owned properties has increased in Scotland by 49% from 69,016 in 2009 to 102,911 in 2019. During the same period, sales in Midlothian rose by 97%; the highest increase of all the SESPlan areas. The results for the other local authorities in the South East Scotland area vary but have all seen dramatic increases as seen in table 6.8 below.

Table 6.8: Residential Property Sales by Local Authority 2009-2019

Local Authority	2009	2019	% Change
East Lothian	1229	2410	+96%
Edinburgh	7345	11 345	+54%
Fife	4746	7033	+48%
Midlothian	938	1850	+97%
Scottish Borders	1413	2020	+43%
West Lothian	1829	3269	+79%
Scotland	69,016	102,911	+49%

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

The volume of sales within the private housing sector has steadily recovered following the financial crash in 2008, particularly so in Midlothian. Residential property prices have also risen as shown in table 6.9 below. Between 2009 and 2019, the average house price in Midlothian increased from £165,974 to £225,400, representing a 36% increase. By comparison, the average house price in Scotland rose by 21% from £150,354 to £181,272 during the same period. Therefore the average house price in Midlothian is 15% higher than the Scottish average. It is

worth noting that Midlothian has the highest increase of all the South East Scotland Local Authorities.

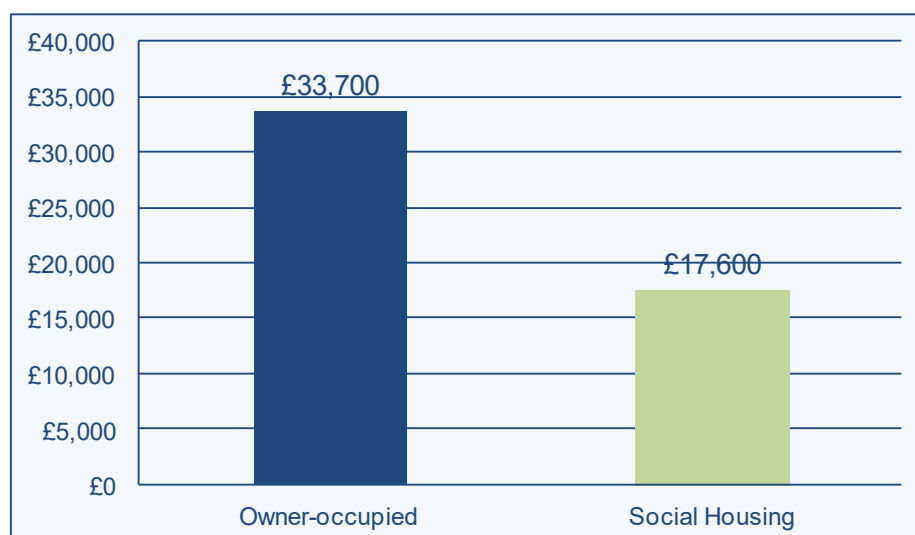
Table 6.9: Housing Market Average Price by Local Authority Area 2009-2019

Local Authority	2009	2019	% Change
East Lothian	£191,111	£256,750	34%
Edinburgh	£202,407	£266,808	32%
Fife	£135,385	£160,420	18%
Midlothian	£165,974	£225,400	36%
Scottish Borders	£163,269	£174,134	7%
West Lothian	£137,779	£180,441	31%
Scotland	£150,354	£181,272	21%

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

In terms of affordability and household income, in 2019 the median income level for Midlothian residents (£552.50 per week) was lower than the level for Scotland (£577.70 per week)¹¹, this means that many Midlothian residents may not be able to afford the higher cost of private housing in the area which increases the demand for affordable housing options. Additionally, Chart 6.7 below, indicates the significant difference in household income between owner-occupiers and social rented households in Midlothian.

Chart 6.7: Income Levels by Tenure



Source: <http://www.gov.scot/Topics/Statistics/SHCS/keyanalyses>

Further analysis of the origin of buyers in Midlothian shows that around a third of property buyers originate from households living in Edinburgh. It is likely these

¹¹ <http://www.nomisweb.co.uk/reports/lmp/la/1946157423/report.aspx#tabearn>

purchasers see the close proximity to Edinburgh and lower house prices compared to Edinburgh as attractive¹². However, as noted earlier the cost of new build housing is more expensive and new private estates are likely to have a higher proportion of non-Midlothian buyers due to the higher cost of new housing and lower incomes amongst Midlothian households.

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

Private Rented Sector (PRS) Housing in Midlothian

This section will examine the extent and location of the Private Rented Sector (PRS) in Midlothian and the associated local issues which have been identified.

The Private Rented Sector Strategy

The Private Rented Sector (PRS) in Scotland has undergone significant change in terms of the overall size of the sector and the tenant and landlord profile. "A Place to Stay, A Place to Call Home: a Strategy for the Private Rented Sector in Scotland" is the Scottish Government's vision for "a private rented sector that provides good quality homes and high management standards, inspires consumer confidence, and encourages growth through attracting increased investment".

The three strategic aims of the PRS strategy are to:

- Improve the quality of property condition, management and service in the sector;
- Deliver for both tenants and landlords - meeting the needs of those living in the sector and those seeking accommodation and landlords committed to continuous improvement;
- Enable growth and investment to help increase overall housing supply.

Midlothian Council is meeting the aims of this strategy by:

- Implementing the Landlord Registration Scheme – Landlords must register with Midlothian Council to ensure they are a "fit and proper person" to let property
- Providing advice and guidance to tenants and landlords on the PRS and its statutory standards – the tolerable standard, repairing standard, gas safety certification

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Table 6.10 below shows that between 2011 and 2019, there was a significant increase in the average PRS rental costs in Midlothian. Rental costs for 1 bedroom

¹² <http://www.sesplan.gov.uk/assets/images/HNDA/HNDA2%20-%20Sup%20Doc%201%20Housing%20Market%20Area%20Assessment.pdf>

¹³ Full details of Midlothian Council's work to meet the aims of 'the PRS Strategy' is available here: https://www.midlothian.gov.uk/info/1053/private_housing

properties increased by 21%, 2 bedrooms by 24%, 3 bedrooms by 22% and 4 bedrooms by 26%. The average monthly rent for a Midlothian Council tenancy is £320.94, the average rent for a one bedroom PRS tenancy at £621 is therefore 93% higher. The cost of private rented housing may restrict housing options for low income households who are both unable to purchase a property and unlikely to receive an offer of social housing.

Table 6.10: Average Rental Cost by Bedroom Sizes in Midlothian in PRS (per month)

Year	1 Bed	2 Bed	3 Bed	4 Bed
2011	£513	£588	£717	£991
2012	£502	£585	£703	£998
2013	£509	£600	£727	£1127
2014	£547	£610	£748	£1154
2015	£560	£634	£772	£1125
2016	£543	£665	£780	£1177
2017	£609	£684	£837	£1133
2018	£570	£674	£876	£1249
2019	£621	£729	£877	£1253

Source: Zoopla monthly figures for Midlothian

In terms of demonstrating the affordability of rental charges, it is suggested that when housing costs exceed 33% of a household's income, the cost is judged to be unaffordable. Table 6.11 below shows the affordability of an average three bedroom Midlothian Council property when tenanted by an individual (over the age of 25) who earns a full time minimum wage (£8.21 per hour). Midlothian Council rent levels are well below the 33% affordability level with housing costs of 25%. A full time employee earning the average Midlothian wage would have to pay 40% of his/her income to live in the same size of private rented sector tenancy and an owner occupier on the same wage would have to pay 34% of his/her earnings on the mortgage. It should be noted that the Owner Occupancy Affordability table below is based on a 100%, 25 year mortgage. If the individual secured a 90% deposit over the same time period (by paying a 10% deposit), the percentage of income spent on a mortgage drops to 31% which is within affordability levels.

Table 6.11: Housing Affordability in Midlothian

Midlothian Council Rent Affordability

Average Weekly Rent (3 Bedroom)	£83.41
Minimum Wage Income (gross) – 40 hours/week	£328.40 ¹⁴
Percentage of Income Spent on Rent	25%

Private Rented Sector Affordability

¹⁴ Based on 2019/2020 rent levels and 2019/20 minimum wage rate

Average Weekly Private Rent (3 Bedroom)	£219.25
Average Midlothian Full Time Earning	£552.50 ¹⁵
Percentage of Income Spent on Rent	40%

Owner Occupancy Affordability

Approximate Mortgage Payment for Midlothian average house price (£225,400)	£187.33
Average Midlothian Full Time Earning	£552.50
Percentage of Income Spent on Mortgage	34%

Rent Pressure Zones

A local authority can apply to Scottish Ministers to have an area designated as a Rent Pressure Zone if it can prove that:

- Rents in the area are rising too much;
- Rent rises are causing problems for tenants;
- The local authority is coming under pressure to provide housing or subsidise the cost of housing as a result.

Rent Pressure Zones only apply to rent increases for tenants with a Private Residential Tenancy and if an area is designated, a maximum limit is set on how much rents are allowed to increase each year. There are currently no Rent Pressure Zones in Scotland¹⁶.

Build to Rent

The Build to Rent (BtR) sector provides opportunities to diversify housing delivery and increase housing choice. Build-to-Rent is the term used for the residential schemes being designed, built and managed specifically for rent. Midlothian Council does not currently have a Build to Rent Strategy but will consider developing the Private Rented Sector through the implementation of a BtR Strategy.

Housing Supply Target

Although the starting point for setting housing targets is the HNDA, the Housing Supply Target (HST) sets out the realistic number of homes to be built in each SESplan Housing Market Area taking into account a range of material considerations

¹⁵ <https://www.nomisweb.co.uk/reports/lmp/la/1946157423/report.aspx>

¹⁶ September 2020

including wider economic, social and environmental factors, issues of capacity, resource and deliverability, and other important requirements.

This methodology used in setting the HSTs was agreed between the SESplan member authorities and it involved:

- Reviewing HNDA alternative futures to inform HSTs by considering the various scenarios in the 2015 HNDA, current economic trends and consultation responses from the Main Issues Report
- Setting affordable HSTs at a rate that is considered realistic and deliverable
- Setting market HSTs at levels that can be delivered by considering a range of factors such as planning and spatial strategy; past and recent development levels and availability of resources to deliver development and capacity within the construction sector
- Considering the impact of demolitions as targets are lowered by level of planned demolitions

A Project Team and Executive Board comprising of representatives from each SESplan area was set up to deliver the Housing Supply Target for the SESplan area. Table 6.12 below shows the Housing Supply Targets agreed by SESplan Member Authorities for 2018-30 with 165 affordable housing and 369 market housing agreed for Midlothian. The Housing Supply Targets are robust, supported by evidence and have been set using a methodology designed to be compliant with Scottish Planning Policy and related guidance.

Table 6.12: SESplan Housing Supply Targets 2018-2030

	Affordable		Market		Combined	
	Annual Average	Period Total	Annual Average	Period Total	Annual Average	Period Total
City of Edinburgh	1,200	14,400	1,220	14,640	2,420	29,040
East Lothian	189	2,268	330	3,960	519	6,228
Fife	262	3,144	605	7,260	867	10,404
Midlothian	165	1,980	369	4,428	534	6,408
Scottish Borders	128	1,536	220	2,640	348	4,176
West Lothian	300	3,600	333	3,996	633	7,596
SESPLAN	2,244	26,928	3,077	36,924	5,321	63,852

Source: Housing Background Paper October 2016¹⁷

Houses in Multiple Occupation

Houses in Multiple Occupation (HMOs) are properties occupied by three or more unrelated people who share bathroom and kitchen facilities. HMOs have a mandatory licensing scheme to ensure that they are kept to an appropriate standard.

¹⁷ <http://www.sesplan.gov.uk/assets/Housing%20Background%20Paper%2023%2009.pdf>

In 2004, there were only 11 HMOs in Midlothian, increasing to 24 HMOs in 2010 and 50 in 2019. Table 6.13 below shows that although the number remains low in Midlothian, the use of HMOs has increased significantly in recent years. HMOs are used for a variety of reasons, principal amongst these is student accommodation.

Table 6.13: Houses in Multiple Occupation in Midlothian¹⁸

	2004	2006	2008	2010	2013	2015	2017	2019
Scotland	4,280	7,608	10,181	11,881	13,911	14,908	15,289	15,651
Midlothian	11	14	13	24	45	45	45	50

Midlothian Council has eight HMOs which provide temporary supported accommodation for homeless households as an alternative to using bed and breakfast accommodation. There are 99 bed spaces in the eight HMOs.

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

Self-Build and Custom-Build

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

The Scottish Government is currently consulting on and publishing new Planning (Scotland) Act 2019 regulations which will include regulations on self-build and custom-build processes. Midlothian Council seeks to publish local self-build and custom-build guidance following the release of the relevant Planning (Scotland) Act regulations. Scotland's Self and Custom Build Portal provides up to date advice on national funding.

¹⁸ <https://www.gov.scot/publications/housing-statistics-houses-in-multiple-occupation/>

¹⁹ <https://selfbuildportal.org.uk/news/scotlands-self-and-custom-build-portal-launches/>

Key Challenges

- Supporting the delivery of social and market housing as well as specialist housing to ensure the housing targets during 2019-32 are achieved.
- The construction of 1000 new council homes as per phase 2 of Midlothian Council's Affordable Housing Programme
- Supporting the development of MMR units across Midlothian to ensure that households who are able to afford this house tenure can access it.
- The level of turnover for Council properties in Midlothian is very low and applicants have to wait a long time before accessing council housing.
- Low turnover of RSL properties in Midlothian and applicants have to wait a long time before accessing RSL housing
- The average house price in Midlothian is 15% higher than the Scottish average
- The median income for Midlothian residents is lower than the Scottish average
- This is a clear indication of the attractiveness of the Midlothian housing market areas to outside buyers and the pressure from other housing market areas is likely to exacerbate affordability concerns for local residents
- There has been a significant increase in the average PRS rental costs in Midlothian
- Midlothian has a combined annual Housing Supply Target of 534 units (165 affordable housing, 369 market housing)

Consultation Responses

Question asked	Individual response	Council response/LHS Outcome
General comments on Housing Delivery	More houses are more than necessary, which is a huge cost, however, so is having homeless people living in various areas and paying for this.	
	The expansion of the population of Midlothian by building huge estates without an increase in employment opportunities and provision of services does not add up.	
	Midlothian Council have been facing a large deficit, yet seem intent on building more social housing. More expensive properties mean more council tax and higher spending. Which in turn means less deficit. It might sound harsh, but that's the reality when you face a shortfall. Bonnyrigg is at capacity in terms of the transport structure, so think about current residents rather than more potential residents.	
	Please address the lack of affordable/ social housing in the area. Look at ways to prohibit private landlords from buying up large amounts of properties in an area.	
	Stop allowing the building of so many new houses.	

	Too many large family homes being built with no investment in local businesses. Local people not being able to afford homes within the community that they were brought up in and not enough local jobs. House builders should provide homes that Local people want and affordable to them. Not homes that provide them with the biggest profit.	
	Too much building for infrastructure to bear creating more and more transport issues. Some new and proposed estates are a blight on the landscape and only add to overload.	
	Don't just build houses, build communities with all essential services catering for those expanding communities, inc key services, schools, play areas, shops, and safe ways for pedestrians, cyclist and cars to move around and park.	
	I am currently stuck in private housing. I cannot afford to save to get a deposit for a mortgage. More needs done to support the likes of my family who just earn too much to qualify for benefits so are lost in the housing system	
	More focus is needed on local services like roads, doctors, public transport etc to cope with the huge numbers of new houses being built.	
	Stop approving so many new housing developments - Midlothian already cracks at the seams. Primary schools with 500 kids and huge secondary's, GP practices that you can't join or can't get appointments- it's not sustainable	
	Do nothing till you have checked in with people who are locals. ecologists, and activists for improved sewage streams waterways plumbing sewage trees meadows green areas and always remember these points improve people's physical and mental health.....and the planets	

Key Actions:

1.

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

7 Place Making and Communities

The National Context

Housing and place have an important effect on our lives, health and wellbeing. Creating high quality places, whether new or existing, helps tackle inequalities, allowing communities to thrive. Places that are well designed, safe, easy to move around, offer employment and other opportunities and with good connections to wider amenities will help create vibrant sustainable neighbourhoods for people to live, work and play. Quality of place has an important role to play in improving health and wellbeing and reducing health inequalities.

Key to sustainable communities is the concept of 'place-making'. Place-Making is one of the two Principal Policies of Scottish Planning Policy²⁰ and is a process involving design, development, renewal and / or regeneration. The outcome should be sustainable, well-designed places and homes which meet people's needs. In order to achieve this, it is important to understand the distinct characteristics and strengths of an area, to improve quality of life for residents. The Scottish Government's policy agenda 'Creating Places'²¹, emphasises that quality places are 'successful' places. The qualities of successful places are:

- Distinctive
- Safe and pleasant
- Welcoming
- Adaptable
- Resource efficient
- Easy to move around and beyond

Creating Places recognises the role that good housing plays in promoting healthy, sustainable lifestyles; delivering our environmental ambitions and providing a sense of belonging, identity and community. The planning system is expected to take every

²⁰ <https://www.gov.scot/publications/scottish-planning-policy/>

²¹ <https://www.gov.scot/publications/creating-places-policy-statement-architecture-place-scotland/pages/0/>

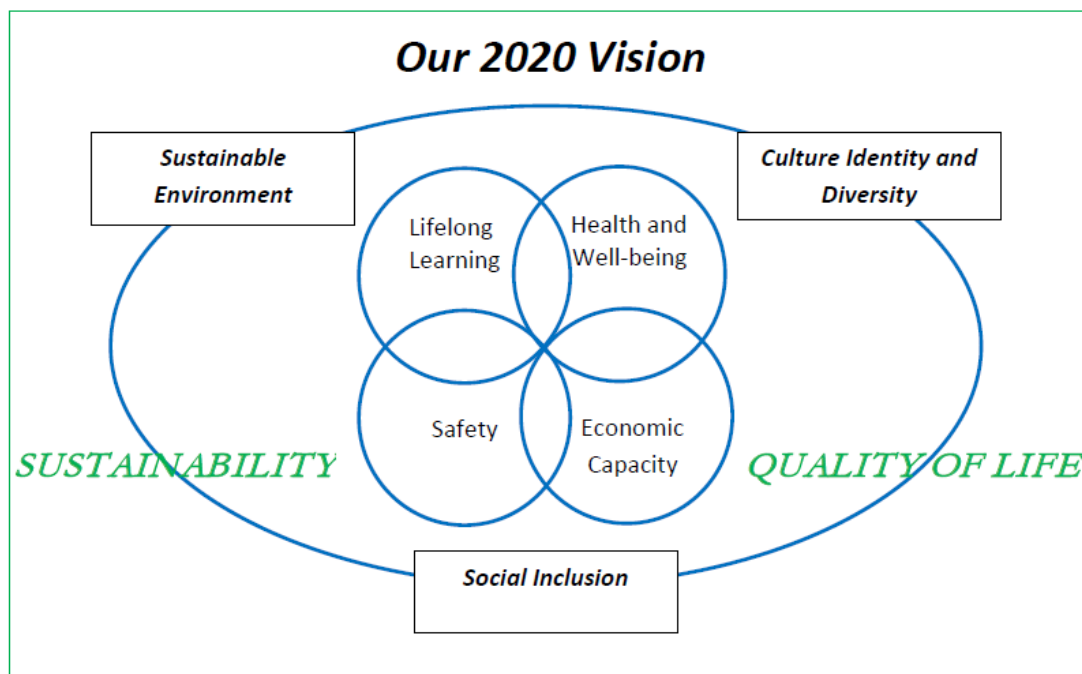
opportunity to create high quality places by taking a design-led approach; direct the right development to the right place and support high quality development.

