



Midlothian Council Strategic Housing Investment Plan 2024/25 - 2028/29



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Front page photographs

Top: Completed homes by Midlothian Council in Bonnyrigg

Bottom: Completed homes by Melville Housing Association in Bilston

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1 Introduction and Strategic Links

Housing to 2040

In March 2021, the Scottish Government published its first long-term housing strategy 'Housing to 2040' which set an ambition to deliver a further 110,000 affordable homes by 2032, with at least 70% of these for social rent. Meeting this target is ambitious and will require increased investment by the Scottish Government, Local Authorities and Registered Social Landlords and a step change in the pace of housebuilding in order that it is achieved. The delivery of more affordable housing remains a high priority for Midlothian Council, as reflected by our ongoing and ambitious development programme in Midlothian.

Local Housing Strategy

The purpose of Midlothian's Strategic Housing Investment Plan (SHIP) is to set out strategic investment priorities for affordable housing over a five year period to achieve the outcomes set out in the Local Housing Strategy (LHS). The SHIP priorities are clearly aligned with the LHS Outcomes Action Plan 2021-2026 which can be accessed here:

[Housing strategy and performance | Midlothian Local Housing Strategy 2021-2026](#)

Rapid Rehousing Transition Plan

The strategic housing priorities of the SHIP are aligned and consistent with the priorities and outcomes within the Rapid Rehousing Transition Plan and the annual updates to the document. The latest Rapid Rehousing Transition Plan can be found here:

www.midlothian.gov.uk/rapid-rehousing-plan

The SHIP is the key document for identifying strategic housing projects towards meeting the Government's 110,000 affordable housing target. This document is updated annually to present up to date information on affordable housing investment plans.

The SHIP provides an opportunity for the Council to:

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

The SHIP will continue to inform the allocation of resources from the Scottish Government's Affordable Housing Investment Programme, which primarily supports the delivery of affordable housing via the Council and Registered Social Landlords. In addition, other funding streams that support investment in affordable housing have also been evaluated.

Local Child Poverty Action Report

The latest report, published in 2022, notes that 24% of children in Midlothian are living in poverty. A target has been set to reduce this level to fewer than 10% of children living in relative poverty by 2030. A key driver for reducing the level of poverty is

reducing the cost of living for families. The Strategic Housing Investment Plan will support this by increasing the total number of affordable homes in Midlothian. For many households this will result in significantly reduced rental payments and an improved quality of life, for example, by alleviating overcrowding in a household and providing a home which costs less to heat. The SHIP is aligned with the strategic housing priorities of the Midlothian Local Child Poverty Action Report. Key progress delivered as a result of the SHIP for low income families will be captured within the Local Child Poverty Action Report 2023 which is due in September 2023.

2 Profile of Midlothian

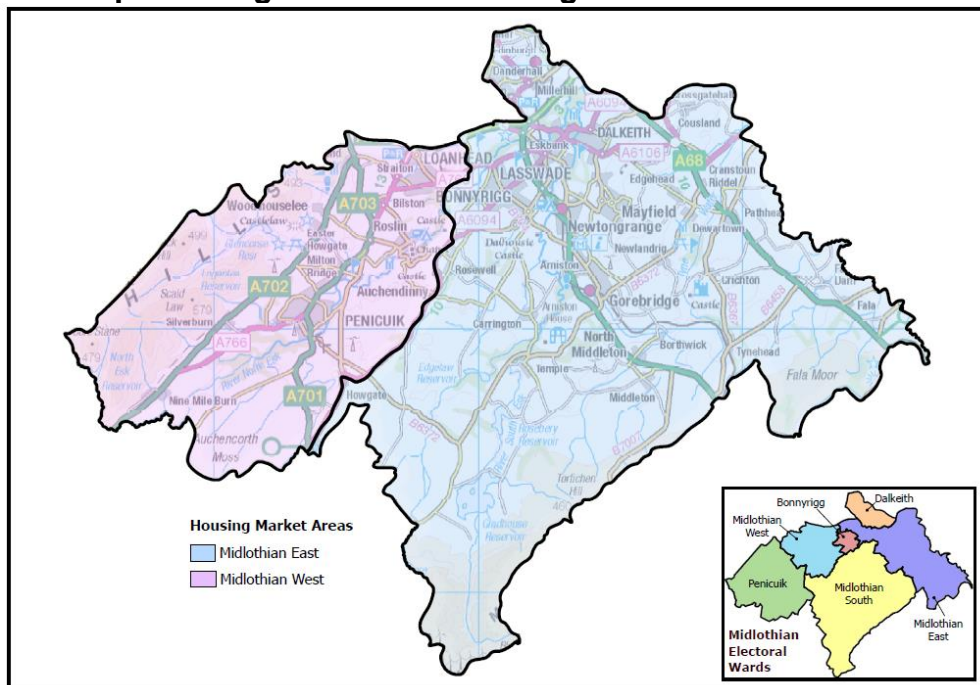
Housing Market Areas (HMAs)

Midlothian is situated within the Edinburgh and South East of Scotland City Region area and is therefore influenced by the wider region in terms of where households choose to live and work. The table below shows the two HMAs along with their corresponding towns and villages, while the map shows the geographical spread of the HMAs. The Midlothian West (A) HMA is denoted in purple while the Midlothian East (B) HMA is denoted in blue colour.

Table 2.1: Main Settlements in Housing Sub Market Areas

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

Figure 2.1: Map showing Midlothian Housing Sub Market Areas



The Housing Market Areas are the core development areas in Midlothian which concentrates new development in Midlothian on:

- The A701 Corridor
- The A7/A68/ Borders Rail Corridor
- Shawfair

Most of the affordable housing units to be delivered are in the Midlothian East area, largely due to the population, and therefore housing need being greater in this housing market area. The Danderhall/Shawfair area will see a significant level of new development with an allocation of land for around 4,000 houses and a town centre including a supermarket and school provision. The initial new sites for development have been completed with further sites under construction.

Housing Tenure in Midlothian

The most common housing tenure in Midlothian is owner occupied housing (67%) followed by social rented housing by the council or housing association (24%). In addition private rented homes comprise 9% of the housing stock.¹

Social Housing Demand

An analysis of social housing in Midlothian shows:

- There are 7,121 Council homes in Midlothian. The majority of stock has two bedrooms (3,949 homes), followed by properties with three bedrooms (1,888 homes). There are fewer properties with one bedroom (953 homes) and 4 or more bedrooms (326 homes).
- There are currently 3,416 RSL properties in Midlothian. Table 2.2 below, shows how many properties each landlord has.
- There is a low demand for Midlothian Council homes with three and four bedrooms. One- and two-bedroom properties are most in demand from those on the housing list (19% and 64% accordingly) whilst only 17% of applicants require 3 and 4 bed homes (12% and 5% accordingly).

