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Midlothian's Strategic Housing Investment Plan

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Introduction - Format

- Three Parts to Presentation
 - > 1. Improving long term strategic planning
 - ➤ 2. Our affordable housing achievements
 - > 3. Solar PV part of the energy reduction solution?





Where is Midlothian?





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Separated at birth?







Context

- Second smallest authority in mainland Scotland
- > 86,000 residents
- > 36,600 houses
- ➤ 6979 Council houses, 2,000 Housing Association houses
- > Average house price (2015) £182,663





The Scottish Budget for 2016/17 and the Impact on Capital

- Publication of the 2016/17 Scottish budget in January
- Housing supply
 - > £707.3M
 - Current Parliament 30,000 homes
 - ➤ New target set by SNP Parliament 50,000 homes
 - > 8,000 9,000 new homes in 2016/17
 - > Energy efficient measures- £70M





Improving long term strategic planning

Build yourself with Capital Fund borrowing

National House Trust Initiative (Subsidiary of SFT)

- > RSL/Council Joint Procurement
- > Advertise for Developers to come forward with land





Options for assistance in Providing Capital Projects

- > ACRONYMS / INITIALISMS
 - **►** LIFT
 - **➢** OMSEP
 - > NSSE
 - > MMR
 - > HAG
 - **LARS**
- Commuted Sums
- > LCHO





Options for assistance in Providing Capital Projects

- Section 75 Developer Contributions
- City Deal
- > Joint Venture with Private Sector
- ▶ Land owners and excambions

Council 'Bank'





Selecting the Preferred Option

Dependent upon

- ➤ Strategic and Local Plans
- Local requirements
- > Availability of utilities
- > LLI
- Types of housing required
- ➤ Specification





Mechanisms for Delivery

- Partnership with consultants/contractors /Suppliers
- Clear design standards
- Project management/procedures across project
- Issue resolution protocol
- Share supplies joined up thinking





Our affordable housing achievements

> 982 houses built to date







Our affordable housing achievements

- 400 houses in Phase 2
- Phase 3 to include a further 242 houses
- > SHIP identified 672 houses by 19/20











Solar PV – part of the energy reduction solution?

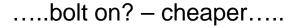
- A greener Council
- Solar farms
- Current energy consumption / year = 6100 megawatts
- Better than solar panels
- Council resource requirements
- > ESCO





Solar PV – part of the energy reduction solution?







.....design in from the start more expensive and less efficient....

or





Challenges

- Project brief
- Planning and public perceptions
- Procurement
- Site availability and Utilities
- Internal and external resourcing
- Contribution to S75 (planning gain)
- Be Proactive!



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QUESTIONS