



Midlothian Council Strategic Housing Investment Plan 2025/26 - 2029/30



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Front page photographs

Top: Completed homes by Midlothian Council, Campview

Bottom: Completed homes by Melville Housing Association in Penicuik

Contents

1	Introduction and Strategic Links.....	5
	Housing to 2040	5
	Local Housing Strategy	5
	Rapid Rehousing Transition Plan.....	5
	Local Child Poverty Action Report.....	6
2	Profile of Midlothian	6
	Housing Market Areas (HMAs).....	6
	Housing Tenure in Midlothian.....	7
	Social Housing Demand	7
	Affordable Housing Development in Midlothian	11
	Open Market Purchases.....	12
	Open Market Shared Equity	13
	Mid-Market Rent (MMR).....	14
3	Partnership Working	14
	Health and Social Care	15
	Edinburgh and South East Scotland City Region Deal	16
	Edinburgh & South East Scotland Regional Delivery Alliance	16
	Town Centre Regeneration	17
4	Investment Priorities and Resources	18
	Council Development Priorities	19
	RSL Development Priorities	21
	Addressing Potential Development Constraints	25
	Scottish Government Affordable Housing Supply Funding Required.....	26
	Specialist Housing.....	26
	Midlothian Council Resources.....	27
	Commuted Sums.....	27
	Empty Homes, Second Homes and Council Tax Discounts	27
	Gypsy Traveller Accommodation	28
	Non-Traditional Financial Models of Development.....	29
	Housing Infrastructure Fund	29
5	Conclusion.....	30
	Equality Impact Assessment (EIA) and Strategic Environmental Assessment	30
	Appendix 1: SHIP Project Tables	31

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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 significant 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:

[Rapid Rehousing Transition Plans | \(midlothian.gov.uk\)](#)

The SHIP is the key document for identifying strategic housing projects that will contribute to 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 report¹, published in 2023, notes that 23% of children in Midlothian are living in relative poverty (after housing costs). 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 continue to 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 purchase of three new build properties via the Ukrainian Resettlement Scheme
- The Open Market Purchase Scheme in 24/25 will focus on properties for larger families who require 3+ bedrooms

The SHIP is aligned with the strategic housing priorities of the Midlothian Local Child Poverty Action Report and the Rapid Rehousing Transition Plan which aims to:

- Prioritise access to tenancy support for tenants and housing applicants with children who are living in, or at risk of poverty
- Reduce the number of households with children in temporary accommodation.

2 Profile of Midlothian

Housing Market Areas (HMAs)

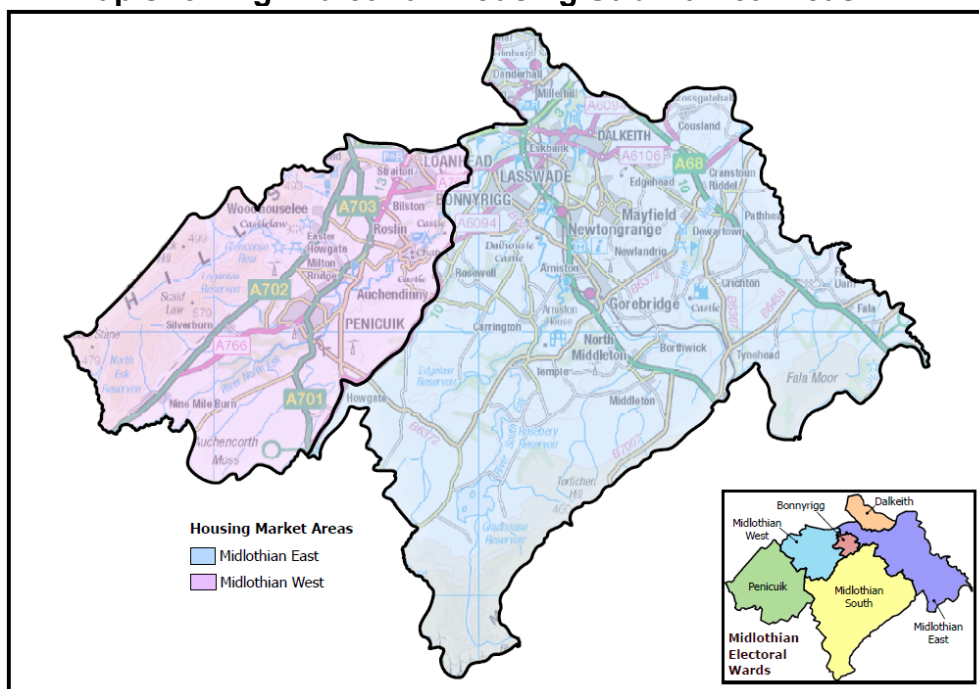
Midlothian is situated within the Edinburgh and South East of Scotland City Region area and is therefore influenced by the wider region in terms of where households choose to live and work. The table below shows the two HMAs along with their corresponding towns and villages, while the map shows the geographical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

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

¹ [Child Poverty Action Reports | Child Poverty Action Report Year 5 \(22/23\) \(midlothian.gov.uk\)](#)

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 continues to see a significant level of new development with an allocation of land for over 4,000 houses and a town centre including retail 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 8% of the housing stock.²

Social Housing Demand

An analysis of social housing in Midlothian shows:

- There are 7,170 Council homes in Midlothian. The majority of stock has two bedrooms (3,905 homes), followed by properties with three bedrooms (1,938

² [Supporting documents - Scottish Household Survey 2022: Key Findings - gov.scot \(www.gov.scot\)](https://www.gov.scot/supporting-documents/2022/04/scottish-household-survey-2022-key-findings)

homes). There are fewer properties with one bedroom (990 homes) and 4 or more bedrooms (337 homes).