Table 2.2: Number of Registered Social Landlord (RSL) properties in Midlothian²

Registered Social Landlord (RSL)	Number of properties
Melville Housing Association	2010
Castle Rock Edinvar Housing Association	1075
Bield Housing Association	116
Dunedin Canmore Housing Association	98
Trust Housing Association	35
Viewpoint Housing Association	34
Blackwood Housing Association	23
Link Housing Association	20
Ark Housing Association	5
Total	3416

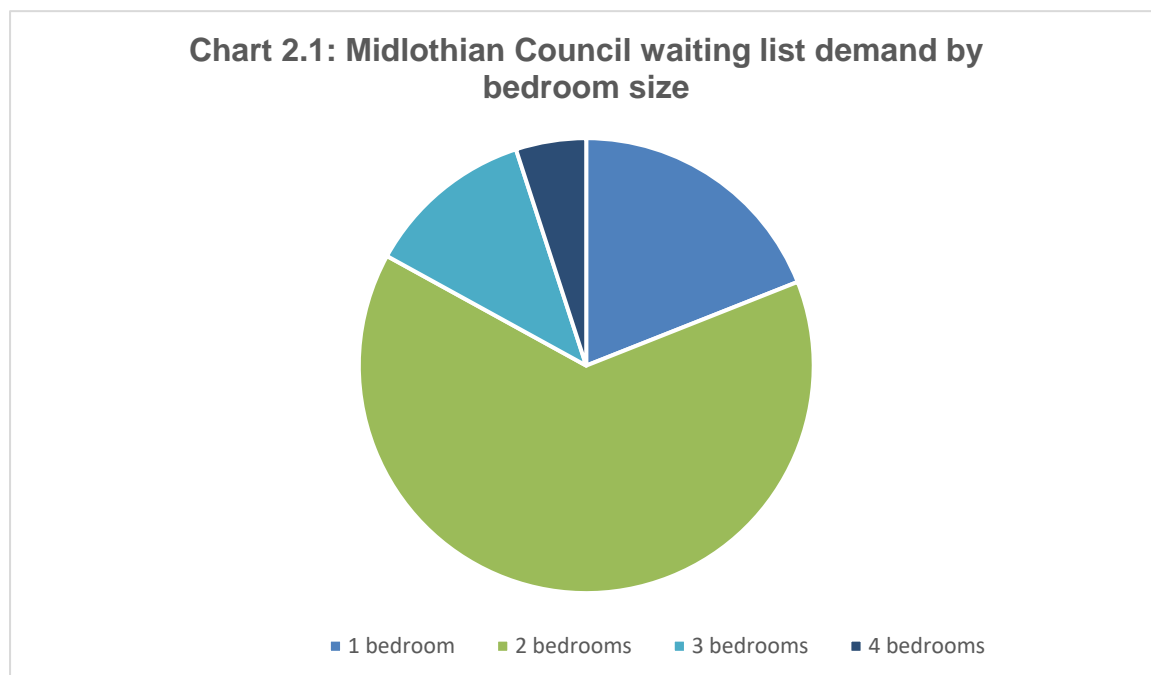
¹ [Scottish House Condition Survey: Local Authority Analysis 2017-2019 - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/scottish-house-condition-survey-2017-2019/pages/100-local-authority-analysis-2017-2019.aspx)

² Scottish Housing Regulator July 2023

Chart 2.1 below illustrates the low demand for larger family homes in Midlothian; just 5% of waiting list applicants require a property with four or more bedrooms. Midlothian Council recognises the recommendations within the Scottish Government's 'Best Start, Bright Futures: tackling child poverty delivery plan 2022 to 2026'³ which states that 'we will place the prioritisation of tackling child poverty at the heart of the Affordable Housing Supply Programme through further strengthening our housing planning processes to strengthen the focus on housing needs by size and location to ensure that larger family homes are delivered where they are required, including through the targeted purchase of appropriate 'off the shelf' properties'. Midlothian Council will continue to deliver new homes which focus on the housing needs of waiting list applicants by size and location. The Open Market Purchase Scheme also targets homes of a particular size and location when required.

Chart 2.1: Waiting list demand by bedroom size

Chart 2.2 below, shows the number of council lets in recent years. It shows that between 2015/16 and 2022/23 allocations have increased by 59% due to changes to the Housing Allocation Policy, new build completions and the Open Market Purchase



Scheme. Whilst tenancy turnover remains low, it is expected that the annual number of lets will increase significantly in future years as a result of the new build programme.

³ [Executive Summary - Best Start, Bright Futures: tackling child poverty delivery plan 2022 to 2026 - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/best-start-bright-futures/tackling-child-poverty-delivery-plan-2022-to-2026/executive-summary/pages/100/index.html)

Chart 2.2: Midlothian Council Lettings

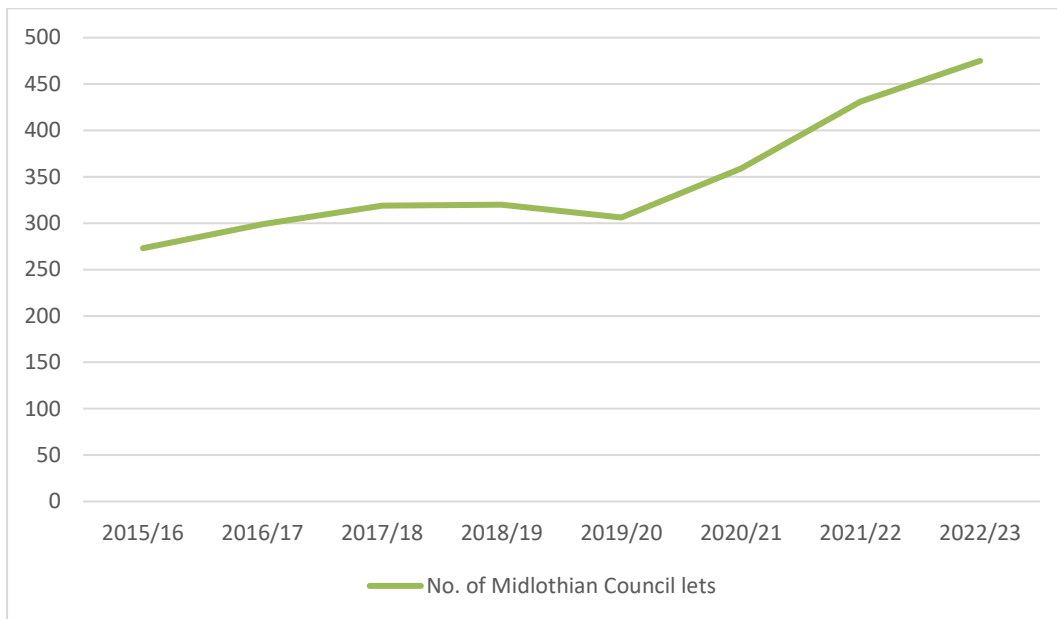


Chart 2.3 shows that the number of households on Midlothian Council waiting lists increased by 14% between 2021 and 2023. The 'Choice' waiting list (where there is no housing need but a preference to move) was removed in 2020 which resulted in a sharp reduction in waiting list numbers rather than a lessening of demand for social housing which is evident in the number of households currently waiting for housing. The number of households currently on the list is attributable to a number of nationwide economic factors as well as increased local awareness of Midlothian Council's new build programme.