The Midlothian Context

The Single Midlothian Plan 2020/21²² is the local outcomes improvement plan for Midlothian and the vision at the heart of the plan is based on 2 key principles of 'People' and 'Place'. The vision is to:

- Improve quality of life for everyone
- Safeguard the resources we have today for future generations

Single Midlothian Plan 2020/21 Vision



²² https://www.midlothian.gov.uk/info/200284/your_community/214/community_planning_in_midlothian/2

Furthermore, the Midlothian Local Development Plan 2017's vision sets out how the Council has planned for and managed the physical, social and economic changes that are anticipated in the county:

'The South East of Scotland is an area of economic and population growth. Midlothian will play its part in this growth, securing long-term social, economic and environmental benefits. Whilst demonstrating a renewed vibrancy, our towns and villages will retain their character and identities, striving to meet needs locally. Wherever possible, new housing will be located close to good community facilities, shops and employment opportunities, with efficient and high quality public transport connections. New development shall be of high quality, balancing a desire for good contemporary design with respect for the area's heritage. The established community will benefit as much as possible from growth, through new affordable homes, enhanced employment prospects, improved facilities and the development of green networks with opportunities for leisure and recreation. Midlothian will continue to have a close relationship with the capital city for employment and services, supported by improvements in transport provision, not least Borders Rail. The natural and built environment will be protected and be an attraction and inspiration to its communities and visitors alike. Recognising its responsibilities to both existing and new residents, the Council will work with its communities and partners to ensure that prosperity, quality of life and wider sustainable development principles are central to its planning decisions.'²³

Place-Making Principles

The Place Principle was adopted by the Scottish Government in February 2018. The following link briefly outlines what the principles and how it can be applied - https://www.improvementservice.org.uk/_data/assets/pdf_file/0026/9548/place-principle.pdf The Place Standard tool is part of the Place Principal approach and is widely advocated by Government in the preparation of Local Development Plans, however the current Midlothian Local Development Plan was adopted in November 2107 prior to this new approach being rolled out. It is Midlothian Council's intention to incorporate the Place Principle into the preparation of the next Midlothian Local Development Plan review and to use the Place Standard Tool as a key part of the engagement programme.

Partnership Working and Community Engagement

Community Planning Partnerships

Community Planning Partnerships (CPPs) bring together public, voluntary and private sector bodies, and local communities to deliver a shared 'plan' to improve the lives of local people. CPPs are set up by law under the Community Empowerment (Scotland) Act 2015

The CPP priorities are to reduce the economic circumstances gap, reduce the gap in learning outcomes, reduce the gap in health outcomes and reduce Midlothian carbon emissions to net zero by 2030.

²³ https://midlothian-consult.objective.co.uk/portal/midlothian_local_development_plan_2017

The CPP gathers evidence about Midlothian and its people every year, bringing together all available information about the area. The resulting 'Midlothian Profile', is used by the CPP as the starting point for an annual "Strategic Assessment" of Midlothian. This involves reviewing the political, social, economic, technological, environmental, and legal changes facing the area. The document describes the impact that these changes are likely to have on Midlothian's communities.

The ideas for areas of work that come from the Profile and the Strategic Assessment are shared across a wide range of community groups, including neighbourhood planning groups and community councils. Discussions and input from groups such as people with a physical disability, learning disability, mental health issues, or caring for someone, as well as with older people and young people's forums, contribute to the design and planning of service provision.

Neighbourhood Planning

In 2008, Midlothian Council initiated a process of neighbourhood planning covering all 16 community council areas with the intention of producing plans from 3 areas per year.

Neighbourhood Planning involved partnerships between public agencies, voluntary organisations, community councils and community activists, and aimed to provide local communities with clear sets of priorities and evidence to help them attract external resources. The completed plans were presented and signed off by the Community Planning Partnership.

In 2014, the Community Planning Partnership commenced a review of the process in order to assess its achievements, strengths and challenges, and to inform the planning of a future model for localised engagement and participation following the completion of all current Neighbourhood Plans.

Place Standard Tool

The Place Standard Tool has been used to update neighbourhood plan consultations and support community conversations. Using the framework allows structured conversations, about 'place' and 'community', from both a physical and social aspect. The tool has been used to facilitate group discussions and results have been collated through a survey monkey format.

The tool enables communities to identify assets as well as areas for improvement. Working with the local community, colleagues within the Communities and Lifelong Learning sector are currently entering in to a review of the neighbourhood plan²⁴ in Gorebridge, Midlothian and will be using the Place Standard to support the development of the plan.

²⁴ October 2020

The Planning (Scotland) Act 2019 requires closer collaboration between land use planning and Community Planning – all in the spirit of the Place Principle. Equally the Act introduces Local Place Plans – Midlothian Council formally invites community groups to prepare Local Place Plans focused on the development and change of use of land in their local area over a prescribed period of time. Local Place Plans are intended to inform the preparation of future Local Development Plans and is an opportunity for greater collaboration and involvement of communities in the development planning process.

The Place Principle aims to encourage community involvement, break down boundaries and improve the resources and investments within Scotland's communities. It is an approach the housing service will adopt to change based upon a shared understanding of what that place is for and what it wants to become with partners and communities collaboratively agreeing the joint actions required to make that happen. The Place Principle was central to the LHS consultation, respondents were asked to use it when considering:

- How services and local communities can work together to improve Midlothian's towns and villages
- How resources, services and assets are currently directed and used by local communities
- How resources, services and assets should be directed to improve Midlothian's towns and villages

Town Centre First Principle

The Midlothian Local Development Plan (adopted 2017) incorporates the Town Centre First Principle as part of the decision making process to determine planning applications for retail and commercial leisure development –the Midlothian Local Development Plan Policy TCR2 Location of New Retail and Commercial Leisure Facilities²⁵ applies the approach. This can lead to the refusal of planning applications where the application is not in a town centre.

The Local Development Plan establishes a network of centres, setting out the role of town centres and that of other types of centre and how they relate to each other. Policy TCR1 Town Centres²⁶ supports development which contributes to the vitality of town centres and allows for diversification away from retail. This is phrased as an 'encouraging' policy however and Midlothian Council have not yet sought to extend the policy controls that channel retail/commercial leisure development to town centres to other activities such as education and healthcare facilities. The town centre first principle needs to be applied carefully, as depending on the catchment of

²⁵ https://midlothian-consult.objective.co.uk/portal/midlothian_local_development_plan_2017?pointId=s1510758699942

²⁶ https://midlothian-consult.objective.co.uk/portal/midlothian_local_development_plan_2017?pointId=s1510758699942

the proposed facilities a non-town centre location may be more convenient and sustainable.

Through the supportive planning framework of policy TCR1 and the constraints on other locations in TCR2 which reflect the town centre first principle, the Council seeks to encourage investment in the town centres. The Council also carries out town centre health checks to identify how town centres are performing and identify deficiencies. The Council has led and collaborated with partners on a number of capital investment projects in recent years to improve town centres, most notably the Townscape Heritage Initiatives in Dalkeith and Penicuik.

Compulsory Purchase Orders

Put simply, Midlothian Council's strategy is to acquire properties by voluntary acquisition failing which it will give consideration to using its powers of compulsory acquisition where it is necessary and proportionate to do so in order to provide social housing.

Empty Homes

Under the Council Tax (Discount for Unoccupied Dwellings) (Scotland) Regulations 2005, Midlothian Council reduced the amount of discount for long term empty dwellings and second homes from 50% to 10%, with the extra revenue used to support affordable housing. A total of £239,000 was raised between 2017/18 and 2019/20 which is being used to support Midlothian's New Build Council Housing Programme as shown in table 7.* below.

Table 7.*: Increased Income from Council Tax Generation

	Council Tax Raised	Council Tax Used to Support Affordable Housing	Council Tax Carried Forward to Subsequent Years
2017/18	£86,000	£86,000	£0.0
2018/19	£79,000	£79,000	£0.0
2019/20	£74,000	£74,000	£0.0

Midlothian Council does not have a dedicated 'Empty Homes Officer'. Home owners of empty properties are advised to contact the Housing Strategy and Performance Team for advice on how to bring their homes back into use. Midlothian Council also advocates use of the Scottish Empty Homes Partnership and Empty Homes Advice Service which look at different options and the support available. Table 7.* below shows how many empty properties are in Midlothian.

Table 7.*: Empty Homes in Midlothian

	Number (as per 9 October 2020)
Second Homes	51
Empty Homes	383
Empty Homes (included in above figure) which have been vacant for 6 months+	339

There are 41,708 dwellings on Midlothian's Council Tax database. Empty Homes account for 0.9% of these whilst second homes account for 0.1%.

Key Challenges

- To incorporate the Place Principle into the preparation of the next Midlothian Local Development Plan review
- To use the Place Standard Tool as a key part of the engagement programme.
- Midlothian Council to continue to formally invite community groups to prepare Local Place Plans focused on the development and change of use of land in their local area.
- The Housing Service to adopt the Place Principle to encourage community involvement, break down boundaries and improve the resources and investments within Scotland's communities.
- Midlothian Council have not yet sought to extend the policy controls that channel retail/commercial leisure development to town centres to other activities such as education and healthcare facilities.

Consultation responses

Question asked	Individual response	Council response/LHS Outcome
1. How can services and your local community work together to improve the area?	It be a good start to make streets looking better. THE BETTER IT LOOKS. .THE BETTER IT BE LOOKED AFTER. And by this I mean rubbish and weeds on paving. It looks bad, on council when volunteers have to step up with no help from council.	
	Make sure services engage with the community and have infrastructure in place before expanding housing beyond what the area can cope with	
	My neighbourhood is Dalkeith. It is essential in place making and developing communities that we are as proactive as possible. For example, in terms of new housing developments, it appears that Midlothian Council has permitted unconstrained numbers of new houses for sale to be built which put pressure on the already stretched infrastructure of schools, medical practices, roads, recreational facilities etc. Prior to or concurrent with building, action should be taken to ensure that the infrastructure can support the increase in number of residents, not as a problem to be solved afterwards. Such	

	an approach will require more discussion between service providers and local community representatives - and therefore, perhaps, delay building. However, the final outcome would be a better one for all concerned.	
	By supporting local communities with places to meet and discuss their needs. By having more face to face access to council services for those that don't find online communications easy. Better explanations when the council can't solve a problem and suggestions about what the community can try instead.	
	There is a lack of services, that is the problem. Need more doctors, high schools and commercial businesses, it's just pubs and hairdressers	
	More encouragement if walking and cycling - this creates a better sense of community than when everyone drives in their own private vehicles.	
	Integrate active transport and recreation within Midlothian. Despite huge growth in housing there is very little investment to encourage active transport and outdoor experience.	
	Communication is key - as someone who gets sent to clean up after community councils it infuriates me that they do "good" and then expect the council workers to clean up after them. I once got sent to "lift" a tonne sack, full of soil on to a van. A tonne. If there is no clear plans of action to improve the local aesthetic then it becomes a war between the two sides. Communication is key.	
	Often in new build developments there is lacking a sense of community as everyone moves in new. Consider means to have applicants involved together in the process so relations are developed in advance. Particularly if a portion of allocations are transfer led.	
	To be able to have online meetings with Community Council etc. as due to the current situation these cannot happen. Also a different way to give information.	
	More engagement with the Community Councils who should/can lead on community engagement	
	Community events , clean ups , action groups etc.	
	Collaborate working with partnerships, when debating what is needed or if there is options for certain projects, make it more accessible and apparent for the public to have an opinion	
	Work through and with the local Community Councils and do on line consultations/questionnaires and paper based for older folks	
	MLC could - and should - ensure that all communities are aided to develop their own Local Place Plan. This must not be left to Community Councils, although they are a good place to start. Council officers in the Communities team know all the local Facebook groups and could be using them to mobilise consultations (via Zoom, or similar) and training sessions on the basics of Place Planning and then facilitate a LPP process for each community.	

	Any new developments should have appropriate infrastructure, such as bus routes and green spaces. Also amenities, like schools and GP surgeries need to be localised and have space for new people moving to the area. Also more cycle paths to encourage healthy active travel	
2. How are resources and services currently delivered and used by your local community?	Bonnyrigg & Lasswade is a community deprived of civic space with the sell off and leases given to a few favoured groups. The Community space within the High School Centre is hardly available to local groups because of the poor estimate of the requirements of the School.	
	Resources and services are overstretched and the pace was of building additional housing needs to stop until they are improved	
	There is a perception that services and resources, including developer contributions, have not been spent on improving the Midlothian County town of Dalkeith, particularly the outdated town centre, but it appears that improvements have been made to other town centres across Midlothian. So, it seems there is an imbalance in how resources are used.	
	Local community seems to converge to Edinburgh instead of shopping and spending time in Midlothian. There's not enough jobs, leisure activities.	
	Not very well. Libraries and sports centres threatened with closure last year. Very little investment in community hub I, roads, doctors' surgeries, cycle paths, amenities, and regeneration. It's all about new housing without any thought of local sustainability.	
	I personally don't know if there's any	
	Have no idea. Would love to know.	
	Midlothian Sure Start is great, the beacon offers some good things too	
	Council, transport services important. Community groups do some service delivery. We are missing third sector organisations in immediate area	
	Don't know because I have never seen or heard anything about resources	
3. How should resources and services be directed to improve your local area?	Through effective communication and the use of up to date data, really understand who lives in that neighbourhood. What are their current needs but also what are their future needs? If an area consists of purely large family homes, it may meet the needs of the family's resident there today, but as people grow older, their needs from their community and their physical requirements change. In order to have their needs met, they then need to leave a community they have perhaps lived in for decades.	
	Resources and services should look at the whole picture, taking into account everything a community has to offer. We should prioritise opportunities to promote health and quality of life, looking at safe and vibrant green spaces, affordable and safe active travel options and opportunities to work remotely from community hubs. We should look to work with	

	local businesses and licencing to make sure there are opportunities to eat well and live well at an affordable price locally, we should encourage gardening and allotments and we should build on the network of 'good neighbours' which have been built up through covid. If every household across Midlothian knew two more of their neighbours they could turn to when something happens it would make it a safer and happier place to live.	
	More local space dedicated to cycling and walking. Space in towns should be more pedestrianised to make it more appealing to visit = better for businesses and locals.	
	Building on communication - start community initiatives to make the area look more appealing but also develop skills for the local communities. If community councils enjoy gardening use the workers who are knowledgeable to lend a helping hand to create a better working relationship.	
	Community engagement is the key as there is such a diverse range of people in the area and there is currently too much emphasis on children and young people and the elderly. How about activities and groups for the 30 - 60 age group. And community led initiatives such as litter picking, planting, a community food project such as community gardening and cookery classes.	
	Regular and detailed surveys should be conducted within community groups to identify the key issues within each community. Community Councils could be used as a vehicle to advertise and mobilise responses. Surveys should be professionally developed so that questions are clear and responses can be meaningful. MLC must utilise multiple channels to ensure appropriate engagement, with targets set for levels of response.	
	More impetus on community capacity building and community management and accountability for their decisions	

Key Actions:

8 Preventing and Addressing Homelessness

Outcome - Homeless households and those threatened with homelessness are able to access support and advice services and all unintentionally homeless households will be able to access settled accommodation.

Homelessness – the National Context

The Housing (Scotland) 2001 Act places a statutory duty on each local authority to carry out an assessment of homelessness in its area and to prepare and submit to Ministers, a strategy (as part of the LHS) for the prevention and alleviation of homelessness. In 2017 The Scottish Government established a Homelessness and Rough Sleeping Action Group (HARSAG). The final HARSAG report, published in June 2018, made the following recommendations to address homelessness in Scotland.

- Homelessness should be resolved through effective prevention whenever 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 made available from day one to enable the homeless household to sustain their tenancy;

- Supported accommodation is available for that small minority of applicants who are not able to sustain their own tenancy.

Following publication of the HARSAG recommendations the Scottish Government required all Local Authorities to publish a rapid rehousing transition plan by December 2018. Within these plans Local Authorities are required to demonstrate the following:

- How they will move to a rapid rehousing model over a period of no more than five years;
- Demonstrate how both homeless demand will be met, and how any backlog of demand from homeless households currently in temporary accommodation will be addressed.

This chapter will reference Midlothian's RRTP; examine the local homelessness situation and how the council is working to meet current legislative requirements.

Homelessness – the Midlothian Context

Chart 8.1 below shows the annual number of homeless applications made to Midlothian Council since 2007/08. It shows that the highest number of homeless applications were assessed in 2008/09 (871 applications). Since then there has been a significant reduction in the annual number of applications assessed as being homeless or potentially homeless. A key reason for the decline in homeless applications is the increased focus on homeless prevention and providing housing options advice to those households who were at risk of becoming homeless. Table 8.1, below shows that the proportion of people presenting to Midlothian Council as homeless was lower than the average for Scotland as a whole – approximately 5.6 persons per 1,000 people in Midlothian compared to 6.8 in Scotland. As of November 2019 there were 895 homeless cases where the Council had a duty to source suitable permanent accommodation.

Chart 8.1: Number of Homeless Applications in Midlothian 2007/08 – 2019/20

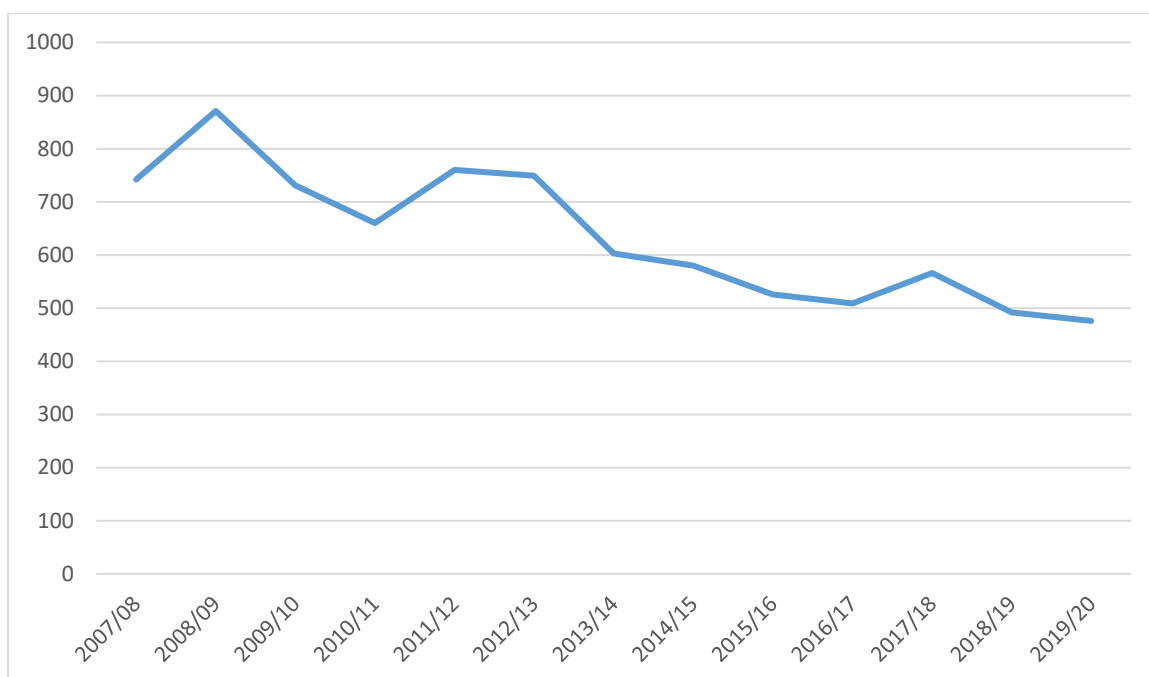


Table 8.1: Number of Homeless Applications per 1,000 People during 2018/19

Area	No. of Applications per 1000
Midlothian	5.6
Scottish Average	6.8

Source: Midlothian Performance Analysis, SHN November 2019

Table 8.2 below, indicates the causes of homelessness in Midlothian. It shows that 28% of cases have been because a person has left a household following a non-violent relationship breakdown. 21% of homeless applications were because a person was asked to leave a household and 16% were due to a violent dispute within a household.