- There are currently 3,489 RSL properties in Midlothian. Table 2.2 below, shows how many properties each landlord has.
- There is less 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 (21% and 62% 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 Midlothian³

Registered Social Landlord (RSL)	Number of properties
Melville Housing Association	2017
Castle Rock Edinvar Housing Association	1075
Bield Housing Association	116
Dunedin Canmore Housing Association	164
Trust Housing Association	35
Viewpoint Housing Association	34
Blackwood Housing Association	23
Link Housing Association	20
Ark Housing Association	5
Total	3489

³ Scottish Housing Regulator August 2024

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 2026'⁴ 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

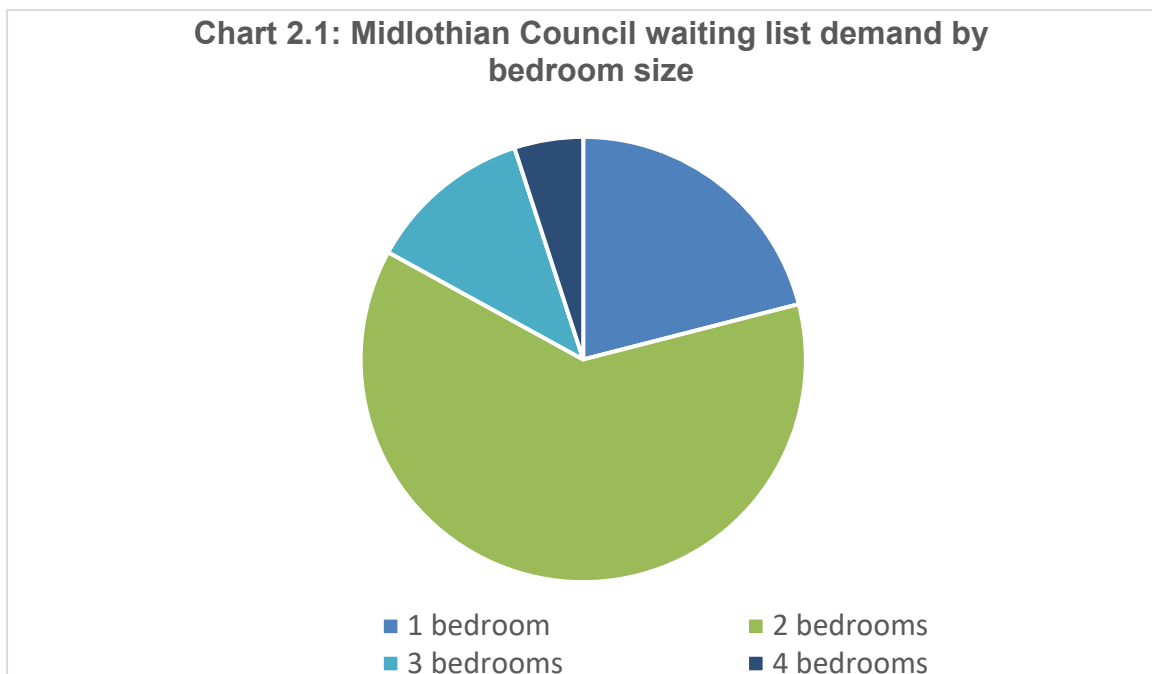


Chart 2.2 below, shows the number of council lets in recent years. It shows that between 2015/16 and 2023/24 allocations have increased by 102% due to changes to the Housing Allocation Policy, new build completions and the Open Market Purchase Scheme. Whilst tenancy turnover remains low, it is expected that the annual number of lets will continue to increase in future years as a result of the new build programme.

⁴ [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/102.aspx)