Chart 2.3: Number of Households on Midlothian Council Housing List 2018 – 2023

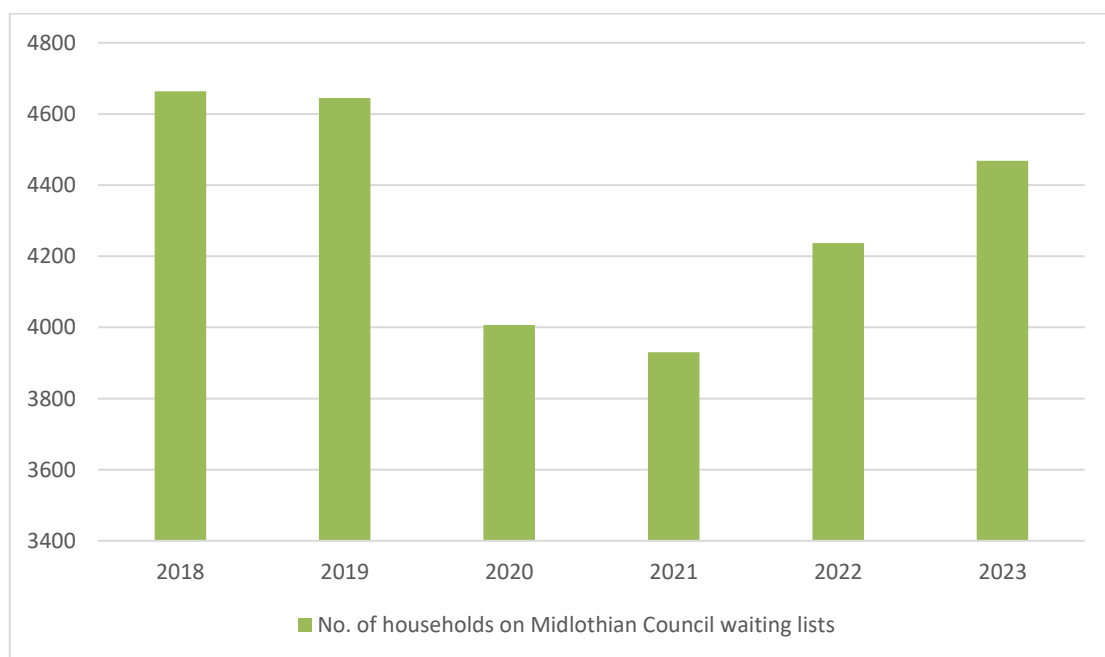
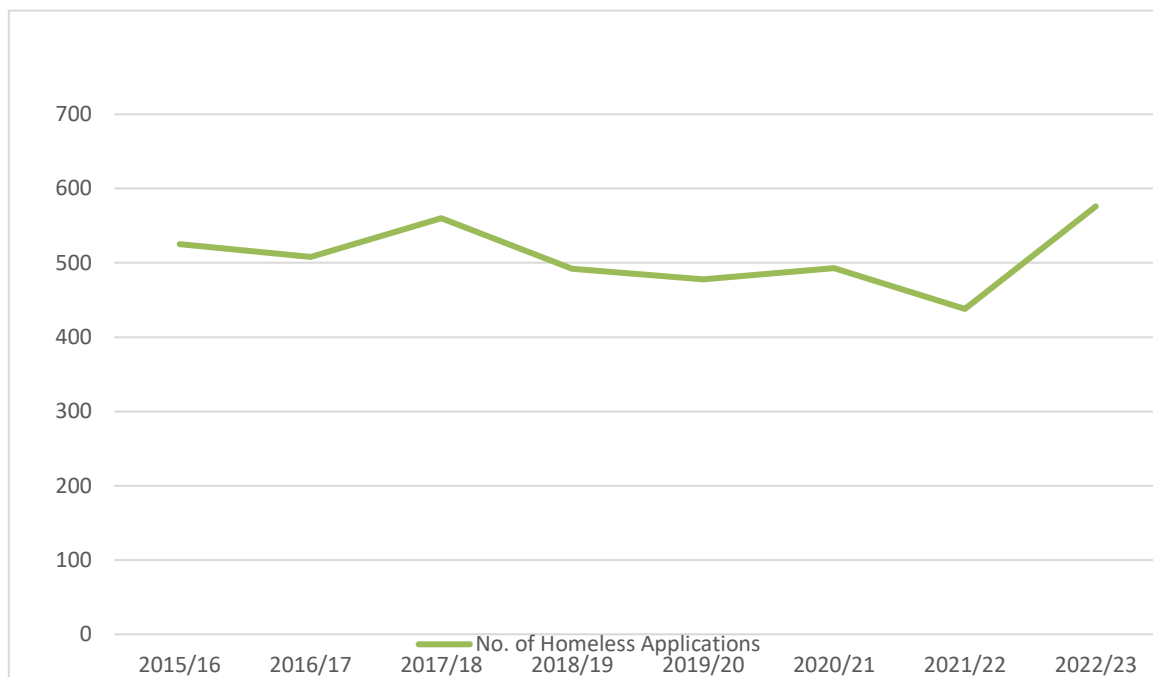


Chart 2.4 below shows the number of homeless applications received by Midlothian Council since 2015/16. It clearly shows a 32% increase in the number of applications received between 2021/22 and 2022/23. This dramatic increase is synonymous with a 44% rise in the number of adult males with children presenting themselves as homeless during the same time frame, an increase which is thought to have arisen as a result of Homeless Persons (Unsuitable Accommodation) (Scotland) Order.

Chart 2.4: Number of Homeless Applications per year



Affordable Housing Development in Midlothian

Table 2.3 shows the level of investment in new affordable homes in Midlothian since 2006 (when the Council began building new homes again). It shows that 1,360 council homes have been built, and a total of 1,861 council and RSL affordable units have been built overall. It should be noted that these figures report completions by calendar year up to June 2023 and don't include open market purchases or shared equity purchases which have been recorded separately.

Table 2.3: New Affordable Housing in Midlothian since 2006⁴

Year of completion	No. of completed Council units	No. of completed RSL units (Social Rent and Mid Market Rent)
2006	0	19
2007	28	12
2008	172	42
2009	237	10
2010	88	20
2011	160	33
2012	170	121
2013	76	6
2014	0	20
2015	48	0
2016	41	28
2017	87	0
2018	0	103
2019	10	39
2020	31	0
2021	90	48
2022	122	0
Total	1360	501

Open Market Purchases

Midlothian Council has an Open Market Purchase Scheme whereby ex-council properties are purchased and returned to housing stock. Midlothian Council receives funding towards each Open Market Purchase from the Scottish Government. Table 2.4 below details the number of Open Market Purchases carried out in recent years.

⁴ [Housing statistics quarterly update: new housebuilding and affordable housing supply - gov.scot \(www.gov.scot\)](http://www.gov.scot)

Table 2.4: Number of Open Market Purchases⁵

Financial year	No. of Open Market Purchases
2017/18	7
2018/19	13
2019/20	42
2020/21	14
2021/22	22
2022/23	21

Open Market Shared Equity

A number of Midlothian residents have been able to purchase affordable homes using the Scottish Government's Open Market Shared Equity Scheme (OMSE) whereby purchasers pay for the biggest share of a property and the Scottish Government hold the remaining share under a shared equity agreement. Table 2.5 below shows the number of successful home purchases in Midlothian using the Open Market Shared Equity Scheme (and predecessor schemes which operated similarly).

Table 2.5: No. of OMSE home purchases in Midlothian⁶

Financial Year	No. of OMSE home purchases
2006/07	45
2007/08	62
2008/09	8
2009/10	41
2010/11	28
2011/12	3
2012/13	13
2013/14	42
2014/15	53
2015/16	93
2016/17	126
2017/18	104
2018/19	72
2019/20	16
2020/21	13
2021/22	15
2022/23	27
Total	734

Mid-Market Rent (MMR)

Mid-market rent (MMR) is a type of affordable housing with rents being lower than in the private market, but higher than in the social housing sector. MMR aims to help households on modest incomes, who have difficulty accessing social rented housing, buying their own home, or renting privately. Mid-market rent properties are delivered by housing associations, local authorities and some private developers.

⁵ Midlothian Council Housing Strategy and Performance statistics

⁶ Scottish Government More Homes Division

MMR is aimed at households who have a consistent income and have a local connection. MMR tenancies are let under a Private Residential Tenancy Agreement.

Midlothian Council has not developed any Mid-Market Rent properties to date. If Midlothian Council were to build mid-market rent properties, an external property management company would be required to manage day to day housing matters including leasing, investigating antisocial behaviour and rent collection as current legislation prevents local authorities from directly offering tenancies other than Assured Tenancies. Midlothian Council could establish a subsidiary company or employ an existing property management company to do this.

There are different MMR funding avenues available including the Affordable Residential Lease Model which doesn't require Local Authority investment or funds from the Scottish Government's Affordable Housing Supply.

The Midlothian Local Housing Strategy 2021-2026 contained an action to 'support the development of Mid Market Rent units and undertake further polling measuring attitudes to MMR and demand in Midlothian'. Further polling has been undertaken to ascertain demand and Midlothian Council Officers are preparing a strategy on how to take forward more Mid Market Rent housing in Midlothian.

3 Partnership Working

Partnership working is crucial to the delivery of high-quality housing and housing related services across all tenures in Midlothian. As part of the development of this SHIP, Council Officers have engaged and consulted with all delivery partners on their proposals and priority projects.