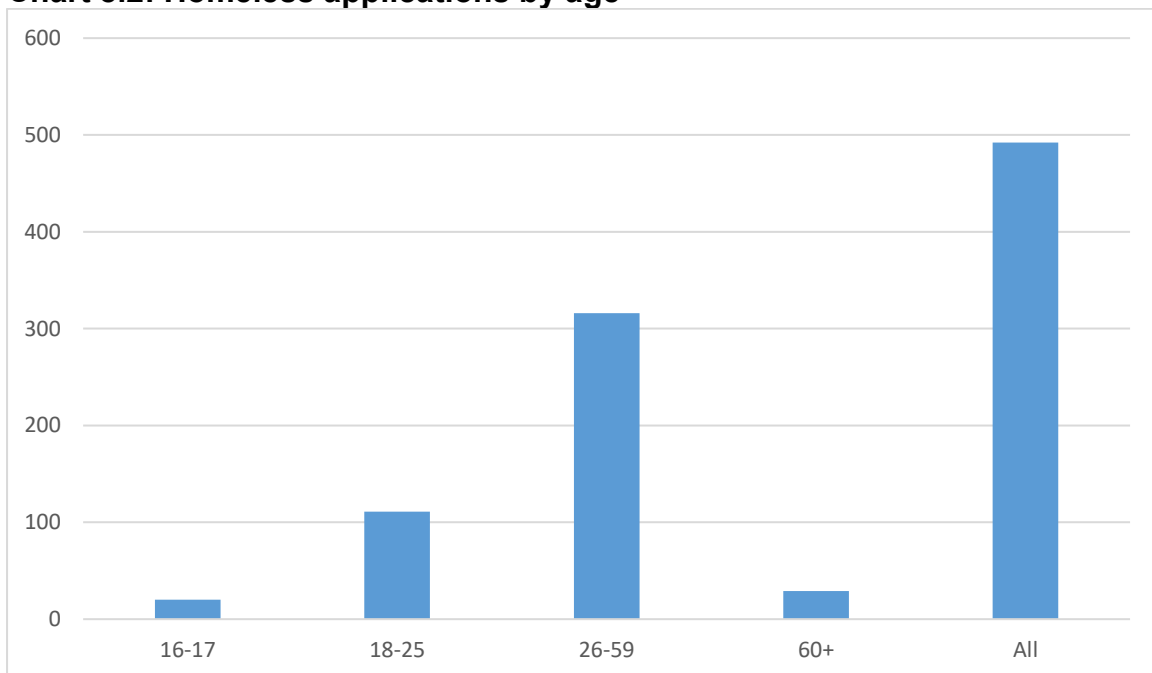
Table 8.2: Reasons for Homelessness, 2019/20

Reasons For Homelessness	Percentage
Asked to leave	21%
Dispute within household / relationship breakdown: non-violent	28%
Dispute within household: violent or abusive	16%
Other action by landlord resulting in the termination of the tenancy	8%
Other reason for leaving accommodation / household	0.6%
Overcrowding	5%
Other reason for loss of accommodation	9%
Discharge from prison / hospital / care / other institution	3%
Termination of tenancy / mortgage due to rent arrears / default on payments	3%

Applicant terminated secure accommodation	1.9%
Forced division and sale of matrimonial home	0.8%
Loss of service / tied accommodation	0.4%
Harassment	0.2%
Fleeing non-domestic violence	1.9%
Emergency (fire, flood, storm, closing order from Environmental Health etc.)	0%
All	100%

Chart 8.2, below, shows the age breakdown of homeless applicants presenting to the Council in 2019/20. It shows that there was a low proportion of homeless applications from people aged between 16 and 17 (20 applicants) and those over the age of 60 (29 applicants) whilst those aged between 26 and 59 formed the largest age group of applicants (316). A significant proportion of applicants (111) were younger people aged between 16 and 25. However, since 2014/15 the proportion of homeless applications from younger people has reduced from 38.6% in 2014/15 to 23.3% in 2019/20. Amongst younger people the most common reason for being homeless was being asked to leave the family home.

Chart 8.2: Homeless applications by age



In 2019/20, there were 476 homeless applications in Midlothian. As shown in chart 8.3 below, a higher number of females made homeless applications (245), than males (231).

Chart 8.3: Homeless applications by gender

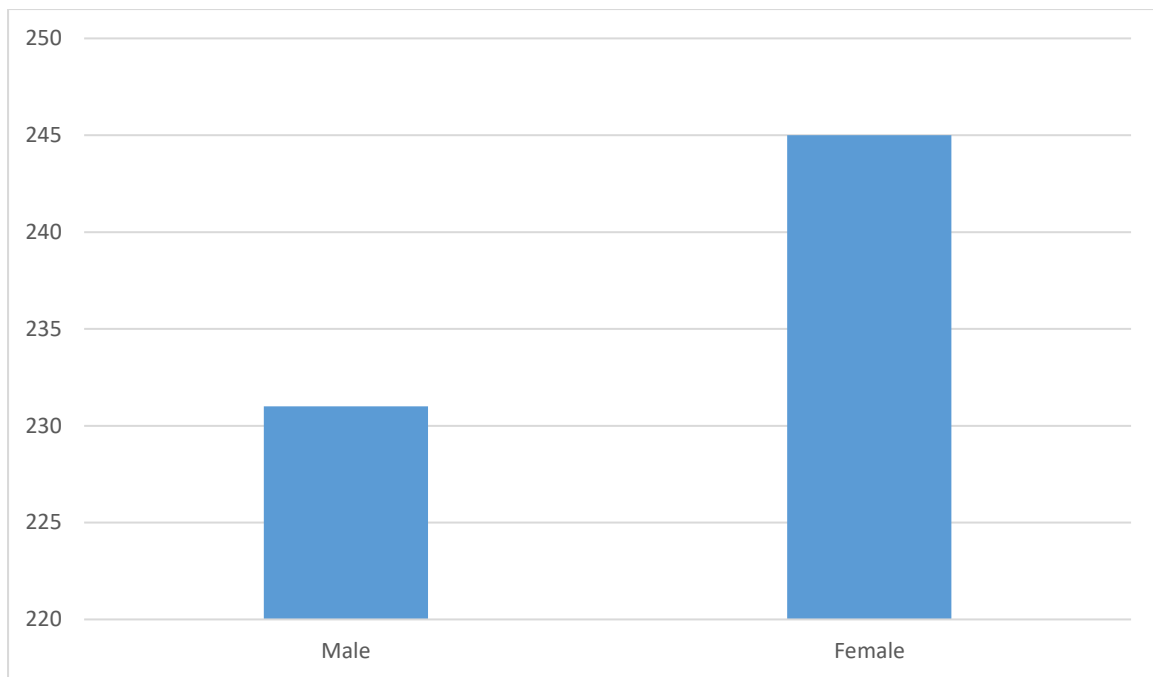
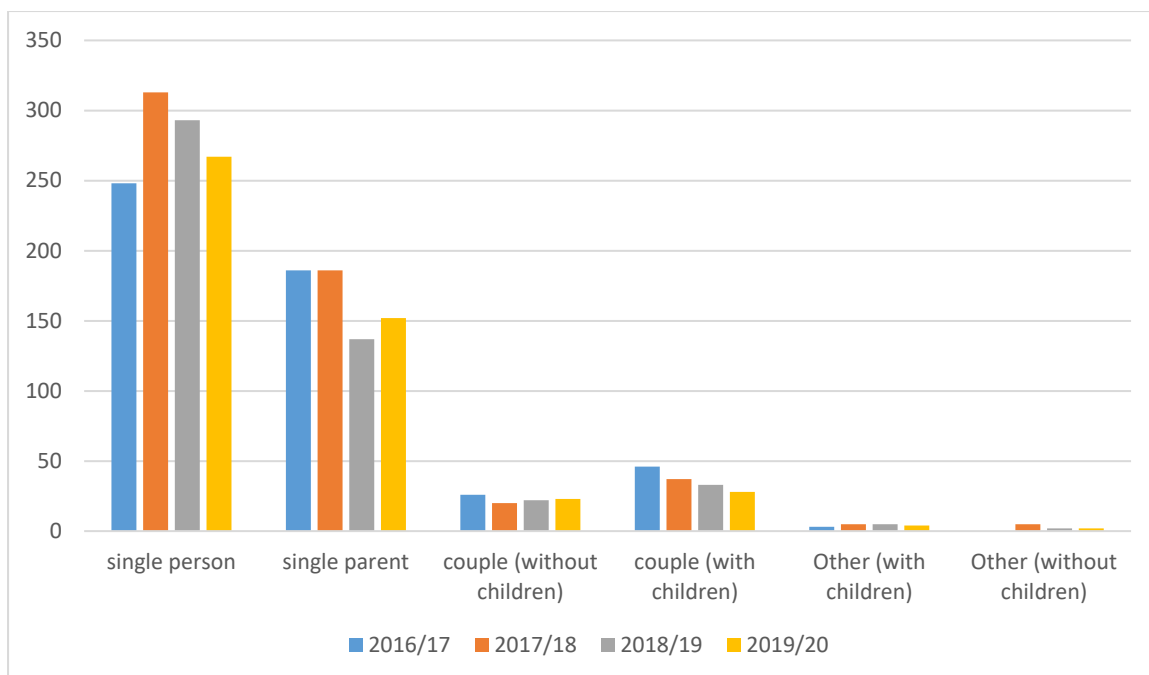


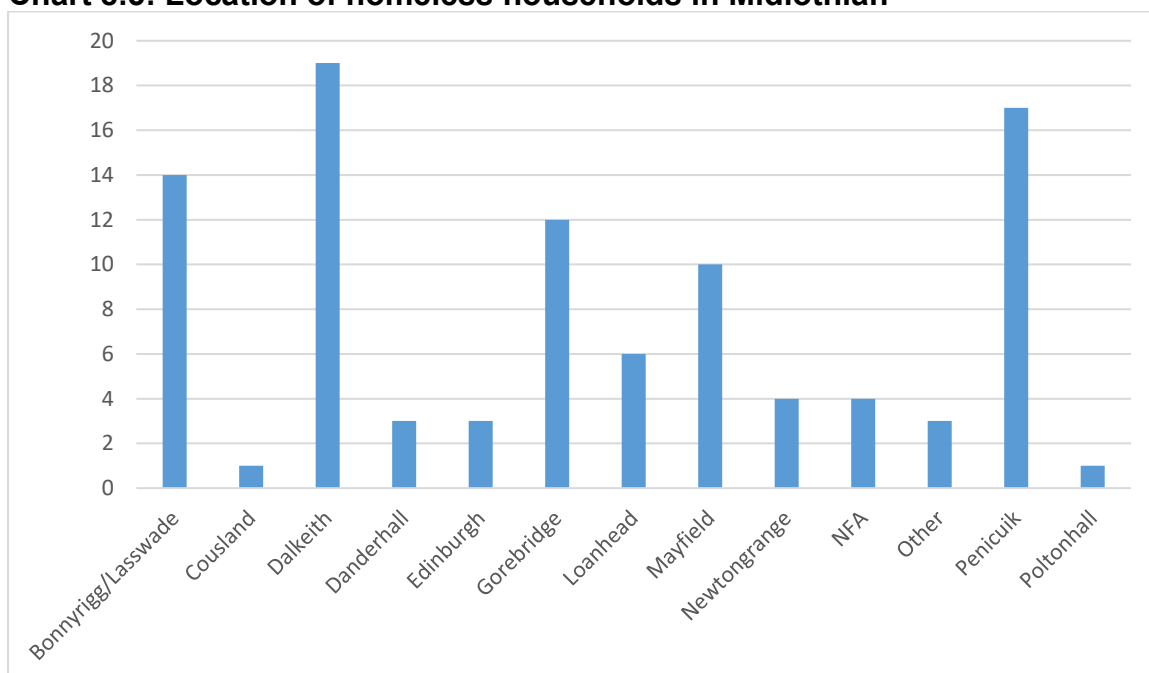
Chart 8.4 below shows the composition of households who presented as homeless in Midlothian between 2016/17 and 2019/20. As in the past, single person households continue to have the highest proportion of homeless households in Midlothian. In 2019/20, 56% of applications were from single person households followed by 32% from single parent households in Midlothian. In comparison, couples with children (8.8%), couples without children (4.8%), other with children (0.8%) and other without children (0.4%) represented a small proportion of applicants.

Chart 8.4: Homelessness by Household Type in Midlothian 2016/17 - 2019/20



Analysis of data on homeless households' locations when their applications were made shows that Dalkeith has the highest percentage of homeless households (19%) followed by Penicuik (17%), Bonnyrigg (14%), Gorebridge (12%) and Mayfield (10%). It should be noted that there are temporary accommodation units in these areas which may affect the figures.

Chart 8.5: Location of homeless households in Midlothian



NFA means 'No Forwarding Address' and 'Other' refers to areas across the United Kingdom.

Temporary Accommodation

Chart 8.6 below shows the number of households living in temporary accommodation in Midlothian during the past 10 years. It shows that temporary accommodation use was at its highest in 2009/10 (793 households) and has varied up and down since. In 2019/20 temporary accommodation use was at its lowest (418 households). The reduction in 2016/17 was due to Midlothian Council no longer operating a Private Sector Leasing Scheme as this was no longer an affordable source of temporary accommodation for the Council. Further reductions since 2018/19 are a result of measures brought in by the Rapid Rehousing Transition Plan (RRTP). It should be noted that the figures for the increase in temporary accommodation use since 2016/17 are subject to changes within the operation of the HL3 monitoring system.

Chart 8.6: Number of Households living in temporary accommodation in Midlothian, 2009/10 – 2019/20

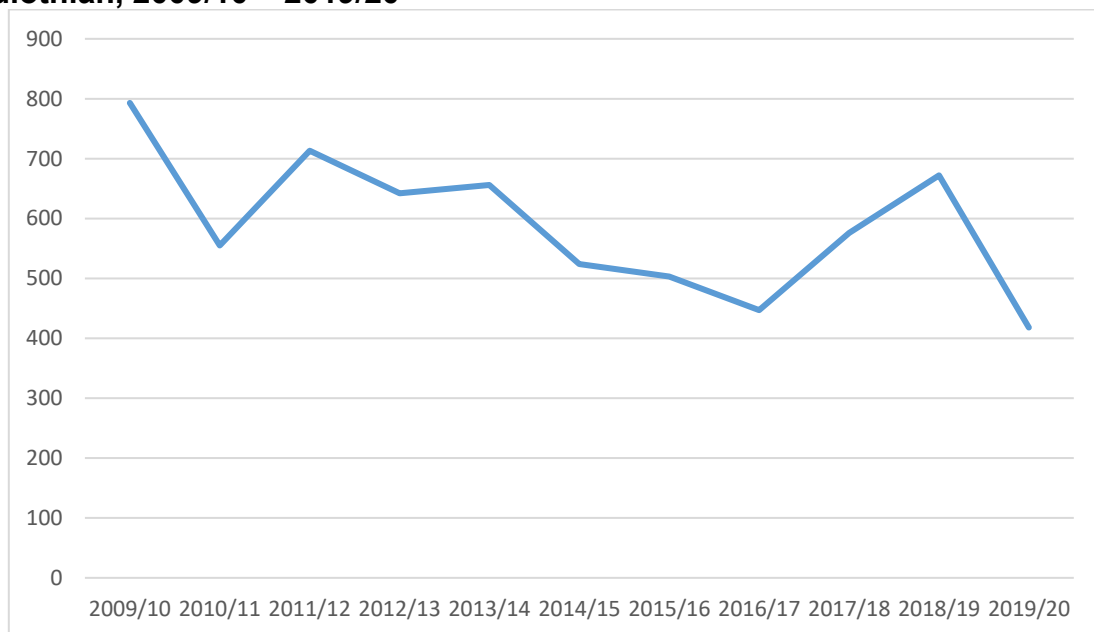


Chart 8.7 shows the average number of homeless households Midlothian Council has living in bed and breakfast accommodation. It shows that there has been a significant reduction from 109 households in 2011/12 to 43 households in 2019/20. This reduction has been due to the Council increasing the use of Houses in Multiple Occupation. The Council has acquired three buildings (two which were empty Council owned buildings) and renovated the building before letting the units out as temporary accommodation with on-site staff support. Midlothian Council is also introducing shared temporary accommodation. This will see two households sharing a property, each with their own lockable bedroom, and sharing other communal areas.

Chart 8.7: Number of homeless households in bed and breakfast 2009/10 – 2019/20

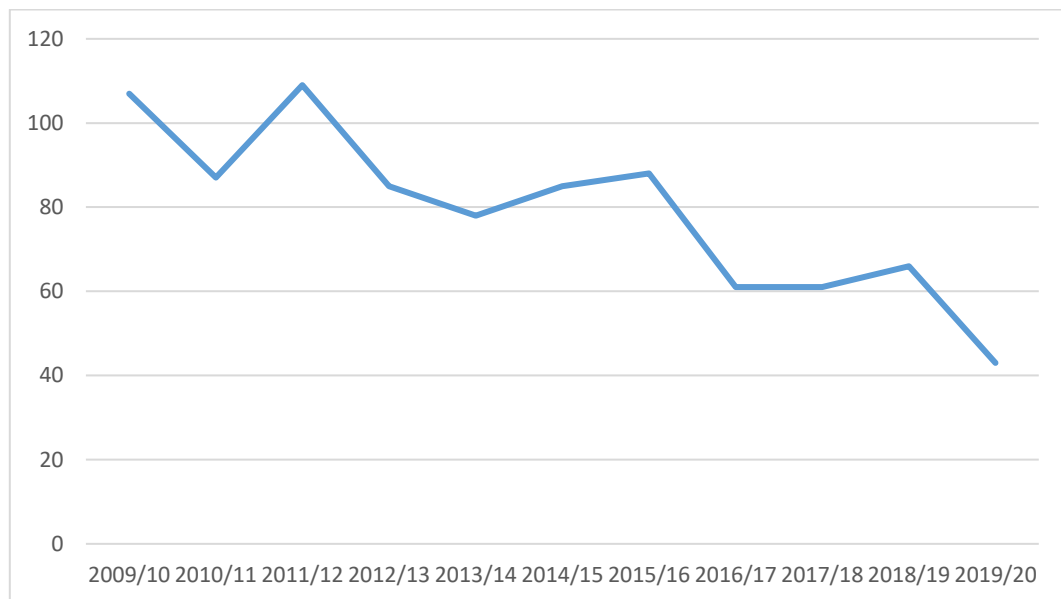
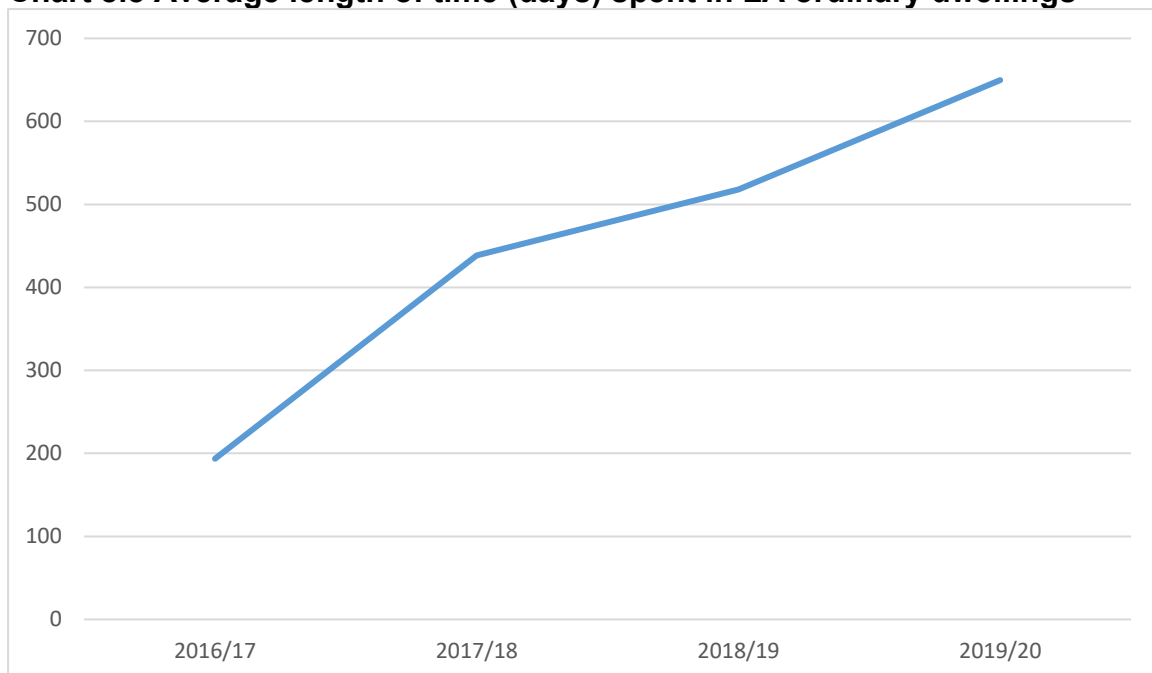


Chart 8.8 below, shows the average length of time (in days) that homeless households spend in Midlothian Council owned temporary accommodation. In 2016/17 on average households spent 193.6 days whereas by 2019/20 this number had risen to 649.7 days. It should be noted that these figures are subject to changes within the operation of the HL3 monitoring system.