Chart 2.2: Midlothian Council Lettings

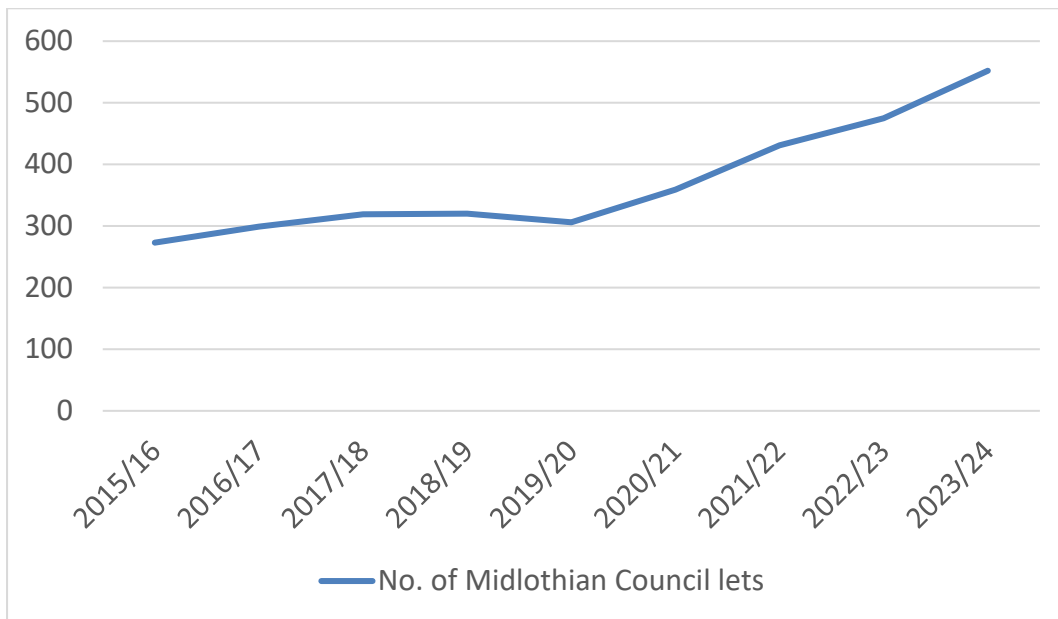


Chart 2.3 shows that the number of households on Midlothian Council waiting lists increased by 66% between 2021 and 2024. The 'Choice' waiting list (where there is no housing need but a preference to move) was removed in 2020 which resulted in a sharp reduction in waiting list numbers rather than a lessening 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 several 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 – 2024

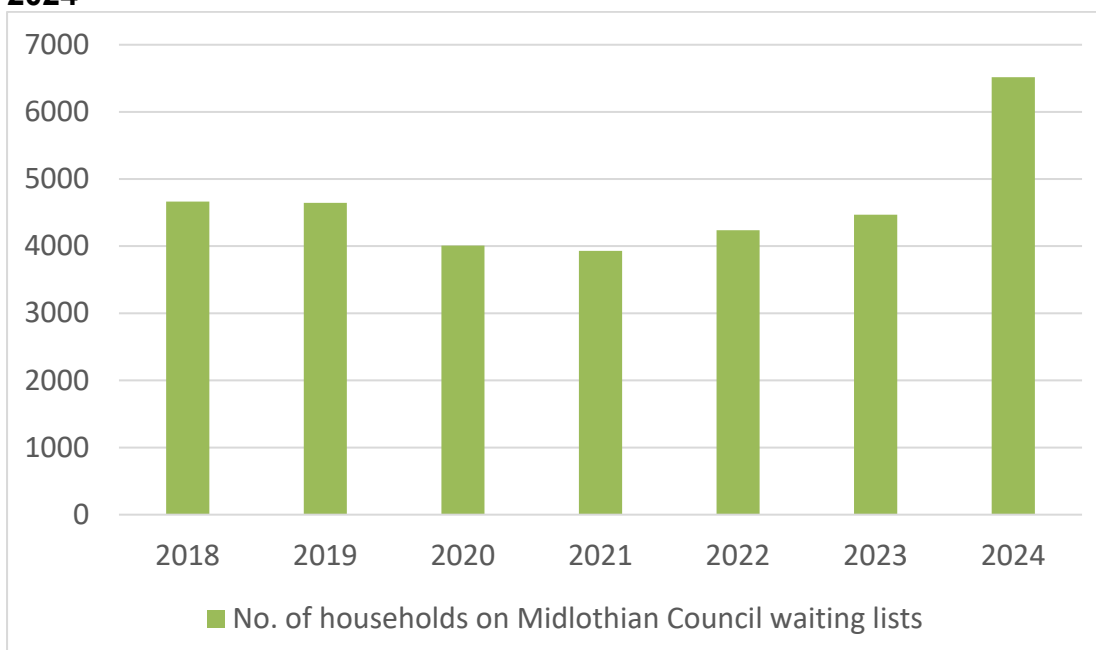
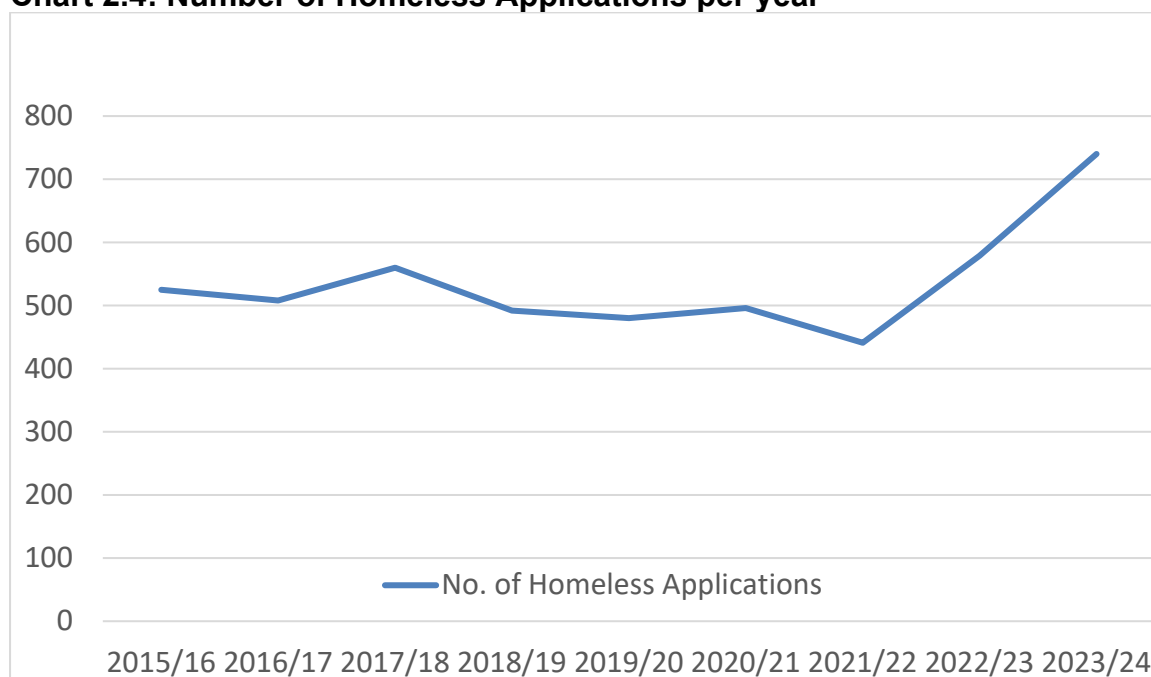