In order to identify suitable investment priorities council officers have worked with the Scottish Government, Housing Associations, tenants groups, private developers and colleagues in the planning, finance, estates and construction teams to determine the level of housing need in the region, the level of demand for different tenures of affordable housing and the mix of suitable house sizes and types in order to agree a five year programme of development, informed by the current housing needs and demand assessment (HNDA) and the National Planning Framework 4 (NPF4).

The development priorities in the SHIP will be monitored in several ways including:

- Monitoring and reviewing of the actions in the Local Housing Strategy
- Annual assessment of the Council's Housing Supply Targets
- Annual assessment of RSLs' housing delivery
- Monitoring of housing need and demand.
- Reports and returns submitted to the Scottish Government

Health and Social Care

Housing providers in Midlothian work collaboratively with health and social care colleagues to ensure that housing provision in Midlothian can better meet the needs of households who may require specialist housing provision to be able to live independently. The types of outcomes that this will facilitate include:

- Increased specialist housing provision because of improved understanding of the future needs of the population, such as developing extra care housing which provides an alternative to living in a care home for some people.
- Identification of the level of need for, and funding of, adaptations to ensure that people living in private sector housing and council housing can continue to live independently.
- Improving the health outcomes for homeless households, many of whom currently have poorer levels of physical health and mental health than the general population.
- Taking action to improve the energy efficiency of housing and reducing fuel poverty which would lessen the risk to a household's health and wellbeing.

More information is contained in the Midlothian Health and Social Care Partnership Strategic Plan 2022-2025, available here:

[What we do Information - Midlothian Health and Social Care Partnership](#)

Local Housing Strategy 2021-2026

The purpose of Midlothian's Strategic Housing Investment Plan (SHIP) is to set out strategic investment priorities for affordable housing over a five-year period to achieve the outcomes set out in the Local Housing Strategy (LHS). Extensive consultation work was carried out in the preparation of the LHS and therefore to set the outcomes within the document. Stakeholders included:

- Tenants
- Waiting list applicants
- Residents
- Registered Tenants Organisations
- Resident and Tenants Groups
- Midlothian Tenants Panel
- Registered Social Landlords
- Shelter Scotland
- Home Energy Scotland
- Changeworks

Consultation methods included:

- 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 the strategy at different points throughout the engagement process. Stakeholders were provided with the draft document for the final consultation process along with key challenges to prioritise for the duration of the Local Housing Strategy and thus for the Strategic Housing Investment Plan.

Edinburgh and South East Scotland City Region Deal

The Edinburgh and South East Scotland City Region comprises the six local authorities of City of Edinburgh, Fife, East Lothian, Midlothian, Scottish Borders and West Lothian. Officers from these Councils collaborate with the UK and Scottish Governments respectively to deliver a transformational and inclusive city deal for the region which will attract investment of up to £1.1 Billion over 15 years. This includes investment and collaboration on housing. Housing is included within the City Region Deal as it is recognised as being an area of pressure but also an opportunity for accelerated economic growth while reducing social exclusion.

All Councils in the South East of Scotland face the same pressures in addressing housing need with the recent housing need and demand assessment for the region estimating at least 67,000 new homes are required by 2030, with the majority of need being for households who cannot buy or rent at market prices.

Key housing investment areas in Midlothian that are being supported through the City Region Deal include:

- Supporting a 10-year affordable housing programme across the region with Scottish Government grant funding.
- Supporting local authority borrowing and share financing risk of infrastructure delivery for key development sites.
- Provision of a £50 Million housing infrastructure fund of predominantly private sector loans to be spent on projects that will unlock housing in strategic development sites across the region.
- Collaborating to develop innovative approaches to increasing the use of offsite construction methods.
- Establish a council-owned regional housing company to deliver mid-market and private rented sector housing (City of Edinburgh Council's Edinburgh Living).

Edinburgh & South East Scotland Housing Demonstrator Programme

To take forward the opportunity to increase the use of offsite construction methods, the Edinburgh & South East Scotland Housing Demonstrator Programme seeks to create a programme of housing that will be delivered to standardised typologies and performance standards with the use of offsite construction processes for a pipeline of sites across the city region.

Midlothian Council undertook a review of its garage and lock up sites as a potential source of future housing sites. From this review, and a wider look at land in Council ownership that had potential for housing development, a number of sites were put forward for further assessment as part of the feasibility stage of the Housing Demonstrator Programme.

The approximately capacity of the suitable Midlothian sites is 17 homes, within an overall regional pipeline that to date comprises approximately 320 homes. Midlothian Council has entered into a Memorandum of Understanding to embed collaborative working across this programme. Each City Deal local authority has procured feasibility work to their Demonstrator sites to a common specification with the same design team.

Table 3.1 contains details of the proposed Housing Demonstrator sites in Midlothian.

Table 3.1: Proposed Housing Demonstrator sites in Midlothian

Site name	Location	Approx No. of homes	Build type
Eastfield Drive	Penicuik	4	Houses/Cottage Flats
Lyne Terrace	Penicuik	7	Houses/Cottage Flats
Church Hall	Newtongrange	6	Houses/Cottage Flats

At this stage, these sites are being assessed for suitability for housing development before they form a confirmed part of the affordable housing supply programme. A catalogue of agreed housing design typologies has been developed, which will deliver a certain performance standard, aiming to achieve net zero. However, these typologies are not designed to deliver homes to a passivhaus standard, which should be noted. Discussions are ongoing regarding how we could achieve an energy performance as close to passivhaus standard as possible using off site manufacture.

A contractor for these sites is to be procured by Midlothian Council in partnership with other housing authorities in the region. The route to procurement and timing is to be co-ordinated to achieve economies of scale, on the basis that the contractor will be responding to a series of co-ordinated procurements across the region. If a collective approach is not viable the sites will be progressed by Midlothian Council in the use of offsite construction. The nature of the off-site / mass customisation methodology to be used to deliver these homes will be determined by the contractor that will take these forward.

Alternative approaches for the future use of other garage or lock up sites which are currently underused will also be taken forward. This will include options such as demolition, sale or re-use for other purposes.

Midlothian’s Rapid Rehousing Transition Plan

The vision for Midlothian Council’s 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 type accommodation, and the average time taken for the Council to complete its homeless duty will have halved from 104 to 52 weeks.”

The Plan has five key outcomes to reach by 2024:

Outcome 1: Increasing the supply of affordable housing in Midlothian.

Outcome 2: Revise Midlothian Council's Housing Allocation Policy to address the backlog of homeless households already in temporary accommodation, and reduce the time taken to house homeless households in the future.

Outcome 3: Seek alternative models of temporary accommodation to reduce the need for bed and breakfast accommodation.

Outcome 4: Ensure homeless households are supported to access a wide range of housing options, including the private rented sector.

Outcome 5: Develop a 'housing first' approach in Midlothian to house homeless households with complex needs.

The investment plans outlined in the SHIP are key to the objective of increasing the supply of affordable housing. The Scottish Government is supporting Midlothian Council to implement specific actions within the Rapid Rehousing Transition Plan and between 2018/19 and 2021/22 allocated £796,941 to support this work. Further funding is expected in future years to continue to support the implementation of this Plan.

Town Centre Regeneration

The Town Centre First Principle was agreed by the Scottish Government and the Convention of Scottish Local Authorities in July 2014 and asked that government, local authorities, the wider public sector, businesses and communities put the health of town centres at the heart of decision making. It seeks to deliver the best local outcomes, align policies, and target available resources to prioritise town centre sites, encouraging vibrancy, equality and diversity.

In response to the COVID-19 pandemic and other pressures being experienced by town centre, a New Future for Scotland's Town Centre was published in February 2021 by the Scottish Government. This and NPF4 support town centre living (TCL) and recognised the development of homes in town centres is critical to achieving sustainable places.

Town Centre Living requires a collaborative approach which strengthens the long-term plan for each town centre. Work is underway by Midlothian Council and partner organisations to regenerate Dalkeith⁷ and Newtongrange town centres to provide more and better housing, enhance their role as 20 minute neighbourhoods and realise greener buildings and town centres (in order to become net zero by 2030).