Chart 8.8 Average length of time (days) spent in LA ordinary dwellings



Satisfaction with the quality of temporary accommodation provided by Midlothian Council is slightly lower than average. The satisfaction level for 2019/20 was 86.5%, which was lower than the Scottish average of 88%. Anecdotal information suggests that a significant proportion of dissatisfied service users stated dissatisfaction not because the accommodation was of poor quality but because of the length time spent in the temporary accommodation.

Housing Support in Midlothian

As shown in table 8.3 below, there is a significant proportion of homeless households with support needs in Midlothian and it is important that they are provided with this support. In recognition of this, in Midlothian the Health and Homelessness Steering Group was developed in 2016. It has been responsible for:

- Undertaking a report in which homeless clients in Midlothian have shared their experiences of homelessness and access to health services
- Developing an action plan to improve health services to homeless people in Midlothian
- Maximising opportunities to prevent homelessness .e.g. the hospital discharge project - hospital staff at the Infirmary contact the housing services team to plan the departure of people from their services.
- Reviewing and improving service provision to ensure it meets the needs of homeless service users' .e.g. the CHIT nurse (Community Health Inequalities Team) visits supported temporary accommodation units to meet with clients.

In terms of supporting young people, Midlothian Council was the first Council in Scotland to implement the SQA accredited course "Tenancy and Citizenship Group Award". The course is run by support workers in Midlothian Council's supported accommodation units. The course consists of modules that aim to provide young people with the skills to manage their own tenancy and live independently. Modules include practical tasks like budgeting and cooking and accommodation units in order to facilitate rapid move on from shared accommodation.

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

Table 8.3: Support needs identified 2019/20²⁷

Support needs summary	No. of homeless applicants
No support needs	361
1 support need identified	88
2 support needs identified	24
3+ support needs identified	4
Total	477

²⁷ These figures include applicants with health support needs which do not necessarily affect the individual's ability to manage a tenancy independent of support

Midlothian's Rapid Rehousing Transition Plan

Midlothian Council published its first Rapid Rehousing Transition Plan (RRTP) in December 2018 and set out the following vision to address homelessness in Midlothian.

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 revised RRTP was submitted to the Scottish Government in June 2020. The following are outcomes from Midlothian Council's RRTP, and are closely aligned with the LHS Outcomes:

- Outcome 1: The supply of permanent accommodation for homeless households has increased
- Outcome 2: Bed and breakfast accommodation is no longer used as emergency accommodation for homeless households and the time households spend in temporary accommodation has reduced
- Outcome 3: Homeless households with support needs are supported to access and maintain permanent accommodation
- Outcome 4: Housing options and support is in place to prevent homelessness

In order for the LHS and the Rapid Rehousing Transition Plan to be a success there are key challenges to be addressed in Midlothian during the five year period of both documents:

- The turnover of in social rented housing is low in Midlothian compared to other areas. In order to meet the need for homeless accommodation a total of 446 lets would need to be available for homeless households. In 2019/20, 176 lets were made available for homeless households.

- The supply of new affordable housing in recent years has not been sufficient enough to meet the need.
- There were 935 open homeless cases as of 31 March 2020
- The availability of housing in the private rented sector may be declining and only supports a small proportion of households to alleviate homelessness.
- Despite an ongoing new build programme and an increase in the proportion of allocations to homeless households, the length of time taken homeless households wait for permanent housing is the longest in Scotland. The length of time will not decrease for several years due to the backlog in homeless applications.
- There are over 3,500 households on the Council's Housing List who are not homeless but many of these households also have important housing needs which should also be addressed.
- Despite significant investment in new council-owned emergency accommodation Midlothian Council still use bed and breakfast accommodation for homeless households which is not good practice and it is expensive to provide.

To achieve these outcomes the following activities have been identified within Midlothian Councils RRTP:

- Reduce the time taken for homeless households to secure a permanent housing outcome. Increasing the proportion of lets to homeless households through revisions to the Housing Allocations Policy. Offering those who have been in temporary accommodation the opportunity to have the property converted to a permanent tenancy.
- Improving the quality of temporary accommodation, particularly that which is provided to households without children. Ending the use of bed and breakfast accommodation.
- Implementing Housing First for those with long-term/repeated instances of homelessness.
- Improving outcomes for young people to prevent homelessness, or maximise tenancy sustainment where this cannot be avoided. Continuing housing education work in schools. Delivering the SQA Tenancy and Citizenship Award. Partnership working with Children's Services to develop a homeless prevention pathway for care experienced and looked after young people.
- Adopting an early intervention approach to prevent homelessness from occurring by supported households to remain in their current accommodation, or where this is not possible access alternative accommodation before homelessness occurs. Developing a prevention fund to help households remain in their accommodation. Improving access to a full range of housing options including the private rented sector through access to rent deposits at an earlier stage. Help those on low incomes to access this type of accommodation more easily. Working in partnership with internal departments and external Registered Social Landlords to prevent evictions from occurring

by adopting the Section 11 good practice identified by the North and Islands Housing Hub.

- Ensure staff are able to effectively deliver a full range of Housing Options advice regardless of tenure. Provided access to training the Housing Options Training Toolkit. Providing access to a specialised Housing Support service whenever appropriate to maximise tenancy sustainment across all sectors.
- Continue to work with other members of the Edinburgh, Lothians and Borders Housing Hub. To develop and share information and best practice on the prevention of homelessness.

Housing First

One of the key HARSAG recommendations is the development of the Housing First model as a response to long term homelessness. Evidence shows that Housing First is a more effective response to long term homelessness in comparison to the traditional staircase model. Providing service users with should provide ordinary, settled accommodation as a first response to homelessness gives a base for recovery and addressing other life issues. Delivering better long term solutions for people with multiple needs across all services. This approach is underpinned by the seven Housing First principles:

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

Midlothian Council has highlighted Housing First as a key action in its RRTP, and has committed to creating up to 20 Housing First tenancies a year. A partnership approach has been adopted to work alongside other agencies to provide settled accommodation to service users with long term/multiple instances of homelessness. Services users' experience of homeless will be compounded by other long term/multiple support needs such as mental health, substance misuse, and experience of the justice system. A specialist support provider has been procured to provide a dedicated support service to Housing First tenants. This support will compliment that which is provided by other agencies to achieve improved outcomes across all services.

Housing Options Hubs

Five regional Hubs have been established across Scotland to promote a housing options approach to homelessness prevention. Midlothian is a member of the Edinburgh, Lothians and Borders Hub, which contains six local authority areas, who experience similar challenges in providing settled accommodation and housing support for homeless households. Housing Options Hubs, funded by the Scottish Government, enable partnership working on projects which benefit all local authority areas in terms of providing greater housing options to homeless households.

Since the Hub was established in 2010 a range of activities have been undertaken including:

- Providing mediation training for staff
- A housing options advertising campaign across the region
- Development of an interactive web based housing options tool
- Develop use of flat sharing models in the private rented sector
- Development of a nationwide housing options training toolkit for housing practitioners and front line staff

More recently the Edinburgh, Lothians and Borders Hub has concentrated on sharing best knowledge and practice on areas including Allocation Policies and Rapid Rehousing Transition Plans and developing a new Housing Options Toolkit (a suite of training modules on various aspects of Housing Options). The Hub has also recently funded a Prison support worker to help prevent homelessness upon liberation.

The Scottish Social Housing Charter on homelessness

The Scottish Social Housing Charter sets out the standards and outcomes that among others, homeless people can expect from social landlords in terms of access to help and advice, the quality of temporary accommodation, and continuing support to help homeless people access and keep a home. The Council and local Housing Associations are committed to delivering the best outcomes to persons who are homeless or threatened with homelessness through a number of ways including

1. Increasing housing stock to ensure persons who are homeless or threatened with homelessness are able to access stable and secure accommodation. This is currently being done through:
 - Council ongoing housing development with 1,134 new homes completed to date
 - RSLs have completed 678 new homes to date
 - Council buying back ex-Council houses from the open market
 - Increasing housing allocations to homeless applicants
2. Implementing the Housing Options Service to ensure those who are homeless or threatened with homelessness are offered robust advice and are able to make informed decisions regarding their accommodation needs (see section on housing options)
3. Improving the quality of temporary accommodation provided by ending the use of Bed and Breakfast style accommodation. This will be achieved through the introduction of Shared Temporary, this accommodation will see two people sharing a property each with their own lockable bedroom. Additional good quality supported accommodation is provided through 17 bed spaces in Polton (The Polton Centre) and 43 bed spaces plus two self-contained units (flats) in Penicuik (Pentland House).
4. Monitoring temporary accommodation provision by partners through service reviews and service users' surveys to ensure services delivered continue to be fit for purpose.

Key Challenges:

- The turnover of in social rented housing is low in Midlothian compared to other areas. In order to meet the need for homeless accommodation a total of 446 lets would need to be available for homeless households. In 2019/20, 176 lets were made available for homeless households.
- The supply of new affordable housing in recent years has not been sufficient enough to meet the need.
- There were 935 open homeless cases as of 31 March 2020
- The availability of housing in the private rented sector may be declining and only supports a small proportion of households to alleviate homelessness.
- Despite an ongoing new build programme and an increase in the proportion of allocations to homeless households, the length of time taken homeless households wait for permanent housing is the longest in Scotland. The length of time will not decrease for several years due to the backlog in homeless applications.
- There are over 3,500 households on the Council's Housing List who are not homeless but many of these households also have important housing needs which should also be addressed.
- Despite significant investment in new council-owned emergency accommodation Midlothian Council still use bed and breakfast accommodation for homeless households which is not good practice and it is expensive to provide.

Consultation Responses

Question asked	Individual response	Council response/LHS Outcome
1. How can services and your local community work together to tackle homelessness?	It appears the problem for Midlothian is the number in temporary accommodation. More permanent housing would help the issue. There are a large number of houses already with planning permission but not built. It is not in the interests of the large building firms (currently favoured under present allocating of large sites). More small sites might achieve more housing faster as small firms do not land bank.	
	Work to tackle the causes of homelessness and challenge the stigma and morality that surrounds homelessness. Make sure that supports work together with individuals and work with people as proactively as possible to prevent the things that cause homelessness. Ensure the workforce is compassionate and well supported and make sure people get a permanent home quickly and that the home decorated,	

	<p>comfortable and homely on the first day of moving in to help people establish a sense of home. Make sue support is proactive, there from the begining, flexible and focused on the person and their health and wellbeing needs, their life context and their strength. Work to increase social housing. Home ownership is not achievable, affordable or desirable to all and the private rental sector provides expensive and often inferior quality housing with reduced tenure security. Ensure allocation of housing is proportionatly fair, prioritising people who are homeless, homelessness is higher in areas where more houses were sold under RTB. Private lets are less secure, more costly and more likely to fail multiple standards of living conditions. Champion, celebrate and drive forward housing first to support our homeless population with the most complex needs</p>	
	The Council should build more quality housing for rent	
	<p>Various services need to work better together to help address the issues which may lead to homelessness: e.g. education, working with families; debt management; health care etc - so a more joined-up approach rather than being seen as just a housing issue.</p>	
	More and better emergency accommodation. More support for people before they become homeless.	
	<p>Greater provision of affordable housing. Midlothian like many places has fallen foul of private owners/ landlords pricing families out of the area. Breaking up the essence of a community by fragmenting families by displacing them to other areas. Help for those that need it, more help for working families that do their best but are struggling. Prohibit social housing from falling into the hands of private owners that only intend to buy to let. No one should be forced to pay twice the amount for the sake of staying in the area. Resist the need to evict struggling residents, explore options of financial services etc. A hand up is not a hand out.</p>	
	Force property developers to include greater than 20% affordable/council/housing association allotment	
	Joined up approach to housing assoc supported accom and other services e.g. financial, mental health, substance misuse, social services	
	<p>I believe that social housing is key. Using intermediate housing such as halfway houses with shared accommodation could start to help the homeless with issues while giving them safe spaces to successfully re-integrate into social aspects of life. Social housing has been known to me as quite convoluted and not easy to move into smaller accommodation. If this can be revamped so that a large house could accommodate 4/5 homeless people with access to community projects e.g. gardening programmes they could be given a purpose.</p>	
	Can there be more social housing/ better use of existing vacant houses/ buildings	
	A clause in contract to stop elderly living in a huge house that a family needs	

	Provide housing first without conditions. Work with local churches and voluntary organisations more.	
	Unused building could be used for homeless rather than letting them fall into disrepair	
	Instead of giving houses to people housed accordingly help the homeless more.	
	People need to start reporting council houses being illegally sublet while the entitled lives elsewhere. It's ridiculous how many people live in £300000+ houses and yet retain their council house.	
2. How should resources and services be directed to tackle homelessness?	Prioritise social housing, champion and drive forward housing first and rapid rehousing, prioritise homeless people within allocations and work to remove the stigma and morality surrounding homelessness. Work hand in hand with partner agencies to make sure people get the support they need from people who are compassionate, informed and person-centred seeing the person not the condition. Links and close joint working is key. Invest also in programmes to help tackle the main causes of homelessness, be it financially or through joint working with the organisations who do have the levers	
	More permanent solutions need to be found as temporary arrangements such as B&Bs are unsatisfactory and expensive. Such temporary arrangements do not address the issue. Part of the solution is longer-term investment in suitable quality Council-owned accommodation on a longer-term temporary/permanent basis. Also, as already described, a multi-agency approach to tackling the issues which may lead to homelessness - so being more proactive.	
	Focus on the youth, 90% of people who are homeless probably had a troubled childhood which has led to this. Stop the cycle	
	Any closed hotels should be renovated and made into appropriate accommodation	
	They need to build more houses, and letting agency need to work with the council as most of them don't want 3rd party's or they want a guarantor and that's not any good	
	Priority housing allocation. More information available. More options for families. Shorter periods if time in temporary accommodations. Priority over housing choices such as houses for families and smaller flats and 1 bed houses for single people.	
	There is a shortage of council housing, so build more, buy old council homes that are up for sale back, increasing the supply	
	Why do people become homeless support with managing money, behaviours, prep for young people who need to live alone	

Key Actions

Outcome - Homeless households and those threatened with homelessness are able to access support and advice services and all unintentionally homeless households will be able to access settled accommodation.

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

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

National Context

As part of the Scottish Government's Framework for improving the planning and delivery of integrated health and social care services, the National Health and Wellbeing Outcomes states that "*people, including those with disabilities or long term conditions, or who are frail, are able to live, as far as reasonably practicable, independently and at home or in a homely setting in their community*". People should be enabled to live independently with freedom, choice, dignity and control through the availability of specialist provision across all tenures.

Specialist provision is accommodation and services that may be appropriate when mainstream housing does not meet an individual's needs.

This chapter of the LHS will demonstrate that consideration has been given to the specialist provision requirements for those of all ages, in all types of household, across all tenures, including:

- Disabled people

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

Local Context

The Midlothian Health and Social Care Partnership's Strategic Plan 2019-2022 contains the following outcome: 'People are able to live, as far as reasonably practicable, independently and at home or in a homely setting in their community'. The Local Housing Strategy naturally coordinates with the Strategic Plan and as such, the annual Housing Contribution Statement sits within the plan and acts as a bridge between the two documents. This Local Housing Strategy has utilised a strong evidence base to assess the need for specialist provision including the EQIA process, Integration Authorities within the Health and Social Care Partnership and local intelligence.

Housing's Contribution to Health and Social Care Integration in Midlothian

The role of the local housing sector in the governance arrangements for the integration of health & social care are as follows:

- The Chief Officer of the Integrated Joint Board is also managerially responsible for the Council's Housing Service. Through this role he is able to ensure that housing issues are recognised and addressed within the context of the Integrated Joint Board.
- The Strategic Planning Group is able to establish strong links with housing through representation from both the RSL Sector and the Council's Housing Service.
- Both the Chief Officer and the Chair of the IJB are members of the Community Planning Board and through this are able to influence decisions relating to housing as it relates to the objectives of the Integrated Joint Board.