Chart 2.4 below shows the number of homeless applications received by Midlothian Council since 2015/16. It clearly shows a 68% increase in the number of applications received between 2021/22 and 2023/24. This dramatic increase has been evidenced across all demographics and is synonymous with the nationwide housing affordability and cost of living crises.

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 1,603 council homes have been built, and a total of 2,253 council and RSL affordable units have been built overall. It should be noted that these figures report completions by calendar year up to March 2024 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 2006⁵

Year of completion	No. of completed Council units (Social Rent only)	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
2023	243	149
Total	1603	650

Open Market Purchases

Midlothian Council has an Open Market Purchase Scheme whereby ex-council properties are purchased and returned to housing stock, helping to meet immediate housing requirements. In previous years Midlothian Council received Scottish Government funding towards the scheme however a reduced Affordable Housing Supply Programme budget in 2024/25 has meant that Open Market Purchases in this financial year will be funded solely by the Council. The number of purchases will be far lower as a result.

Table 2.4 below details the number of Open Market Purchases carried out in recent years.

⁵ [Housing statistics quarterly update: new housebuilding and affordable housing supply - gov.scot \(www.gov.scot\)](https://www.gov.scot/housing-statistics-quarterly-update-new-housebuilding-and-affordable-housing-supply)

Table 2.4: Number of Open Market Purchases⁶

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
2023/24	26
Total	145

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 Midlothian⁷

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
2023/24	36
Total	770

⁶ Midlothian Council Housing Strategy and Performance statistics

⁷ Scottish Government More Homes Division

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 and local authorities through arm's length vehicles and some private developers.

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.

Midlothian's Mixed Tenure Strategy was approved by Council in 2024 and includes three MMR action points:

- Deliver Mid-Market Rent (MMR) units within Midlothian Council developments, initially through partnership with RSL. This should only be done where the RSL partner has an allocation policy that aligns with prioritisation of Midlothian residents.
- Continue to explore potential for establishment of Arm's Length External Organisation, if resources allow, for directly delivered MMR homes by Midlothian Council.
- Agree development of a business case by Scottish Futures Trust (SFT), the Scottish Government's Infrastructure agency, on advantage of leveraging in institutional investment for delivery of MMR by Midlothian Council via a potential lease-based model.

This SHIP includes details of MMR projects currently under development by RSLs 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

SHIP consultation methods are cyclical throughout the year and include:

- Quarterly Local Housing Strategy Forum meetings with RSLs, Shelter, the Scottish Government and council stakeholders from Environmental Health, Housing and Planning.
- Quarterly More Homes Division RSL liaison meetings
- Attendance at community events/open days/tenant meetings
- Representation at City Region Deal meetings
- Representation at Health and Social Care meetings

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.
- Increased number of wheelchair accessible housing
- 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](#)

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 £1.5 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.

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 Regional Delivery Alliance

To take forward the opportunity to increase the use of offsite construction methods, the Edinburgh & South East Scotland Regional Delivery Alliance 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 Regional Delivery Alliance.

The approximate capacity of the suitable Midlothian sites is 11 homes, within an overall regional pipeline of 141 homes. Midlothian Council has entered into a Memorandum of Understanding to embed collaborative working across this programme. The pipeline sites have been procured appointing a single Contractor using existing framework options and are now in pre-construction phase.

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

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 has been procured by Midlothian Council in partnership with other housing authorities in the region. The route to procurement and timing was co-ordinated to achieve economies of scale, on the basis that the contractor will respond 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.

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.

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 Dalkeith⁸ and Newtongrange⁹ town centres to provide

⁸ [Have your say: Dalkeith Town Centre Regeneration | Creating a fresh vision for Dalkeith town centre | Midlothian Council](#)

⁹ [Newtongrange and Stobhill and Lady Victoria | Masterplans | Midlothian Council](#)

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.