⁷ [Have your say: Dalkeith Town Centre Regeneration | Creating a fresh vision for Dalkeith town centre | Midlothian Council](#)

4 Investment Priorities and Resources

In order for the SHIP to deliver strategic investment priorities for affordable housing in Midlothian, the Council has engaged with RSLs and relevant delivery partners in setting out Midlothian's investment priorities for affordable housing. To ensure that available resources are prioritised in delivering affordable housing, each project is scored against a set of criteria: Housing Need; Land Availability; Ability to Start on Site; Constraints; Equalities Needs and Environmental Impact, as shown in the tables below. In total, a project can be awarded a maximum score of 30 points and a score less than 18 indicates a 'low priority project', 18-22, 'a medium priority project' and over 22, a 'high priority project'.

Table 4.1: Project Prioritisation Scoring

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

Table 4.2: Area Project Prioritisation Score

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

It should be noted that some projects may have scored less not because they are of less strategic importance to the Council or RSLs but due to circumstances which prevent construction works from commencing on site (e.g., need for infrastructure works or demolition). In terms of the area ranking for housing need, there are no areas in Midlothian with a low level of housing need so areas judged to have lower levels of housing need are those where there has already been significant investment in new affordable housing in recent years.

The sections below show both Council and RSL housing development priorities over the next five years. It should be noted that sites indicated are subject to change as some sites have not yet been approved by the developing organisation, received planning permission or land ownership has not been secured. There is also potential for additional sites to be developed within the five-year period. More detail on each site is shown in Appendix 1.

Council Development Priorities

The table below sets out the priorities for proposed Council projects over the next 5 years. Key notes:

- 14 development projects are proposed by Midlothian Council over the next 5 years.
- Projects which are currently onsite do not need to be prioritised as they are already in the process of being built.
- 8 of the remaining 14 projects are considered high priority while 6 are medium priorities. There are no projects judged to have a low priority.

Table 4.3: Council Housing Development Priorities

Project Name, Area & RSL (e.g. Dewar Park, Gorebridge Phase 2, DCHA)	2024/25 Projects									2025/26			2026/27	
	Auchincrinny (Bellway)	Newton Church Road, Danderhall (former)	Muir Group, South Tynewater	Plot AA2/AA3, Newton Church Road, Mill	Edmonstone Road, Danderhall - (Stewart)	Newtongrange Church Halls	Plot R, Shawfair	Open Market Purchases, Midlothian	Lingerwood, Springfield	Rullion Road, Penicuik	Newtongrange, Main Street, former sw	Edinburgh Housing Demonstrator Site	Plot P, Shawfair	Millerhill, Wellington Farm/Newton Farm
Housing Need	5	5	3	5	5	4	5	5	5	4	5	4	5	5
Land Availability	4	3	3	4	4	4	4	5	4	3	5	4	5	3
Ability to Start on Site	3	3	3	4	3	3	4	5	4	4	4	3	5	3
Constraints	3	3	3	3	3	3	4	4	4	3	4	3	4	3
Equalities Needs	4	5	3	3	3	3	3	4	3	3	3	3	3	3
Environmental Impact	3	5	3	4	3	5	4	5	4	4	4	3	4	3
TOTAL	22	24	18	23	21	22	24	28	24	21	25	20	26	20

RSL Development Priorities

The table below sets out the priorities for proposed RSL projects over the next 5 years.

Key notes:

- 30 development projects are proposed by RSLs over the next 5 years.
- Some of these projects contain several phases of development, each having its own prioritisation and SHIP entry.
- Projects which are currently onsite do not need to be prioritised as they are in the process of being built.
- 15 of the remaining 30 projects are high priority while 15 scored as medium priority. No projects scored with a low priority.
- 5 RSLs have indicated their plans to develop during this period including:
 - Castle Rock Edinvar (14 projects)
 - Melville Housing Association (8 projects)
 - Dunedin Canmore Housing Association (6 projects)
 - Ark Housing Association (1 project)
 - Viewpoint Housing Association (1 project)

Table 4.4: RSL Housing Development Priorities

Project Name, Area & RSL (e.g. Dewar Park, Gorebridge Phase 2- DCHA)	2024/25 Projects													2025/26 Projects										2026/27 Projects			2027/28			
	Fordell (Melville HA)	Bilston 3a (Melville HA)	Dalhousie South, Bonnyrigg (Wheatley Homes HA)	Auchendinny, Penicuik (Wheatley Homes HA)	Doctors Field, Rosewell (Wheatley Homes HA)	Old Craighall Road, Shawfair (Wheatley Homes HA)	Windsor Square, Penicuik (Ark HA)	Cauldcoats Phase 1, Social Rent (Castlerock Edinvar)	Shawfair Woolmet Phase 1, Social Rent (Castlerock Edinvar)	Shawfair Town Centre North, Social Rent (Castlerock Edinvar)	Shawfair Town Centre North, MMR (Castlerock Edinvar)	Shawfair Town Centre North, Shared Equity (Castlerock Edinvar)	Bilston 3b (Melville HA)	Lothian Drive, Easthouses (Melville HA)	Scotts Caravan site, Mayfield (Melville HA)	Land off Myrtle Crescent, Bilston (Melville HA)	Wester Cowden, Dalkeith, Lovell (Melville HA)	Shawfair Town Centre, Shawfair (Wheatley Homes HA)	Wellington School, Penicuik (Wheatley Homes HA)	Glensk, Dalkeith (Viewpoint)	Shawfair Woolmet Phase 2, Social Rent (Castlerock Edinvar)	Cauldcoats Phase 2, Social Rent & MMR (Castlerock Edinvar)	Shawfair Town Centre, Social Rent (Castlerock Edinvar)	Shawfair Town Centre, MMR (Castlerock Edinvar)	Shawfair Town Centre, Shared Equity (Castlerock Edinvar)	Land at end of Old School Crescent, Mayfield (Melville HA)	Cauldcoats Phase 3, Social Rent & MMR (Castlerock Edinvar)	Shawfair Woolmet Phase 3, Social Rent & MMR (Castlerock Edinvar)	Redheugh Gorebridge Phase 1, Social Rent & MMR (Castlerock Edinvar)	Redheugh Gorebridge Phase 2, Social Rent & MMR (Castlerock Edinvar)
Housing Need	5	5	5	4	5	5	4	5	5	4	4	4	5	2	2	5	4	5	4	4	5	5	4	4	4	2	5	5	2	2
Land Availability	3	4	4	4	3	3	4	4	4	4	4	4	4	5	3	2	2	2	4	5	4	4	4	4	4	5	4	4	4	4
Ability to Start on Site	4	3	3	4	5	2	4	3	3	2	2	2	3	3	3	3	3	2	2	4	3	3	2	2	2	3	3	3	3	3
Constraints	3	3	3	4	5	2	4	4	4	3	3	3	3	3	3	3	3	3	3	4	4	4	4	4	4	3	4	4	3	3
Equalities Needs	3	4	4	4	4	4	4	3	3	4	4	4	4	5	5	5	4	4	5	5	3	3	4	4	4	5	3	3	3	3
Environmental Impact	4	5	3	3	3	3	3	4	4	5	5	5	5	4	4	3	5	3	3	5	4	4	5	5	5	4	4	4	4	4
TOTAL	22	24	22	23	25	19	23	23	23	22	22	22	24	22	20	21	21	19	21	26	23	23	23	23	23	22	23	23	19	19

Addressing Potential Development Constraints

Midlothian Council and developing partners are confident that the SHIP can be delivered given the actions and initiatives undertaken to date by the Council and its strategic partners to source suitable sites for development. However, a number of challenges need to be addressed by the Council and its partners in order that an accelerated pace of development can be achieved.

