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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?



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?



.....bolt on? – cheaper.....

or



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



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