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	2

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. 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:

- 12 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.
- 6 of the remaining 12 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

Year		Housing Need	Land Availability	Ability to Start on Site	Constraints	Equalities Needs	Environmental Impact	Total
25/26	Plot AA2/AA3, Newton Church Road, Millerhill, (Bellway): T36399	5	5	5	5	4	3	27
25/26	Edmonstone Road, Danderhall: P43720	5	5	3	4	4	3	24
25/26	Church Halls, Newtongrange (MC): P43742	4	5	3	4	3	5	24
25/26	Main Street, former swimming pool, Newtongrange (MC): P47183	5	4	3	3	4	5	24
25/26	Open Market Purchases	5	3	3	5	3	4	23
25/26	Lyne Terrace, Penicuik, Regional Delivery Alliance (formerly EHD): P43740	4	4	3	3	3	5	22
25/26	Eastfield Drive, Penicuik, Regional Delivery Alliance (formerly EHD): P43740	4	4	3	3	3	5	22
25/26	Auchendinny (Bellway): P43835	5	3	3	4	4	3	22
25/26	Plot P, Shawfair, (Lovell Homes): P43738	5	3	3	3	3	4	21
26/27	Rullion Road, Penicuik (MC): P46386	4	5	3	4	4	4	24
26/27	Lingerwood (Springfield): P41724	5	3	3	3	4	3	21
27/28								
38/29	Craighall Village, Millerhill (Cala): P43739	5	3	3	3	3	4	21
29/30								

RSL Development Priorities

The table below sets out the priorities for proposed RSL projects over the next 5 years. It should be noted that each RSL prioritised their proposed sites using Midlothian Council guidelines.

Key notes:

- 26 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.
- 11 of the remaining 26 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 (11 projects)
 - Melville Housing Association (7 projects)
 - Dunedin Canmore Housing Association/Wheatley Homes (6 projects)
 - Link Housing Association (1 project)
 - Viewpoint Housing Association (1 project)

Table 4.4: RSL Housing Development Priorities

Year		Housing Need	Land Availability	Ability to Start on Site	Constraints	Equalities Needs	Environmental Impact	Total
25/26	Dalhousie South Ph2 (Wheatley Homes HA)	5	4	5	5	4	3	26
25/26	Cauldcoats Phase 1 (Castlerock Edinvar HA)	5	4	3	4	5	4	25
25/26	Auchendinny Phase 1 (Wheatley Homes HA)	5	4	5	4	3	3	24
25/26	Shawfair R1/R2 - Social Rent (Castlerock Edinvar HA)	5	4	3	4	3	4	23
25/26	Shawfair Woolmet W2 - Phase 1 (Castlerock Edinvar HA)	5	4	3	4	3	4	23
25/26	Newbattle High School Site B (Melville HA): P41772	2	5	4	4	3	4	22
25/26	Bilston Phase 3, Taylor Wimpey (Melville HA)	5	3	3	3	4	3	21
25/26	Thornybank (Link HA)	4	2	2	2	5	4	19
26/27	Dalhousie South Ph3 (Wheatley Homes HA)	5	4	5	5	3	3	25
26/27	Cauldcoats Phase 2 (Castlerock Edinvar HA)	5	4	3	4	5	4	25
26/27	Shawfair Woolmet W1 - Phase 2 & 3 (Castlerock Edinvar HA)	5	4	3	4	3	4	23
26/27	Bannock Wood West, Bonnyrigg, Taylor Wimpey (Melville HA)	5	3	3	3	4	3	21
26/27	Land at end of Old School Crescent, Mayfield Phase 1 (Melville HA)	2	5	3	3	5	4	20
26/27	Penicuik, Wellington School, Lochay Homes (Wheatley Homes HA)	4	3	3	4	3	3	20
27/28	Glenesk (Viewpoint HA): T36514	4	5	4	3	5	5	26
27/28	Cauldcoats Phase 3 (Castlerock Edinvar HA)	5	4	3	4	5	4	25

Year		Housing Need	Land Availability	Ability to Start on Site	Constraints	Equalities Needs	Environmental Impact	Total
27/28	Land at end of Old School Crescent, Mayfield Phase 2 (Melville HA)	2	5	3	3	5	4	22
27/28	Lothian Drive, Easthouses Phase 1 (Melville HA)	2	5	3	3	5	4	22
27/28	Shawfair TC North Bellway Plots F1 to F4 (Castlerock Edinvar HA)	5	3	3	4	3	4	22
27/28	Shawfair Town Centre (Rettie) Plots K2, 6 & 7 (Castlerock Edinvar HA)	5	3	3	4	3	4	22
27/28	Redheugh, Gorebridge Phase 1 (Castlerock Edinvar HA)	2	4	3	3	3	4	19
28/29	Lothian Drive, Easthouses Phase 2 (Melville HA)	2	5	3	3	5	4	22
28/29	Redheugh, Gorebridge Phase 2 (Castlerock Edinvar HA)	2	4	3	3	3	4	19
28/29	Shawfair Town Centre, Avant (Wheatley Homes HA)	5	2	2	3	3	3	18
28/29	Old Craighall Road, Shawfair (Wheatley Homes HA): P41836	5	2	2	3	3	3	18
29/30	Cauldcoats Phase 4 (Castlerock Edinvar HA)	5	4	3	4	5	4	25

Given the reduction in the Affordable Housing Supply Programme budget, the projects in the following table are of the highest priority in the SHIP; they are deliverable within current financial restraints and are scheduled for Scottish Government funding approval. The remaining projects are not current Scottish Government funding priorities however prioritisation will continue to influence funding approvals for future Midlothian Resource Planning Assumptions.