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

- Obtaining required Planning Approval.
- Rising inflation and the cost of materials and labour
- The emerging number of s75 sites without a confirmed affordable housing provider.
- A diminishing number of Midlothian Council owned sites mean that many future sites will be controlled by a third party.
- Building and Procurement Constraints.
- Environmental and design issues.
- The commencement of affordable housing policy sites are dependent on developers' timescales and the economic conditions of the housing market.
- Unknown site ground conditions.
- The rural nature of some areas in Midlothian can mean that development is constrained in these areas, particularly in relation to available land for housing and the requirements for additional infrastructure prior to development commencement.

Ongoing activities to resolve these issues include:

- Proactive engagement with key agencies including Scottish Water, Scottish Power Energy Networks and Transport Scotland
- Wider procurement procedures for Regional Housing Demonstrator
- Maximising grant from Scottish Government
- Acquiring sites from private developers

Scottish Government Affordable Housing Supply Funding Required

The Strategic Housing Investment Plan details potential sites for 2,115 new affordable homes to be built between 2024/25 and 2028/29, of which:

- House types: 1,885 are general needs homes and 240 are specialist provision homes.
- Built form: 2,035 will be new build housing and 80 will be 'off the shelf purchases'
- Tenure type: 912 homes will be council housing and 880 will be social rented housing by an RSL, 14 will be Low Cost Home Ownership – Shared Equity housing by an RSL and 309 will be Mid-Market Rent housing provided by an RSL (MMR).
- This reflects the fact that the affordable housing tenure with the highest demand is social rented housing.
- 2,035 units are expected to receive additional funding due to them meeting the 'greener homes' standard – the remaining 80 units will be open market purchases and therefore older ex-local authority properties which do not meet the 'greener standard'.

- 227 units will be developed in sub-area A (Midlothian West)
- 1,798 units are to be developed in sub-area B (Midlothian East).

A total of £169.140 million of Scottish Government grant funding is required by the Council and RSLs to deliver the identified units over the next 5 years:

- The year which requires the most grant funding is 2025/26, with a requirement of £49.160 Million.
- 912 of the units will be new Council housing requiring £63.129 million grant funding. Monies already claimed from the Scottish Government have not been included in this figure.
- 1,203 of the units will be RSL housing requiring £105.914 million Government funding. Monies already claimed from the Scottish Government have not been included in this figure.
- The required level of grant funding to deliver this number of units greatly exceeds the stated level of funding available. Council Officers will continue to discuss resource requirements with the Scottish Government to ensure that projects receive appropriate levels of grant funding. In previous years Midlothian has been able to claim significantly increased resources in response to the number of projects being taken forward.

Disposal of Council Assets and Land

The Council is required by law to ensure it achieves best value in disposing of any asset, including land. The Council acknowledges that Best Value does not always mean highest price but can be linked to a range of wider benefits. Provision of affordable housing is a good example of where the Council has sold land and assets to RSLs at a price lower than market value while still achieving the required Best Value. There are also opportunities to undertake developments in partnership with other RSLs.

Commutated Sums

In some circumstances the Council may consider accepting commuted sums as opposed to the delivery of affordable housing units on some sites. In 2022/23 no commuted sums were received from private housing developers as the demand for affordable housing in Midlothian continues to grow.

Empty Homes, Second Homes and Council Tax Discounts

Under the Local Government Finance (Unoccupied Properties etc.) (Scotland) Act 2012 and its subsequent regulations, Midlothian Council updated the charges applicable on empty and second homes:

- A discount of 10% currently applies to empty properties and second homes. The exceptions are purpose-built holiday homes and job-related properties, where a 50% discount applies.
- A 50% discount applies for a maximum of 6 months to empty and unfurnished properties. (This applies from the date the maximum period of 6 months exemption ends).

- There is a levy of up to 100% on long term empty properties. An increase in Council Tax liability can only be applied to a property which has been unoccupied for a continuous period of more than twelve months and is not actively being marketed for sale or let.

A total of £66,232.82 was raised between 2016/17 and 2022/23 which is being used to support Midlothian’s New Build Council Housing Programme⁸.

Midlothian Council does not have a dedicated ‘Empty Homes Officer’ and therefore advocates the use of the Scottish Empty Homes Advice Service which can look at the different options and the support available for properties which have been empty for over 6 months. Neither Midlothian Council nor the Scottish Empty Homes Advice Service have an overview of the number of empty homes brought back into use in Midlothian over the last three financial years however table 4.5 below, illustrates the number of long-term empty⁹ and second homes in Midlothian during the same period and compares them to the Scottish average. It is evident that Midlothian has very few long-term empty properties and second homes; in 2022 the figures for Midlothian were just 27% and 8% of the Scottish average respectively.

Table 4.5: Number of Second and Long Term Empty Properties 2020-2022¹⁰

	2020	2021	2022
No. of long term empty properties (Midlothian)	388	379	359
No. of long term empty properties (Scottish average)	1479	1368	1340
No. of second homes (Midlothian)	50	48	57
No. of second homes (Scottish average)	765	747	759

⁸ Appendix A

⁹ Vacant for 12 months or longer

¹⁰ [Housing statistics: Empty properties and second homes - gov.scot \(www.gov.scot\)](https://www.gov.scot/housing-statistics/empty-properties-and-second-homes)

Gypsy Traveller Accommodation

Improving the lives of Gypsy/Traveller communities is a significant human-rights commitment for Midlothian Council and is crucial if we are to tackle deep-rooted inequalities and deliver a fairer society. Improving the lives of Gypsy/Travellers 2019-2021¹¹ is the Scottish Government's action plan to improve the lives of Gypsy/Travellers by ensuring they:

- have safe and culturally appropriate places to live and travel
- understand their rights and have positive experiences of accessing services
- have support to maximise incomes, increase employment opportunities, and improve the standard of living
- feel safe, respected and valued members of Scotland's diverse population
- have a seat at the table, are listened to, and have a say in decisions that affect their lives.

Improving the lives of Gypsy/Travellers 2019-2021 has been extended until Autumn 2023 due to the effects of the Covid-19 pandemic. The Strategic Housing Investment Plan 2024/25-2028/29 acknowledges the aims and objectives of 'Improving the lives of Gypsy/Travellers 2019-21'. The Gypsy/Traveller site managed by East Lothian Council on behalf of East and Midlothian Councils closed in June 2021 following extensive vandalism. East Lothian and Midlothian Councils are now in the process of determining future accommodation options for the site and for Gypsy/Travellers in the greater communities.

Wheelchair Accessible Housing Targets

In August 2022 Midlothian Council set wheelchair accessible housing targets for the five-year period between 2022/23 – 2026/27. The targets cover both social and market housing and have been set following consultation with Midlothian residents, RSL partners, the Health and Social Care Partnership and Planning Officers. The targets state that 20 wheelchair accessible homes will be built per annum with 10 in the social sector and 10 in the private sector, while other available opportunities shall also be maximised. More information is contained in the Wheelchair Accessible Housing Target Report 2022/23 – 2026/27, available here:

[Housing strategy and performance | Wheelchair Accessible Housing Targets 2022/23 - 2026/27 \(midlothian.gov.uk\)](#)

Non-Traditional Financial Models of Development

The use of innovative financial models is being encouraged in Midlothian to accelerate the development of new affordable housing. Innovative approaches to development often do not require traditional grant funding and will therefore increase the total number of new affordable homes that can be built. Table 4.6 shows the proposed locations for these additional units.

LAR Housing Trust is an established affordable housing provider set-up to create permanent below market rent options for households that would otherwise be at risk of financial hardship. LAR is financed using loan funding from the Scottish Government and therefore does not require any direct subsidy and so will not be seeking any grant allocations from local authorities.

¹¹ [Improving the lives of Gypsy/Travellers: 2019-2021 - gov.scot \(www.gov.scot\)](#)

Dunedin Canmore and Ark Housing Associations have both applied for funding from the Charitable Bond Programme; a loan scheme for Registered Social Landlords to finance new development, with the interest then reinvested as grants into the social rented sector.