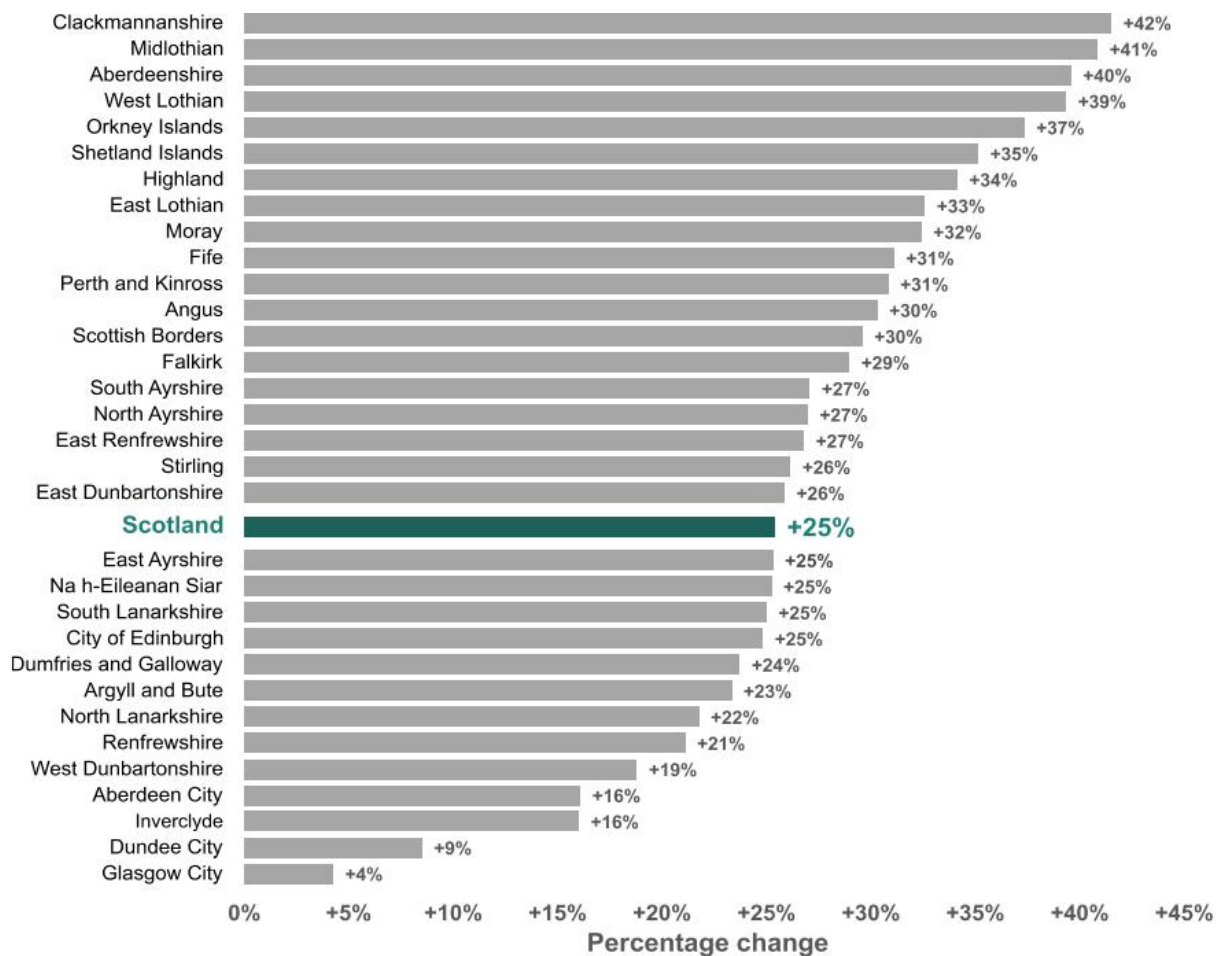
The Housing Need and Demand Assessment (HNDA2) provides a robust evidence base for housing and sets out the total additional future housing estimate over a 20 year period within the six South East of Scotland (SESPlan) Local Authorities - City of Edinburgh, East Lothian, South Fife, Midlothian, the Scottish Borders and West Lothian. The HNDA2 informs the development of the Local Housing Strategy (LHS) and the SESPlan Development Plans (DPs) by providing accurate and reliable data enabling local authorities to develop long term strategic and robust views of housing need and demand. This includes households requiring specialist housing provision. A shortage of housing and need for significant increases in the supply of housing is an issue for all local authority areas within the SESplan region. Specifically, section 7.1 of the HNDA2 assesses the need and demand for specialist housing provision across the SESPlan area. It identifies three broad categories of housing need, covering six types of housing or housing related provision, to support independent living for as long as possible and enable people to live well and with dignity.

Older People

Demographic change will have implications on housing need in Midlothian. Chart 9.1, below, shows the projected percentage change in population aged 75 and over by council area between 2018 and 2028. It is clear that Midlothian's population of over 75 year olds is expected to increase by 41% during that time frame, the second highest population increase in Scotland.

Chart 9.1: Projected percentage change in population aged 75 and over by Council area (2018 based figures)²⁸

²⁸ <https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/population/population-projections/sub-national-population-projections/2018-based>



It is anticipated that as people will live longer than in the past, their expectations of their future housing will be more aspirational than before. Care homes have been recognised as too expensive to meet the needs of a growing elderly population. However, it is also recognised that many older households want to live independently where possible.

One of the challenges of an increased proportion of older people is that of dementia. Midlothian’s Health and Social Care Strategic Plan states that ‘people over 85 are at a greater risk of living with dementia. There is likely to be 2,800 people with dementia in 20 years-which is double the number there are today²⁹. The main social care supports for older people who have dementia and/or who are frail are day care, care at home and care homes. Older people are also more vulnerable to sensory impairment. Older people can become isolated and often have to cope with bereavement of a loved one. Supporting older people to live well involves the contribution of a wide range of agencies.’

Specialist Provision of Housing for Older People Sheltered and Retirement Housing

There are various existing sheltered housing and retirement housing complexes in Midlothian. There is also some amenity and wheelchair housing and many homes

²⁹ 2019 figures

have been adapted to meet the needs of older people – further information on adaptations in both the private sector and by the local authority has been provided in the House Condition chapter. Most specialist housing for older people is social rented housing and managed by Midlothian Council or other Registered Social Landlords. There are also private developments where elderly households are owner occupiers.

Extra Care Housing

Extra care housing is also provided for older people. This is more suited for older people with higher care needs and developing accommodation of this type is an important housing option which will reduce the reliance on hospital and care home provision.

Key Features of Extra Care Housing

- Is also sometimes called assisted living or housing with care.
- Residents are restricted to only elderly households with some support needs.
- Accommodation consists of self-contained flats or bungalows which have their own kitchen, bathroom, bedroom and living room. Properties are either newly built as extra care housing or upgraded from sheltered housing to extra care housing.
- Care and support staff are available for residents and are often based on site.
- There are some communal facilities and shared services, such as a dining area and a garden.

There are currently two Extra Care complexes in Midlothian and another two under development, one in Dalkeith which will have 48 properties and the other in Bonnyrigg which will have 16 properties. Upgrades of some existing sheltered housing developments are also planned.

Figure 9.1: Midlothian Council Extra Care Housing at Cowan Court, Penicuik



Households with a Physical or Learning Disability

In Midlothian, 4800 people aged between 16 and 64 have a physical impairment which affects their ability to undertake normal daily living tasks and 1772 people have a learning disability³⁰.

Clearly the housing needs of households with specific conditions will vary according to their specific requirements. For instance a family including a young person with autism may only need an extra bedroom specifically for the young person. People with impaired mobility might require level access accommodation whilst someone who requires a wheelchair may require a specially adapted wheelchair accessible house.

Table 9.1 below shows that the vast majority of adults with learning disabilities (89%) do not live with a family carer which is much higher than the Scottish average (43%). Furthermore table 9.2 illustrates that 80% of adults with learning disabilities are living in mainstream accommodation whilst only 20% live in supported accommodation, a registered adult care home or 'other'. These figures will have a corresponding effect on adaptation budgets, both in the private and social housing sectors.

Table 9.1: Adults with a learning disability who live with a family carer³¹

	Adults who live with a family carer	Adults who do not live with a family carer	Not known	All adults (total number in area)
Midlothian	49	417	0	466
Scotland	7393	10,175	6,016	23,584

Table 9.2: Accommodation type for adults with learning disabilities³²

	Mainstream Accommodation			Supported Accommodation	Registered Adult Care Homes	Other	Not Known
	With support	With no support	Not recorded				
Midlothian	125	248	0	30	40	23	0
Scotland	6787	6159	1638	3466	1837	921	2776

Housing and Housing Adaptations for households with a Disability

Midlothian Council and partner RSLs provide and build new accommodation for households with particular needs. In addition, a significant proportion of existing housing stock in Midlothian features adaptations to assist with a households' independence. Table 9.3 shows the number of households with specific housing requirements due to their medical priority:

- Medical Category A is awarded where it is agreed that an applicant can no longer continue to live in their current accommodation due to health reasons.

³⁰ Midlothian Health and Social Care Strategic Plan 2019

³¹ <https://www.sclld.org.uk/2019-report/>

³² <https://www.sclld.org.uk/2019-report/>

- Medical Category B is awarded where it is agreed that rehousing would be of significant benefit to the applicant's health/level of independence.

It is evident that 698 applicants have medical needs for seeking housing from the Council, which is 17% of all housing applicants.

Table 9.3: Midlothian Council Housing List Applicants, by Medical Priority

Medical Category	No. of Households	% of all Housing Applications
A	278	7%
B	420	10%

Investment in Aids and Adaptations

If funding for such works were not made available, a significant number of households would be living in housing unsuitable for their needs. Table 9.4 below shows the amount of money the Council spends on helping private and council households to live independently in their own homes, with 72 households assisted during 2019/20. In addition 349 households (as of October 2020) use a telecare package to support their independence and ensure their safety and 1667 households use the alarms service.

Table 9.4: Midlothian Council and Private Sector Adaptation and Funding 2019/20

Works type	Spend	Number	%
Level access shower	117,891.70	18	25
Bathroom adaptation	11,102.95	2	3
Access ramp	30,286.50	11	15
Stairlift	26,978.95	9	12
Wet floor shower	175,587.82	25	35
Other	30,178.19	7	10
Total	392,026.11	72	100

What is Telecare?

Telecare or Midcare is a community alarm scheme which enables people to live independently in their own homes and allows a quick response if someone needs help. Telecare can be used in a variety of ways, such as: raising alarm in the event of deterioration in movement, health, flooding, fire etc. and preventing wandering. Research has shown that the effective use of Telecare and other ways of support, such as Telehealth, results in a reduction in mortality rates, emergency hospital admissions and length of stays in hospitals. Midcare currently costs £3.85 per week³³ and is available to anyone of any age who is disabled, has a medical condition that would benefit from the service or who is vulnerable or frail.

Wheelchair Accessible Housing

A Fairer Scotland For Disabled People Delivery Plan contains an action “to work with local authorities, disabled people and other stakeholders to ensure that each local authority sets a realistic target within its LHS for the delivery of wheelchair accessible housing across all tenures and reports annually on progress”.

After consulting with disabled people and other stakeholders, Midlothian Council has set the wheelchair accessible targets in table 9.5 below.

Target	2021/22	2022/23	2023/24	2024/25	2025/26

Midlothian Council and RSL partner organisations acknowledge the difficulty of enforcing this target beyond the social housing sector. Further consultation will take place with private developers and Midlothian Council will report annually on progress made.

Ethnic Minorities

Due to the consultation and engagement process carried out for this Local Housing Strategy, Midlothian Council understands and will consider any additional needs of ethnic minorities, and will consider the needs of ethnic minority families for homes suitable for larger/extended family groups and will consider other specific cultural needs.

Prison Leavers

Midlothian Council staff collaborate with the Community Justice Partnership to ensure that those who are leaving prison or a similar institution get the right housing support that they need. Further details can be found in Chapter 8: Preventing and Addressing Homelessness.

³³ October 2020 price

Gypsy/Travellers

In the 2011 Census over 4,200 people identified their ethnicity as White: Gypsy/Traveller which was less than 0.1% of the Scottish population. There is limited published data on the Gypsy/Traveller population to support these policy processes. The 2011 Census is the most current source of data on the size and profile of the population of Scotland, although this is likely to underestimate the Gypsy/Traveller population due to a range of issues such as reluctance of individuals to identify as Gypsy/Traveller and challenges accessing the population living on sites and by the roadside. Moreover consistent national data has not been published since the last Twice-Yearly Count of Gypsy/Travellers undertaken in 2009.

There are no figures available for Gypsy/Travellers who are resident in Midlothian. There are 29 public Gypsy/Traveller sites in Scotland. In Midlothian, there is a Gypsy/Traveller site managed by East Lothian Council on behalf of East and Midlothian Councils which has a total of 16 pitches and is open all year round. The site was refurbished in 2014 and again in 2019, with new kitchen and toilet blocks built, a new community room with learning materials, new signage, road improvement works and new fencing installed. The site was assessed in 2019 and is compliant with the minimum site standards for Gypsy/Traveller sites. The site is seldom fully habited which allows the conclusion that the current provision is adequate. Should the site require further upgrades or enlargement to continue to meet the needs of the Gypsy/Traveller community, Midlothian and East Lothian Councils will act accordingly referencing both the minimum site standards and the Scottish Social Housing Charter.

Engagement with the residents of the Gypsy Traveller site is continuous but on a more formal level, annual tenant satisfaction surveys are undertaken by staff on site.

Figure 9.2: Kitchen and Toilet Blocks at the Gypsy Traveller Site



East Lothian Council officers currently provide onsite visiting support for Gypsy / Travellers living on the permanent site. Midlothian and East Lothian Council's joint fund Play Midlothian which provide weekly onsite visits to the site and play activities for the children who live there. MECOPP's (Minority Ethnic Carers of Older People Project) Gypsy Traveller Carer's Project work with carers within the Gypsy/Traveller community in Midlothian who live in housing, on sites and

on roadside camps. This Service ensures that Gypsy / Traveller households can access mainstream services, provides access to direct support and advice and facilitates wider social inclusion of Gypsy/Travellers into the community where appropriate.

Roadside encampments

Midlothian Council operate a Roadside Encampment Response Group which includes stakeholders from Housing, Education, NHS, Police Scotland and Environmental Health. When a stakeholder is aware of a roadside encampment within the County, the remaining stakeholders are contacted to enable a linked approach which ensures the encampments are offered appropriate advice and support.

Travelling Showpeople

There is no evidence there are travelling show people households within Midlothian, and for this reason the Strategy has not provided information or actions in relation to these households. If more information on this community comes to light then this will be reported on in future Local Housing Strategy Updates.

Armed Forces

Research conducted into the housing needs of ex-personnel indicated armed forces, and their families, have specific housing needs that require support.³⁴ For example, ex-service personnel are more vulnerable to homelessness than the population at large, and professional pressures can present problems for finding stable housing for soldiers and their families as they may move frequently to new postings. Given that Glencorse Barracks, the permanent home of the Royal Highland Fusiliers, 2nd Battalion, is located just outside of Penicuik, the housing needs of armed forces needs to be addressed within the Local Housing Strategy. Members of the armed forces who have been discharged are given a high priority for housing by the Council, but it is intended that the support for armed forces and their families will be strengthened through the establishment of the Midlothian Armed Forces Covenant. The Lothian's Veterans Centre was included within the stakeholder consultation and engagement process of the LHS.

What is the Midlothian Armed Forces Covenant?

For Midlothian Council, NHS Lothian and partner organisations, the Community Covenant presents an opportunity to bring their knowledge, experience and expertise to bear on the provision of support services, help and advice to members of the Armed Forces Community. For the Armed Forces Community, the Covenant encourages the integration of service life into civilian life and encourages members of the Armed Forces to help their local community. The Midlothian Armed Forces Covenant Action Plan has been set out to work on key objectives for the Covenant, including outcomes in relation to housing and can be found here:

https://www.midlothian.gov.uk/info/200284/your_community/545/midlothian_armed_forces_community

³⁴ <http://www.homeless.org.uk/veterans>

Key Workers

Midlothian Council acknowledges that if evidence suggests that there is requirement for action to provide suitable housing for key workers, the LHS should include a policy on this. The provision of housing for key workers can assist in the employment and retention of people vital to the delivery of and improving essential local services.

To help establish need and to understand the type/tenure and the most appropriate location for the housing Midlothian Council will work closely with local employers across the public sector and with local employability leads to discuss the level of current and future local employment opportunities.

Affordable homes policies for allocating homes to key workers will be transparent and sufficiently flexible to accommodate changing needs at different times as the nature of the essential service can cover which has been evident at the time of writing, during the Covid 19 pandemic.

KEY CHALLENGES

- Midlothian's population of over 75 year olds is expected to increase by 41% between 2018 and 2028, the second highest population increase in Scotland.
- The number of people in Midlothian suffering from dementia is likely to be 2,800 in 20 years, double the current number of sufferers.
- In Midlothian 89% of adults with learning disabilities do not live with a family carer which is much higher than the Scottish average (43%).
- In Midlothian 80% of adults with learning disabilities are living in mainstream accommodation whilst only 20% live in supported accommodation, a registered adult care home or 'other'.
- 17% of housing applicants have medical needs for seeking housing from the Council
- Wheelchair Accessible Housing Targets to be set. Difficulty enforcing these within the private sector
- Review of housing for key workers may be required in light of Covid 19 epidemic

Consultation Responses

Question asked	Individual response	Council response/LHS Outcome
2. How can services and your local community work together to help provide the specialist housing needed?	<p>There appears to be an issue with the range of information being recorded in Midlothian, on what type of houses exist/are being built and where. There seems to be no overview across all sectors and if there was, where should this responsibility lie? A glance at the numerous new private housing estates recently built and currently being built, highlights a predominance of medium and large, 2 storey houses. This is no doubt meeting the housing needs of Edinburgh families who can't afford a larger family home in the city. Is it however meeting the needs of the existing Midlothian population? Are there adequate housing choices available to all groups? The demographics of our population are well known. The numbers of older and disabled people are growing. The demand being put on Health and Social Care services as a consequence, has the potential to be unsustainable. The consequential implications of inappropriate housing are evident for all to see, not just on formal service provision. Delayed discharges, premature admission to care homes, deterioration of both physical and mental health, added burden on informal carers, loss of independence and lack of choice. Midlothian has always had a very high percentage of volunteering and this has been even more evident during the pandemic. These people are central to any community and add so much. If a person is inappropriately housed however, no matter what support is provided, formal or voluntary, many issues are insurmountable. As well as residents, volunteers, community workers and professionals working in an area, understand the needs and gaps. They should all be contributors to these discussions.</p>	
	<p>House builders should contribute a portion of their profits to building appropriate specialist housing</p> <p>The infrastructure needs to be in place before any type of housing is provided, especially where the people housed have specific needs. Our GP and social care services can hardly cope as it is</p>	

	This really needs a broad multi-agency approach working closely with representatives of local communities so that, as far as possible, a proactive, planned approach is taken to providing specialist housing. Ideally this would be based on assessment of future need but would have to take account of the need for a reactive response for unforeseen circumstances.	
	These should be part of new builds paid for by the builders	
	There appears to be no site for travellers in Midlothian. This is not acceptable. It leads to travellers stopping wherever they can and increases the chance of intolerant behaviour from local people.	
	Move people who don't require special housing to accommodate people who do. Discussions to be had with households	
	Bring unused housing back into the housing stock	
	Ask private housing companies to build a small number of specialised accommodation homes within each new estate that they wish to build. Stop them building 4&5 bedroom homes	
	I believe veteran housing is a must. We should be supporting our own local community first making sure disabled people and people who need support are getting this before we move in travellers. It's never good for community spirit when people outwith the local area are being housed before locals who have waited years	
	There are some unused green space that traveller could use if set up correctly	
	You need more supported accommodation and wheelchair accessible housing is needed or help people adapt the house they are in or extend the house they are in so they don't have the distress of moving again.	
	Thinking about older people perhaps more single person housing would allow people to downsize and free up family homes.	
	All new estates need to have specific number of homes to cover the above. There needs to be specific traveller sites however they do need to pay the same way everyone else does as residents cannot be expected to cover the costs.	
	Renovation of existing properties and older disused properties to suit the needs of vulnerable groups.	
3. How should resources and services be directed to	Planning, Building Standards, Council Housing Department, RSLs and private housing developers need to work together to help address some of the issues. Private developers should not dictate what gets	

provide the specialist housing required?	built on the basis of optimal profit alone, and need to recognise the impact they potentially have on communities. This may not simply be about building a proportion of single storey homes in each development, but could perhaps be about partnership developments of more specialist housing. The location of Extra Care Housing as an integrated part of the community is particularly important. An appropriate location for mainstream housing however, may not be appropriate for Extra Care housing and so this should always be a consideration.	
	Those groups who may occupy specialist housing should be consulted as closely as possible about what would meet their requirements. In general, as far as possible, specialist housing should be part of every housing development so that a good social mix is achieved.	
	What about grants for businesses who provide the services for adapting properties?	
	More onus on builders to make this part of the deal	
	They shouldn't. We need to concentrate on housing that benefits the whole of Bonnyrigg, not for a few.	
	Consult waiting lists and see what needs/disabilities/support people require before building housing that's unsuitable	
	Think at the time of building. Allow a good social mix of people to be housed people who will support others to be good neighbours .	
	Midlothian council needs to build them	
	Private contractors should have to build some wheelchair housing on each site, not accessible housing as a basic building standard as this is not accessible for a wheelchair. Also more one level properties	

Key Actions:

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

10 Fuel Poverty, Energy Efficiency and Climate Change

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

Climate change, fuel poverty and energy efficiency are intrinsically linked. Both climate change and fuel poverty can be tackled at the same time, as they have similar root causes and share the same solutions. The key link between climate change and fuel poverty is that fossil fuels are polluting the environment as well as increasing in cost, which subsequently increases energy bills. Fuel poverty and climate change are both exacerbated by housing that is not energy efficient and / or not well insulated. If we can make our homes more energy efficient and tackle fuel poverty, ensuring that people do not have to pay such large energy bills, this will help mitigate climate change and also promote health and wellbeing.