Table 4.5 SHIP 2025/26 – 2029/30 Highest Development Priorities

Developing Landlord	Project	Scheduled site start	No. of units	SG Funding required¹⁰
Midlothian Council	Polton Street, Bonnyrigg, Complex Care: P41758	On site	46	£3.176m
Midlothian Council	Newton Church Road, Danderhall, former leisure centre: P43833	2025/26	23	£0.548m
Melville Housing Association	Newbattle High School, Site B: P41772	2025/26	28	£1.815m
Wheatley Homes	Auchendinny, Phase 1 (Bellway)	2025/26	24	£1.920m

Scottish Government Resource Planning Assumption ‘carry forward’ limits for 2025/26, 2026/27 and 2027/28 will be 80/60/40 per cent respectively of the 24/25 RPA e.g. 80% of the funding for 2025/26 will be approved in the current financial year with 60% the following year and so on. This will allow further project approvals during the SHIP period and project planning to continue.

Midlothian Council sites not yet approved for Scottish Government funding have been carefully scheduled and cross referenced with phase 5 budgets and future rent setting timelines. The prioritisation process will enable these sites to be considered for funding approval on release of future RPAs during regular Scottish Government liaison meetings.

¹⁰ This does not include funds which may have already been claimed e.g. acquisition payments

Addressing Potential Development Constraints

Midlothian Council and developing partners are assured 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 and access funding. However, a number of challenges need to be addressed by the Council and its partners in order that the pace of development can be continued.

These challenges include:

- The reduced Affordable Housing Supply Programme budget which has resulted in developing landlords 'front funding' sites until further Scottish Government funding is available.
- Uncertainty surrounding future Resource Planning Assumption provision.
- Obtaining required Planning Approval.
- Rising inflation and the cost of materials and labour.
- 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 sites is 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:

- Housing Revenue Account financial planning in conjunction with Midlothian Council Rent Setting Strategy timescales.
- As per Midlothian Council's Mixed Tenure Strategy, alternative models of affordable housing will be considered to ensure units continue to be delivered e.g. Golden Share, section 75 commuted sums.
- Maximising National Acquisition Programme funding for Open Market Purchase Scheme
- Wider procurement procedures for Regional Delivery Alliance

Scottish Government Affordable Housing Supply Funding Required

The Strategic Housing Investment Plan details potential sites for 2,082 new affordable homes to be built between 2025/26 and 2029/30, of which:

- House types: 1,865 are general needs homes and 217 are specialist provision homes.
- Built form: 2,052 will be new build housing and 30 will be 'off the shelf purchases'
- Tenure type: 732 homes will be council housing and 949 will be social rented housing by an RSL, 14 will be Low Cost Home Ownership – Shared Equity housing by an RSL and 387 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.
- 223 units will be developed in sub-area A (Midlothian West)
- 1,829 units are to be developed in sub-area B (Midlothian East).

A total of £158.975 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 2026/27, with a requirement of £38.593 million.
- 732 of the units will be new Council housing requiring £42.220 million grant funding.
- 1,350 of the units will be RSL housing requiring £116.755 million Government funding.
- 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.

Specialist Housing

- The Strategic Housing Investment Plan includes sites which will deliver 217 specialist provision housing units. Different categories of specialist housing are planned including:
 - Wheelchair accessible housing
 - Amenity housing
 - Properties with wet floor showers
 - Complex care housing
 - Bariatric housing

In March 2022 Midlothian Council carried out a resident survey prior to setting Wheelchair Accessible Housing Targets. Survey results have enabled the local authority and RSL partners to prioritise building 'specialist provision' housing in areas highlighted by respondents including Bonnyrigg, Dalkeith, and Gorebridge¹¹. The survey results also illustrated that certain housing characteristics should be prioritised:

- House types – bungalows and houses
- Tenure – owner occupancy and social housing (LA and RSL)

¹¹ [Housing strategy documents | Wheelchair Accessible Housing Targets 2022/23 - 2026/27 \(midlothian.gov.uk\)](https://midlothian.gov.uk/housing-strategy-documents/wheelchair-accessible-housing-targets-2022/23-2026/27)

- Type – Midlothian Council specialist provision unit types are determined by community health specialists
- Size – two- and three-bedroom properties

Midlothian Council set Wheelchair Accessible Housing Targets of 20 per annum between 2022/23 and 2027/28. Fifty percent of these should be provided by the private sector.

Since August 2022 Midlothian Council has completed eight specially adapted properties, 52 wheelchair accessible properties, eight wheelchair homes and six ambulant disabled specialist homes with wet floor showers. In total 74 wheelchair accessible homes have been completed by the local authority. Progress made towards meeting the private sector target is being monitored via the Local Development Plan draft process.

Midlothian Council Resources

This section contains details of Midlothian Council's own resources which are helping to support the delivery of affordable housing.

Commuted Sums

In some circumstances the Council may consider accepting commuted sums from private developers instead of the delivery of affordable housing units on some sites. The funds are then used to support the delivery of housing on other sites. To date, £7,885,215.43 has been used in this way. In 2023/24 no commuted sums were received from private housing developers.

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 homes.
- A 50% discount applies for a maximum of 6 months to empty and unfurnished properties.
- 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.
- From 1st April 2024 all second homes in Midlothian have been charged a surcharge of an additional 100% on top of the standard charge for that dwelling. The exceptions are purpose-built holiday homes and job-related properties, where 50% discount applies.

The most recent data indicates 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 Programme¹².

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 empty¹³ 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 2023 the figures for Midlothian were just 29% and 7% of the Scottish average respectively.