Table 4.6 New Homes Planned using Non-Traditional Finance Models 2023/24 – 2027/28

Location	Developer	Number of additional new homes	Estimated Date of Completion
Wester Cowden, Dalkeith	LAR	25	2025/26
Fordel Village	LAR	24	2025/26
Rosewell, Doctors Field, Barratt	Dunedin Canmore HA	25	2025/26
Windsor Square, Penicuik	Ark HA	12	2024/25

5 Housing Infrastructure Fund

The Scottish Government’s Housing Infrastructure Fund (HIF) is aimed at supporting housing development through loans and grants with priority being given to those projects, which will deliver affordable housing. As part of the Scottish Government’s “Housing to 2040 Strategy” Scottish Ministers have approved the continuation of the Housing Infrastructure Fund (HIF) in the current Parliamentary period. The fund comprises two main elements:

- Infrastructure loans available to non-public sector organisations
- Infrastructure grant available to local authorities and Registered Social Landlords (RSLs) to support affordable housing delivery.

Eligible works for HIF could include on site and off site elements. Works will include physical infrastructure generally required to start a project, such as roads, sewers, SUDS ponds, decontamination, flood remediation and demolition work. Where a Section 75 obligation requires it, certain off-site infrastructure will also be eligible. The fund does not support the provision of community infrastructure required as a consequence of new housing development, for example, funding for schools.

As part of developing the SHIP, Midlothian Council will work with partners to identify and prioritise those sites which are of strategic importance and cannot proceed or have stalled due to the extent and costs/financing of infrastructure works involved, and with HIF’s support, unlock these sites for the delivery of housing¹². The Council will work with partners in examining the identified projects to ensure that such projects are eligible for the fund¹³.

Further information on the Housing Infrastructure Fund can be found here: [Housing Infrastructure Fund : guidance for applications - gov.scot \(www.gov.scot\)](https://www.gov.scot/policies/more-homes/housing-infrastructure-fund/)

¹² <https://www.gov.scot/policies/more-homes/housing-infrastructure-fund/>

¹³ <https://www.gov.scot/publications/housing-infrastructure-fund-guidance-for-applications/>

6 Conclusion

The Midlothian Strategic Housing Investment Plan 2024/25 – 2028/29 identifies the priorities for the development of affordable housing and where development will be undertaken over the next 5 years. It identifies sites which can deliver 2,084 units during the next 5 years to meet the increasing level of housing need in Midlothian. This will not only ensure best value in the use of resources but also ensure the delivery of the right mix of houses in the most pressured areas.

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

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Equality Impact Assessment (EIA) and Strategic Environmental Assessment

Midlothian Council is committed to ensuring equality of opportunity and combating discrimination through a series of equal opportunities and anti-discriminatory policies. The Council has embedded equalities principles into strategic planning as well as service delivery. Housing policies and services are regularly monitored, reviewed and reported on to ensure that they comply with equalities requirements.

Midlothian Council carried out an Equality Impact Assessment to ensure that the Strategic Housing Investment Plan takes the needs of all equality strands into account. The assessment found no evidence that any direct discrimination will arise from any part of the strategy. The SHIP is also subject to pre-screening as part of Strategic Environmental Assessment requirements.

Appendix 1: SHIP Project Tables

Table 1 - AFFORDABLE HOUSING SUPPLY PROGRAMME 2024/25-2028/29

PROJECT	PRIORITY Low / Medium / High	DEVELOPER	UNITS - TENURE							UNITS - TYPE				UNITS - COMPLETIONS					TOTAL AHSP FUNDING REQUIRED OVER SHIP PERIOD	
			Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	PSR	Total Units	GN	Specialist Provision	Type of Specialist Particular Need (If Known)	Total Units by Type	2024/25	2025/26	2026/27	2027/28	2028/29		TOTAL COMPLETIONS OVER PERIOD OF SHIP
Muir Group, South Tynewater: P41837	Medium	Midlothian Council	11						11	11			11	11					11	1.090
Plot P, Shawfair, Persimmon Homes: P43738	High	Midlothian Council	44						44	44			44			20	24		44	4.362
Edmonstone Road, Danderhall (Stewart Milne): P43720	Medium	Midlothian Council	28						28	28			28		28				28	1.636
Rullion Road, Penicuik: P46386	Medium	Midlothian Council	48						48	48			48		24	24			48	4.534
Millerhill, Wellington Farm/Newton Farm phase 2: P43739	Medium	Midlothian Council	90						90	90			90				90		90	8.922
Lingerwood, Springfield: P41724	High	Midlothian Council	113						113	113			113	28	28	28	29		113	10.674
Plot R, Shawfair, Mactaggart and Mickel: P42532	High	Midlothian Council	33						33	33			33		15	18			33	3.271
Auchendinny, Bellway: P43835	Medium	Midlothian Council	71						71	71		WFS	71		36	35			71	6.706

PROJECT	PRIORITY Low / Medium / High	DEVELOPER	UNITS - TENURE							UNITS - TYPE				UNITS - COMPLETIONS					TOTAL AHSP FUNDING REQUIRED OVER SHIP PERIOD	
			Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	PSR	Total Units	GN	Specialist Provision	Type of Specialist Particular Need (If Known)	Total Units by Type	2024/25	2025/26	2026/27	2027/28	2028/29		TOTAL COMPLETIONS OVER PERIOD OF SHIP
Newbyres Crescent, Gorebridge: T34262	High	Midlothian Council	75						75	62	13	Extra Care, Bariatric and Wheelchair Bungalow	75		75	75			150	2.004
Conifer Road, Mayfield: T35733	High	Midlothian Council	72						72	70	2	Wet Floor Showerroom (WFS)	72			72			72	0.000
Bonnyrigg, Polton Street (Complex Care): P41758	High	Midlothian Council	46						46		46	Complex Care	46		46				46	2.971
High Street, Bonnyrigg, phase 1 (Complex Care): P41147	High	Midlothian Council	20						20	12	8	WFS, Complex Care	20	20					20	1.694
Mayfield, Easthouses Road, former Newbattle High School, phase 1: P42523	Medium	Midlothian Council	90						90	84	6	WFS, Wheelchair House	90		90				90	4.399
Danderhall, Newton Church Road (former leisure centre): P43833	High	Midlothian Council	23						23		23	Amenity	23	23					23	0.382
Edinburgh Housing Demonstrator Cluster: P43740	Medium	Midlothian Council	9						9	9			9			9			9	0.850
Newtongrange, Church Halls: P43742	Medium	Midlothian Council	5						5	5		WFS	5			5			5	0.472

PROJECT	PRIORITY Low / Medium / High	DEVELOPER	UNITS - TENURE							UNITS - TYPE				UNITS - COMPLETIONS					TOTAL AHSP FUNDING REQUIRED OVER SHIP PERIOD	
			Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	PSR	Total Units	GN	Specialist Provision	Type of Specialist Particular Need (If Known)	Total Units by Type	2024/25	2025/26	2026/27	2027/28	2028/29		TOTAL COMPLETIONS OVER PERIOD OF SHIP
Newtongrange, Main Street, former swimming pool	High	Midlothian Council	20						20	20			20			20			20	1.889
Plot AA2/AA3, Newton Church Road, Millerhill, Bellway	High	Midlothian Council	34						34	34			34	34					34	3.370
Open Market Purchases	High	Midlothian Council	80						80	74	6	WFS, Amenity Bungalow	80	16	16	16	16	16	80	4.000
Old Craighall Road, Shawfair, Springfield: P41836	Medium	Dunedin Canmore	48						48	46	2	WFS	48	48					48	5.136
Bonnyrigg, Dalhousie South, Springfield	Medium	Dunedin Canmore	40	40					80	70	10	amenity	80	80					80	7.680
Auchendinny, Bellway	High	Dunedin Canmore	29						29	20	9	amenity	29		29				29	3.103
Shawfair Town Centre, Avant	Medium	Dunedin Canmore	70	30					100	80	20	amenity	100			100			100	10.040
Rosewell, Doctors Field, Barratt	Medium	Dunedin Canmore	25						25	25			25		25				25	2.675

