

## **Midlothian Strategic Housing Investment Plan 2021-26**

**Report by Kevin Anderson, Executive Director - Place**

**Report for Decision**

### **1 Purpose of Report/Executive Summary**

This report summarises the key points set out in Midlothian's Strategic Housing Investment Plan (SHIP) 2021-26, which details the priorities for investment in new affordable housing in Midlothian.

### **2 Recommendations**

Council is recommended to approve submission of the SHIP to the Scottish Government.

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### 3 Background

- 3.1** The Scottish Government requires all local authorities to prepare a SHIP that identifies the main strategic investment priorities for affordable housing over a 5 year period. This important document is required on an annual basis as the Scottish Government requires detail on the Affordable Housing Supply Programme in each regional area towards meeting the national target of supporting the development of 50,000 new affordable homes for 2016 - 2021. The SHIP sets out Midlothian Council's approach to promoting affordable housing investment and meeting housing supply targets identified in the Strategic Development Plan for Edinburgh and South East Scotland.
- 3.2** Due to the ongoing Covid-19 situation, the Scottish Government's More Homes Division confirmed on 9 July 2020 that local authorities should prepare a 'light SHIP' this year covering the period 2021-26 and the submission date has been extended to December 2020. The SHIP is provided at Appendix 1.
- 3.3** The delivery of more affordable housing remains a high priority for Midlothian Council which is undertaking a development programme of 1,000 new council houses. Despite this significant level of investment there is still a shortage against the demand for affordable housing in Midlothian with 4,100 households currently placed on the Council's Housing List.
- 3.4** To address this need for affordable housing, the SHIP details potential sites for 2,602 new affordable homes to be built during 2021-26, of which:
- House types: 2,118 are general needs homes and 484 are specialist provision homes.
  - Built form: 2,522 will be new build housing and 80 will be 'off the shelf purchases'.
  - Tenure type: 1,362 homes will be council housing, 759 will be social rent by a Registered Social Landlord (RSL), 481 will be for social rent but the provider has not yet been identified, 132 for Mid-Market Rent (MMR) and 30 for Low Cost Home Ownership (LCHO). This reflects the fact that the affordable housing tenure with the highest demand is social rented housing. It should be noted that a significantly higher total number of LCHO purchases will be supported during the next five years due to Scottish Government schemes but we do not have information on property locations until such time as houses are purchased by eligible buyers.
  - 787 units are expected to receive additional funding due to these meeting the 'greener homes' standard. This will increase in subsequent years as renewable technology becomes more commonplace in new housing design.
  - 700 units will be developed in Midlothian West.
  - 1,822 units are to be developed in Midlothian East.
- 3.5** £113.167 million of Scottish Government grant funding is required by the Council and RSLs to deliver the identified units over the next 5 years.

## **4 Report Implications (Resource, Digital and Risk)**

### **4.1 Resource**

There are no additional resource implications arising from this report.

### **4.2 Digital**

None.

### **4.3 Risk**

If the Council does not support the development of new affordable housing, the level of housing need will increase with negative consequences for Midlothian's communities.

### **4.4 Ensuring Equalities (if required a separate IIA must be completed)**

Equality is central to all housing and housing services delivery. An Integrated Impact Assessment (IIA) has been undertaken on the draft consultative Local Housing Strategy 2021-26 to ensure that the needs of local communities have been fully considered. The SHIP reflects identified needs and draws on findings from the IIA when considering the implications flowing from the translation of strategic aims into housing policies.

### **4.4 Additional Report Implications**

Appendix 1: SHIP 2021 - 26

## **APPENDIX A – Report Implications**

### **A.1 Key Priorities within the Single Midlothian Plan**

Provision of increased affordable housing will improve the quality of life for citizens and reduce the gap in health outcomes.

### **A.2 Key Drivers for Change**

Key drivers addressed in this report:

- ☐ Holistic Working
- ☐ Hub and Spoke
- ☐ Modern
- ☒ Sustainable
- ☐ Transformational
- ☐ Preventative
- ☒ Asset-based
- ☐ Continuous Improvement
- ☐ One size fits one
- ☐ None of the above

### **A.3 Key Delivery Streams**

Key delivery streams addressed in this report:

- ☐ One Council Working with you, for you
- ☒ Preventative and Sustainable
- ☐ Efficient and Modern
- ☐ Innovative and Ambitious
- ☐ None of the above

### **A.4 Delivering Best Value**

The priority housing projects identified in the SHIP will deliver a combination of cost, quality and sustainability to meet future customers' requirements.

### **A.5 Involving Communities and Other Stakeholders**

Consultation has been undertaken in accordance with Scottish Government guidance including with the Scottish Government's More Homes Division and other stakeholders. All Housing Associations have discussed their development plans with Council Officers and private sector developers were also given the opportunity to discuss their future development plans with Council Officers.

### **A.6 Impact on Performance and Outcomes**

The SHIP supports the outcomes set out in the draft consultative Local Housing Strategy 2021-26.

### **A.7 Adopting a Preventative Approach**

Setting out a programme for development in the SHIP enables the investment of affordable housing to be carried out in a balanced approach in order that any investment takes into account the needs of the community. This includes those with particular needs such as extra care housing for older people, wheelchair housing or those with complex physical or learning disabilities where provision of suitable housing would require less resourcing in comparison to traditional models of care as housing provided in community setting is less expensive than care home type accommodation or other institutional setting.

#### **A.8 Supporting Sustainable Development**

Good practice in relation to energy efficiency and sustainability is highlighted in the SHIP.