Table 4.6: Number of Second and Long Term Empty Properties 2020-2023¹⁴

	2020	2021	2022	2023
No. of long term empty properties (Midlothian)	388	379	359	423
No. of long term empty properties (Scottish average)	1479	1368	1340	1444
No. of second homes (Midlothian)	50	48	57	54
No. of second homes (Scottish average)	765	747	759	752

Despite the low number of second and empty homes, Midlothian Council's Council Tax levy protocol exists to financially support affordable housing in the area.

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.

The new joint Scottish Government/COSLA Gypsy/Traveller Action Plan is in the process of being finalised and will include a commitment by the Scottish Government that funding for Gypsy/Traveller accommodation can be accessed alongside housing under the Affordable Housing Supply Programme from 2026-27 onwards. To date Midlothian Council has not sought Gypsy/Traveller Accommodation Funding and will continue to monitor budgetary guidance for doing so.

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

¹² Appendix A

¹³ Vacant for 12 months or longer

¹⁴ [Housing statistics: Empty properties and second homes - gov.scot \(www.gov.scot\)](https://www.gov.scot/housing-statistics/empty-properties-and-second-homes)

options for Gypsy/Travellers. Midlothian's Local Development Plan 2 (LDP2)¹⁵ is currently being drafted with the Evidence Report including Gypsy/Traveller housing need and demand reports and details of the community engagement process which will help influence future accommodation options. The LDP2 process includes a 'Call for Ideas and Opportunities' to provide individuals, communities, landowners, developers or any other interested people, businesses or organisations with the chance to put forward ideas, opportunities or suggestions on matters or sites they would like to have included in MLDP2. It is envisaged that future site provision will be included at this stage.

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 can therefore increase the total number of new affordable homes built. In 2023/24 several new build sites benefitted from the Charitable Bond Programme; a loan scheme for Registered Social Landlords (Housing Associations) to finance new development, with the interest then reinvested as grants into the social rented sector. This allowed traditional Affordable Housing Supply Programme investment to be targeted towards Midlothian Council sites.

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. The fund enables funding for housing developments that have stalled or can't proceed due to the excessive cost or nature of the infrastructure works to be delivered.

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 is also 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 housing¹⁶. The Council will work with partners in examining the identified projects to ensure that such projects are eligible for the fund¹⁷.

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

¹⁵ [Midlothian Local Development Plan 2 | Development plans and policies | Midlothian Council](#)

¹⁶ <https://www.gov.scot/policies/more-homes/housing-infrastructure-fund/>

¹⁷ <https://www.gov.scot/publications/housing-infrastructure-fund-guidance-for-applications/>

5 Conclusion

The Midlothian Strategic Housing Investment Plan 2025/26 – 2029/30 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 2,082 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 2025/26-2029/30

Acronyms used:

- **MLC** – Midlothian Council
- **WH** – Wheatley Homes
- **PP** - Places for People HA
- **VP** - Viewpoint

Project	Priority	Developer	Units - tenure							Units - Type				Units – completions					Total ASHP funding required (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 need	Total units	25/26	26/27	27/28	28/29	29/30		Total Completion (SHIP period)
Plot P, Shawfair (Lovell Homes): P43738	Med	MLC	38						38	38			38		38				38	3.767
Edmonstone Road, Danderhall: P43720	High	MLC	28						28	28			28		28				28	1.797
Rullion Road, Penicuik (Cala): P46386	High	MLC	48						48	48			48		48				48	4.534
Craighall Village, Millerhill (Cala): P43739	Med	MLC	72						72	72			72		30				30	7.138
Area C, Craighall Village, Millerhill (Cala)		TBC	25						25	25			25		25				25	TBC
Lingerwood (Springfield): P41724	Med	MLC	113						113	113			113		28	28	28		84	7.935
Auchendinny (Bellway): P43835	Med	MLC	74						74	74			74		25	25	24		74	5.195
Newbyres Crescent, Gorebridge (Cruden): T34262		MLC	75						75	62	13	Extra Care, Bariatric and Wheelchair Bungalow	75		75				75	0.000
Polton Street, Bonnyrigg, Complex Care (MC): P41758		MLC	46						46		46	Complex Care	46	46					46	3.176
Easthouses Road, former Newbattle High School, Mayfield, phase 1 (Ogilvies): P42523		MLC	90						90	84	6	WFS, Wheelchair House	90		90				90	0.000
Newton Church Road, Danderhall, former leisure centre (MC): P43833	High	MLC	23						23		23	Amenity	23		23				23	0.548
Lyne Terrace, Penicuik, Regional Delivery Alliance (formerly EHD): P43740	Med	MLC	7						7	7			7		7				7	0.661

Project	Priority	Developer	Units - tenure							Units - Type				Units – completions						Total ASHP funding required (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 need	Total units	25/26	26/27	27/28	28/29	29/30	Total Completion (SHIP period)	
Eastfield Drive, Penicuik, Regional Delivery Alliance (formerly EHD): P43740	Med	MLC	4						4	4			4		4				4	0.378
Church Halls, Newtongrange (MC): P43742	High	MLC	5						5	5		WFS	5		5				5	0.181
Main Street, former swimming pool, Newtongrange (MC): P47183	High	MLC	20						20	20			20		20				20	1.890
Plot AA2/AA3, Newton Church Road, Millerhill (Bellway): T36399	High	MLC	34						34	34			34	34					34	3.370
Open Market Purchases	High	MLC	30						30	29	1	Amenity Bungalow	30						0	1.650
Cauldcoats, Phase 1, Social Rent	High	PP	58						58	58			58				58		58	6.430
Cauldcoats, Phase 1, MMR	High	PP		29					29	29			29				29		29	2.310
Cauldcoats, Phase 2, Social Rent	High	PP	29						29	29			29					29	29	3.215
Cauldcoats, Phase 2, MMR	High	PP		19					19	19			19				19		19	1.514
Cauldcoats, Phase 3, Social Rent	High	PP	34						34	34			34						0	3.769
Cauldcoats, Phase 3, MMR	High	PP		16					16	16			16						0	1.275
Cauldcoats, Phase 4, Social Rent	High	PP	89						89	89			89						0	4.933
Cauldcoats, Phase 4, MMR	High	PP		39					39	39			39						0	1.553

