

Received 22/2/16.  
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To A Turpie  
Legal Services Manager  
Finance and Integrated Resources Directorate  
Service Support  
Midlothian Council  
Midlothian House  
Buccleuch St  
Dalkeith  
EH22 1DJ

21/02/2016

Objection from:

Mrs Annabelle Broadhurst  
2 Midfield Cottages  
Lasswade  
Midlothian  
Eh18 1ED

**Application for a HMO Licence, Midfield House, Polton Court, Lasswade**

Dear A Turpie,

I wish to respond to the attached application, unfortunately I will not be able to attend the Committee on 23 February, but I hope that you will give serious consideration to my objections.

I have previously objected to this proposal (see below), I live at Midfield Lodge directly on the junction of the main road and the road leading to the old Young Peoples Centre.

I refer to the report which was put before Cabinet on 10/11/ 2014, I wish to make the following points.

**Location**

I can entirely understand your wish to use Midfield House: Midlothian Council own it, it costs to keep it empty, you have a statutory duty to fulfill, and it would be relatively inexpensive to convert, £40,000. You want to "maximize the use of existing assets" **2.4**

However, in terms of the stated requirements for Temporary Homeless Accommodation in the report it just does not fit the bill.

**3.2** "Isolating households from their family/friend support and social networks....can set people up to fail", " Households in temporary accommodation can feel disconnected from the permanent community"

**5.6** " In terms of where homeless applicants wished to be housed....households expressed a preference for Bonnyrigg (18%)"

Given its location, 1.5 miles from the centre of Bonnyrigg, Midfield will isolate people and disconnect them from the community, it is not in Bonnyrigg which is where people would like to be. If you were to start from scratch and choose a location for a new build, Midfield would not be the place you would choose.

### **Mitigation**

To go on to the proposed mitigation measures designed to overcome the shortcomings of the location and the concerns of the residents.

**1 and 2** The facility will only be supervised at night not during the day and there is no guarantee that at a future date people with either a criminal history or substance abuse issues would not be housed there.

**3** Will the CCTV/lighting be extended down the approach road? If this is the case (and it would be ineffective without doing so given my experience of vandalism during the time of the Young Peoples Centre) it would be a double-edged sword promising security at the expense of privacy (my privacy) and seclusion.

**4, 5 and 6** These are well thought out.

As you can see from the above I am still strongly opposed to the Midfield House proposal, It is not the appropriate place for it and I will not feel safe should it go ahead.

Yours sincerely

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Original Objection.

**Midfield House: Proposed Homeless Accommodation (Objection to the proposal)**

## **Rationale behind the Proposal**

At the information session held at Lasswade Library on Wednesday 24 September a display board outlined the case for the Midfield House proposal and stated that homeless people had expressed a strong preference for, " Accommodation in Bonnyrigg" which is entirely rational and understandable given that Bonnyrigg is a sizable community and homeless people living there would have: quick and easy access to shops, the Post Office, banking facilities, schools, health centre/doctors/dentist surgery, pharmacies and bus routes. They would also be close to family, friends and community life.

Midfield House is 1.5 miles from the centre of Bonnyrigg it is in a rural location not in an urban setting, there are no facilities nearby, the nearest shops in Rosewell and Polton are 1 mile away and banks, the post office, schools, doctors pharmacies etc are all in the centre of Bonnyrigg.

Midfield House is isolated (even if it is on a bus route) there are no facilities within easy walking distance and will isolate people living there from their family, friends and the community.

## **Impact on the existing Midfield Community**

I speak for myself but I know that my neighbours in Midfield House (the old house divided into flats) share many of my misgivings.

I live in the part of the lodge next to the driveway at the exit to the main road and I feel particularly vulnerable living alone, my husband died at the end of September this year.

When Midfield was used as a Young People's Centre there were a number of incidents directed at us involving vandalism to our property and car, (rocks thrown at the car and at our fence, which had to be replaced) and the police were regular visitors to the centre.

The driveway/road from Midfield House exits onto the main road at Polton Road West. It is a difficult junction with very poor sightlines, directly onto main road with a 40mph limit which is regularly exceeded, there have been accidents. There is no pavement on the Midfield side and you must cross the road on the bad bend to reach the bus stop (for Bonnyrigg/Dalkeith) and pavement on the other side of the road. A dangerous crossing particularly for anyone with a child/buggy

This driveway/road runs within feet of my front door, everyone going to and from Midfield House must pass it, as a retired person living alone I am in a vulnerable position and feel that my person, house and car could easily become a handy target for anyone, resident or indeed visitor to Midfield House, with a grievance.

I urge you not to go ahead with this proposal.