

Midlothian Council

Housing Programme Strategic Cost Analysis

Mar-21

Version 15 - Rev 3 abbreviated

SITE NO.	SITE NAME	TOWN	Phasing	Anticipated Number of Units per Site	Cumulative Anticipated Number of Units per Site	Contractor	Numbers on site as at Nov 2020	Numbers started in 2020 calender yr	On site as at end March 21	Numbers starting in 2021 calender yr	On site at 31 March 21 or starting in 2021	Starting after 2021	Total Development Cost (£m)	Cumulative Project Costs (£m)		Available Budget Remaining (£m)	Approved Budget for Phase
EARLY PHASE 2 HOUSING SITES EXPENDING BUDGET																77.121	77.121
2	Woodburn Ct	Dalkeith		15	15	Hart							2.536	2.536		74.585	77.121 Phase 2
37	Pentland Way	Penicuik		63	78	Hart							9.620	12.157		64.964	
9	Craigiebiel	Penicuik		17	95	Hart							2.822	14.979		62.142	
18	Eastfield Dr	Penicuik		17	112	Hart							2.191	17.170		59.951	
42	Jackson St	Penicuik		14	126	CCG							2.184	19.354		57.767	
60	Edgefield Road	Loanhead		41	167	Hart							5.257	24.611		52.510	
					167												
SITES COUNTING TOWARDS 1000 UNIT TARGET - IN COMPLETION DATE ORDER																	
51a	Stobhill Road	Gorebridge	Phase 2	37	37	Hart							5.909	30.520		46.601	
51b	Stobhill Road	Gorebridge	Phase 2	32	69	Hart							3.948	34.469		42.652	
108	Polton St	Bonnyrigg	Phase 2	18	87	Hart							1.962	36.431		40.690	
41	Complex Care	Penicuik	Phase 2	12	99	ESH							2.803	39.233		37.888	
119	Millers	Shawfair	Phase 2	23	122	Miller							2.879	42.112		35.009	
23	Woodburn Terrace	Dalkeith	Phase 2	10	132	Hart							1.729	43.841		33.280	
134	Barratts - Paradykes	Loanhead	Phase 2	21	153	Barratt	21						3.589	47.430		29.691	
115	Castlelaw Terrace	Bilston	Phase 2	8	161	Mears	8		8		8		1.340	48.770		28.351	
47	Kirkhill Rd	Penicuik	Phase 2	21	182	Hart	21						4.471	53.241		23.880	
110	Clerk St	Loanhead	Phase 2	28	210	Hart	28						5.204	58.445		18.676	
144	Barratts - Roslin	Roslin	Phase 2	13	223	Barratt		13	13		13		2.097	60.542		16.579	93.050 Phase 3
39	Crichton Ave	Pathead	Phase 2	10	233	Morris & Spottiswood		10	10		10		2.150	62.692		14.429	
118	Bellway - Danderhall	Shawfair	Phase 2	47	280	Bellway	47	47	47		47		6.887	69.579		7.542	
146	Bellway - Wester Cowden	Dalkeith	Phase 2	27	307	Bellway		27	27		27		3.719	73.298		3.823	
117	Cockpen Terrace (Hopefield Yard)	Bonnyrigg	Phase 2	16	323	Mears				16	16		3.681	76.979		0.142	
C450	Buccleuch St (excludes Retail units)	Dalkeith	Phase 3	10	333	M&S				10	10		2.012	78.990		91.181	
128	MacMic - Shawfair	Shawfair	Phase 3	48	381	Mac & Mic				48	48		6.444	85.434		84.737	
140	Springfield - Dalhousie Mains	Bonnyrigg	Phase 3	70	451	Springfield			70	70	70		12.720	98.154		72.017	
151	Dandarra - Shawfair	Shawfair	Phase 3	18	469	Dandarra				18	18		3.271	101.425		68.746	
122	Former Co-op site	Bonnyrigg	Phase 3	21	490	tbc				21	21		4.917	106.342		63.829	
116	Newmills Road (former Dalkeith HS)	Dalkeith	Phase 3	92	582	tbc			92	92	92		22.895	129.236		40.935	44.208 Phase 4
51c	Stobhill Road	Gorebridge	Phase 3	25	607	tbc						25	5.382	134.618		35.553	
131	Burnbrae Rd Hopefield - Coop	Hopefield	Phase 3	20	627	Flemming				20	20		4.548	139.166		31.005	
53	Morris Road	Newtongrange	Phase 3	79	706	Hart		79	79		79		13.860	153.026		17.145	
149	Barratts - Millerhill (Shawfair)	Danderhall	Phase 3	33	739	Barratt				33	33		4.885	157.911		12.260	
150	Barratts - Roslin Expansion	Danderhall	Phase 3	53	792	Barratt				53	53		7.865	165.776		4.395	
130 (1)	Newbattle HS (Phase 1)	Newtongrange	Phase 4	96	888	tbc						96	21.710	187.486		26.893	
C398/114	Dundas Highbank (Extra Care) St Marys	Bonnyrigg	Phase 4	44	932	tbc				44	44		12.532	200.018		14.361	
32/34	Newbyres	Gorebridge	Phase 4	75	1007	Hart				75	75		12.183	212.201	→	2.178	
109	Conifer Road	Mayfield	Phase 5	72	1079	Hart				72	72		12.316	224.517		-10.138	
148	Newton Church Road - Danderhall LC & Library site	Danderhall	Phase 5	24	1103	tbc						24	4.800	229.317		-14.938	Phase 5 Funding Required
121	Stobhill Depot (Phase 2)	Newtongrange	Phase 5	50	1153	tbc						50	10.000	239.317		-24.938	
112	High St (depot)(Phase 1)	Bonnyrigg	Phase 5	40	1193	tbc						40	8.000	247.317		-32.938	
Total					1499		125	176	346	572	756	541	247.317				

Key;

Live Developer sites

MLC Direct Procured Works

Values inserted are from latest information based on either sketch plan layout or consultant report or latest cost plan or tender or agreed contract/projected final account (all others estimated with little known site information/ unit numbers still tbc)

Unlikely to proceed as social housing

Site with little or no information - needing further research/feasibility/masterplanning

1000 new homes target