Project	Priority	Developer	Units - tenure							Units - Type				Units – completions					Total ASHP funding required (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 need	Total units	25/26	26/27	27/28	28/29	29/30		Total Completion (SHIP period)
Shawfair Woolmet W2, Phase 1, Social Rent (Miller Homes)	High	PP	10						10	10			10	10					10	1.109
Shawfair Woolmet W1, Phase 2, Social Rent (Miller Homes)	High	PP	11						11	11			11		11				11	1.219
Shawfair Woolmet W1, Phase 3, Social Rent (Miller Homes)	High	PP	8						8	8			8			8			8	0.886
Shawfair Woolmet W1, Phase 3, MMR (Miller Homes)	High	PP		15					15	15			15			15			15	1.195
Shawfair R1/R2, Social Rent (Cruden/Mac&Mic)	High	PP	26						26	26			26		26				26	2.882
Shawfair R1/R2, MMR (Cruden/Mac&Mic)	High	PP		9					9	9			9		9				9	0.717
Shawfair Town Centre North, Plots F1 to F4-SR (Bellway)	Med	PP	44						44	38	6		44					44	44	4.878
Shawfair Town Centre North, Plots F1 to F4-MMR (Bellway)	Med	PP		30					30	30			30					30	30	2.389
Shawfair Town Centre North, Plots F1 to F4-SE (Bellway)	Med	PP			14				14	14			14					12	12	0.630
Shawfair Town Centre, Plots K2, 6 & 7, SR (Rettie)	Med	PP	102						102	90	12		102					102	102	11.308
Shawfair Town Centre, Plots K2, 6 & 7, MMR (Rettie)	Med	PP		102					102	90	12		102					102	102	8.124
Redheugh, Gorebridge Phase 1, Social Rent (Barratt)	Med	PP	25						25	25			25			25			25	2.771
Redheugh, Gorebridge Phase 1, MMR (Barratt)	Med	PP		10					10	10			10			10			10	0.797

Project	Priority	Developer	Units - tenure							Units - Type				Units – completions					Total ASHP funding required (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 need	Total units	25/26	26/27	27/28	28/29	29/30		Total Completion (SHIP period)
Redheugh, Gorebridge Phase 2, Social Rent (Barratt)	Med	PP	25						25	25			25					25	25	2.771
Redheugh, Gorebridge, Phase 2, MMR (Barratt)	Med	PP		10					10	10			10					10	10	0.797
Dalhousie South, Ph1 (Springfield)	Med	WH	30						30	30			30	30					30	0.000
Dalhousie South, Ph2 (Springfield)	Med	WH	25						25	23	2	Amenity/wheelchair	25		12	13			25	2.724
Dalhousie South, Ph3 (Springfield)	Med	WH	25						25	23	2	Amenity/wheelchair	25			12	13		25	2.724
Auchendinny, Phase 1 (Bellway)	High	WH		24					24	18	6	amenity	24		24				24	1.920
Shawfair Town Centre (Avant)	Med	WH	70	30					100	80	20	amenity	100					25	25	3.600
Wellington School, Penicuik (Lochay Homes): P43726	Med	WH	12						12	11	1	Wheelchair	12		12				12	1.284
Old Craighall Road, Shawfair (Mactaggart and Mickel): P41836	Med	WH	48						48	46	2	WFS	48					20	20	5.136
Newbattle High School, Site B: P41772	High	Melville		28					28	28			28	28					28	1.815
Bilston, Phase 3	High	Melville	54						54	46	8	Amenity/Wheelchair	54		54				54	6.045
Bannock Wood West, Bonnyrigg	High	Melville	91						91	75	16	Amenity/Wheelchair	91		34	57			91	10.039
Land at Old School Crescent, Mayfield, Phase 1	High	Melville	30						30	27	3	Wheelchair	30			30			30	3.477
Land at Old School Crescent, Mayfield, Phase 2	High	Melville	31						31	27	4	Amenity	31				31		31	3.772

Project	Priority	Developer	Units - tenure							Units - Type				Units – completions						Total ASHP funding required (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 need	Total units	25/26	26/27	27/28	28/29	29/30	Total Completion (SHIP period)	
Lothian Drive, Easthouses, Phase 1	High	Melville		13					13	13			13				13		13	1.000
Lothian Drive, Easthouses, Phase 2	High	Melville		13					13	13			13				13		13	1.050
Thornycroft	Med	Link HA	42						42	38	4	Wheelchair	42		42				42	4.697
Glensk, Dalkeith	High	VP	30						30		30	Older People	30				30		30	0.000
Total			1681	387	14	0	0	0	2082	1865	217		2082	148	539	266	262	483	1698	158.975