PROJECT	PRIORITY Low / Medium / High	DEVELOPER	UNITS - TENURE							UNITS - TYPE				UNITS - COMPLETIONS					TOTAL AHSP FUNDING REQUIRED OVER SHIP PERIOD	
			Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	PSR	Total Units	GN	Specialist Provision	Type of Specialist Particular Need (If Known)	Total Units by Type	2024/25	2025/26	2026/27	2027/28	2028/29		TOTAL COMPLETIONS OVER PERIOD OF SHIP
Penicuik, Wellington School, Lochay Homes; P43726	Medium	Dunedin Canmore	12						12	11	1	Wheelchair	12		12				12	1.284
Oak Place, Mayfield; P41764	High	Melville	39						39	37	2	Wheelchair	39	30					39	0.000
Newbattle High School Site B; P41722	High	Melville		28					28	28			28		28				28	1.180
Fordel	Medium	Melville	20						20	20			20		20				20	2.151
Bilston 3a	Medium	Melville	35						35	37	8	Ambulant	35		20	15			35	3.283
Scotts Caravan Park, Mayfield	Medium	Melville	78						78	70	8	Ambulant & Wheelchair	78			35	43		78	8.985
Land off Myrtle Crescent, Bilston	Medium	Melville	46						46	40	6	Ambulant	46			46			46	4.748
Wester Cowdens, Dalkeith, Lovell	Medium	Melville	30						30	28	2	Wheelchair	30			30			30	3.282
Bilston 3b	Medium	Melville	21						21	21			21			21			21	2.302
Lothian Drive, Easthouses	Medium	Melville		12					12	12			12			12			12	0.991
Old School, Mayfield	Medium	Melville	30						30	28	2	Wheelchair	30				30		30	3.477
Cauldcoats Phase 1 Social Rent, Miller Homes; P43188	High	Places for People	13						13	13			13		13				13	1.262

PROJECT	PRIORITY Low / Medium / High	DEVELOPER	UNITS - TENURE							UNITS - TYPE					UNITS - COMPLETIONS					TOTAL AHSP FUNDING REQUIRED OVER SHIP PERIOD
			Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	PSR	Total Units	GN	Specialist Provision	Type of Specialist Particular Need (If Known)	Total Units by Type	2024/25	2025/26	2026/27	2027/28	2028/29	TOTAL COMPLETIONS OVER PERIOD OF SHIP	
Cauldcoats Phase 2 Social Rent, Miller Homes; P43837	High	Places for People	38						38	38			38				38		38	3.686
Cauldcoats Phase 2 - MMR, Miller Homes; P43838	High	Places for People		12					12	12			12				12		12	0.821
Cauldcoats Phase 3 Social Rent, Miller Homes	High	Places for People	20						20	20			20					20	20	1.94
Cauldcoats Phase 3 - MMR, Miller Homes	High	Places for People		9					9	9			9					9	9	0.615
Eskbank Dandara - Social Rent; P43966	High	Places for People	18						18	18			18	18					18	0
Eskbank Dandara - MMR; P43967	High	Places for People		12					12	12			12	12					12	0
Shawfair Woolmet W2 - Phase 1 - Social Rent, Miller Homes	Medium	Places for People	10						10	10			10		10				10	0.97
Shawfair Woolmet W1 - Phase 2 - Social Rent, Miller Homes	Medium	Places for People	12						12	12			12			12			12	1.164
Shawfair Woolmet W1 - Phase 3 - Social Rent, Miller Homes	Medium	Places for People	8						8	8			8				8		8	0.776
Shawfair Woolmet W1 - Phase 3 - MMR, Miller Homes	Medium	Places for People		14					14	14			14				14		14	0.957
Shawfair Town Centre North Bellway - SR, Bellway	Medium	Places for People	44						44	38	6		44					44	44	4.532
Shawfair Town Centre North Bellway - MMR, Bellway	Medium	Places for People		30					30	30			30					30	30	2.14

PROJECT	PRIORITY Low / Medium / High	DEVELOPER	UNITS - TENURE							UNITS - TYPE				UNITS - COMPLETIONS					TOTAL AHSP FUNDING REQUIRED OVER SHIP PERIOD
			Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	PSR	Total Units	GN	Specialist Provision	Type of Specialist Particular Need (If Known)	Total Units by Type	2024/25	2025/26	2026/27	2027/28	2028/29	
Shawfair Town Centre North Bellway - SE, Bellway	Medium	Places for People			14					14	14					12	12	0.7	
Shawfair Town Centre (Rettie) - SR	Medium	Places for People	102							102	90	12				24	24	10.499	
Shawfair Town Centre (Rettie) - MMR	Medium	Places for People		102						102	90	12				24	24	7.44	
Redheugh, Gorebridge Phase 1 - Social Rent, Barratt	Medium	Places for People	25							25	25				25		25	2.543	
Redheugh, Gorebridge Phase 1 - MMR, Barratt	Medium	Places for People		10						10	10				10		10	0.731	
Redheugh, Gorebridge Phase 2 - Social Rent, Barratt	Medium	Places for People	25							25	25				25		25	2.543	
Redheugh, Gorebridge Phase 2 - MMR, Barratt	Medium	Places for People		10						10	10				10		10	0.731	
Windsor Square, Penicuik	High	Ark HA	12							12	6	6	Ambulant disabled	12	12			12	1.547
Glensk, Dalkeith; T36514	High	Viewpoint	30							30		30	Older People	30		30		30	0.000

Table 2 – AFFORDABLE HOUSING PROJECTS FUNDED OR SUPPORTED BY SOURCES OTHER THAN THE RPA/TMDF BUDGET

PROJECT ADDRESS	SUB-AREA	PRIORITY Low / Medium / High	DEVELOPER	FUNDING SUPPORT SOURCE	UNIT COMPLETIONS					TOTAL UNIT COMPLETIONS	NON SG FUNDING TOTAL £0.000M	OTHER NON-AHSP SG FUNDING (IF APPLICABLE) £0.000M	TOTAL FUNDING £0.000M
					2024/25	2025/26	2026/27	2027/28	2028/29				
Windsor Square, Penicuik	A	High	Ark HA	Charitable Bond Funding requested	12					12	1.547		1.547
Rosewell, Doctors Field, Barratt	B	Medium	Dunedin Canmore HA	Charitable Bond Funding requested		25				25	2.675		2.675
Wester Cowden	B		Lar	TBC/PF		25				25		TBC	
Fordel	B		Lar	TBC/PF		24				24		TBC	

Table 3 - COUNCIL TAX ON SECOND AND EMPTY HOMES

	SUMS			UNITS		
	RAISED OR IN HAND	USED TO ASSIST HOUSING	SUM CARRIED FORWARD TO SUBSEQUENT YEARS	AFFORDABLE UNITS FULLY FUNDED FROM CONTRIBUTIONS	UNITS PARTIALLY ASSISTED FROM CONTRIBUTIONS	UNITS TOTAL
2017/18	£1.312	£1.312	0.000	0.000	44	44
2018/19	£0.283	£0.283	0.000	0.000	10	10
2019/20	£1.806	£1.806	0.000	0.000	60	60
2020/21	£0.080	£0.080	0.000	0.000	3	3
2021/22	£0.79	£0.79	0.000	0.000	3	3
2022/23	£0.00	£0.00	0.000	0.000	0	0

Table 4 - DEVELOPER CONTRIBUTIONS

	TAX RAISED OR IN HAND	TAX USED TO SUPPORT AFFORDABLE	TAX CARRIED FORWARD TO SUBSEQUENT
2017/18	0.086	0.086	0.000
2018/19	0.079	0.079	0.000
2019/20	0.074	0.074	0.000
2020/21	0.095	0.095	0.000
2021/22	0.064	0.064	0.000
2022/23	0.066	0.066	0.000