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

National Context

The **Fuel Poverty (Targets, Definition, and Strategy) (Scotland) Act 2019**³⁵ introduced a new statutory target for reducing fuel poverty that by 2040 no household in Scotland is in fuel poverty and, in any event, no more than 5% of households, in any Local Authority areas, in Scotland are in fuel poverty; no more than 1% of households in Scotland are in extreme fuel poverty; and the median fuel poverty gap of households in fuel poverty in Scotland is no more than £250 in 2015 prices before adding inflation.

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

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

Compared with the 'old definition' the current fuel poverty definition has impacted some of the statistics:

- More flat occupants than house occupants in fuel poverty;
- Relatively less owner occupants, more private and social tenants;
- A more even distribution between older households, families, and other households in fuel poverty (bias use to be older households);

³⁵ [Fuel Poverty \(Targets, Definition and Strategy\) \(Scotland\) Act 2019](#)

- Fewer households in G-F-rated houses (60% in old definition, 40% in current), and more in ABC rated properties (20% vs 30% in current)
- Fewer households in remote rural areas (60% of HH in old definition vs 40% in current)

In 2018, 25.0% of households in Scotland (619,000) were estimated to be in fuel poverty and 11.3% (or 279,000 households) were living in extreme fuel poverty in 2018. The rate of extreme fuel poverty has been decreasing since 2013 (16.0%) and is the lowest rate recorded by the survey since 2012, the first year of data available under the new definition.

The Scottish Government's **Energy Efficient Scotland Route Map**³⁶ sets out the journey that homes, businesses and public buildings will take to become more energy efficient. It outlines the support available from the Scottish Government to help owners transform their properties and proposes minimum energy efficiency standards for the private and social rented sectors by 2030.

The **Climate Change (Scotland) Act 2009** created a statutory framework for reducing Scottish greenhouse gas emissions by at least 80% by 2050. A new Climate Change Bill is currently going through the Scottish Parliament and includes:

- Setting a net-zero greenhouse gas emissions target for 2045
- 90% reduction in greenhouse gas emissions by 2040
- 70% reduction in greenhouse gas emissions by 2030

Midlothian Context

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

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

³⁶ <https://www.gov.scot/publications/energy-efficient-scotland-route-map/>

Midlothian's Climate Change Strategy 2020

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

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

The themes provide a framework for action and contain a number of commitments - some reflecting existing strategies and plans and others promoting best practice.

These include a commitment to:

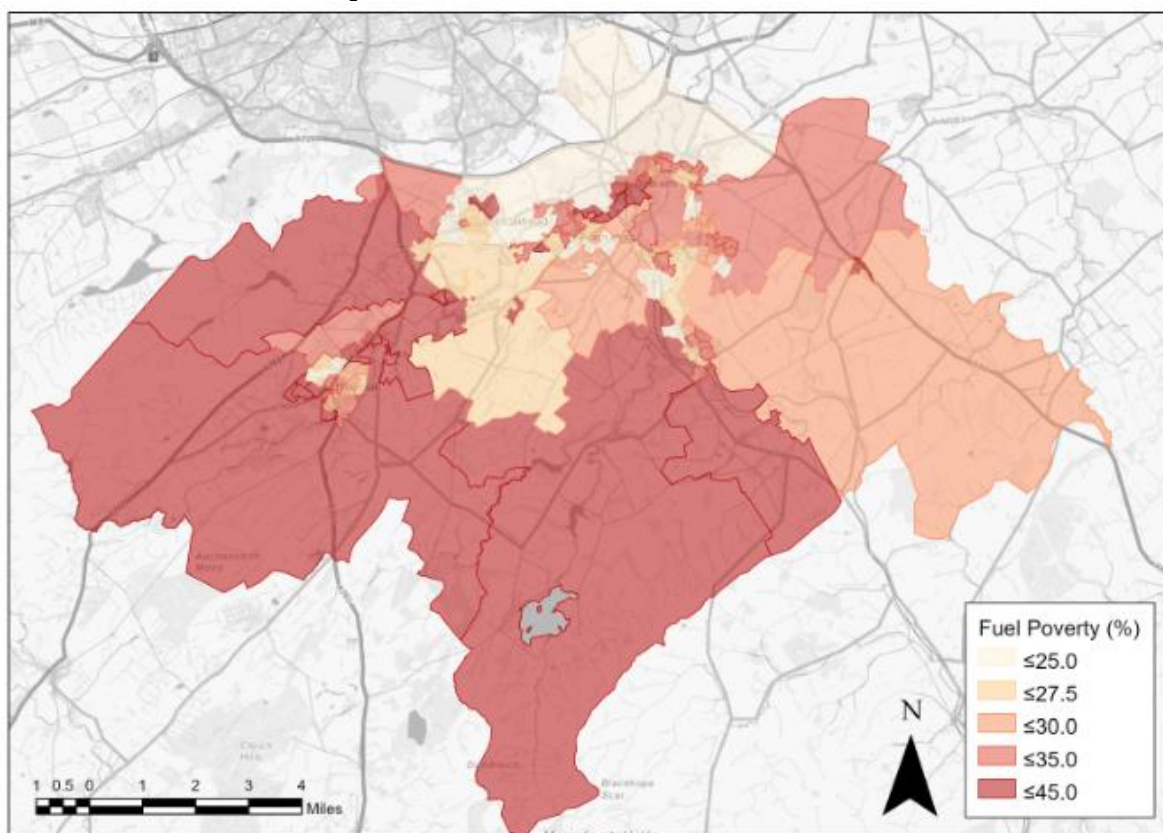
- Establish a Climate Change Citizens' Assembly
- Raising awareness of climate change and promoting individual and collective action to combat it and make Midlothian "A Great, Green Place to Grow"
- Using green energy to heat and light our estate buildings, making them as energy efficient as possible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

Fuel Poverty Data – Midlothian

Although the data provided in the tables below follows the old definition of fuel poverty which did not account for adjusted net income or the minimum income standard, it is still a helpful dataset to compare the Midlothian data zones relatively to each other. There are 115 data zones for the Midlothian area and analysis of these shows that on average, 29.57% of residents are in fuel poverty³⁷. These levels range greatly from 13.08% to 45.04% across the 115 data zones. Chart 10.1 shows the different levels of fuel poverty broken into the individual data zones.

³⁷ <https://simd.scot/#/simd2020/BTTTFTT/10/-3.0283/55.9898/>

Chart 10.1: Fuel Poverty in Midlothian Data zones



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The following tables break down the data zone statistics into the main towns and areas within the County.

Bonnyrigg

Table 10.1 below shows that on average, the probability of residents in Bonnyrigg living in fuel poverty is 29.45%.

Table 10.1: Average probability of fuel poverty in Bonnyrigg area

Data zone	Average probability of fuel poverty (fuel bill >10% of income)
Bonnyrigg North – 01	24.20%
Bonnyrigg North – 02	30.13%
Bonnyrigg North – 03	26.47%
Bonnyrigg North – 04	30.27%
Bonnyrigg North – 05	32.45%
Bonnyrigg North – 06	34.16%
Bonnyrigg North – 07	37.83%
Bonnyrigg South – 01	33.13%
Bonnyrigg South – 02	25.01%
Bonnyrigg South – 03	36.13%
Bonnyrigg South – 04	26.85%

Bonnyrigg South – 05	26.93%
Bonnyrigg South – 06	27.82%
Bonnyrigg South - 07	20.97%

Dalkeith

Table 10.2 below shows that on average, the probability of residents in Dalkeith living in fuel poverty is 29.67%.

Table 10.2: Average probability of fuel poverty in Dalkeith area

Data zone	Average probability of fuel poverty (fuel bill >10% of income)
Dalkeith - 01	27.84%
Dalkeith - 02	31.69%
Dalkeith - 03	31.79%
Dalkeith - 04	27.35%

Easthouses

Table 10.3 below shows that on average, the probability of residents in Easthouses living in fuel poverty is 28.72%.

Table 10.3: Average probability of fuel poverty in Easthouses area

Data zone	Average probability of fuel poverty (fuel bill >10% of income)
Easthouses - 01	24.77%
Easthouses - 02	30.01%
Easthouses - 03	28.47%
Easthouses - 04	31.63%

Eskbank

Table 10.4 below shows that on average, the probability of residents in Eskbank living in fuel poverty is 36.53%.

Table 10.4: Average probability of fuel poverty in Eskbank area

Data zone	Average probability of fuel poverty (fuel bill >10% of income)
Eskbank - 01	30.40%
Eskbank - 02	39.05%
Eskbank - 03	37.11%
Eskbank - 04	35.60%
Eskbank - 05	45.04%
Eskbank - 06	31.96%

Gorebridge and Middleton

Table 10.5 below shows that on average, the probability of residents in the Gorebridge and Middleton area living in fuel poverty is 30.49%.

Table 10.5: Average probability of fuel poverty in Gorebridge and Middleton area

Data zone	Average probability of fuel poverty (fuel bill >10% of income)
Gorebridge and Middleton - 01	31.44%
Gorebridge and Middleton - 02	32.07%
Gorebridge and Middleton - 03	27.43%
Gorebridge and Middleton - 04	30.75%
Gorebridge and Middleton - 05	30.76%

Loanhead

Table 10.6 below shows that on average, the probability of residents in the Loanhead area living in fuel poverty is 27.8%.

Table 10.6: Average probability of fuel poverty in Loanhead area

Data zone	Average probability of fuel poverty (fuel bill >10% of income)
Loanhead - 01	25.75%
Loanhead - 02	26.38%
Loanhead - 03	25.88%
Loanhead - 04	36.37%
Loanhead - 05	24.61%

Mayfield

Table 10.7 below shows that on average, the probability of residents in the Mayfield area living in fuel poverty is 29.14%.

Table 10.7: Average probability of fuel poverty in Mayfield area

Data zone	Average probability of fuel poverty (fuel bill >10% of income)
Mayfield - 01	31.91%
Mayfield - 02	32.44%
Mayfield - 03	30.39%
Mayfield - 04	28.09%
Mayfield - 05	29.28%
Mayfield - 06	22.73%

Newbattle and Dalhousie

Table 10.8 below shows that on average, the probability of residents in the Newbattle and Dalhousie area living in fuel poverty is 25.02%.

Table 10.8: Average probability of fuel poverty in Newbattle and Dalhousie area

Data zone	Average probability of fuel poverty (fuel bill >10% of income)
Newbattle and Dalhousie - 01	25.29%
Newbattle and Dalhousie - 02	27.64%
Newbattle and Dalhousie - 03	22.81%
Newbattle and Dalhousie - 04	22.62%
Newbattle and Dalhousie - 05	22.73%
Newbattle and Dalhousie - 06	24.13%
Newbattle and Dalhousie - 07	29.58%
Newbattle and Dalhousie - 08	24.72%
Newbattle and Dalhousie - 09	25.69%

Newtongrange

Table 10.9 below shows that on average, the probability of residents in the Newtongrange area living in fuel poverty is 27.23%.

Table 10.9: Average probability of fuel poverty in Newtongrange area

Data zone	Average probability of fuel poverty (fuel bill >10% of income)
Newtongrange - 01	26.97%
Newtongrange - 02	29.22%
Newtongrange - 03	25.41%
Newtongrange - 04	30.97%
Newtongrange - 05	31.90%
Newtongrange - 06	18.88%

North Gorebridge

Table 10.10 below shows that on average, the probability of residents in the North Gorebridge area living in fuel poverty is 25.54%.

Table 10.10: Average probability of fuel poverty in North Gorebridge area

Data zone	Average probability of fuel poverty (fuel bill >10% of income)
North Gorebridge - 01	27.49%
North Gorebridge - 02	29.63%
North Gorebridge - 03	19.52%

Pathhead and rural East Midlothian

Table 10.11 below shows that on average, the probability of residents in the Pathhead and Rural East Midlothian area living in fuel poverty is 31.66%.

Table 10.11: Average probability of fuel poverty in Pathhead and Rural East Midlothian area

Data zone	Average probability of fuel poverty (fuel bill >10% of income)
Pathhead and Rural East Midlothian - 01	26.06%
Pathhead and Rural East Midlothian - 02	33.83%
Pathhead and Rural East Midlothian - 03	17.99%
Pathhead and Rural East Midlothian - 04	33.93%
Pathhead and Rural East Midlothian - 05	42.42%
Pathhead and Rural East Midlothian - 06	27.91%
Pathhead and Rural East Midlothian - 07	39.51%

Penicuik

Table 10.12 below shows that on average, the probability of residents in the Penicuik area living in fuel poverty is 31.05%.

Table 10.12: Average probability of fuel poverty in Penicuik area

Data zone	Average probability of fuel poverty (fuel bill >10% of income)
Penicuik East - 01	29.29%
Penicuik East - 02	27.79%
Penicuik East - 03	25.84%
Penicuik East - 04	27.81%
Penicuik North - 01	39.06%
Penicuik North - 02	25.23%
Penicuik North - 03	25.75%
Penicuik North - 04	25.40%
Penicuik North - 05	25.23%
Penicuik Southeast - 01	32.96%
Penicuik Southeast - 02	37.52%
Penicuik Southeast - 03	27.60%

Penicuik Southeast - 04	29.09%
Penicuik Southeast - 05	31.08%
Penicuik Southwest - 01	39.81%
Penicuik Southwest - 02	38.05%
Penicuik Southwest - 03	37.98%
Penicuik Southwest - 04	37.41%
Penicuik Southwest - 05	27.01%
Penicuik Southwest - 06	31.17%

Pentland

Table 10.13 below shows that on average, the probability of residents in the Pentland area living in fuel poverty is 36.12%.

Table 10.13: Average probability of fuel poverty in Pentland area

Data zone	Average probability of fuel poverty (fuel bill >10% of income)
Pentland - 01	39.15%
Pentland - 02	30.32%
Pentland - 03	38.90%

Roslin and Bilston

Table 10.14 below shows that on average, the probability of residents in the Roslin and Bilston area living in fuel poverty is 31.01%.

Table 10.14: Average probability of fuel poverty in Roslin and Bilston area

Data zone	Average probability of fuel poverty (fuel bill >10% of income)
Roslin and Bilston - 01	38.86%
Roslin and Bilston - 02	36.26%
Roslin and Bilston - 03	27.06%
Roslin and Bilston - 04	26.80%
Roslin and Bilston - 05	26.07%

Rural South Midlothian

Table 10.15 below shows that on average, the probability of residents in the Rural South Midlothian area living in fuel poverty is 37.76%.

Table 10.15: Average probability of fuel poverty in Rural South Midlothian area

Data zone	Average probability of fuel poverty (fuel bill >10% of income)
Rural South Midlothian - 01	41.44%
Rural South Midlothian - 02	43.19%
Rural South Midlothian - 03	38.97%
Rural South Midlothian - 04	27.47%

Shawfair

Table 10.16 below shows that on average, the probability of residents in the Shawfair area living in fuel poverty is 21.08%.

Table 10.16: Average probability of fuel poverty in Shawfair area

Data zone	Average probability of fuel poverty (fuel bill >10% of income)
Shawfair - 01	24.82%
Shawfair - 02	24.62%
Shawfair - 03	20.76%
Shawfair - 04	13.08%
Shawfair - 05	22.13%

Straiton

Table 10.17 below shows that on average, the probability of residents in the Straiton area living in fuel poverty is 29.08%.

Table 10.17: Average probability of fuel poverty in Straiton area

Data zone	Average probability of fuel poverty (fuel bill >10% of income)
Straiton - 01	34.72%
Straiton - 02	23.58%
Straiton - 03	26.25%
Straiton - 04	31.79%

Thornycroft

Table 10.18 below shows that on average, the probability of residents in the Thornycroft area living in fuel poverty is 29.14%.

Table 10.18: Average probability of fuel poverty in Thornycroft area

Data zone	Average probability of fuel poverty (fuel bill >10% of income)
Thornycroft - 01	30.43%
Thornycroft - 02	23.93%
Thornycroft - 03	30.74%
Thornycroft - 04	30.22%
Thornycroft - 05	30.35%

Table 10.19 below shows the 10 data zones with the highest average probability of fuel poverty – i.e. residents here are likely to pay more than 10% of their income on

fuel bills. Analysis of the tables above reveals that areas with the highest density of new builds are less likely to have a high probability of fuel poverty.

Table 10.19: Data zones with highest probability of fuel poverty

Data zone	Average probability of fuel poverty (fuel bill >10% of income)
Rural South Midlothian - 03	38.97%
Eskbank - 02	39.05%
Penicuik North - 01	39.06%
Pentland - 01	39.15%
Pathhead and Rural East Midlothian - 07	39.51%
Penicuik Southwest - 01	39.81%
Rural South Midlothian - 01	41.44%
Pathhead and Rural East Midlothian - 05	42.42%
Rural South Midlothian - 02	43.19%
Eskbank - 05	45.04%

Passivhaus

Passivhaus is the leading international low energy design standard. It is a rigorous voluntary design standard for energy efficiency in buildings which reduces buildings whole life carbon footprint and therefore is in line with the Councils planning policies on carbon reduction as well as the recently adopted Climate Change Declaration. Midlothian Council is currently progressing 2 separate pilot projects adopting Passivhaus design Standards.

Passivhaus results in ultra-low energy buildings which require little energy for space heating or cooling. These requirements are achieved through the initial design which must achieve the rigorous standards set and critically the exact implementation of that approved design to top quality standards ensuring the performance in subsequent use matches that of design. This is achieved through close monitoring of construction and verification of the works by an independent Passivhaus qualified certifier. The key elements of Passivhaus are:

- High levels of insulation
- An air tight building envelope
- Thermal bridge free design and construction
- Whole house mechanical ventilation with highly efficient heat /energy recovery

- Well insulated, triple glazed, windows and door frames
- The use of independent verifier ensures that the design performance and as built are strictly correlated and quality assured.

Passivhaus therefore addresses issues of fuel poverty by reducing the level of heating required to achieve a comfortable living environment and therefore minimises household energy costs. In addition gas boilers are not required removing both the need for boiler maintenance and also substantially reducing Carbon Emissions.

Midlothian Council is currently seeking to achieve Passivhaus standard on all directly commissioned housing projects.

Current Passivhaus proposals being developed by Midlothian Council:

34 -36 Buccleuch Street

The site currently comprises of 2 vacant shop units with upper floor accommodation and a central pend which provides access to a rear area including a derelict property. The properties are generally in a poor state of repair. It is proposed to develop 6 new build flats on the land to the rear of the properties fronting Buccleuch Street. These will be developed to full Passivhaus standard. The properties fronting Buccleuch street will be re-modelled and a further 4 - 6 flats developed to Enerphit Standard which is a Passivhaus standard for retrofit properties which takes into account the fact that due to inbuilt restrictions full passive house standards cannot be achieved. This standard still achieves carbon reduction and energy usage standards in excess of that achievable (i.e. better) than current building regulations.

Burnbrae, Hopefield

This formerly vacant site in the heart of the Hopefield housing development in Bonnyrigg has been subject to the requirement to provide a retail element facing onto Burnbrae Road. The Council acquired the site and has secured a national retailer to occupy the ground floor. Above this will be built 10 (6 x 2 bed and 4 x 1 bed) apartments. To the north of the site overlooking the open park land will be built 4 two bedroom terrace houses and 6 apartments (3 x 2bed and 3 x 3 bed houses) along with associated parking.

All the residential properties are being developed to Passivhaus standard. The retailer is being given the option to include Passivhaus and is considering this.

These two projects represent pilot projects for Midlothian and have been chosen as they offer the opportunity to develop both new build and retrofit opportunities.

Changeworks

Changeworks is a Scottish environmental charity which delivers solutions for low carbon living. Changeworks has been delivering fuel poverty advice services in Midlothian for over 15 years and currently delivers two affordable warmth projects:

Canny Tenants

The Canny Tenants Project is funded by the National Lottery and operates in partnership with Midlothian Council, Melville Housing Association and Eildon Housing Association. Canny Tenants supports tenants who have recently moved into a new property to prevent future fuel debt, reduce food & fuel costs and make household budgets more manageable.

The project objectives:

- Reduce tenants energy use and carbon emissions through improved understanding of:
 - Energy efficient behaviour e.g. how to use heating system more efficiently
 - Fuel bills
 - Switching suppliers to a more suitable provider
- Assist tenants to reduce food waste in the home through:
 - Understanding the main causes of food waste
 - Encouraging use of tools provided – e.g. shopping list, pasta measurer
- Support tenants to manage their household budget with confidence:
 - Providing a budget sheet
 - Tips on how to reduce bills

Aim High

Aim High is funded by the NHS and is a partnership project between Changeworks, Sure Start and Midlothian CABs to improve health and wellbeing. Support is provided from the CABs Income Maximisation Officer and fuel poverty advice services from Changeworks. The service is integrated into Sure Start Midlothian and is delivered through the Sure Start centres in Midlothian. The project targets Parents-to-be, families with children under 18 and young people in transition.

Key Challenges:

- There are 115 data zones for the Midlothian area and analysis of these shows that on average, 29.57% of residents are in fuel poverty
- Areas with high density of older properties are more likely to have a high probability of fuel poverty.
- Midlothian Council is currently seeking to achieve Passivhaus standard on all directly commissioned housing projects

Consultation Responses

Question asked	Individual response	Council response/LHS Outcome
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<p>4. How can services and your local community work together to improve fuel poverty, energy efficiency and climate change?</p>	<p>Promote active travel and vibrant green spaces which promote outdoor activities, invest in the material condition of the houses. People in Scotland spend most of their time in an indoor environment and even more now given coronavirus lockdown and the continuity of home working. Approximately £2.5 billion per annum is spent on health conditions associated with housing across the UK. We need to ensure the housing stock is in excellent material condition, dampness and condensation are linked to respiratory conditions and While it is not a cause of a single illness, fuel poverty, while not a cause of a single illness exacerbates the risk of conditions including respiratory conditions and arthritis and is linked to higher deaths in winter. Need to ensure a focus on older residents who are most at risk of fuel poverty and who spend most time at home. They are also the group despite coronavirus restrictions being lifted who in large numbers are reporting not feeling safe leaving their home. Material condition of our houses is key. Making sure people have all of the money they are entitled to in order that they feel more able to spend money on things like heating. For climate change let's make sure we keep all of our procurement as local and as environmentally friendly as possible. Can we use links built up during coronavirus through the red cross, through the resilience hubs and through the shielding lists to be proactive in our approach. People really valued the hot meal services across Midlothian, some of this was to do with human touch 'kindness on a plate' can we take that approach to other things and use the 'army' of volunteers at our disposal to support people over winter with things like fuel poverty. Joint working - joining the dots is again crucial Teach people about managing money and prioritising. Most of the major banks provide sessions on money management. Collaborate with other organisations. Think outside the box</p>	
	<p>With new housing developments, ensure that it is a planning condition that houses are as carbon-neutral as possible, with efficient, low-cost, renewable energy systems.</p>	
	<p>Establishing more public car electric charging points</p>	
	<p>Outdated utility services need updated. Council should actively pressure open reach to start full fibre roll out in the area which is greatly insufficient for the numbers of people working from home</p>	
	<p>Build and renovate council stock to high level of energy efficiency. Provide grants and incentives for private households.</p>	
	<p>Local groups, perhaps set up with guidance from specialists but run by the local community</p>	
	<p>Put in more roof panels to collect sun's rays to make energy and ground heating</p>	
	<p>Provide more recycling bins, more boxes to recycle. Dim the lights more at night such as street lights.</p>	

	Midlothian council could look at setting up a company like Bristol energy (it is owned by Bristol council)	
	Encourage solar power harnessing; make it compulsory to have solar panels on every new build (houses/shops/offices)	
	There needs to be electric points put in around council house so people can move on to electric cars.	
	Ban Pre-payment meters for low income households, they place people in even more poverty, the prices are astronomical and people especially pensioners scared to put heating on	
	Solar panels should be promoted, community vegetable growing patches should be everywhere. All council unkempt areas should be planted with wildflower	
5. How should resources and services be directed to improve fuel poverty, energy efficiency and climate change in your local area?	Better and cheaper public transport	
	Establishing more public car electric charging	
	Focus on the most deprived areas first before updating services for the most recently built properties	
	Offer loans to residents to put in better insulation, double glazing and solar panels	
	More car sharing schemes and park and rides. Help with getting better energy deals for those in difficulty.	
	Cycling paths and secure bike lock up option facilities at train stations.	
	Workshops, tools and resources	
	Encourage residents to take care of local landscape, maybe offer incentives that boosts the community?	
	More community based services to encourage education and accountability. Less dependence on the council as a whole	
	Access to bikes	

Key Actions

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

11 House Condition

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

This section will look at the current quality of housing in Midlothian – the quality of private rented housing, social housing and owner occupied housing. The Scottish Housing Quality Standard (SHQS) is the Scottish Government's principal measure of housing quality in Scotland and has been used in this chapter to assess the present situation in Midlothian.

The SHQS is a set of five housing criteria which must all be met if a property is to pass the required standard. It means social landlords must make sure their tenants' homes³⁸:

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

Midlothian Council's aim is to ensure that the housing quality in Midlothian is improved for social and private housing tenants and that Midlothian residents are able to live in warm, energy efficient and low carbon homes which they can afford to heat. It is important to note that the energy efficiency elements of the SHQS have been replaced by the Energy Efficiency Standard for Social Housing (ESSH) which landlords need to meet by 2020.

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

³⁸ <https://beta.gov.scot/policies/social-housing/improving-standards/>

Scottish House Condition Survey 2015-2017³⁹, 43% of the properties in Midlothian failed the SHQS. The highest failure rate was with respect to the Energy Efficient criterion (34%), followed by Healthy, Safe Secure (9%) and Lacking Modern Facilities (7%).

Of the dwellings that failed the SHQS:

- 52% were built pre-1945 compared to 40% which were built post 1945
- 45% were houses compared to 38% which were flats
- 52% were older person's households compared to 'other' households with 43% and families (36%)
- There were no properties which were 'Below Tolerable Standard'
- 75% of Midlothian dwellings are in some form of disrepair.
- Around 3% of all dwellings in Midlothian have an Energy Efficiency Rating of F or G (i.e. the lowest 2 grades of energy efficiency).

Social Housing Quality

As shown in table 11.1 below, the standard of social housing in Midlothian and Scotland is very similar:

- 43% of properties in Midlothian and Scotland failed the Scottish Housing Quality Standard. In Midlothian 37% were in social housing and in Scotland this rose slightly to 38%.
- The highest failure rate in social housing in Midlothian was with respect to Energy Efficiency (30%), followed by Health, Safe Secure (7%) and Modern Facilities (5%). This distribution is similar to the failure rate across Scotland.

Table 11.1 : Social Housing Condition – Midlothian and Scotland

	Midlothian		Scotland	
	Total %	Social Housing	Total %	Social Housing
Percentage total dwellings that fail SHQS	43%	37%	43%	38%
Below Tolerable Standard	*	-	1%	1%
In Extensive Disrepair	2%	-	6%	8%
Fail Energy Efficient criterion	34%	30%	32%	26%
Lacking Modern Facilities/Services	7%	5%	8%	8%
Not Healthy, Safe and Secure	9%	7%	12%	9%

³⁹ <https://www2.gov.scot/Topics/Statistics/SHCS>

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

Table 11.2 below shows the number of Registered Social Landlord (RSLs) properties which met the SHQS at the end of 2018/19⁴⁰. Of the nine RSLs with properties in Midlothian, five of those reported 100% of their stock met the Scottish Housing Quality Standard whilst the remaining four reported 95%, 94%, 86% and 33% each.

Table 11.2 : RSL SHQS Analysis

Registered Social Landlord	Total units	No. meeting SHQS 2018/19	% meeting SHQS 2018/19
Melville Housing Association	2,022	1913	95%
Castle Rock Edinvar Housing Association	984	843	86%
Bield Housing Association	116	116	100%
Dunedin Canmore Housing Association	98	98	100%
Trust Housing Association	35	35	100%
Viewpoint Housing Association	34	32	94%
Blackwood Housing Association	23	23	100%
Link Housing Association	20	20	100%
Ark Housing Association	6	2	33%

Midlothian Council Stock Condition Survey 2019

In March 2019 Midlothian Council undertook a 100% Stock Condition Survey in order to assess the condition of all council properties. The results of this survey allowed the council to assess its progress towards achieving both the EESSH and SHQS and to plan future work and budget allowances.

Table 11.3 below shows both the results of the survey and the projected results for October 2019 and it highlights:

- 198 properties were exempt and 70 properties were temporarily exempt from the SHQS (4%)
- 6651 properties were viable and met the SHQS in March 2019 (100%)

⁴⁰ The [Scottish Social Housing Charter](#) is published annually by the Scottish Housing Regulator, an independent regulator of RSLs and local authority housing services in Scotland.

- 789 properties were predicted to fail the SHQS by October 2019 (11%). This projected figure was created by an internal database which forecasts the properties coming to their notional lifecycle; the October 2019 stock survey results were likely to be lower.

Table 11.3 : Results of Midlothian Council Stock Condition Survey 2019⁴¹

	March 2019	October 2019
Total self-contained stock at the end of the reporting year	6919	6980
Self-contained stock exempt from SHQS	198	198
Self-contained stock in abeyance from SHQS	70	70
Self-contained stock failing SHQS for one criterion	0	709
Self-contained stock failing SHQS for two or more criteria	0	80
Total self-contained stock failing SHQS	0	789
Stock meeting the SHQS	6651	5923

SHQS – bringing non-exempt stock to standard and tackling exempt stock

In March 2019, 268 Midlothian Council properties were either exempt or in abeyance from meeting the Scottish Housing Quality Standard. These exemptions were due to council tenant upgrade refusals and owner occupier common stair repair objections.

In both cases the Council will continue to engage with the tenants and owner occupiers in the anticipation that the properties can be repaired to SHQS standard. Midlothian Council have

Energy Efficiency Standard for Social Housing (EESH)

The EESH sets out the minimum energy efficiency ratings that landlords are expected to meet across their housing stock. The first EESH milestone must be met by December 2020 and performance indicators will be developed by the Scottish Housing Regulator. Midlothian Council's performance will be measured once the indicators become available.

⁴¹ <https://directory.scottishhousingregulator.gov.uk/pages/landlord.aspx?LatoZNameQS=FF6BA67C-CFA9-E311-93F1-005056B555E6>

Private Sector Housing Quality in Midlothian

Private sector housing is classified into owner-occupied and Private Rented Sector (PRS) housing. The majority of dwellings in Midlothian (25,000) are owner-occupied while the PRS represents a very small proportion of housing tenure (3,000)⁴². Although data on PRS house condition in Midlothian is not available thereby making house condition analysis difficult, according to the Scottish Government the performance of the private rented sector in Scotland as a whole is relatively worse than the owner-occupied sector⁴³. Notably, the Scottish House Condition Survey 2015-2017⁴⁴ shows that of the 43% properties which failed the SHQS in Midlothian:

- 43% were owner-occupied dwellings and whilst the failure rate for PRS in Midlothian was not readily available, 52% of PRS dwellings in Scotland failed to meet the standard.
- The highest failure rate in PRS housing in Scotland was with respect to the Energy Efficient criterion (36%), followed by Healthy, Safe Secure (19%) and Modern Facilities (13%).

Table 11.4 below highlights the lack of information which is available about the Private Rented Sector in Midlothian and illustrates the housing condition in the Private Sector Housing in both Midlothian and Scotland.

Table 11.4 : Private Sector Housing Condition Analysis

	Midlothian			Scotland		
	Total %	Owner-occupied	Private Rented	Total %	Owner-occupied	Private Rented
Percentage total dwellings that fail SHQS	43%	43%	*	43%	44%	52%
Below Tolerable Standard	*	*	-	1%	1%	3%
Urgent Disrepair	30%	23%	*	30%	27%	37%
Fail Energy Efficient Criterion	34%	33%	*	32%	34%	36%
Lacking Modern Facilities/Services	7%	5%	*	8%	7%	13%
Not Healthy, Safe and Secure	9%	10%	*	12%	12%	19%

(*) indicates base sample too small to report

(-) indicates no SAMPLE cases in this category

⁴² <https://www2.gov.scot/Topics/Statistics/SHCS/keyanalyses/LATables1517>

⁴³ <http://www.gov.scot/Resource/0051/00516474.pdf>

⁴⁴ <http://www.gov.scot/Topics/Statistics/SHCS/keyanalyses/LATables2015>

The Private Housing (Tenancies) (Scotland) Act 2016- The Act:

- Overhauled existing tenancy law, by replacing the Short Assured Tenancies with the Private Residential Tenancy (PRT).
- Came into effect on 1 December 2017
- Gives security of tenure to the tenants through the abolition of the so-called “no-fault” ground for the termination of a tenancy – i.e. landlords are no longer able to recover possession of their properties just because the agreed lease term has come to an end
- PRTs no longer have a specified duration and will continue until the tenant chooses to leave, which he or she can do by giving 28 days’ notice.
- Landlords are only able to end tenancies on specific grounds, including:
 - the landlord intends to sell the property;
 - the landlord intends to use the property as a residence for self or family
 - the tenant breaching the conditions of the lease; and
 - rent being in arrears for three consecutive months.
- Imposes restrictions on rent increases and, in certain situation, permits transfer of tenancy to partners and other family members on the death of the tenant.

Addressing PRS Supply and Quality in Midlothian

The Private Rented Sector has an important role to play in providing housing for local people in Midlothian. The Council is keen to support the growth of the sector as a possible housing option for Midlothian residents who are able to afford it.

It is important to note the proximity of the City of Edinburgh to Midlothian and the effect on the affordability of the Private Rented Sector. Midlothian, East Lothian and West Lothian are in the same Broad Rental Market Area as Edinburgh and as such have the same Local Housing Allowance rates – this results in high rent levels for Midlothian Private Rented Sector tenancies.

Broad Rental Market Areas (BRMA) and Local Housing Allowances (LHA)

Broad Rental Market Area (or BRMA) boundaries are used to determine Local Housing Allowance (LHA) rates. A BRMA is legally defined as ‘an area comprising two or more distinct areas of residential accommodation, each distinct area of residential accommodation adjoining at least one other in the area; within which a person could reasonably be expected to live having regard to facilities and services’ – Scottish Government

Access to the PRS has also become more restricted to single person households under 35 years old as a result of Welfare Reform. Under the Welfare Reform Act 2012, a single person, under 35 years old, with no dependents, who is renting from a private landlord and is claiming housing benefit, will receive housing benefit at the same rate as for a single room in a shared house. This is also called the shared accommodation rate (SAR).

For the duration of the Local Housing Strategy the Council will continue to ensure:

- Improvement in the quality, condition and service in PRS housing through monitoring and the use of legislative powers
- Tenants in PRS and landlords have the best outcomes e.g. good quality housing for tenants and ongoing support for landlords to enable them commit to continuous improvements
- The growth of the PRS as a possible housing option by supporting developments that increase PRS supply e.g. Mid Market Rents (MMR) and encouraging more landlords into PRS

Help to Buy Schemes

The Scottish Government has several schemes to enable people to buy their own homes and boost the growth of the Private Sector. These schemes are promoted by Midlothian Council as an alternative to Social Housing:

- Help to Buy (Scotland) Affordable New Build Scheme
- New Supply Shared Equity Scheme
- Open Market Shared Equity Scheme
- Shared Ownership Scheme

Information on these schemes, including eligibility, can be found on Midlothian Council's website.

Below Tolerable Standard Policy

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

Housing Renewal Areas

A Housing Renewal Area (HRA) is an area of the Local Authority that has been identified as needing improvement due to the condition and quality of housing in the area. Local Authorities have the power to enforce housing standards when a significant number of houses in the locality are sub-standard or when their appearance is adversely affecting the appeal of that area. Midlothian Council has a HRA policy, which sets out how areas will be identified and what action will be considered, however this policy is out of date and will be updated as a key priority for the LHS.

Midlothian Scheme of Assistance

Midlothian Council's Scheme of Assistance for private households sets out:

- the circumstances in which the Council will provide assistance to address problems in the private sector
- the assistance it will provide to disabled people to enable them to live independently in their own homes.

Greater details about Midlothian's Scheme of Assistance Strategy can be found in Appendix *.

Private Sector Adaptations and Funding

Table 11.5 below shows the reduction in the level of investment made in Midlothian to help people maintain their private properties. Between 2017/18 and 2019/20, overall grant funding reduced by 28% and the number of adaptations carried out reduced by 23%. In 2019/20, 'Level access shower' adaptations required 56% of the grant funding, 'other' adaptations (which include sanitary and hoist installations) accounted for 14%, 'stairlift' installations 13%, with 'access ramps' and 'bathroom installations' requiring 12% and 5% of the funding respectively. It is interesting to note that between 2017/18 and 2019/20 the financial aid granted to install stairlifts has reduced by 57% whilst the financial aid approved to install access ramps has increased by 26% during the same period.

It should be noted that in 2019/20 an additional £46,192.19 was given grant approval but due to Covid 19 restrictions, these adaptations were not been completed within the financial year and therefore not included in the total spend for that period.

Table 11.5: Private Sector Adaptation and Funding in Midlothian- 2017/18-2019/20⁴⁵

Private Works Type	Total - 2017/18			Total - 2018/19			Total - 2019/20		
	Spend	No	%	Spend	No	%	Spend	No	%
Level access shower	£149,046.08	23	50%	£144,782.78	25	65%	£117,891.70	18	56%
Bathroom adaptation	£8,046.30	1	3%	£0	0	0%	£11,102.95	2	5%
Access ramp	£20,632.96	3	7%	£17,888.87	5	8%	£26,000.50	8	12%
Stairlift	£62,521.08	22	21%	£29,902.32	15	13%	£26,978.95	9	13%
Other	£54,478.58	8	18%	£31,393.88	8	14%	£30,178.19	7	14%
Total	£294,725	57	100%	£223,967.85	53	100%	£212,152.29	44	100%

⁴⁵ Spend indicates the grant provided by Midlothian Council, not the full cost of the adaptation

	Total Spend £730,845.14	Total Adaptations 154
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Table 11.6 shows the same information, albeit for Midlothian Council properties during the same time frame. Of the 202 adaptations that were completed during this period, the majority were 'wet floor shower' installations (81%), followed by 'access ramp' installations (15%) and 'other' (4%). The level of financial investment decreased by 21% and the total number of adaptations reduced by 32%. It is interesting to note that whilst the total spend to adapt Midlothian Council properties is 19% lower than that granted to privately owned properties, the total number of adaptations carried out was 31% higher.

Table 11.6: Council Adaptation and Funding in Midlothian- 2017/18-2019/20

	2017/18		2018/19		2019/20		Total
	Spend	No	Spend	No	Spend	No	
Wet floor shower	£181,270.85	29	£192,494.80	28	£175,587.82	25	82
Level access shower	0	0	0	0	0	0	0
Access ramp	£20,313.00	5	£18,282.12	7	£4,286.00	3	15
Bathroom adaptation	0	0	0	0	0	0	0
Other	£15,471.70	3	£5,410.00	1	0	0	4
Total	£217,055.55	37	£216,186.92	36	£179,873.82	28	101
	Total Spend £613,116.29				Total Adaptations 202		

The Council is committed to investing in specialists housing provisions and future investments in this housing type will be influenced by a number of factors including:

- The level of demand for specialist accommodation
- Availability of grant funding and Council's own investment funding.
- The implementation of the Health and Social Care Integration Scheme to allow people to live at home for as long as practicable.

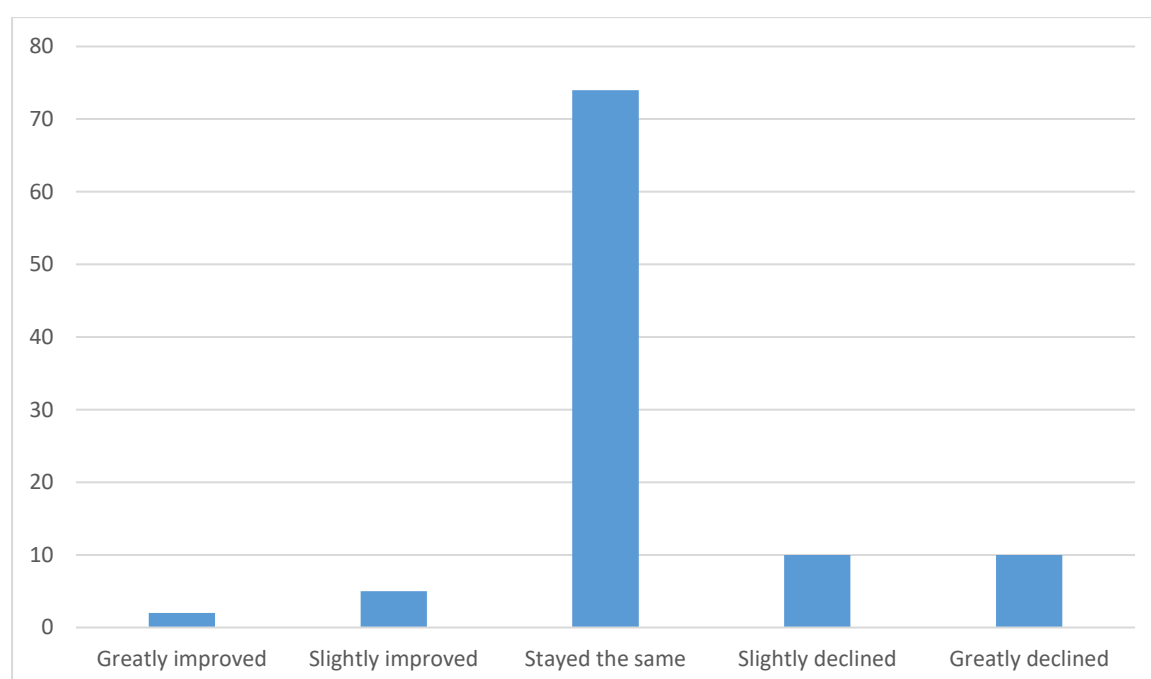
Neighbourhood satisfaction

Aside from the quality of housing itself, the quality of neighbourhoods can have a large impact on the quality of life for communities. Chart 11.1 shows findings from Midlothian

Council's Tenant Satisfaction Survey 2019. Tenants were asked if they felt their neighbourhood had improved, stayed the same or declined in the past three years. A total of 20% of respondents felt it had slightly declined or greatly declined. When asked what the contributing factors were for neighbourhood decline, the following issues were most commonly reported:

- Dog Fouling (21%)
- Other (18%) – tenants gave examples and the issues varied greatly
- Youth disorder (14%)
- Litter (9%)
- Drug dealing (9%)

Chart 11.1: Has the neighbourhood improved, stayed the same or declined in the last three years?



Dog fouling and youth disorder were two commonly reported problems. Findings from the 2018 Scottish Household Survey for Midlothian⁴⁶ (see table 11.7 below) suggest a very similar range of problems are also a concern for those living in other tenures. This implies quite strongly that dog fouling, youth disorder, littering and drug misuse affect the quality of neighbourhoods in Midlothian, regardless of tenure.

⁴⁶ <https://www2.gov.scot/Resource/0054/00548552.pdf>

Table 11.7: Percentage of people saying a problem is very/fairly common in their neighbourhood

Type of antisocial behaviour	% of Midlothian people reporting activity as very/fairly common
Animal nuisance e.g. dog fouling	35%
Rubbish/litter	32%
Drug misuse/dealing	14%
Vandalism/graffiti	13%
Rowdy behaviour	12%
Harassment	6%
Noisy neighbours	6%
Neighbour disputes	4%
Abandoned vehicles	3%

Empty Homes

According to Scottish Government data there are 40,963 long term empty properties in Scotland of which, 306⁴⁷ are in Midlothian. 'Long term empty properties' are properties which have been empty for more than six months and are liable for council tax. Under the Local Government Finance (Unoccupied Properties etc.) (Scotland) Act 2012, Midlothian Council reduced the amount of discount for long term empty dwellings and second homes from 50% to 10%, with the extra revenue used to support affordable housing. A total of £165,000 was raised between 2016/17 and 2018/19 which is being used to support Midlothian's New Build Council Housing Programme. Properties which have been unoccupied for a continuous period of more than twelve months are liable for a 100% council tax levy.

Furthermore, to ensure that vacant and long term empty properties are brought back into use, the Council will continue to provide opportunities to home owners by providing a number of intervening actions including:

1. Support and advice including access to Shelter's Scottish Empty Partnership to access VAT reductions on long term empty properties,
2. Council Tax normalisation: once landlords are able to bring back their properties into use, they will no longer be liable for the 100% council tax increase thereby bringing down their council tax.

Benefits of Bringing Empty Properties Back into Use

Once brought back into use, empty properties can achieve positive outcomes in the area and surrounding communities including:

- Providing additional housing for those in housing need
- Helping to regenerate the community or the town centre
- Discouraging anti-social Behaviour as empty properties can be magnets for fire/vandalism/fly tipping

⁴⁷ <https://www2.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS/LTEmpysecondhomes/EmptySecondhometables>

- Restoring confidence in local community and the property market – buyers can be discouraged by empty properties

Key Issues in relation to Improving Housing Quality

- The proximity to Edinburgh impacts on affordability in Midlothian and has made the private rented sector a less affordable option for many renters in Midlothian
- The quality of housing varies between the private and social housing sectors in Midlothian, with a higher proportion of private housing requiring upgrade works
- Investment is required in housing in order that private housing is maintained to adequate standards or adapted to meet particular household requirements.
- A proportion of residents have concerns in relation to the quality of neighbourhood that they live in.
- There has been a significant reduction in the level of investment made in Midlothian to help people maintain their private properties
- The Housing Renewal Area (HRA) Policy needs updated

Consultation Responses

Question asked	Individual response	Council response/LHS Outcome
6. How can services and your local community work together to improve the condition of housing?	Is there more that can be done locally to better regulate private landlords on material condition standards and better inform/empower residents to know about them, hold their landlords to account?	
	Initiatives for elderly residents to have support and incentives for people to look after their rented properties.	
	Builders having to pay the cost of more resources instead of building, making plenty of money then leaving a bigger problem of demand on already over stretched resources.	
	Empty properties should be taken by the council who will use them to help people	
	Offer incentives for renovations (external and internal) to encourage a sense of civic pride	
	People don't work for free - so work would either need to be carried out through the goodness of their heart or community/council could pay for supplies and labour would be done for free	
	Having lived in a flat before our new home we struggled to get things done because some of the homes were privately owned which wasn't at all helpful.	
	Encourage/ incentives to improve. A task force to apply to for help	

	Organise awareness/training groups for the benefits of improvements.	
	Buy back more council houses	
	Offer home checks and run campaigns about improving house state, garden competition, DIY courses	
	Create local resident groups, for example when using community gardens. Local charities and community services are often happy to offer help as way of educating individuals whilst they receive peer support and a sense of wellbeing.	
	The council should be able to do more when properties are empty and derelict or in private lets / owner occupied properties. In my street we have a few houses who have gardens in a terrible state and they are just left like that. It then breeds as other think it is an acceptable way to live so more end up in a mess.	
7. How should resources and services be directed to improve the condition of housing in your local area?	Collaborate with different council departments , work with private landlords, engage with community groups and encourage volunteering to give a sense of purpose	
	Deprived areas must be a priority	
	Tenants made to keep their houses/gardens in a reasonable order	
	Roof space and cavity wall insulation should be installed on all properties which will reduce heating demand on the system in summer and make heating homes in winter cheaper	
	Place much more stringent requirements on new build developers to build better quality housing and contribute to the local area	
	Organise awareness/training groups for the benefits of improvement	
	Set up housing improvements scheme where people donate old/not required improvement equipment to stobhill or the like and distribute amounts communities to encourage improvements	
	community focused support - e.g. local groups helping with painting and gardening etc.	

Key Actions:

Actions to be agreed during final consultation process. The actions should be decided based on the key issues and consultation responses above.

Outcome: The condition of housing across all tenures is improved

12 Housing, Health and Social Care Integration

National Context

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

The Scottish Government has worked with partners to agree a set of jointly agreed and owned Public Health Priorities for Scotland to focus the whole system on the things which will have the greatest potential to improve healthy life expectancy, reduce inequalities and support sustainable economic growth over the next 10 years. Priority 1 is a Scotland where we live in vibrant, healthy and safe places and communities. This Priority recognises that the places we live, work and play, the connections we have with others and the extent to which we feel able to influence the decisions that affect us – all have a significant impact on our health and wellbeing. The immediate physical environment, the social networks we belong to, the local economy, our workplace and the accessibility of services are all important, Midlothian Council has considered the Public Health Priorities in the development of this LHS; housing colleagues engage with the Integration Authorities and will continue to work to strengthen contact with the local Public Health Teams.

Midlothian Context

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

Midlothian Health and Social Care Partnership

The Midlothian Health and Social Care Partnership is responsible for services that help Midlothian residents live well and get support when needed. This includes all community health and social care services for adults in Midlothian and some acute hospital based services.

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

The Health and Social Care Strategic Plan 2019-2022⁴⁸ has a section specifically on housing and property and contains a Housing Contribution Statement which highlights a number of key challenges with the Health and Social Care Partnership. These are:

- More people who are frail or have dementia are living for longer at home
- People are living longer with multiple long term conditions
- There has been little progress in reducing health inequalities
- Our services are under pressure

The Housing related actions which contribute to Health and Social Care Outcomes in Midlothian include:

New Housing Development

Midlothian's Local Plan provides a sufficient land supply to meet local needs, and all new housing being developed will meet modern building regulations which are designed to better meet particular needs. For example new build housing will have level access to ground floor accommodation and improved circulation spaces within homes. Midlothian's Strategic Housing Investment Plan 2019/20 – 2023/24 has identified sites for the development of up to 2,202 new affordable homes during this period. These are being developed by the Council and other local Registered Social Landlords. A total of 239 specialist provision homes have been identified which is 11% of the total. However, a much higher number of homes than this is likely to be suitable for those with impaired mobility but not requiring specific adaptations.

- 81 homes are being planned as extra care housing
- 104 homes are being planned as amenity housing
- 12 homes are being planned for complex care needs
- 5 wheelchair houses are being planned
- 4 homes are being planned for bariatric accommodation

⁴⁸ https://www.midlothian.gov.uk/info/1347/health_and_social_care/200/health_and_social_care_integration

- 34 homes with level access shower rooms are being planned

Current Extra Care Housing Projects in Midlothian

Gore Avenue, Gorebridge (Midlothian Council)

- 12 fully wheelchair accessible bungalow units (10 x 1 bed and 2 x 2 bed) to be built.
- 2 x 2 bed units will be suitable for individuals with bariatric needs (weighing more than 25 stone).
- Care provision and housing support will be provided by a dedicated on site team of staff.
- Estimated completion summer 2021.

Newmills Road, Dalkeith (Midlothian Council)

- 40 flats and 8 bungalows to be built.
- Will include 2 bariatric bungalows.
- All care and housing support will be provided by a dedicated on site team of staff.
- Estimated completion 2021.

Glenesk House, Eskbank (Viewpoint Housing Association)

- 30 extra care flats are proposed for development within the grounds of Glenesk House, Eskbank.
- Estimated completion autumn 2020.

Existing Midlothian Council Housing Stock

- Housing are currently working in partnership with Health & Social Care to identify properties potentially suitable for remodelling to core and cluster extra care housing.

Other Sites

- Health & Social Care are working with Housing to identify further areas for developing extra care housing.

Homelessness and Rapid Rehousing Transition Plan

Midlothian Council's 5 year Rapid Rehousing Transition Plan (RRTP) details the authority's plans to provide short and long term solutions to end homelessness and rough sleeping. It notes that there are over 1,000 homeless households in Midlothian and it can take many years for these households to access permanent housing. The Plan was renewed in 2020 and takes a housing led approach towards rehousing people who have experienced homelessness; making sure they reach a settled housing option as quickly as possible. The Plan will details the approach intended to rapidly rehouse those with multiple and complex needs. Housing first is one model which will provide intensive support to individuals with the most complex needs by providing the individual with a tenancy and intensive support at the outset of their homeless application.

It is likely that existing strategic planning groups and structures will develop and review the Rapid Rehousing Transition Plan to ensure the correct resources collaborate towards early intervention and preventing negative outcomes and the demand for costly crisis services. In particular, housing staff will work in partnership with health and social care teams to implement the Health and Homelessness Action plan which is focused on ensuring that the health and wellbeing needs of this

vulnerable group are being addressed. It will also support ways of working which can help prevent homelessness and ensure those with the most complex needs are able to access appropriate support for their needs.

The Health and Homelessness Steering Group was developed in 2016. It has been responsible for:

- Undertaking a Report in which homeless clients in Midlothian have shared their experiences of homelessness and access to health services.
- Developing an action plan to improve health services to homeless people in Midlothian
- Maximising opportunities to prevent homelessness – such as developing the hospital discharge project to get hospital staff at the Infirmary to contact the housing services team to plan the departure of people from their services.
- Reviewing and improving service provision to ensure meets the needs of homeless clients – for example the CHIT nurse (Community Health Inequalities Team) visits supported temporary accommodation units to meet with clients.

Housing / Occupational Therapist Partnership

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

Current Areas of Work:

- New adaptation policy drafted by Health and social care occupational therapists in partnership with Housing Services.
- Improved partnership working and regular communication between Housing and Health & Social Care to identify suitable clients with priority for previously adapted properties.
- Regular communication between Housing and Health & Social Care to identify possible housing solutions for specific identified cases with complex needs.
- Ongoing input to the Housing New Build Plan – next phases of New Build sites will include an increased proportion of wheelchair accessible accommodation, ground floor accommodation with facilities such as level access showers, bariatric accommodation.
- Four staff from Health and Social Care and Housing are now qualified as trainers to run Housing Solutions training which is supported by iHub. The training is aimed at supporting all staff across health, housing and social care to have earlier conversations about housing and trying to prevent these discussions occurring too late.

Intermediate Care Housing

Housing now work with Health and Social Care to provide intermediate care/ temporary accommodation for individuals who require:

- To await permanent offer of suitable housing from Midlothian Council;
- To await completion of adaptations / repairs / provision of specialist equipment in their existing property;
- To await provision of appropriate care package / support services at home;
- To provide a period of ongoing intermediate care and rehabilitation where other intermediate care facilities are assessed as inappropriate for the needs of the individual;
- To enable a period of assessment re an individual's level of care and support needs, and suitability for Extra Care Housing or other types of accommodation.

Further intermediate care flat provision has been will be included on future extra care housing sites, however work continues between Housing and H&SC to identify other potential properties throughout Midlothian which could be used for this same purpose. The aim is to ultimately have 4-5 in the area located in Dalkeith, Bonnyrigg, Penicuik, Gorebridge and Newtongrange, however other areas will also be considered depending upon the suitability of any identified property.

Support To Move

- 'Support To Move – A guide for people in Midlothian' has now been published in conjunction between Health & Social Care and Housing and offers a series of hints and tips for both professionals and their clients and families at each stage of moving house, from deciding whether or not they want to move or stay, choosing the house that's right for them, right through to planning and making the move. The guide is available on the Midlothian Council website and in all Midlothian Libraries.
- Work ongoing to develop a separate Housing Options brochure providing details of Amenity, Retirement, Wheelchair, Sheltered, Very Sheltered and Extra Care facilities in Midlothian.
- Support to Move Service – initial discussion has taken place around the viability of a Support to Move Service in Midlothian. One of the biggest challenges when encouraging people to consider a move to more suitable accommodation is simply the prospect of the planning, organising and actually moving itself.

Care & Repair Services

The principal objective of Care & Repair services operating in Scotland is to offer independent advice and assistance on adaptations, repairs and improvements to owners and private tenants who are over the age of 60 and provide the following core services.

- Information and advice on property related issues
- Major adaptations and repairs – assistance with identifying repairs and improvements, preparing specifications, obtaining quotes, and monitoring works
- Handyperson services – assisting with straightforward small repairs
- Small repairs service – assistance with small repairs that require more specialist skills and knowledge.

Midlothian currently has no Handyman or Care & Repair service and indeed is the only Local Authority in Scotland not have any such service.

Funding for fuel poverty and energy efficiency

There are various funding streams which support improved energy of housing stock, and which contribute to the reduction in fuel poverty. Whilst landlords and owners can be proactive in improving the energy efficiency of housing, the Scottish Government also funds several programmes which help improve energy efficiency or support households at risk of fuel poverty. The Home Energy Efficiency Programmes for Scotland: Area Based Schemes are designed and delivered by local authorities, targeting fuel poor areas, to provide energy efficiency measures to a large number of Scottish households while delivering emission savings and helping to reduce fuel poverty.

The Scottish Government's Warmer Homes Scotland Scheme is specifically for vulnerable owner occupiers and tenants of private landlords who can access help to make their homes more energy efficient and reduce their energy bills.

The Energy Savings Trust manages delivery of the other home energy efficiency programmes for Scotland through the Home Energy Scotland hotline on behalf of the Scottish Government in partnership with a range of advice providers and the energy companies. They offer energy efficiency advice, information on low cost energy tariffs, and advice on income maximisation as well as a wide range of energy efficiency measures.

Midlothian residents also currently benefit from a funding grant from the Big Lottery Fund. The environmental charity Changeworks will deliver the 'Canny Tenants' project until 2020 in Midlothian and the Scottish Borders in partnership with Eildon Housing Association, Melville Housing Association and Midlothian Council. Thanks to a £494,180 grant from the Big Lottery Fund, the project aims to bring about positive change for local people in the greatest need. This includes people who are in debt as well as older people and those who have been homeless or in the care system. A wide range of support is available ranging from home visits and budget management training, to help with using heating more efficiently and advice on cutting down on food waste.

Key Challenges:

- More people who are frail or have dementia are living for longer at home
- People are living longer with multiple long term conditions
- There has been little progress in reducing health inequalities
- Our services are under pressure

Key Actions: