Planning Committee

10am, Thursday 3 December 2015

Housing Land Audit 2015

Item number	5.1
Report number	
Executive/routine	Executive
Wards Citywide	All

Executive summary

The Housing Land Audit (HLA) is a monitoring tool used to assess the performance of Strategic Development Plan housing land policies and targets. HLAs record likely future house completions, at the annual snap-shot date of 31 March, and compare them with the SDP's housing land requirement. Edinburgh's 2015 HLA has been completed. Completions in 2015 were below 2014 levels but the trend remains upwards. However, performance in recent years is still significantly below pre-recessionary levels.

An accompanying commentary has been introduced this year which sets the issues in their wider context and explores a range of non-planning factors that influence the delivery of new homes on the ground. There is compelling evidence that housebuilding levels and rates are influenced at least as much by wider economic and market factors as the availability of unconstrained, 'shovel-ready' land.

The inclusion of a commentary is considered good practice and should be commended to the SESplan Joint Committee as the basis for a future regionwide, consolidated Audit.

Links

Coalition pledges	P15, P50
Council outcomes	CO7, CO8, CO18
Single Outcome Agreement	SO1

Report

Housing Land Audit 2015

Recommendations

1.1 It is recommended that Committee:

a) notes the findings of this report;

b) agrees to refer it to the SESplan Joint Committee with the invitation to adopt this two-part reporting format for a future consolidated regionwide Audit;

c) refers this report to the Health, Social Care and Housing, and Economy Committees for consideration; and.

d) forwards this report, as a background paper to the evidence to be submitted to the review of the Scottish Planning System.

Background

2.1 The Strategic Development Plan for Edinburgh and South East Scotland (SDP) was approved by Scottish Ministers in June 2013. SESplan supplementary guidance on housing land was approved in 2014 and sets the housing land requirement for the City of Edinburgh Council area.

2.2 Scottish Planning Policy (SPP) requires local authorities to maintain a five year supply of effective housing land at all times to ensure that the housing land requirement is met. The annual Housing Land Audit (HLA) is used to monitor the effective housing land supply.

2.3 This report presents the findings of Edinburgh's HLA 2015, assesses the effective land supply against the requirement set by the SDP and sets out the issues surrounding housebuilding and the supply of land for housing in the Council's area.

Main report

3.1 HLA 2015 assesses the housing land supply in the City of Edinburgh Council area at 31 March 2015. The audit is undertaken annually and is key to monitoring and assessing progress towards the Council's commitment to maintaining a sufficient supply of effective housing land. The Audit records completions in the year to 31 March 2015 and programmes expected housing completions in the period 2015 to 2020.

3.2 It records sites that are under construction, benefit from planning consent for housing or are included in adopted local plans and the Proposed Edinburgh

Local Development Plan. It also includes other buildings and land with agreed potential for housing.

3.3 The content of the audit has been discussed with members of the housebuilding industry through consultation with Homes for Scotland. All of the site details recorded in HLA 2015, including the forward programme, were agreed as reasonable with no disputed schedules.

3.4 For the first time, the HLA 2015 report includes a commentary which considers past trends, assesses the housing land supply against the plan requirement and analyses other factors and issues surrounding housebuilding and the supply of housing land in the Council area.

3.5 The HLA 2015 schedules are included as Appendix 1 to this report; the accompanying commentary is Appendix 2.

Headline findings

3.6 There are a number of key findings drawn from the HLA 2015 report, which are set out below. The analysis looks at the issues affecting housing delivery but also the way in which effective housing land supply is calculated. This latter point is particularly relevant given the current review of the Scottish Planning system.

Summary of Edinburgh housing land supply

Housing land requirement 2009 to 2024	**29,510**
Completions 2009 to 2024	-9,266
(Annual average = 1,544)	
Remaining requirement 2015 to 2024	**20,244**
(Annual average required = 2,249)	
(Average completion rate 1998 to 2008 = 2,420)	
Housing Land Supply	
5-year effective supply	9,753
Unconstrained land programmed beyond 5-year period	+11,430
Constrained sites	+8,907*
Total land supply **	**30,090**

****** *The total land supply includes sites allocated in the first Proposed Local Development Plan (PLDP) but does not include the additional sites allocated in the second PLDP as they are not yet part of the audited land supply.*

The five-year effective land supply

3.7 Edinburgh's five-year effective land supply at 31 March 2015 was **9,743.** This is the number of completions expected on all known sites over the next five years. In addition to the five-year effective supply, there is capacity for an additional **11,430** units on sites classified as effective (free of any physical and planning constraints) but programmed for completions beyond the five year period.

3.8 Sites agreed as having a constraint preventing development in the short term, and so not programmed at all, have a total capacity of **8,907** units.

3.9 As the five-year effective supply is defined as the portion of the land supply expected to be developed over a five year period, it is not a measure of land capacity or potential but what will be built over the period. It is affected by market and fiscal conditions which in turn drive developers' intentions, as much as it is affected by the availability of land. In Edinburgh, it has been the former that has had been the key concern in recent years.

3.10 Following the credit crunch in 2007, development in Edinburgh slowed markedly in response to a dramatic reduction in effective demand. This in turn reduced the five-year effective supply, even though the amount of land available in the aggregate for development was broadly constant.

3.11 In the last two years, the five-year effective supply has started to increase again but is still significantly below the pre-credit crunch level.

Assessing the adequacy of the five-year effective land supply

3.12 The SDP sets the housing land requirement for Edinburgh at 22,300 units from 2009 to 2019 and a further 7,210 from 2019 to 2024. Taking account of completions to date, this leaves a requirement of 13,034 units for 2015 to 2019 (3,259 units per year) and 7,210 for 2019 to 2024 (1,442 units per year). Combining these requirements gives a five-year requirement for 2015 to 2020 of 14,476 units.

3.13 When assessed in this way, the five-year effective supply is only 67% of the requirement, a shortfall of one third or 4,723 units.

3.14 The Second Proposed Edinburgh Local Development Plan, as submitted for examination, allocates a generous supply of land for housing, sufficient to meet the overall requirement to 2024. The allocations do not place any timing or phasing constraints or conditions on sites' development. When assessing the five year effective supply against the overall requirement to 2024, the supply represents 87% of the requirement – a shortfall of 1,494 units.

Alternative assessment of the effective land supply

3.15 The assessment of the adequacy of the five-year effective land supply above is based upon the programmed output from the HLA. This is strongly influenced by developers' commercially-driven intentions. A reasonable alternative approach is to look at the development potential of all sites within the effective land supply –

for commercial reasons, sites are not always built-out and marketed at the maximum possible rate.

3.16 As the commentary shows, factors like skills and building materials shortages can constrain build rates on sites with no planning constraints, contributing to a failure to meet plan requirements. In other words, sites can, and do, produce no or low output for reasons wholly unrelated to physical or infrastructure constraints or other planning factors.

3.17 Based on analysis of past completions rates, the commentary reassesses the five-year effective land supply on the basis of what could, rather than will, be developed within five years. Applying these previously achieved, higher assumed development rates, the current land supply would be sufficient to meet the requirement.

Summary of Constrained Sites

	No of Sites	Units
Consent expired and not renewed (marketability)	10	1,317
Allocated site; not consented (marketability)	10	6,036
Development stalled (e.g. developer in administration)	3	467
Development not viable	1	137
Ground contamination / coastal flood defence requirements (North Shore)	1	850
Consented for non housing use	1	11
Small sites		89
Total		**8,907**

Issues and factors affecting house-building in Edinburgh

3.18 The second part of the housing land audit report (Appendix 2) examines some of the issues surrounding housebuilding and land supply in the City of Edinburgh.

Demand by Sector

3.19 The housing land requirements set by the SDP are based on the overall need and demand figure from the Housing Need and demand Assessment (HNDA). They do not, however, take any account of need and demand by tenure.

3.20 The SDP was prepared before the current Scottish Planning Policy (SPP) came into force. The SPP states that housing supply targets should be set as a policy view of the number of units that will be delivered, separated into affordable and market sectors. This should be based on evidence from the HNDA. These targets, with an addition for generosity, should then be used to set the housing land requirement.

3.21 Comparing the programming of housing sites by tenure to the need and demand identified by the HNDA shows that there is a ‘shortfall’ to 2024 of around **12,800** market units to meet market demand and a shortfall of **11,340** affordable units to meet affordable need.

3.22 In setting the housing land requirements for LDP areas, the SDP planned for around 19,000 of units of demand generated by Edinburgh to be met elsewhere in the SESPLAN area. Taking this into account, the land programmed for market completions is more than enough to meet the adjusted market demand figure, but there is still a significant deficiency in affordable units programmed to meet need.

3.23 The HNDA prepared to support the SDP was largely modelled on pre-recession information and may no longer be an accurate assessment of future needs and demand. A second Housing Needs and Demand Assessment (HNDA2) has been prepared for the SESPLAN area to inform SDP2. It has been assessed as ‘robust and credible’ by the Scottish Government.

3.24 HNDA2 estimates a similar overall level of need and demand to the previous study. The balance between affordable need and market demand, however, has shifted significantly with far more affordable need and significantly lower market demand. Comparing the land programmed in HLA 2015 to the most recent estimate of need and demand shows that there would be a shortfall of only 1,140 units to meet market demand to 2024 but a major shortfall of 24,400 units programmed to meet affordable need.

<u>Additional land allocations</u>

3.25 In response to a request for further information from the reporters assigned to the LDP examination, an assessment has been made of the likely effect on the effective land supply of making additional land allocations

3.26 The analysis showed that there would be little impact on meeting the housing land requirement to 2019, due to the time it would take to submit and approve detailed planning consent and other lead-in times prior to development being able to take place. The additional allocations would, however, lead to an oversupply of land in the later period, to 2024.

Conclusions

3.27 These are as follows:

- The City of Edinburgh does not have an effective 5 year housing land supply based on the current calculation method. However, current land supply in Edinburgh can be considered to provide an effective 5 year supply if calculated over the full SDP period or if the rate of completions was accelerated.

- The problem is particularly acute in relation to affordable homes, and smaller homes to meet demographic change.
- Additional housing land allocations will not provide a solution to this problem in the short term and in particular when assessed against two time periods rather than one.
- The method of calculating the effectiveness of the housing land supply provides a reasonably accurate programme for house building but does not provide sufficient analysis of whether land supply is the problem or other factors.

Next Steps

Accelerating Housebuilding

3.28 The Council is currently taking steps to support the delivery of new housing and to accelerate its delivery. Recent reports to the Health, Social Care and Housing Committee have identified the need for additional affordable homes to be provided. Reports on 'Accelerating House Building' and the 'HRA – Budget Strategy' represent positive steps towards addressing housing need in the city. The Housing Land Audit 2015 has been provided to officers in Housing and Regeneration in order that the constrained sites and sites programmed for delivery beyond the 5 year period, can be assessed as development opportunities. Some of these sites are already in Council ownership or in the ownership of Council controlled companies. However, others are not, and it is important that all of the owners of these sites are approached to establish whether the development of these sites can be brought forward or accelerated with the assistance of the Council.

Infrastructure Delivery

3.29 The Council has recently consulted on a new method of calculating developer contributions and the revised final guidance is presented elsewhere on this agenda. New working arrangements have also been introduced so that a more corporate approach to growth is being taken. However, challenges remain in terms of infrastructure funding and the Council is working with Homes for Scotland to develop a new infrastructure funding model. It is hoped that new infrastructure funding arrangements would provided greater certainty to all parties and allow housing development to be delivered more quickly. It should be noted that analysis of infrastructure requirements and costs, show that brownfield sites have lower infrastructure requirements than green field sites. While the green field sites generally have more capacity to meet these costs the Council is currently estimating a significant funding shortfall.

Preparation of SDP2

3.30 Council officials will work with the SESplan Core Team in preparing the next proposed SDP. The findings from this HLA will be used to inform future SDP policy regarding housing land supply.

Changes to Government Advice

3.31 Council officials will continue to liaise with the Scottish Government on the issue of how housing land supply is calculated, with a view to influencing a revised version of Planning Advice Note 2/2010 – Affordable Housing and Housing Land Audits. A revised version of this document needs to address the points raised in this report and should be focused on land availability rather than solely on the programming of housebuilding.

Measures of success

4.1 Success can be measured by the extent to which SESplan adopts the format of this year's HLA and commentary as the basis for future consolidated annual regionwide Audits.

Financial impact

5.1 This report and its recommendations have no financial impact on service or Council budgets.

Risk, policy, compliance and governance impact

6.1 HLA is a strategic planning policy monitoring tool. The risks associated with this area of work are not considered significant in terms of finance, reputation and performance in relation to the statutory duties of the Council as Planning Authority, Roads Authority and Education Authority.

Equalities impact

7.1 There is no equalities impact arising as a result of this report's analysis and recommendations. SESplan undertook an Equality and Rights Impact Assessment as part of the process of preparing the Edinburgh and South East Scotland Strategic Development Plan. Details can be found at: http://www.sesplan.gov.uk/assets/Strategic%20Development%20Plan%201/Strategic%20Developme/Housing%20Land%20Supplementary%20Guidance/Housing%20Land%20SG%20-%20EqHRIA.pdf

Sustainability impact

8.1 The Strategic Development Plan has been subject to a Strategic Environmental Assessment. Details can be found at http://www.sesplan.gov.uk/assets/Strategic%20Development%20Plan%201/Strategic%20Developme/Housing%20Land%20Supplementary%20Guidance/Housing%20Land%20SG%20-%20Environmental%20Report.pdf

8.2 The impacts of this report in relation to the three elements of the Climate Change (Scotland) Act 2009 Public Bodies Duties have been considered, and the outcomes are summarised below. Relevant Council sustainable development policies have been taken into account.

- The proposals in this report will have no impact on carbon emissions as it is simply an assessment of the housing land supply position in the City of Edinburgh Council area at 31 March 2015.
- The need to build resilience to climate change impacts is not directly relevant to the proposals in this report because the report is simply an assessment of the housing land supply position in the City of Edinburgh Council area at 31 March 2015.
- Social justice, economic well being and environmental good stewardship is not considered to impact on the proposals in this report because it is simply an assessment of the housing land supply position in the City of Edinburgh Council area at 31 March 2015.

Consultation and engagement

9.1 No consultation was undertaken in connection with this report. In preparing this year's HLA, the private house-building industry was fully engaged, through its representative body, Homes for Scotland.

Background reading/external references

Strategic Development Plan for Edinburgh and South East Scotland, SESplan, 2013

SDP Supplementary Planning Guidance on Housing Land, SESplan, 2014

City Housing strategy
http://www.edinburgh.gov.uk/info/20245/services_for_communities/1003/housing_strategy

Strategic Development Plan
http://www.edinburgh.gov.uk/info/20013/planning_and_building/1311/strategic_development_plan

Local Development Plan

http://www.edinburgh.gov.uk/info/20164/proposed_local_development_plan

Housing Revenue Account – Budget Strategy 2016/17 – 2020/21

http://www.edinburgh.gov.uk/meetings/meeting/3790/health_social_care_and_housing_committee

Accelerating House Building

http://www.edinburgh.gov.uk/meetings/meeting/3742/health_social_care_and_housing_committee

Edinburgh Homes – Accelerating House Building

http://www.edinburgh.gov.uk/meetings/meeting/3647/health_social_care_and_housing_committee

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Links

Coalition pledges	P15. Work with public organisations the private sector and social enterprise to promote Edinburgh to Investors. P50. Meet greenhouse gas targets, including the national targets of 42% by 2020
Council outcomes	CO7. Edinburgh draws new investment in development and regeneration. CO8. Edinburgh's economy creates and sustains job opportunites. CO18. We reduce the local environmental impact of our consumption and production
Single Outcome Agreement	SO1. Edinburgh's economy delivers increased investment, jobs and opportunities
Appendices:	Appendix 1: Housing Land Audit 2015 Appendix 2: Housing Land Audit 2015 - Commentary

Appendix 1

Development Schedules

1. Summary

Housing Land Audit 2015
City of Edinburgh

Status	Total site capacity	Total affordable units	All completions by 31/3/15	Total dwellings remaining	15/16	16/17	17/18	18/19	19/20	*Total 15/20*	20/21	21/22	Post 2022
					Programmed Completions								
Under Construction	8,630	2,506	2,730	5,900	1,817	1,237	888	501	385	4,828	167	96	809
Consent	8,969	1,937	0	8,968	39	383	644	811	875	2,752	774	530	4,912
No Consent	6,048	1,478	0	6,048	28	138	330	578	832	1,906	717	718	2,707
Small Sites	268	0	1	267	53	54	53	54	53	267	0	0	0
Total Effective Supply	**23,915**	**5,921**	**2,731**	**21,183**	**1,937**	**1,812**	**1,915**	**1,944**	**2,145**	**9,753**	**1,658**	**1,344**	**8,428**
Constrained	9,282	1,896	375	8,907									
Total Established Supply in City of Edinburgh	***33,197***	***7,817***	***3,106***	***30,090***									

2. Schedules

Site Ref (N=New site in 2015)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/ Grf	Consent Type	Consent Date	U/C date	Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/15	Remaining as at 04/15	Expected Completions 15/16	16/17	17/18	18/19	19/20	*Total 15-20*	20/21	21/22	Post 2022
Edinburgh City Local Plan Area																						
3816	Albert Dock	CALA	0.4	B	FULL	Oct-13	Mar-14	41	32	9	9	24	17	17	0	0	0	0	17	0	0	0
4505	Albion Road	J Smart + Co.	0.1	B	FULL		Mar-14	43	0	43	0	0	43	43	0	0	0	0	43	0	0	0
N 5391	Albyn Place	LPBZ Ltd.	0.0	B	FULL	Oct-14	Mar-15	6	1	5	0	0	6	6	0	0	0	0	6	0	0	0
N 5394	Baberton Loan	Mrs Anna Tedesco	1.0	B	FULL	Aug-14		6	6	0	0	0	6	0	0	6	0	0	6	0	0	0
4352	Balcarres Street	McCarthy And Stone Retirement Lifestyl	0.2	B	FULL	Mar-14	Mar-12	32	0	32	4	0	32	32	0	0	0	0	32	0	0	0
N 5395	Balmwell Terrace	Cruden Homes (East) Ltd.	0.6	B	FULL	Jul-14	Mar-15	43	11	32	32	0	43	43	0	0	0	0	43	0	0	0
4357	Barnton Grove	Cockburn Building Co.	0.1	B	FULL	Sep-13	Mar-09	6	0	6	0	0	6	6	0	0	0	0	6	0	0	0
5269	Barnton Park Wood	MacTaggart and Mickel	0.4	B	FULL	Sep-13		8	8	0	0	0	8	0	8	0	0	0	8	0	0	0
3781	Bath Road	Mr Spence	0.0	B	FULL	Sep-12		6	0	6	0	0	6	0	0	6	0	0	6	0	0	0
3206	Bath Street	Hopemangreen (East) Ltd.	0.0	B	FULL	Nov-14		6	0	6	0	0	6	0	0	0	6	0	6	0	0	0
4630	Beaverbank Place	Watkin Jones Group.	1.1	B	FULL	Feb-14	Mar-15	24	0	24	6	0	24	12	12	0	0	0	24	0	0	0
5139	Beaverhall Road	Springfield Properties & MD & JG Rutte	0.6	B	FULL	Jan-13	Mar-14	80	5	75	20	5	75	20	55	0	0	0	75	0	0	0
N 5384	Blackchapel Close	CTL Newcraighall / Barratt East Scotla	2.2	B	FULL	Apr-14	Mar-15	91	67	24	22	0	91	40	30	21	0	0	91	0	0	0
5274	Broomhouse Crescent	Cruden Homes (East) Ltd.	2.3	B	FULL	Sep-13	Mar-14	96	73	24	47	37	59	25	25	9	0	0	59	0	0	0
N 5403	Broomhouse Street South	Miller Homes Limited.	0.1	G	FULL	Mar-15		6	6	0	0	0	6	0	0	6	0	0	6	0	0	0
4635	Broughton Street Lane	Prosper Holdings Ltd.	0.1	B	FULL	Apr-14		11	11	0	0	0	11	0	0	11	0	0	11	0	0	0
4402	Brunstane Road South	South Castle Properties Limited.	0.3	B	FULL	May-14	Mar-12	12	12	0	0	6	6	3	3	0	0	0	6	0	0	0
N 5406	Bruntsfield Terrace	Global Properties & Development.	0.2	B	FULL	Mar-15		5	3	2	0	0	5	0	0	5	0	0	5	0	0	0
5277	Burdiehouse Road	Edenlaw Midlothian Ltd.	0.2	B	FULL	Dec-13	Mar-15	28	0	28	28	0	28	28	0	0	0	0	28	0	0	0
4503	Burdiehouse Road	Ryven Ltd / Hillcrest Housing Associat	0.2	B	FULL	Jun-14	Mar-15	18	0	18	18	0	18	18	0	0	0	0	18	0	0	0
4917	Calder Road	The City Of Edinburgh Council.	4.3	B	OUT	Oct-13		320	69	251	160	0	320	0	0	25	50	50	125	50	50	95
5280	Canonmills Bridge	Glovart Holdings Ltd.	0.1	B	FULL	May-13		9	3	6	0	0	9	0	9	0	0	0	9	0	0	0
4536	Craighall Road	J Anderson.	0.0	B	FULL	Dec-13		5	0	5	0	0	5	0	5	0	0	0	5	0	0	0
N 5423	Craighouse Road	Edinburgh Napier University And Craigh	19.8	B	FULL	Nov-14		145	43	102	0	0	145	0	0	0	25	50	75	50	20	0
5531	Craigmount Brae	Consensus Capital Property Ltd/.	0.4	B	FULL	Mar-14	Mar-15	44	0	44	44	0	44	44	0	0	0	0	44	0	0	0
3667	Cramond Road North	AMA	14.1	B	FULL	Mar-06	Mar-04	155	87	68	0	139	16	16	0	0	0	0	16	0	0	0
5134	Derghorn Loan (Polo Fields)	Miller Homes	7.3	G	FULL	Dec-13	Mar-14	79	66	13	19	7	72	35	35	2	0	0	72	0	0	0
3771	Devon Place	Taylor Wimpey	0.5	B	FULL	Jun-12	Mar-13	28	22	6	0	22	6	6	0	0	0	0	6	0	0	0
5289	Duddingston Park South	Barratt East Scotland	4.5	B	FULL	Feb-15	Mar-15	186	138	48	48	0	186	30	30	30	30	30	150	30	6	0
4365	Duke Street	Sundial Properties.	0.6	B	FULL	Dec-12	Mar-14	53	0	53	0	0	53	23	30	0	0	0	53	0	0	0
5291	Duke Street	Mr Kamran Akbar Cameron Guest House Gr	0.0	B	FULL	Jun-13		5	0	5	0	0	5	0	5	0	0	0	5	0	0	0
4544	Ellersly Road	Private	0.7	B	FULL	Nov-07	Mar-08	19	6	13	1	6	13	0	13	0	0	0	13	0	0	0
5300	Fort House	The City Of Edinburgh Council.	1.9	B	FULL	May-13		94	2	92	94	0	94	0	0	0	30	30	60	34	0	0
4841	Gracemount Drive	Cruden Homes (East) Ltd.	3.1	B	FULL	Jun-11	Mar-12	116	46	70	116	65	51	20	20	11	0	0	51	0	0	0
5310	Greenbank Drive	MacTaggart and Mickel	0.5	B	FULL	Oct-13		9	9	0	0	0	9	0	9	0	0	0	9	0	0	0
4728	Groathill Road South	Beaufort Property Company Ltd.	0.1	B	FULL	Nov-14		11	1	10	0	0	11	0	0	11	0	0	11	0	0	0
N 5450	Harvesters Way	Places For People.	2.6	B	FULL	Apr-14	Mar-15	183	0	183	183	0	183	0	30	50	50	53	183	0	0	0
N 5455	Kew Terrace	83S Ltd.	0.2	B	FULL	Apr-14	Mar-15	8	0	8	0	0	8	8	0	0	0	0	8	0	0	0
5314	Kinnear Road	Kinnear Road Ltd.	0.5	B	FULL	May-13	Mar-14	15	3	12	0	0	15	15	0	0	0	0	15	0	0	0
N 5463	Liberton Gardens	CALA Management Limited And David Wils	10.3	B	FULL	Oct-14		297	183	114	71	0	297	6	40	50	50	75	221	76	0	0
4171	Liberton Road	McCarthy And Stone Retirement Lifestyl	0.6	B	FULL	Aug-13	Mar-14	48	0	48	4	0	48	48	0	0	0	0	48	0	0	0
5025	Longstone Road	Mr Thomson	0.1	B	FULL	May-11		9	0	9	0	0	9	0	0	9	0	0	9	0	0	0
N 5469	Manor Place	YOR Ltd.	0.0	B	FULL	Nov-14	Mar-15	9	0	9	0	0	9	9	0	0	0	0	9	0	0	0
N 5467	Manor Place	Forres Property Developments LLP.	0.1	B	FULL	Jun-14	Mar-15	12	0	12	0	0	12	6	6	0	0	0	12	0	0	0
5324	Mcdonald Road	Foremost Properties (Scotland) LLP.	0.4	B	FULL	Jun-13	Mar-14	67	0	67	0	37	30	30	0	0	0	0	30	0	0	0
4783	Moredunvale Place	Larsa Construct Ltd	0.0	B	FULL	Jun-09	Mar-15	6	0	6	0	0	6	6	0	0	0	0	6	0	0	0
5197	Muirhouse Avenue	Springfield Properties.	2.9	B	FULL	Feb-13	Mar-13	202	50	152	202	58	144	64	80	0	0	0	144	0	0	0

Housing Land Audit 2015: Schedules
Schedules

Site Ref (N=New site in 2015)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/ Grf	Consent Type	Consent Date	U/C date	Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/15	Remaining as at 04/15	Expected Completions 15/16	16/17	17/18	18/19	19/20	*Total 15-20*	20/21	21/22	Post 2022
N 5476	Murrayfield Drive	McCarthy And Stone Ltd.	0.4	B	FULL	Nov-14	Mar-15	17	0	17	0	0	17	7	10	0	0	0	17	0	0	0
N 5477	Newbattle Terrace	Weymss Steadings 2006 Ltd.	0.1	B	FULL	Jun-14		11	0	11	0	0	11	0	0	11	0	0	11	0	0	0
N 5478	Newbattle Terrace	Weymss Steadings 2006 Ltd.	0.1	B	FULL	Dec-14		7	0	7	0	0	7	0	0	7	0	0	7	0	0	0
5136	Newhaven Road	The Scotsman Publications + Barrats Ea	1.0	B	FULL	Aug-12	Mar-13	131	0	131	31	78	53	53	0	0	0	0	53	0	0	0
N 5482	Niddrie Mains Road	CCG (Scotland) Ltd.	1.0	B	FULL	Dec-14	Mar-15	66	15	51	0	0	66	0	16	50	0	0	66	0	0	0
N 5484	North Castle Street	Sundial Dundas Ltd.	0.1	B	FULL	Nov-14		11	0	11	0	0	11	0	0	11	0	0	11	0	0	0
5383	Old Dalkeith Road	Sheratan Ltd.	9.6	G	FULL	Nov-14		110	110	0	28	0	110	0	0	10	50	50	110	0	0	0
4996	Pennywell Road	CEC	10.2	B	OUT	Sep-13		245	87	158	95	0	245	0	0	25	50	50	125	50	50	20
5159	Pennywell Road	City Of Edinburgh Council.	11.5	B	OUT	Aug-12		290	159	131	145	0	290	0	0	0	25	50	75	50	50	115
4996.1	Pennywell Road	Urban Union.	3.8	B	FULL	Mar-14	Mar-15	193	70	123	108	0	193	23	30	50	50	40	193	0	0	0
5530	Pipe Lane	Kiln Developments.	0.6	B	FULL	Aug-13	Mar-15	73	0	73	0	38	35	35	0	0	0	0	35	0	0	0
4710	Pitsligo Road	Telereal Trillium.	1.9	B	FULL	Aug-13	Mar-15	81	24	57	0	0	81	25	28	28	0	0	81	0	0	0
N 5495	Princes Street	Drummore Homes Limited.	0.0	B	FULL	Nov-14		5	0	5	0	0	5	0	0	5	0	0	5	0	0	0
5380	Queen Street	Mr. Esmond Smith	0.1	B	FULL	Mar-14	Mar-15	8	0	8	0	0	8	8	0	0	0	0	8	0	0	0
5342	Queen Street	Queen Street Residential LLP.	0.0	B	FULL	Jan-14	Mar-15	8	0	8	0	0	8	0	8	0	0	0	8	0	0	0
N 5496	Queensferry Road	Mr Jim Dolan	0.3	B	FULL	Mar-15		6	0	6	0	0	6	0	0	6	0	0	6	0	0	0
5102	Queensferry Road	Castle Street Developments.	0.3	B	FULL	Jan-15		8	8	0	0	0	8	0	8	0	0	0	8	0	0	0
N 5501	Ravelston Terrace	AMP (Dunedin) Ltd & Camlin (Edinburgh)	0.3	B	FULL	Jun-14	Mar-15	32	0	32	0	0	32	16	16	0	0	0	32	0	0	0
N 5507	Russell Road	Thistle Property Holding Company Ltd.	0.0	B	FULL	Feb-15		6	0	6	0	0	6	0	0	6	0	0	6	0	0	0
N 5508	Rutland Square	The Ardoss Partnership.	0.0	B	FULL	Aug-14		5	0	5	0	0	5	0	0	5	0	0	5	0	0	0
N 5510	Salvesen Gardens	Scottish Veterans Garden City Associat	0.2	B	FULL	Dec-14		5	5	0	0	0	5	0	0	5	0	0	5	0	0	0
5011	Shandwick Place	Mr Diresta	0.1	B	FULL	Nov-10		11	0	11	0	0	11	0	0	0	0	11	11	0	0	0
5143	South Oswald Road	New Age Developers (Lothian) Ltd	0.3	B	FULL	Oct-14		10	0	10	0	0	10	0	10	0	0	0	10	0	0	0
4528	St Andrew Square	ING Real Estate Investment Management	0.4	B	FULL	Oct-12	Mar-15	6	0	6	0	0	6	6	0	0	0	0	6	0	0	0
5379	Station Road	WPH Developments ltd.	0.4	B	FULL	Mar-14	Mar-15	32	0	32	8	0	32	16	16	0	0	0	32	0	0	0
4819	Tennant Street	Persimmon	0.7	B	FULL	Jan-15		49	27	22	0	0	49	0	25	24	0	0	49	0	0	0
5370	West Bowling Green Street	J Smart & Co (Contractors) Plc.	0.8	B	FULL	May-13		114	4	110	28	0	114	0	0	25	25	30	80	34	0	0
4191	West Mill Road	Change Homes (West Mill Road) Ltd + Ca	0.2	B	FULL	Aug-12		7	7	0	0	0	7	0	0	7	0	0	7	0	0	0
5374	Westfield Avenue	Hart / Dunedin Canmorre HA	0.4	B	FULL	Jan-14	Mar-14	60	0	60	60	0	60	60	0	0	0	0	60	0	0	0
5375	Westfield Court	Mr P Black.	0.1	B	FULL	Feb-14		5	0	5	0	0	5	0	5	0	0	0	5	0	0	0
	Edinburgh City Local Plan sites																					
4249	ECLP HSG 10: Clermiston Campus	Persimmon Homes (East Scotland).	9.1	B	FULL	Apr-14	Mar-10	328	118	210	106	261	67	37	30	0	0	0	67	0	0	0
4332	ECLP HSG12: Telford College (South)	The Miller Group Ltd.	4.4	B	FULL	Mar-09	Mar-07	351	54	297	0	282	69	69	0	0	0	0	69	0	0	0
3544A	ECLP HSG2: Chesser Avenue - FRUIT MARKET	New City Vision/ West Register	3.6	B	FULL	Jun-14		114	34	80	80	0	114	0	0	30	30	30	90	24	0	0
	Edinburgh Local Developmet Plan sites																					
5245	LDP DtS 5 Edinburgh Park	LDP Site	121.7	G	NONE			375	0	0	94	0	375	0	0	0	50	50	100	50	50	175
5245.1	LDP Dts 5: Edinburgh Park - South Gyle Broadway	David Wilson Homes	3.7	G	NONE			200	140	60	50	0	200	20	50	44	32	47	193	7	0	0
4638	LDP CC2: Calton Road	Mountgrange (Caltongate) Ltd.	0.2	B	FULL	Oct-08	Mar-14	36	0	36	36	0	36	36	0	0	0	0	36	0	0	0
3825	LDP CC2: New Street	Mountgrange (Caltongate) Limited.	0.8	B	FULL	May-13		164	10	154	0	0	164	0	0	0	34	50	84	50	30	0
4338.2	LDP CC3: Fountainbridge	Fountain North Limited.	0.9	B	FULL	Aug-07	Mar-08	191	0	191	0	108	83	25	25	33	0	0	83	0	0	0

Housing Land Audit 2015: Schedules
Schedules

Site Ref (N=New site in 2015)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/ Grf	Consent Type	Consent Date	U/C date	Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/15	Remaining as at 04/15	Expected Completions 15/16	16/17	17/18	18/19	19/20	Total 15-20	20/21	21/22	Post 2022
4900	LDP CC3: Fountainbridge (South)	LTSB (Fountainbridge1) Ltd. And LTSB (	5.7	B	OUT	Sep-11		300	0	300	75	0	300	0	0	0	50	50	100	50	50	100
4516	LDP CC3: West Tollcross	Knightsbridge Student Housing Ltd.	0.8	B	FULL	Mar-15	Mar-10	113	0	113	0	20	93	0	25	25	25	18	93	0	0	0
3957	ECLP CC4: Quartermile	Southside Capital Ltd.	6.2	B	FULL	Mar-08	Mar-06	1,110	0	1,110	171	770	340	75	75	75	75	40	340	0	0	0
3424.6	LDP EW 1A: Western Harbour View	AB Leith Ltd.	1.8	B	FULL	May-13		258	11	247	0	0	258	0	0	25	50	50	125	50	50	33
3424.8	LDP EW 1A: Western Harbour	Forth Properties Limited.	0.4	B	FULL	Aug-14	Mar-15	96	0	96	0	0	96	20	30	46	0	0	96	0	0	0
3424	LDP EW1A: Western Harbour	Forth Properties Limited.	17.6	B	OUT	Jul-02		1,293	0	1,293	304	0	1,293	0	0	0	25	50	75	50	50	1,118
4894	LDP EW 1C: Salamander Place	Teague Developments Ltp	6.0	B	FULL	Dec-11	Mar-13	781	15	766	195	145	636	0	0	0	25	50	75	50	50	461
3105	LDP EW 2A: West Shore Road - Forth Quarter	Secondsite Property	19.6	B	OUT	Oct-03		1,037			125	0	1,037	0	0	25	50	50	125	50	50	812
3733A	LDP EW 2B: Waterfront - WEL - Central Dev Area	Various	7.1	B	OUT	Jul-03		1,604	0	1,604	235	0	1,604	0	0	0	0	0	0	50	50	1,504
3744	LDP EW 2C: Granton Harbour	Various	20.0	B	OUT	Jan-14		1,210	447	763	297	0	1,210	0	0	50	50	50	150	50	50	960
4898	LDP HSG 6: South Gyle Wynd	Persimmon Homes.	3.4	G	FULL	Dec-14		203	92	111	48	0	203	14	85	40	40	24	203	0	0	0
4508	LDP HSG 8: Telford College (North)	Miller Homes Ltd.	3.9	B	FULL	Jun-07	Mar-11	329	0	329	0	211	118	30	30	30	28	0	118	0	0	0
4812	LDP HSG 9: City Park	Link Group Ltd And J Smart + Co (Cont	0.2	G	FULL	Sep-13	Mar-14	203	0	203	152	0	203	70	70	63	0	0	203	0	0	0
4899	LDP HSG 10: Fairmilehead Water Treat	CALA / Barratt	1.0	B	FULL	Nov-14	Mar-14	280	180	100	73	125	155	97	40	18	0	0	155	0	0	0
4773	LDP HSG 11: Shrub Place	Places for People	2.1	B	NONE			410	0	410	101	0	410	0	0	50	50	50	150	50	50	160
3965	LDP HSG 12: Albion Road	Places for People	2.7	B	FULL	Mar-14	Mar-15	205	48	157	0	0	205	0	25	50	50	50	175	30	0	0
4509.2	LDP HSG 13: Eastern General Hospital	Hillcrest Housing Association	5.5	B	FULL	Feb-14	Mar-15	155	10	145	155	0	155	50	50	55	0	0	155	0	0	0
3756	LDP HSG 14: Niddrie Mains	Craigmillar JVC	25.9	B	OUT	Jun-12		300	80	220	75	0	300	0	0	25	30	30	85	30	30	155
3756.4	LDP HSG 14: Niddrie Mains Road	Parc, EDI Group	1.3	B	FULL	May-08	Mar-13	110	26	84	17	61	49	49	0	0	0	0	49	0	0	0
3755.2	LDP HSG 16: Thistle Foundation phase 2	Castlerock HA	0.8	B	FULL	Feb-14	Mar-14	73	16	57	73	43	30	30	0	0	0	0	30	0	0	0
3754	LDP HSG 17: Greendykes	Craigmillar JVC	15.6	B	NONE			831			208	0	831	0	0	0	25	50	75	50	50	656
3754.3	LDP HSG 17: Greendykes Road	Craigmillar Eco Housing Co-op	0.6	B	FULL	Oct-14		10	10	0	10	0	10	0	10	0	0	0	10	0	0	0
3753	LDP HSG 18: New Greendykes	Persimmon Homes.	22.5	G	FULL	Oct-12	Mar-14	588	413	175	95	0	588	0	40	40	40	40	160	40	40	348
3753.1	LDP HSG 18: New Greendykes phase 1	Persimmon Homes.	2.1	G	FULL	Oct-14	Mar-14	130	0	130	130	49	81	40	41	0	0	0	81	0	0	0
3753.2	LDP HSG 18: New Greendykes phase 2	Taylor Wimpey	3.4	G	FULL	Nov-14		160	108	52	0	0	160	0	30	30	50	50	160	0	0	0
5248	LDP HSG 21: Broomhills	David Wilson Homes and Barratt	24.6	G	NONE			633	611	22	158	0	633	0	22	40	40	40	142	40	40	411
5133	LDP HSG22: Burdiehouse Road phase 1	Barratt	19.6	G	FULL	Jun-13	Mar-14	122	91	31	30	37	85	36	36	13	0	0	85	0	0	0
5249	LDP HSG 22: Burdiehouse phase 2	Barratt	14.0	G	NONE			204	0	0	51	0	204	0	0	30	56	45	131	45	28	0
5250	LDP HSG 23: Gilmerton Dykes Road	Miller Homes Ltd.	2.4	G	NONE			61	0	0	15	0	61	8	29	24	0	0	61	0	0	0
5251	LDP HSG 24: Gilmerton Station Road	Mac & Mic	19.7	G	NONE			420	0	0	105	0	420	0	20	50	50	100	220	100	100	0
5252	LDP HSG 25: The Drum	LDP Site	6.2	G	NONE			150	0	0	37	0	150	0	0	0	25	50	75	50	25	0
5253	LDP HSG 26: Newcraighall North	EDI Group Ltd And Barratt Homes/BDW Tr	8.6	G	FULL	Jul-14	Mar-15	220	194	26	55	0	220	36	40	67	34	34	211	9	0	0

Housing Land Audit 2015: Schedules
Schedules

Site Ref (N=New site in 2015)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/ Grf	Consent Type	Consent Date	U/C date	Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/15	Remaining as at 04/15	Expected Completions 15/16	16/17	17/18	18/19	19/20	Total 15-20	20/21	21/22	Post 2022
5254	LDP HSG 27: Newcraighall East	LDP Site	17.0	G	NONE			330	0	0	83	0	330	0	0	25	25	50	100	50	50	130
5257	LDP HSG 30: Moredunvale Road	LDP Site	5.4	G	NONE			50	0	0	13	0	50	0	0	0	25	25	50	0	0	0
5256	LDP HSG 31: Curriemuirend	LDP Site	5.7	G	NONE			100	0	0	25	0	100	0	0	0	25	25	50	25	25	0
	Small sites							248			0	1	247	49	50	49	50	49	247	0	0	0
Total for Edinburgh City Local Plan Area								**20,400**			**5,108**	**2,635**	**17,765**	**1,699**	**1,470**	**1,579**	**1,580**	**1,766**	**8,094**	**1,374**	**1,044**	**7,253**
	Rural West Edinburgh Local Plan Area																					
N 5419	Cockburnhill Road	Mr Simon Thomson	0.4	B	FULL	Jul-14		5	5	0	0	0	5	0	0	5	0	0	5	0	0	0
4942	Ferrymuir	Forth Bridges Business Park Developmen	3.9	G	FULL	Jan-15		130	16	114	33	0	130	0	26	26	26	26	104	26	0	0
N 5459	Lanark Road West	Cruden Homes (East) Ltd.	1.1	B	FULL	Mar-15		48	21	27	12	0	48	0	20	28	0	0	48	0	0	0
4969	Lanark Road West	W T Contractors Ltd.	0.4	B	FULL	Aug-10	Mar-15	5	5	0	0	0	5	0	5	0	0	0	5	0	0	0
5026	Meadowfield Road	West Craigs Ltd.	0.9	B	FULL	May-11	Mar-14	8	8	0	0	2	6	6	0	0	0	0	6	0	0	0
N 5539	Freelands Way (The Glebe)	Cala Homes	2.0	G	FULL	May-14	Mar-15	14	14	0	0	0	14	14	0	0	0	0	14	0	0	0
																						0
	Rural West Local Plan sites																					0
1000	RWELP HSG 1: Kinleith Mills	Cala Homes	2.9	B	FULL	Jan-15		89	65	24	22	0	89	0	35	31	23	0	89	0	0	0
3762	RWELP HSG 5: Stewart Terrace	Lp Site	4.7	B	NONE			117			0	0	117	0	0	17	50	50	117	0	0	0
3746	RWELP HSP 3: Kirkliston Distillery	LP site	3.6	B	FULL	Feb-07	Mar-13	110	93	17	15	0	110	32	60	18	0	0	110	0	0	0
3750	RWELP HSP 6: Craigpark Quarry	Cala Homes	7.5	B	FULL	Nov-14		112	112	0	0	0	111	9	28	28	27	19	111	0	0	0
																						0
	Edinburgh Local Development Plan sites																					
5244	LDP Emp 6 IBG	LDP Site	136.3	G	NONE			350	0	0	88	0	350	0	0	0	25	50	75	50	50	175
4723.2	LDP HSG 2: Scotstoun Avenue (Agilent)	Cala Homes	5.7	B	FULL	Dec-13	Mar-15	156	0	0	0	8	148	28	40	40	40	0	148	0	0	0
4723.1	LDP HSG 2: Scotstoun Avenue (Agilent)	Barratt	5.7	B	FULL	Dec-13	Mar-15	294	0	0	112	2	292	64	72	64	54	30	284	8	0	0
3745.4	LDP HSG 3: Queensferry Road	Walker Group	2.2	G	FULL	Jul-14		75	75	0	0	0	75	10	25	25	15	0	75	0	0	0
3745.6	LDP HSG 3: Queensferry Road	Walker Group	3.1	G	FULL	Sep-12	Mar-14	125	44	81	81	81	44	34	10	0	0	0	44	0	0	0
3745.5	LDP HSG 3: Queensferry Road	Barratt East Scotland.	3.6	G	FULL	Jul-14	Mar-15	40	40	0	0	3	37	37	0	0	0	0	37	0	0	0
5246	LDP HSG 19: Maybury	Taylor Wimpey / Dunedin Canmore	74.6	G	NONE			1,200	0	0	300	0	1,200	0	0	25	50	100	175	100	150	775
5247	LDP HSG 20: Cammo	LDP Site	28.2	G	NONE			600	0	0	150	0	600	0	0	25	50	100	175	100	100	225
5255	LDP HSG 35: Riccarton Mains Road	LDP Site	1.2	G	NONE			17	0	0	0	0	17	0	17	0	0	0	17	0	0	0
	Small sites							20			0	0	20	4	4	4	4	4	20	0	0	0
Total for Rural West Edinburgh Local Plan Area								**3,515**			**813**	**96**	**3,418**	**238**	**342**	**336**	**364**	**379**	**1,659**	**284**	**300**	**1,175**
Total For City Of Edinburgh Council								**23,915**			**5,921**	**2,731**	**21,183**	**1,937**	**1,812**	**1,915**	**1,944**	**2,145**	**9,753**	**1,658**	**1,344**	**8,428**

3. Completions

Housing Land Audit 2015
Completions - City of Edinburgh

All Tenures

Site Ref (C= Site completed during 2014/15)	Site Name	Brf/ Grf	Total Dwellings	Houses	Flats	Total affordable units	Completions To Mar-14	14-15	To Mar-15	Remaining at Apr-15	Expected Completions 15/16	16/17	17/18	18/19	19/20	*Total 15-20*	20/21	21/22	Post 2022
Edinburgh City local plan area																			
3816	Albert Dock	B	41	32	9	9		**24**	24	17	17	0	0	0	0	17	0	0	0
C 5146	Baileyfield Road	B	49	0	49	4		**49**	49	0									
5133	Beaverhall Road	B	80	5	75	20		**5**	5	75	20	55	0	0	0	75	0	0	0
C 5270	Bellevue Road	B	19	0	19	0		**19**	19	0									
5274	Broomhouse Crescent	B	96	73	24	47		**37**	37	59	25	25	9	0	0	59	0	0	0
4402	Brunstane Road South	B	12	12	0	0	4	**2**	6	6	3	3	0	0	0	6	0	0	0
5134	Derghorn Loan (Polo Fields)	G	79	66	13	19		**7**	7	72	25	25	22	0	0	72	0	0	0
3771	Devon Place	B	28	22	6	0	12	**10**	22	6	6	0	0	0	0	6	0	0	0
C 4655	Drum Brae South	B	17	0	17	0		**17**	17	0									
C 4939	Easter Road	B	6	0	6	0	2	**4**	6	0									
4249	ECLP HSG 10: Clermiston Campus	B	328	118	210	106	247	**14**	261	67	37	30	0	0	0	67	0	0	0
C 5175	Ellersly Road	B	51	19	32	0	8	**43**	51	0									
4841	Gracemount Drive	B	116	46	70	116	45	**20**	65	51	20	20	11	0	0	51	0	0	0
C 4510	Granton Square	B	51	3	48	48	24	**27**	51	0									
C 4797	Gylemuir Road	B	11	11	0	0	2	**9**	11	0									
C 5311	Hill Street	B	8	0	8	0		**8**	8	0									
3957	LDP CC4: Quartermile	B	1,110	0	1,110	171	646	**124**	770	340	75	75	75	75	40	340	0	0	0
4894	LDP EW 1C: Salamander Place	B	781	15	766	195	108	**37**	145	636	0	0	0	25	50	75	50	50	461
C 3105.5	LDP EW 2A: West Shore Road	B	32	0	32	0		**32**	32	0									
4899	LDP HSG 10: Fairmilehead Water Treat	B	280	180	100	73	54	**71**	125	155	97	40	18	0	0	155	0	0	0
C 3964	LDP HSG 12: Hawkhill Avenue	B	266	0	266	59	218	**48**	266	0									
3755.2	LDP HSG 16: Thistle Foundation phase 2	B	73	16	57	73		**43**	43	30	30	0	0	0	0	30	0	0	0
C 3754.2	LDP HSG 17: Greendykes Road	B	60	11	49	60		**60**	60	0									
3753.1	LDP HSG 18: New Greendykes phase 1	G	130	0	130	130		**49**	49	81	40	41	0	0	0	81	0	0	0
5133	LDP HSG22: Burdiehouse Road phase 1	G	122	91	31	30	15	**22**	37	85	36	36	13	0	0	85	0	0	0
C 5142	Little Road	B	32	0	32	32		**32**	32	0									
C 5142B	Little Road	B	16	0	16	16		**16**	16	0									
C 5465	Malta Terrace	B	8	8	0	0		**8**	8	0									
C 5323	Malta Terrace	B	11	9	2	0		**11**	11	0									
C 3056.2	Marchfield Park Lane	B	11	11	0	0		**11**	11	0									
C 5034	Marchmont Crescent	B	15	0	15	0		**15**	15	0									
5324	Mcdonald Road	B	67	0	67	0	19	**18**	37	30	30	0	0	0	0	30	0	0	0
C 5329	Moredun Park Street	G	54	0	54	0		**54**	54	0									
5197	Muirhouse Avenue	B	202	50	152	202	26	**32**	58	144	64	80	0	0	0	144	0	0	0

Housing Land Audit 2015
Completions - City of Edinburgh

All Tenures

Site Ref (C= Site completed during 2014/15)	Site Name	Brf/ Grf	Total Dwellings	Houses	Flats	Total affordable units	Completions To Mar-14	14-15	To Mar-15	Remaining at Apr-15	Expected Completions 15/16	16/17	17/18	18/19	19/20	*Total 15-20*	20/21	21/22	Post 2022
5136	Newhaven Road	B	131	0	131	31	38	**40**	78	53	53	0	0	0	0	53	0	0	0
C 4996.2	Pennywell Road	B	34	3	31	34		**34**	34	0									
C 3603	Pilton Drive	B	655	97	558	0	607	**48**	655	0									
5530	Pipe Lane	B	73	0	73	0		38	38	35	35	0	0	0	0	35	0	0	0
C 5343	Queen Street	B	10	0	10	0		**10**	10	0									
C 4355	Queensferry Road	B	9	0	9	0		**9**	9	0									
C 4506	Robertson Avenue	B	86	4	82	22	56	**30**	86	0									
C 5351	Rutland Square	B	5	0	5	0		**5**	5	0									
C 4323	South Trinity Road	B	81	68	13	20	62	**19**	81	0									
C 4473	Spylaw Road	B	11	0	11	0		**11**	11	0									
C 4731	St Mark's Lane	B	7	7	0	0		**7**	7	0									
C 5373	West Mill Road	B	15	0	15	0		**15**	15	0									
	Small Sites							**99**											
Total for Edinburgh City Local Plan Area								**1,343**											
Rural West EdinburghLocal Plan Area																			
4723.1	LDP HSG 2: Scotstoun Avenue (Agilent)	B	294	0	0	112		**2**	2	292	64	72	64	54	30	284	8	0	0
4723.2	LDP HSG 2: Scotstoun Avenue (Agilent)	B	156	0	0	0		**8**	8	148	28	40	40	40	0	148	0	0	0
3745.5	LDP HSG 3: Queensferry Road	G	40	40	0	0		**3**	3	37	37	0	0	0	0	37	0	0	0
3745.6	LDP HSG 3: Queensferry Road	G	125	44	81	81	24	**57**	81	44	34	10	0	0	0	44	0	0	0
C 3745.2	LDP HSG 3: Queensferry Road	G	83	83	0	0	60	**23**	83	0									
C 3745.1	LDP HSG 3: Queensferry Road	G	220	166	54	81	166	**54**	220	0									
C 4327	RWELP HSP 7: Freelands Road	G	133	114	19	19	110	**23**	133	0									
	Small Sites							**12**											
Total for Rural West Edinburgh Local Plan								**182**											
Total For City of Edinburgh								**1,525**											

4. Constrained Sites

City of Edinburgh Constrained Sites

Site Ref	Site Name	Developer (Owner)	Area (ha)	Last Consent, if any Type	Date	Total Dwellings Remaining	Summary of constraint(s)
4677	Inglis Green Road	Longstone Retail LLP.	0.3	FULL	Feb-09	51	Consent expired
3677	Jeffrey Street	Capital Land (holdiings Ltd).	0.4	FULL	Aug-07	53	Consent expired
4338	LDP CC3: Fountainbridge	Fountain North Ltd + Scottish Newcastl	2.3	OUT	Dec-06	400	Consent expired
3424.1	LDP EW 1A: Western Harbour - Pla	Gregor Shore Plc.	4.3	FULL	Apr-04	226	Company in administration
4893	LDP EW 1B: Central Leith waterfron	Forth Ports	183.0			4,600	No consent
3733A.1	LDP EW 2B:Granton Park Av	Buredi and WEL	1.4	FULL	Sep-05	81	Development stalled
3733A.5	LDP EW 2B: Upper Strand Phs 2	Upper Strand Developments Ltd + Waterf	0.5	OUT	Jun-07	64	Consent expired / development stalled
3733A.6	LDP EW 2B: West Harbour Road	Waterfront Edinburgh Limited.	0.1	OUT	Apr-09	42	Consent expired / development stalled
3744.2	LDP EW 2C: Granton Harbour	Gregor Shore PLC.	0.6	FULL	Jul-05	160	Company in administration
3744.6	LDP EW 2C: Granton Harbour - Plot	Hart Estates Ltd.	0.6	FULL	Oct-05	36	Plots superceded by new masterplan
3744.3	LDP EW 2C: Granton Harbour - Plot	David Wilson Homes.	1.0	FULL	Jul-05	131	Plots superceded by new masterplan
3744.4	LDP EW 2C: Granton Harbour - Plot	Applecross Properties.	1.5	FULL	Dec-05	97	Plots superceded by new masterplan
3733B	LDP EW 2D: Waterfront - WEL - No	Various	9.5			850	Not viable in current climate
3760	LDP HSG 1: Springfield	Lp Site	12.0			150	Lp site. No consent
4157	LDP HSG 15: Castlebrae	LP site	34.0			145	Lp site. No consent
3755	LDP HSG 16: Thistle Foundation	Edinvar	7.8			136	No consent
5132	LDP HSG 4: West Newbridge	Lp Site	24.9			500	LP site, no consent
3747	LDP HSG 5: Hillwood Rd	Lp Site	2.1			50	Lp site. No consent
4897	LDP HSG 7: Edinburgh Zoo		0.4			80	Lp site. No consent
3623	Ocean Drive	Wimpey City	4.3	FULL	Jul-02	193	Consent Expired
5336	Palmerston Place	Whitechester Ltd.	0.1	FULL	Jul-13	11	Most recent application for place of worship
1837	RWELP HSG 6: Port Edgar	Private	8.6			300	Lp site. No consent
3763	RWELP HSG 7: Society Road	Lp Site	1.8			50	Lp site. No consent
3533	RWELP HSP 4: Newbridge Nursery	Kinleith Industrial Estates Ltd.	1.3	OUT	Sep-06	25	Lp site. No consent
4793	St James Centre	Henderson Global Investors.	0.5	OUT	Jun-09	250	Consent expired
4502	West Coates	Donaldsons College + Cala Evans Restor	7.4	FULL	Jul-07	137	Not viable
	Small sites					89	
	Total					8,907	

Housing land Audit 2015

Annex

Sites programmed at theoretical maximum rate

Audit 2015 Programme - Theoretical Maximum Programme (including potential output from constrained sites)

Developer Assumptions:	Upto 500 units	1
	500+	2
Max rate per developer		140

Output from effective sites

REF	Address	DEVELOPER	Units	Aff.	Complete	Remaining	Developers	Assuming 2 year lead in Complete by 2019	Complete by 2024	Complete by 2026
1000	RWELP HSG 1: Kinleith Mills	Cala Homes	89	22	0	89	1	89	89	89
3105	LDP EW 2A: West Shore Road - Forth Quarter	Secondsite Property	1037	125	0	1037	2	560	1037	1037
3206	Bath Street	Hopemangreen (East) Ltd.	6	0	0	6	1	6	6	6
3424	LDP EW 1A: Western Harbour	Forth Properties Limited.	1293	304	0	1293	2	560	1293	1293
3424.6	LDP EW 1A: Western Harbour View	AB Leith Ltd.	258	0	0	258	1	258	258	258
3424.8	LDP EW 1A: Western Harbour	Forth Properties Limited.	96	0	0	96	1	96	96	96
3667	Cramond Road North	AMA	155	0	139	16	1	16	16	16
3744	LDP EW 2C: Granton Harbour	Various	1210	297	0	1210	2	560	1210	1210
3745.4	LDP HSG 3: Queensferry Road	Walker Group	75	0	0	75	1	75	75	75
3745.5	LDP HSG 3: Queensferry Road	Barratt East Scotland.	40	0	3	37	1	37	37	37
3745.6	LDP HSG 3: Queensferry Road	Walker Group	125	81	81	44	1	44	44	44
3746	RWELP HSP 3: Kirkliston Distillery	Miller Homes and Cruden	110	15	0	110	1	110	110	110
3750	RWELP HSP 6: Craigpark Quarry	Cala Management Ltd.	111	17	0	111	1	111	111	111
3753	LDP HSG 18: New Greendykes	Persimmon Homes.	588	95	0	588	2	560	588	588
3753.1	LDP HSG 18: New Greendykes phase 1	Persimmon Homes.	130	130	49	81	1	81	81	81
3753.2	LDP HSG 18: New Greendykes phase 2	Taylor Wimpey	160	0	0	160	1	160	160	160
3754	LDP HSG 17: Greendykes	Craigmillar JVC	831	208	0	831	2	560	831	831
3754.3	LDP HSG 17: Greendykes Road	Craigmillar Eco Housing Co-op	10	10	0	10	1	10	10	10
3755.2	LDP HSG 16: Thistle Foundation phase 2	Castlerock HA	73	73	43	30	1	30	30	30
3756	LDP HSG 14: Niddrie Mains	Craigmillar JVC	300	75	0	300	1	280	300	300
3756.4	LDP HSG 14: Niddrie Mains Road	Parc, EDI Group	110	17	61	49	1	49	49	49
3762	RWELP HSG 5: Stewart Terrace	Lp Site	117	0	0	117	1	117	117	117
3771	Devon Place	Taylor Wimpey	28	0	22	6	1	6	6	6
3781	Bath Road	Mr Spence	6	0	0	6	1	6	6	6
3816	Albert Dock	CALA	41	9	24	17	1	17	17	17
3825	LDP CC2: New Street	Mountgrange (Caltongate) Limited.	164	0	0	164	1	164	164	164
3957	LDP CC4: Quartermile	Southside Capital Ltd.	1110	171	770	340	1	280	340	340
3965	LDP HSG 12: Albion Road	Places for People	205	0	0	205	1	205	205	205
4171	Liberton Road	McCarthy And Stone Retirement Lifestyl	48	4	0	48	1	48	48	48
4191	West Mill Road	Change Homes (West Mill Road) Ltd + Ca	7	0	0	7	1	7	7	7
4249	ECLP HSG 10: Clermiston Campus	Persimmon Homes (East Scotland).	328	106	261	67	1	67	67	67

REF	Address	DEVELOPER	Units	Aff.	Complete	Remaining	Developers	Complete by 2019	Complete by 2024	Complete by 2026
4332	ECLP HSG12: Telford College (South)	The Miller Group Ltd.	351	0	282	69	1	69	69	69
4338.2	LDP CC3: Fountainbridge	Fountain North Limited.	181	0	108	73	1	73	73	73
4352	Balcarres Street	McCarthy And Stone Retirement Lifestyl	32	4	0	32	1	32	32	32
4357	Barnton Grove	Cockburn Building Co.	6	0	0	6	1	6	6	6
4365	Duke Street	Sundial Properties.	53	0	0	53	1	53	53	53
4402	Brunstane Road South	South Castle Properties Limited.	12	0	6	6	1	6	6	6
4503	Burdiehouse Road	Ryven Ltd / Hillcrest Housing Associat	18	18	0	18	1	18	18	18
4505	Albion Road	J Smart + Co.	43	0	0	43	1	43	43	43
4508	LDP HSG 8: Telford College (North)	Miller Homes Ltd.	329	0	211	118	1	118	118	118
4509.2	LDP HSG 13: Eastern General Hospital	Hillcrest Housing Association	155	155	0	155	1	155	155	155
4516	LDP CC3: West Tollcross	Knightsbridge Student Housing Ltd.	113	0	20	93	1	93	93	93
4528	St Andrew Square	ING Real Estate Investment Management	6	0	0	6	1	6	6	6
4536	Craighall Road	J Anderson.	5	0	0	5	1	5	5	5
4544	Ellersly Road	S1	19	1	6	13	1	13	13	13
4630	Beaverbank Place	Watkin Jones Group.	24	6	0	24	1	24	24	24
4635	Broughton Street Lane	Prosper Holdings Ltd.	11	0	0	11	1	11	11	11
4638	LDP CC2: Calton Road	Mountgrange (Caltongate) Ltd.	36	36	0	36	1	36	36	36
4710	Pitsligo Road	Telereal Trillium.	81	0	0	81	1	81	81	81
4723.1	LDP HSG 2: Scotstoun Avenue (Agilent)	Barratt	294	112	2	292	1	280	292	292
4723.2	LDP HSG 2: Scotstoun Avenue (Agilent)	Cala Homes	156	0	8	148	1	148	148	148
4728	Groathill Road South	Beaufort Property Company Ltd.	11	0	0	11	1	11	11	11
4773	LDP HSG 11: Shrub Place	Places for People	410	101	0	410	1	280	410	410
4783	Moredunvale Place	Larsa Construct Ltd	6	0	0	6	1	6	6	6
4812	LDP HSG 9: City Park	Link Group Ltd And J Smart + Co (Cont	203	152	0	203	1	203	203	203
4819	Tennant Street	Silverfields LLP.	49	0	0	49	1	49	49	49
4841	Gracemount Drive	Cruden Homes (East) Ltd.	116	116	65	51	1	51	51	51
4894	LDP EW 1C: Salamander Place	Teague Developments Ltp	781	195	145	636	2	560	636	636
4898	LDP HSG 6: South Gyle Wynd	Persimmon Homes.	203	48	0	203	1	203	203	203
4899	LDP HSG 10: Fairmilehead Water Treat	CALA / Barratt	280	73	125	155	1	155	155	155
4900	LDP CC3: Fountainbridge (South)	LTSB (Fountainbridge1) Ltd. And LTSB (	300	75	0	300	1	280	300	300
4917	Calder Road	The City Of Edinburgh Council.	320	160	0	320	1	280	320	320
4942	Ferrymuir	Forth Bridges Business Park Developmen	130	33	0	130	1	130	130	130
4969	Lanark Road West	W T Contractors Ltd.	5	0	0	5	1	5	5	5
4996	Pennywell Road	CEC	245	95	0	245	1	245	245	245
4996.1	Pennywell Road	Urban Union.	193	108	0	193	1	193	193	193
5011	Shandwick Place	Mr Diresta	11	0	0	11	1	11	11	11
5025	Longstone Road	Mr Thomson	9	0	0	9	1	9	9	9
5026	Meadowfield Road	West Craigs Ltd.	8	0	2	6	1	6	6	6
5102	Queensferry Road	Castle Street Developments.	8	0	0	8	1	8	8	8
5134	Derghorn Loan (Polo Fields)	Miller Homes	79	19	7	72	1	72	72	72
5136	Newhaven Road	The Scotsman Publications + Barrats Ea	131	31	78	53	1	53	53	53
5139	Beaverhall Road	Springfield Properties & MD & JG Rutte	80	20	5	75	1	75	75	75
5143	South Oswald Road	New Age Developers (Lothian) Ltd	10	0	0	10	1	10	10	10
5159	Pennywell Road	City Of Edinburgh Council.	290	145	0	290	1	280	290	290

REF	Address	DEVELOPER	Units	Aff.	Complete	Remaining	Developers	Complete by 2019	Complete by 2024	Complete by 2026
5197	Muirhouse Avenue	Springfield Properties.	202	202	58	144	1	144	144	144
5269	Barnton Park Wood	MacTaggart and Mickel	8	0	0	8	1	8	8	8
5274	Broomhouse Crescent	Cruden Homes (East) Ltd.	96	47	37	59	1	59	59	59
5277	Burdiehouse Road	Edenlaw Midlothian Ltd.	28	28	0	28	1	28	28	28
5280	Canonmills Bridge	Glovart Holdings Ltd.	9	0	0	9	1	9	9	9
5289	Duddingston Park South	Barratt East Scotland	186	48	0	186	1	186	186	186
5291	Duke Street	Mr Kamran Akbar Cameron Guest House Gr	5	0	0	5	1	5	5	5
5300	Fort House	The City Of Edinburgh Council.	94	94	0	94	1	94	94	94
5310	Greenbank Drive	MacTaggart and Mickel	9	0	0	9	1	9	9	9
5314	Kinnear Road	Kinnear Road Ltd.	15	0	0	15	1	15	15	15
5324	Mcdonald Road	Foremost Properties (Scotland) LLP.	67	0	37	30	1	30	30	30
5342	Queen Street	Queen Street Residential LLP.	8	0	0	8	1	8	8	8
5370	West Bowling Green Street	J Smart & Co (Contractors) Plc.	114	28	0	114	1	114	114	114
5374	Westfield Avenue	Hart / Dunedin Canmorre HA	60	60	0	60	1	60	60	60
5375	Westfield Court	Mr P Black.	5	0	0	5	1	5	5	5
5379	Station Road	WPH Developments ltd.	32	8	0	32	1	32	32	32
5380	Queen Street	Mr. Esmond Smith	8	0	0	8	1	8	8	8
5383	Old Dalkeith Road	Sheratan Ltd.	110	28	0	110	1	110	110	110
5384	Blackchapel Close	CTL Newcraighall / Barratt East Scotla	91	22	0	91	1	91	91	91
5391	Albyn Place	LPBZ Ltd.	6	0	0	6	1	6	6	6
5394	Baberton Loan	Mrs Anna Tedesco	6	0	0	6	1	6	6	6
5395	Balmwell Terrace	Cruden Homes (East) Ltd.	43	32	0	43	1	43	43	43
5403	Broomhouse Street South	Miller Homes Limited.	6	0	0	6	1	6	6	6
5406	Bruntsfield Terrace	Global Properties & Development.	5	0	0	5	1	5	5	5
5419	Cockburnhill Road	Mr Simon Thomson	5	0	0	5	1	5	5	5
5423	Craighouse Road	Edinburgh Napier University And Craigh	145	0	0	145	1	145	145	145
5450	Harvesters Way	Places For People.	183	183	0	183	1	183	183	183
5455	Kew Terrace	83S Ltd.	8	0	0	8	1	8	8	8
5459	Lanark Road West	Cruden Homes (East) Ltd.	48	12	0	48	1	48	48	48
5463	Liberton Gardens	CALA Management Limited And David Wils	297	71	0	297	1	280	297	297
5467	Manor Place	Forres Property Developments LLP.	12	0	0	12	1	12	12	12
5469	Manor Place	YOR Ltd.	9	0	0	9	1	9	9	9
5476	Murrayfield Drive	McCarthy And Stone Ltd.	17	0	0	17	1	17	17	17
5477	Newbattle Terrace	Weymss Steadings 2006 Ltd.	11	0	0	11	1	11	11	11
5478	Newbattle Terrace	Weymss Steadings 2006 Ltd.	7	0	0	7	1	7	7	7
5482	Niddrie Mains Road	CCG (Scotland) Ltd.	66	0	0	66	1	66	66	66
5484	North Castle Street	Sundial Dundas Ltd.	11	0	0	11	1	11	11	11
5495	Princes Street	Drummore Homes Limited.	5	0	0	5	1	5	5	5
5496	Queensferry Road	Mr Jim Dolan	6	0	0	6	1	6	6	6
5501	Ravelston Terrace	AMP (Dunedin) Ltd & Camlin (Edinburgh)	32	0	0	32	1	32	32	32
5507	Russell Road	Thistle Property Holding Company Ltd.	6	0	0	6	1	6	6	6
5508	Rutland Square	The Ardoss Partnership.	5	0	0	5	1	5	5	5
5510	Salvesen Gardens	Scottish Veterans Garden City Associat	5	0	0	5	1	5	5	5
5530	Pipe Lane	Kiln Developments.	73	0	38	35	1	35	35	35

REF	Address	DEVELOPER	Units	Aff.	Complete	Remaining	Developers	Complete by 2019	Complete by 2024	Complete by 2026
5531	Craigmount Brae	Consensus Capital Property Ltd/.	44	44	0	44	1	44	44	44
5539	Freelands Way (The Glebe)	Cala	14	0	0	14	1	14	14	14
3544A	ECLP HSG2: Chesser Avenue - FRUIT MARKET	New City Vision/ West Register	114	80	0	114	1	114	114	114
3733A	LDP EW 2B: Waterfront WEL - Central Dev Area	Various	1604	235	0	1604	2	560	1604	1604
	Small Sites		267							

Total to 2019		Total to 2019	12590
Total 19 to 24		Total 19 to 24	3588
total to 2026		Total to 2026	16178

Output from Constrained sites

REF	ADDRESS1	DEVELOPER	Units	Aff.	Complete	Remaining	Developers	Complete by 2019	Complete by 2024	Complete by 2026
3733A.5	LDP EW 2B: Upper Strand Phs 2	Upper Strand Developments Ltd ┬ Waterf	64	16	0	64	1		64	64
3744.3	LDP EW 2C: Granton Harbour - Plot 3	David Wilson Homes.	131	0	0	131	1		131	131
3744.4	LDP EW 2C: Granton Harbour - Plot 31	Applecross Properties.	97	0	0	97	1		97	97
3744.6	LDP EW 2C: Granton Harbour - Plot 29	Hart Estates Ltd.	36	0	0	36	1		36	36
3755	LDP HSG 16: Thistle Foundation	Edinvar	136	136	0	136	1		136	136
3760	LDP HSG 1: Springfield	Lp Site	150	0	0	150	1		150	150
4338	LDP CC3: Fountainbridge	Fountain North Ltd + Scottish Newcastl	400	90	0	400	1		400	400
4502	West Coates	Donaldsons College + Cala Evans Restor	137	20	0	137	1		137	137
4677	Inglis Green Road	Longstone Retail LLP.	51	12	0	51	1		51	51
3733A.6	LDP EW 2B: West Harbour Road	Waterfront Edinburgh Limited.	42	7	0	42	1		42	42
4793	St James Centre	Henderson Global Investors.	250	62	0	250	1		250	250
4893	LDP EW 1B: Central Leith waterfront	Forth Ports	4600	1150	0	4600	3		1680	2520
3424.1	LDP EW 1A: Western Harbour - Platinum Point	Gregor Shore Plc.	452	0	226	226	1		226	226
3733A.1	LDP EW 2B: Granton Park Avenue	Buredi + Waterfront Edinburgh Ltd.	95	26	14	81	1		81	81
3744.2	LDP EW 2C: Granton Harbour	Gregor Shore PLC.	295	0	135	160	1		160	160
	small sites		89							

Total to 2019	0
Total 19 to 24	3730
Total to 2026	4570

Output from LDP Sites

REF	ADDRESS1	DEVELOPER	Units	Aff.	Complete	Remaining	Developers	Complete by 2019	Complete by 2024	Complete by 2026
West SDA										
5244	LDP Emp 6 IBG	LDP Site	350	88	0	350	1	280	350	350
5246	LDP HSG 19: Maybury	Taylor Wimpey / Dunedin Canmore	1850	300	0	1850	2	560	1850	1850
5247	LDP HSG 20: Cammo	LDP Site	600	150	0	600	2	560	600	600
							Total to 2019		1400	
							Total 19 to 24		1400	
							Total to 2026		2800	

SE SDA

REF	ADDRESS1	DEVELOPER	Units	Aff.	Complete	Remaining	Developers	Complete by 2019	Complete by 2024	Complete by 2026
5248	LDP HSG 21: Broomhills	David Wilson Homes and Barratt	633	158	0	633	2	560	633	633
5133	LDP HSG22: Burdiehouse Road phase 1	Barratt	122	30	37	85	1	85	85	85
5249	LDP HSG 22: Burdiehouse phase 2	Barratt	204	51	0	204	1	204	204	204
5250	LDP HSG 23: Gilmerton Dykes Road	Miller Homes	61	15	0	61	1	61	61	61
5251	LDP HSG 24: Gilmerton Station Road	Mac & Mic	420	105	0	420	1	280	420	420
5252	LDP HSG 25: The Drum	LDP Site	150	37	0	150	1	150	150	150
5253	LDP HSG 26: Newcraighall North	EDI Group Ltd And Barratt Homes/BDW Tr	220	55	0	220	1	220	220	220
5254	LDP HSG 27: Newcraighall East	LDP Site	100	83	0	100	1	100	100	100
	LDP HSG 29: Brunstane		1140		0	1140	2	560	1140	1140
5257	LDP HSG 30: Moredunvale Road	LDP Site	185	13	0	185	1	185	185	185
							Total to 2019		2405	
							Total 19 to 24		793	
							Total to 2026		3198	

Outwith SDA

REF	ADDRESS1	DEVELOPER	Units	Aff.	Complete	Remaining	Developers	Complete by 2019	Complete by 2024	Complete by 2026
5255	LDP HSG 35: Riccarton Mains Road	Cala Homes	17	0	0	17	1	17	17	17
5256	LDP HSG 36: Curriemuirend	LDP Site	165	25	0	165	1	165	165	165
	LDP HSG 32: Buileyon Road		840	210	0	840	2	560	840	840
	LDP HSG 33: South Scotstoun		438	110	0	438	1	280	438	438
	LDP HSG 34: Dalmeny		15	4	0	15	1	15	15	15
	LDP HSG 36: Curriehill Road		60	15	0	60	1	60	60	60
	LDP HSG 37: Newmills Road, Balerno		210	53	0	210	1	210	210	210
							Total to 2019		1307	
							Total 19 to 24		438	
							Total to 2026		1745	

Brownfield

REF	ADDRESS1	DEVELOPER	Units	Aff.	Complete	Remaining	Developers	Complete by 2019	Complete by 2024	Complete by 2026
5245	LDP DtS 5 Edinburgh Park	LDP Site	375	94	0	375	1	280	375	375
5245.1	South Gyle Broadway	David Wilson Homes	200	50	0	200	1	200	200	200
	LDP HSG 28 : Ellen's Glen Road		240	60	0	240	1	240	240	240

Total to 2019	720
Total 19 to 24	95
Total to 2026	815

Appendix 2

Housing Land Supply Commentary

Housing Land Audit 2015

Introduction

Housing Land Audit 2015 is an assessment of the housing land supply in the City of Edinburgh Council area as at 31 March 2015. The audit attempts to programme expected housing completions over the audit period, 2015 to 2020 and details completions that took place over the year April 2014 to March 2015.

Sites included in the Audit are housing sites under construction, sites with planning consent, sites in adopted or finalised Local Plans and, as appropriate, other buildings and land with agreed potential for housing development. All new housing development, redevelopment, conversions and subdivisions are included but rehabilitation of existing housing is excluded. The Audit provides an estimate of future completions from this supply over the next five-year period and in the longer term.

The audit comprises schedules for each housing site with four or more units. Smaller sites are not detailed individually but are included as an aggregation for each sub area. The estimates of programmed completions are prepared by the City of Edinburgh Council in consultation with Homes for Scotland, other private sector house builders, Housing Associations and public agencies. A summary of the housing land supply, schedules of expected new build, details of units completed over the previous 12 months and a list of constrained sites form Appendix 1 of this report.

The future build estimates shown in the Audit represent completions expected from the established land supply. However, in addition, there are a number of sources that will provide additions to the supply in the schedules including constrained sites, windfall and other development and land coming forward through Local Plans.

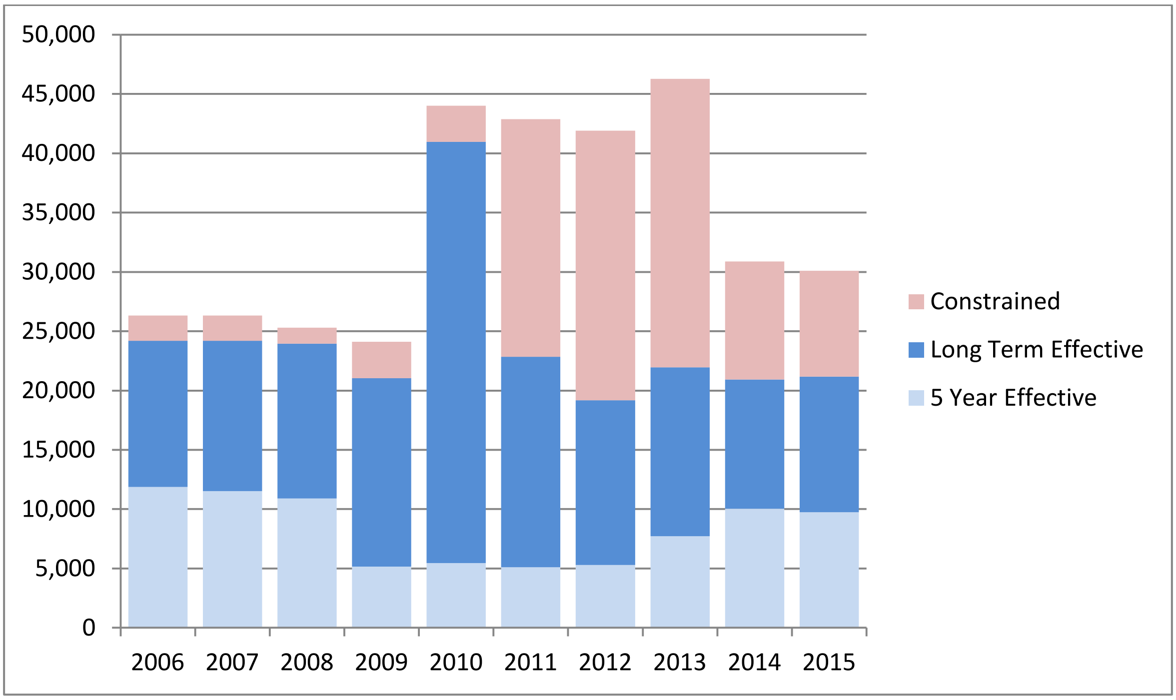
Established Land Supply

In order for a housing site to be considered **effective**, it must be free of all constraints that would prevent development. Sites are considered against a range of criteria set out in Planning Advice Note 2/2010 “Affordable Housing and Housing Land Audits”. These criteria include ownership, physical (e.g. slope, aspect, stability, flood risk, access), contamination, deficit funding, marketability, infrastructure and land use. The five-year effective land supply is that portion of the overall effective land supply, measured in number of housing units, that are programmed for development over the following five-year period.

The five-year effective land supply for the City of Edinburgh Council area at 31st March 2015 was 9,743. There was capacity for a further 11,430 units on sites classified as effective but programmed beyond the initial five-year period. Sites that are not classified as effective (**constrained**) under the criteria set out in PAN2/2010 and are thus not programmed at all, have a total capacity of 8,907 units. The five-year effective supply, the longer term effective supply and the constrained supply together make up the ‘**established land supply’**. At 31 March 2015, the established land supply in Edinburgh was 30,090 units.

Figure 1 below shows how the established land supply in Edinburgh has changed over the last ten years.

Figure 1: Make-up of the established land supply



The effective land supply and especially the five-year effective land supply fell dramatically following the credit crunch in 2008/09. As reduced credit availability affected both the development industry and house buyers, the rate of development slowed, reducing the five-year programme of development intentions. Fewer new applications were submitted on windfall land resulting in the reduction of the overall land supply as completions on land already partially developed, outstripped new land entering the supply. Between 2009 and 2012, the five-year effective supply fell to around 5,200 (1,050 per year) – around half the level of the previous three years. Over the last three years, the five-year effective supply has risen again but not quite to the pre credit crunch levels – 9,753 in 2015 compared to 11,870 in 2006.

The graph shows a large increase in land supply in 2010 caused by an application for around 18,000 units at Leith Docks. As the consent was not issued, the site was moved from the long term effective supply into constrained in 2011. Following a change in Forth Ports' intentions to concentrate on port-related activities, a large part of the area around Leith Docks was removed from the housing land supply entirely in 2014, reducing the capacity from 18,000 to around 5,600.

Land Use

Excluding small sites, 6,718 units of the remaining capacity (20,906) of effective sites are categorised as being on greenfield land. This represents 32% of the total. Almost all of the constrained land (98%) is brownfield. The proportion of effective greenfield sites is higher than it has ever been. Ten years ago, only 7% of the effective land supply was greenfield. The first proposed local development plan allocated 4,800 units on greenfield land and this has been a major factor in increasing the overall proportion of greenfield sites in the city. Further greenfield allocations were made in the second proposed plan but these are not yet included in the audit.

Completions

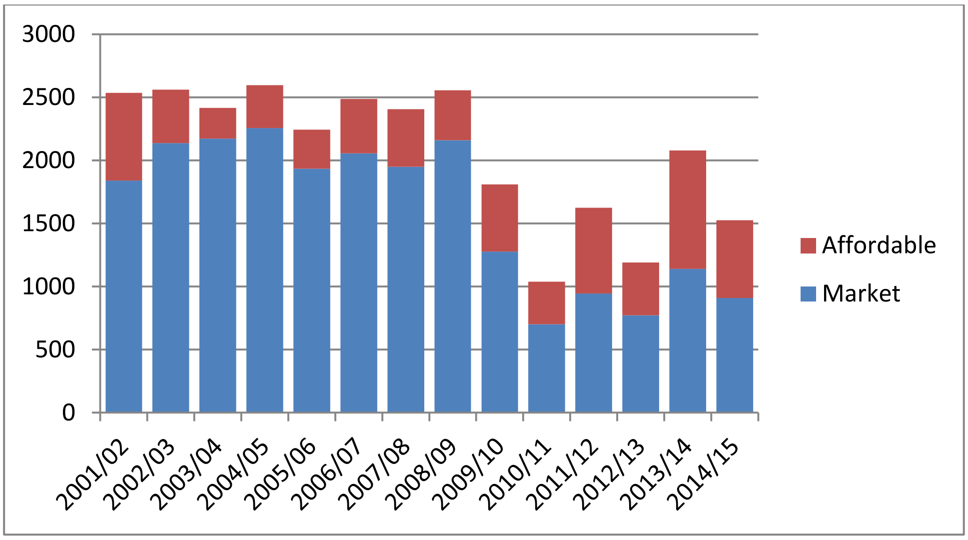
Mirroring the situation with the effective land supply, the effect of the credit crunch and subsequent recession was followed by a steep decline in the annual number of completed dwellings. While there has been an increase in completions over the last 2 years, the rate is still considerably lower than pre-recession years. Figure 2 below charts the number of completions over the last 1five-years in Edinburgh.

Affordable Housing

Affordable housing tenures account for 23% of the established land supply (7,000 units). The proportion is similar for constrained sites and effective sites reflecting the application of the council’s affordable housing policy.

Whilst the remaining land supply reflects the 75/25 split intended by the affordable housing policy, historical completion rates have varied. Between 2001 and 2011, affordable tenures accounted for 18% of all dwellings completed in Edinburgh. Over the last few years, affordable completions have accounted for a much higher proportion, averaging over 40% of all houses completed since 2011. Numerically, affordable housing completions have increased in recent years but the large proportional shift is more a consequence of a reduction in market completions.

Figure 2: Housing Completions by Tenure



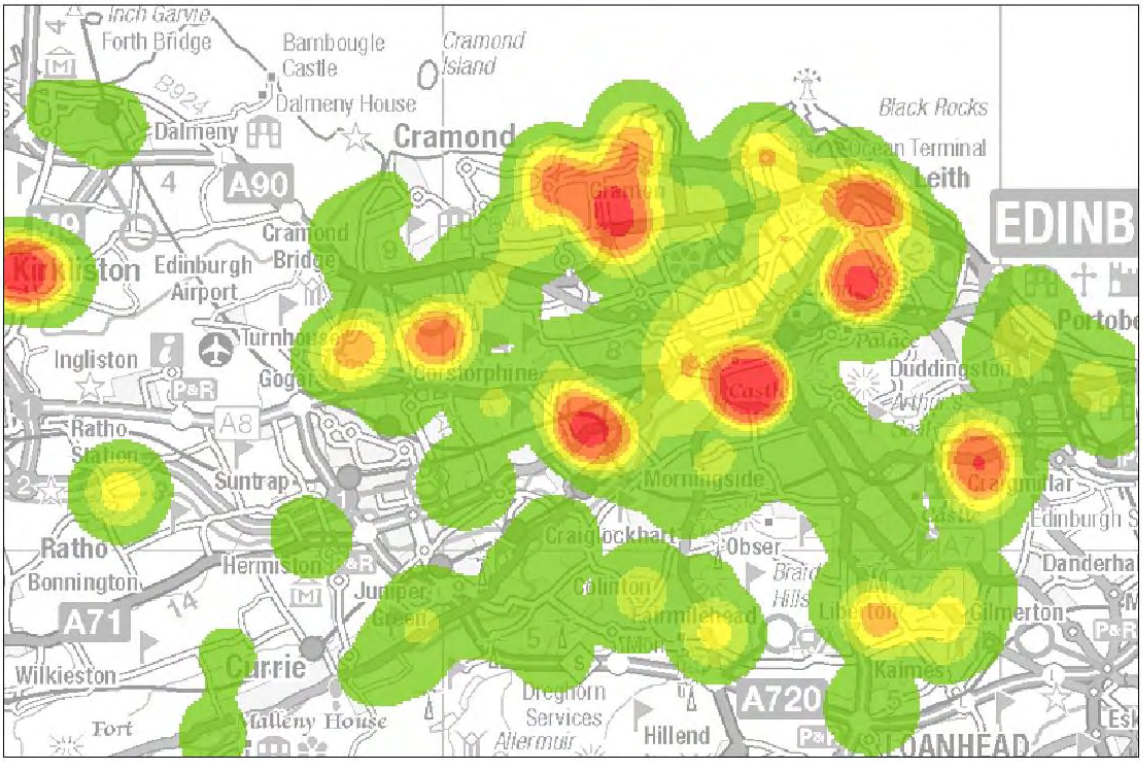
Location of Housing Completions

Map 1. Below shows the broad location of housing completions over the last five years in the City of Edinburgh. The map shows density of development based upon a 1km radius – green areas are areas where there have been fewer completions nearby and red areas are those with the greatest density of local completions.

The map clearly shows a number of hot spots where development has been conentrated in the last five years;

- Kirkliston
- Quartermile
- Ferry Road (Telford North and South, Pilton Drive)
- Lochend Butterfly
- Craigmillar
- Gorgie/Westfield Avenue
- Leith

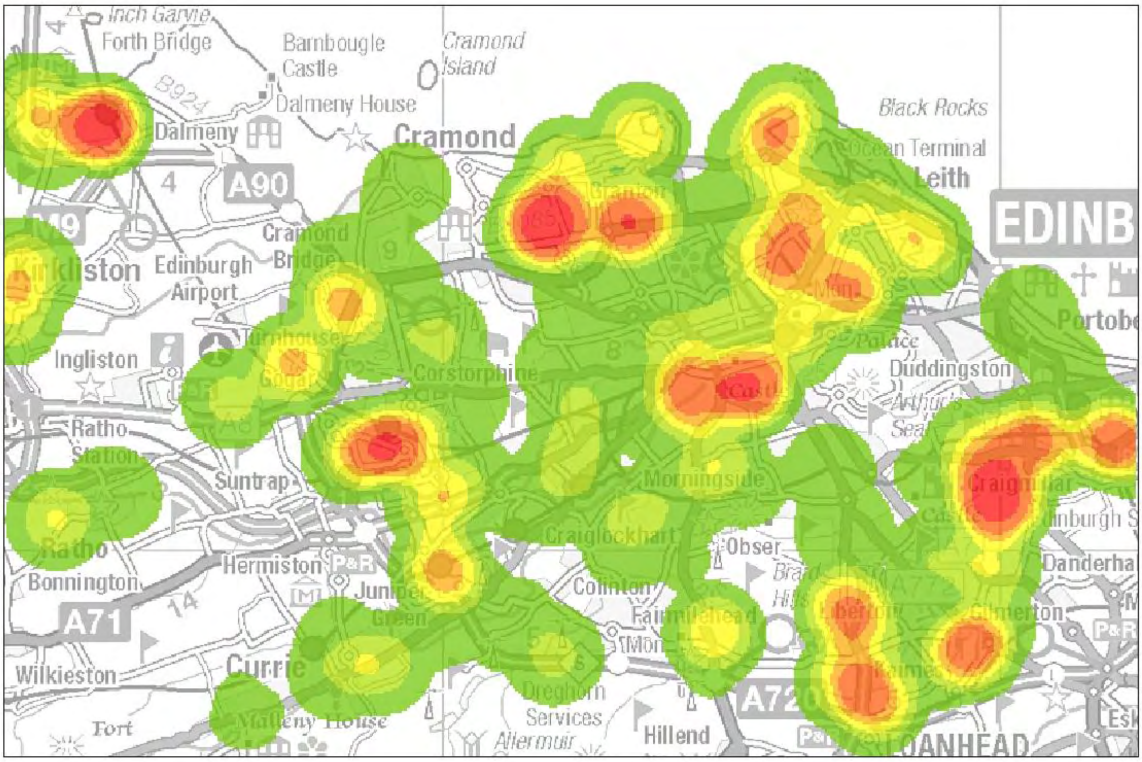
Map 1. Density of Housing Completions 2010 to 2015



The density of programmed housing completions over the next five years has a slightly different pattern from past completions and is shown in map 2 below.

New LDP allocation in the West and South East Edinburgh show up as hotspots along with 21st Century Homes developments at Muirhouse and increasing outputs at Greendykes. The map only displays programming for the next five years an as development of new LDP allocations pick up, the pattern will shift further to the West and South East of the City.

Map 2: Density of future development 2015 to 2020.



Housing Land Requirement

The housing land requirement for the City of Edinburgh is set by the approved 2013 Strategic Development Plan (SDP) and its supplementary guidance on housing land (SG). The SG set the housing land requirement for the city at 22,300 units for the period to 2019 and a further 7,210 for the period to 2024 – a total requirement of 29,510. The base date for considering the requirement is 2009, the base date of the Housing Need and Demand Study.

Assessing the effective supply against requirements by plan period

The annual average requirement for the first period is considerably higher than for the second. This is due to two factors:

- The Housing Needs and Demand Study identified a significant backlog of households currently in need of affordable housing which should be addressed early. This backlog is on top of newly arising need and demand and is all added to the housing land requirement of the first period.
- House building during the first period has been affected by the credit crunch and subsequent recession resulting in lower completion rates than required. The shortfall

is added to the remaining requirement of the first period raising the annual average needed even further, to a level 11% above the highs achieved in the early 2000s.

Table 1 below assesses the effective land supply recorded in housing land audit 2015 against the housing land requirements set by the SG.

Table 1: five-year effective housing land supply against requirement by period

(A) Requirement 2009 to 2019	22,300
(B) Completions 2009 to 2015	9,266
Requirement 2015 to 2019 (A-B)	13,034
(C) Annual Average (A-B)/4	3,259
Requirement 2019 to 2024	7,210
(D) Annual Average	1,442
Requirement 2015 to 2020 (C x 4 + D)	**14,476**
Annual Average	2,895
Effective land supply (From HLA)	**9,753**
% Requirement	67
Shortfall	4,723

The table shows that when assessed against the requirement for the two periods separately, there is a significant shortfall in the effective land supply of some 4,700 units. In order to meet the five-year requirement on this basis, an average completion rate of 2,900 units would have to be programmed – a rate over 10% above the highs achieved in the early 2000s.

Assessing the effective supply against the total requirement

The Local Development Plan has allocated a generous supply of land for housing sufficient to meet the housing land requirement for the period to 2024. The allocations do not have any planning constraint limiting when development can take place.

Table 2 below assesses the effective land supply against the housing land requirement to 2024, without consideration of the separate requirements by period.

The table shows that even when considered against the total land requirement, the five-year effective supply is still below the requirement, though by a considerably narrower margin than when considered against the two periods separately.

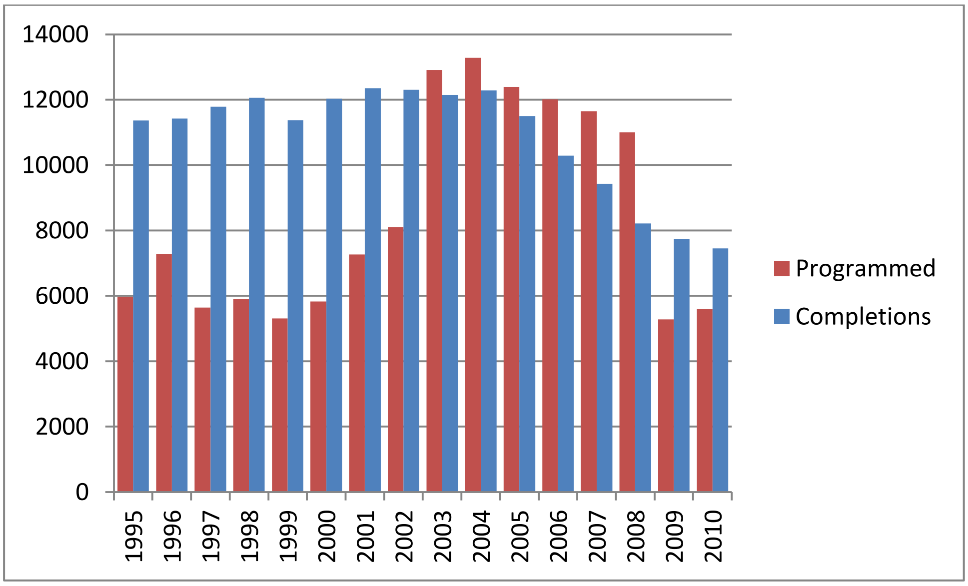
Table 2: five-year effective housing land supply against total requirement

(A) Requirement 2009 to 2024	29,510
(B) Completions 2009 to 2015	9,266
Requirement 2015 to 2024 (A-B)	20,244
(C) Annual Average (A-B) / 9	2,249
Requirement 2015 to 2020 (C x 5)	**11,247**
five-year effective land supply	**9,753**
% Requirement	87
Shortfall	1,494

Housing Land Audit accuracy

Programming the housing land audit is not an exact science – some sites will be built out faster than anticipated and some slower. Further, some sites may not be developed at all or be developed for uses other than housing and additional windfall sites will provide completions not anticipated at the base date of the audit. Figure 3 below compares the amount of completions programmed for the five year period to the number of completions that actually occurred for historical audits back to 1995.

Figure 3: programming and actual completions for year periods



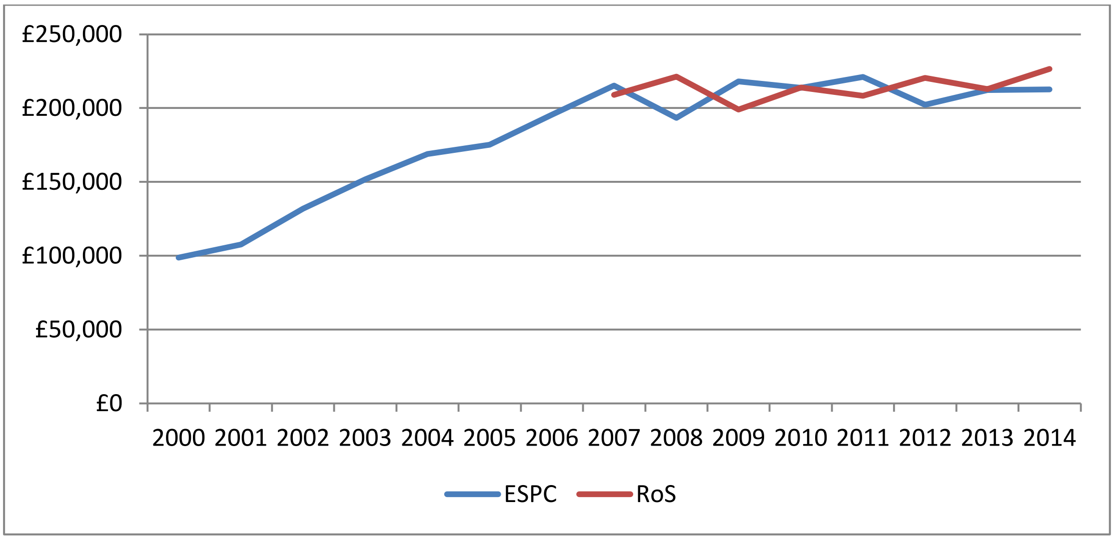
During the mid 1990s to early 2000s, far fewer units were programmed than the number of completions that actually took place. This may be due to development taking place at a faster pace with many windfall sites gaining consent and being built out in the five year period in question. From 2003 until 2008, the audit programme was much closer to completions; the programme was actually slightly higher than completions, with the difference increasing up to 2008. This period of time included the credit crunch which caused a steep decline in completions which wasn't anticipated when the audits were programmed. The opposite effect can be seen for 2009 and 2010 when anticipated completions were low, but as recent completion rates have started to increase once more, the five year completions count is higher than was anticipated at the base date of the audits.

Part B - Issues Surrounding House Building and Land Supply

House price trends

The trend in house prices in Edinburgh over the last fifteen years is divided into two distinct periods. As shown in Figure 4, The period from 2000 to 2007 saw an increase in the average price from £98,732 to £215,168, a rise of 118%, whilst 2008 to 2014 saw a 'plateauing' in the broad range of £195,000 to £220,000 with the average price at the end of 2014 standing at £212,690.

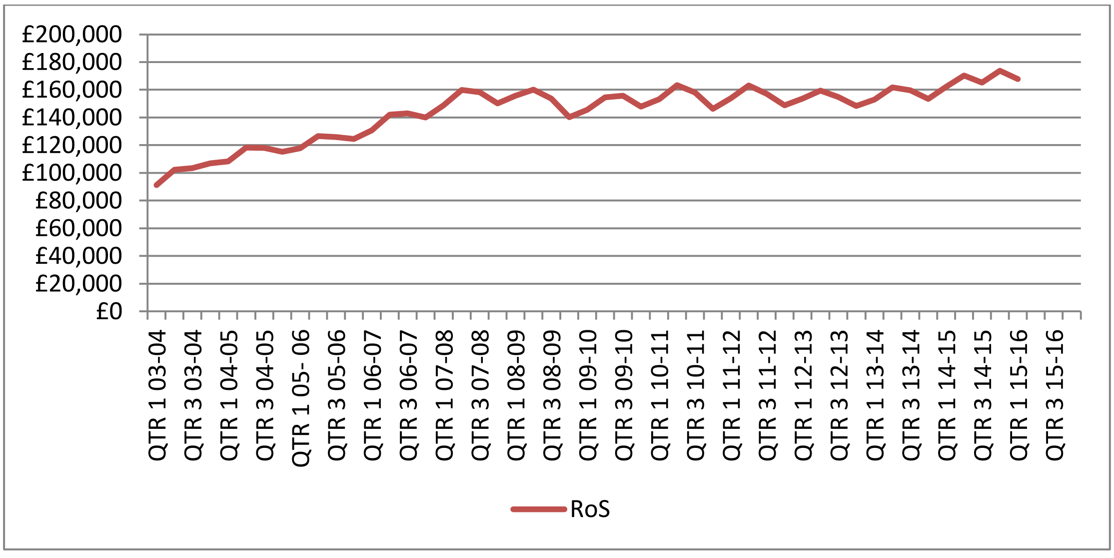
Figure 4: Average House Prices - Edinburgh



ESPC - records all transactions through their members (c. 90% of all Edinburgh transactions in early 2000s - likely to be lower now). Mainly second-hand sales.
RoS - records all transactions (new and second-hand) in Edinburgh. Most authoritative data although only goes back to 2007. Previously recorded on a Lothians basis.

Edinburgh’s pattern is a stronger reflection of the Scottish trend which saw average house prices peak at £159,953 in 2008 before falling back to end 2014 at £153,364.

Figure 5: Average House Prices - Scotland



The increase in house prices has not been matched by an increase in people's purchasing power. The average house price in Edinburgh in 2000 represented 4.4 times the average income of a person working in Edinburgh. This had risen to 6.5 in 2008 and declined slightly to 5.9 in 2014.

The residential property market sector is forecasting a significant rise in house prices in Edinburgh over the next four years up to 2019. Estimates from larger real estate agents range from +17.5% to +28%.

Mortgage approvals

The trend in the number of mortgages approved in the United Kingdom also reflects the impact of the 'credit crunch' in 2007/2008 and subsequent events. Mortgage approvals suffered a precipitous 52% decline from 2007/2008 to 2014 and although approvals have increased again over the last few years, it will take another decade to reach the pre-credit crunch levels if this rate of increase continues.

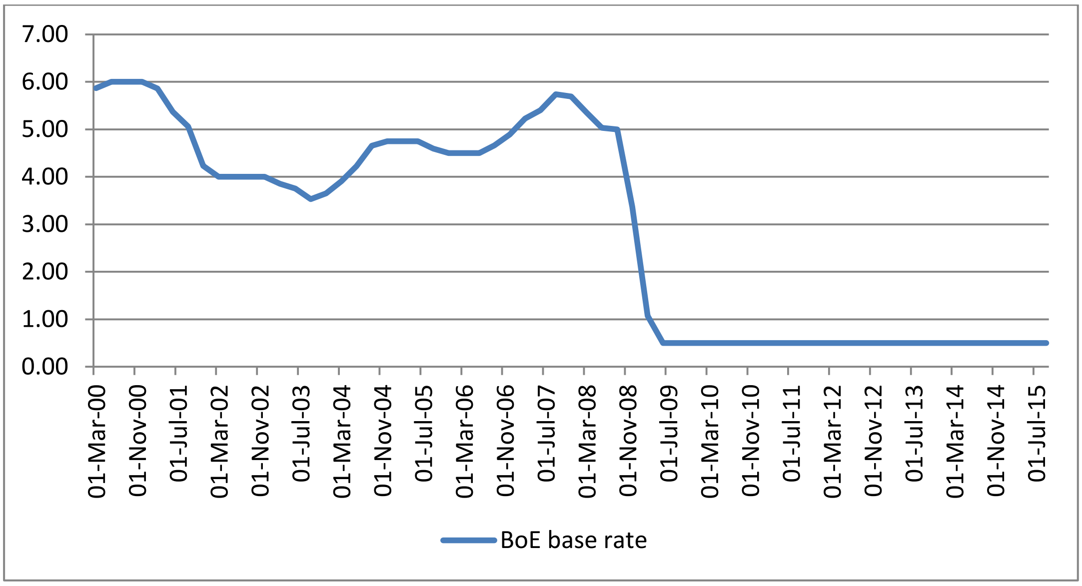
Figure 6: Mortgage approvals - UK

Interest rates

The Bank of England base rate has been set at a record low of 0.5% since March 2009. This has defied the forecasts of many economists who predicted rate rises within this period. Any forecasts of future interest rates should therefore be treated with caution. Having said that, the current prevailing opinion is that there will be a rise in the base rate in the second half of 2016.

However, as shown above, this historic low interest rate has not translated into a conversely high level of mortgage approvals. This is due to the more rigorous affordability checks introduced by mortgage lenders in the aftermath of the credit crunch and the continuation of high house prices, effectively constraining demand for market housing.

Figure 7: Bank of England base interest rates



Land values

A report to the Health, Social Care and Housing Committee on housing affordability and supply in Edinburgh (8 September 2015) found that residential land values in Edinburgh have been steadily increasing over the past five-years, although they were still below pre-recession levels. Greenfield residential values were estimated at around £1 million per acre, while brownfield residential values were estimated at around £1.75 million per acre, although there was significant variation between sites.

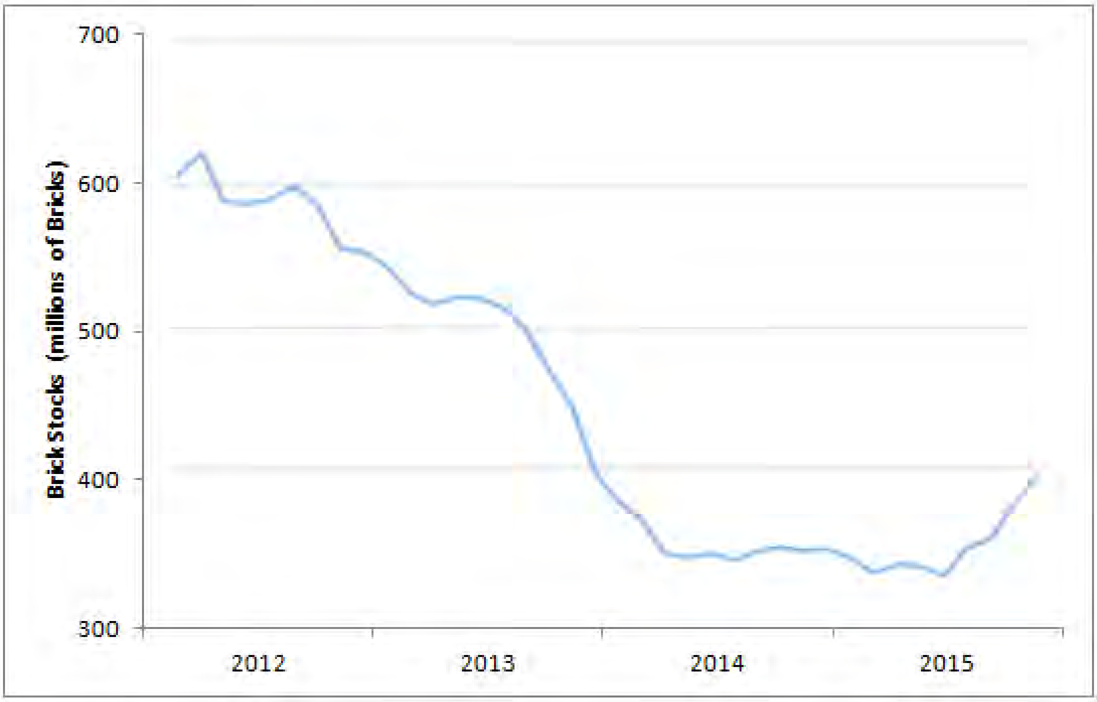
Since 2009, the value of urban residential land in Edinburgh has more than doubled. Much of this increase in Edinburgh land values has taken place more recently, with prices rising by 17% in the last 12 months alone. Residential land values in Edinburgh are the highest in Scotland. The value of brownfield land is estimated to be 75% higher in Edinburgh than Glasgow or Aberdeen, consistently maintaining that position over the past decade.

Capacity constraints

The ability to build new houses is ultimately constrained by the availability of skilled workers and raw materials. In this regard, there are concerns in the house-building industry. The latest State of Trade survey by the Federation of Master Builders showed that half of all small and medium sized (SME) construction firms were having difficulties in recruiting bricklayers, and over 40% in recruiting carpenters.

Almost two-thirds of construction SMEs were also facing a two-month wait for new brick orders, with almost a quarter facing a four-month wait. This is a result of the reduced stock of bricks, which has fallen by almost half since 2012.

Figure 8: Brick Stocks



Source: Department for Business, Innovation and skills

The high demand and reduced supply in building materials generally has served to push up prices. Since 2010, the cost of bricks has risen by 24%, cement by 19%, particle board by 38% and plastic doors and windows by 13%.

Demand for Housing

Paragraph 115 of SPP states:

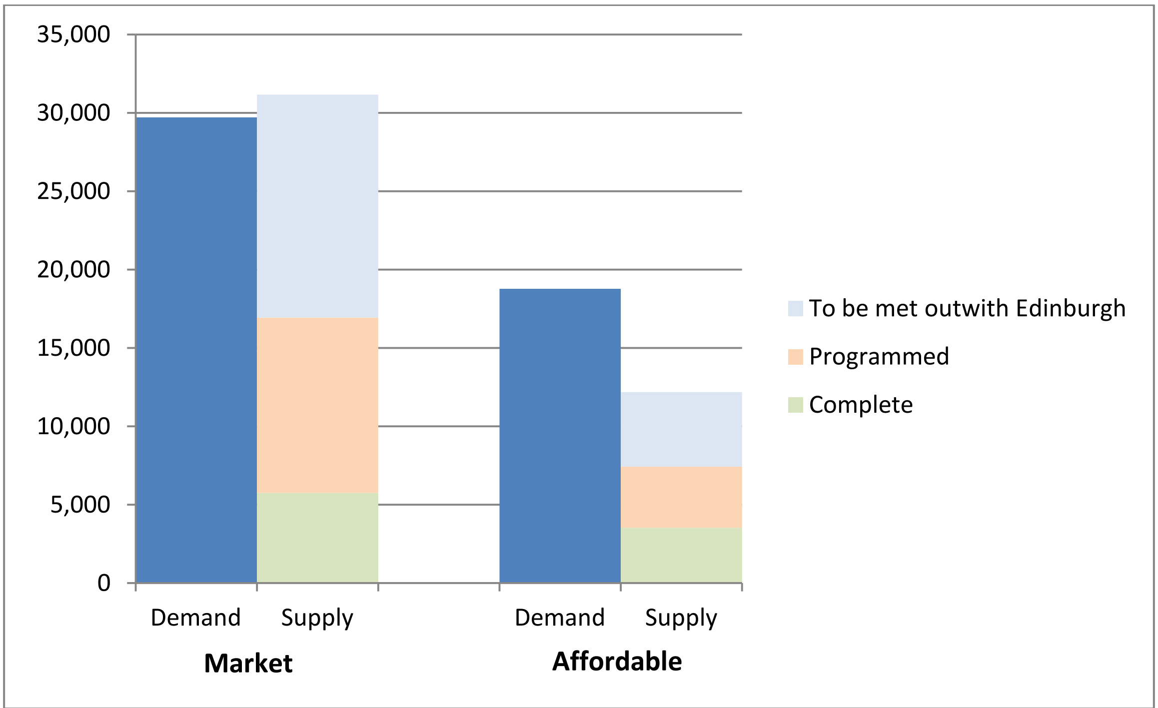
"*Plans should address the supply of land for all housing. They should set out the housing supply target (**separated into affordable and market sector**) for each functional housing market area, based on evidence from the HNDA. The housing supply target is a policy view of the number of homes the authority has agreed will be delivered in each housing market area over the periods of the development plan and local housing strategy, taking into account wider economic, social and environmental factors, issues of capacity, resource and deliverability, and other important requirements such as the aims of National Parks. The target should be reasonable, should properly reflect the HNDA estimate of housing demand in the market sector, and should be supported by compelling evidence*."

The housing supply target, with an addition for generosity, is used to set the overall housing land requirement. The housing land requirement that is set in the SG, however, is not based upon housing supply targets for market and affordable tenures separately but is based upon the total figure for need and demand from the HNDA. No recognition is made of the tenure split that was identified by the study.

SESPLAN Housing Need and Demand Study March 2010 (Revised May 2011) was used to set the overall housing land requirement for SESPLAN as a whole. The entire SDP area was considered a functional housing market area, meaning that demand generated by one part of the area could in principle be met anywhere within the SESPLAN area. Analysis revealed that there was insufficient sustainable capacity within City of Edinburgh's boundary for all of the need and demand identified in the study to be met. The SDP therefore planned for a significant portion of demand generated by Edinburgh to be met elsewhere in SDP area – approximately 19,000 units. The SDP makes no statement about the tenures of Edinburgh's need and demand that will be met elsewhere in the SDP area. Assuming that 75% will be market demand and 25% will be affordable, there is sufficient land In Edinburgh programmed to meet the remaining market demand to 2024 but there is a significant shortfall in land programmed for affordable completions. It should be noted that land programmed only includes sites currently agreed as effective in HLA2015. It is anticipated that additional sites will contribute to meeting the housing land requirement including constrained sites becoming effective, windfall sites and additional sites allocated in the proposed LDP, not yet included in the audit.

Figure 9 below compares need and demand by tenure against programming in the audit, extended to 2024

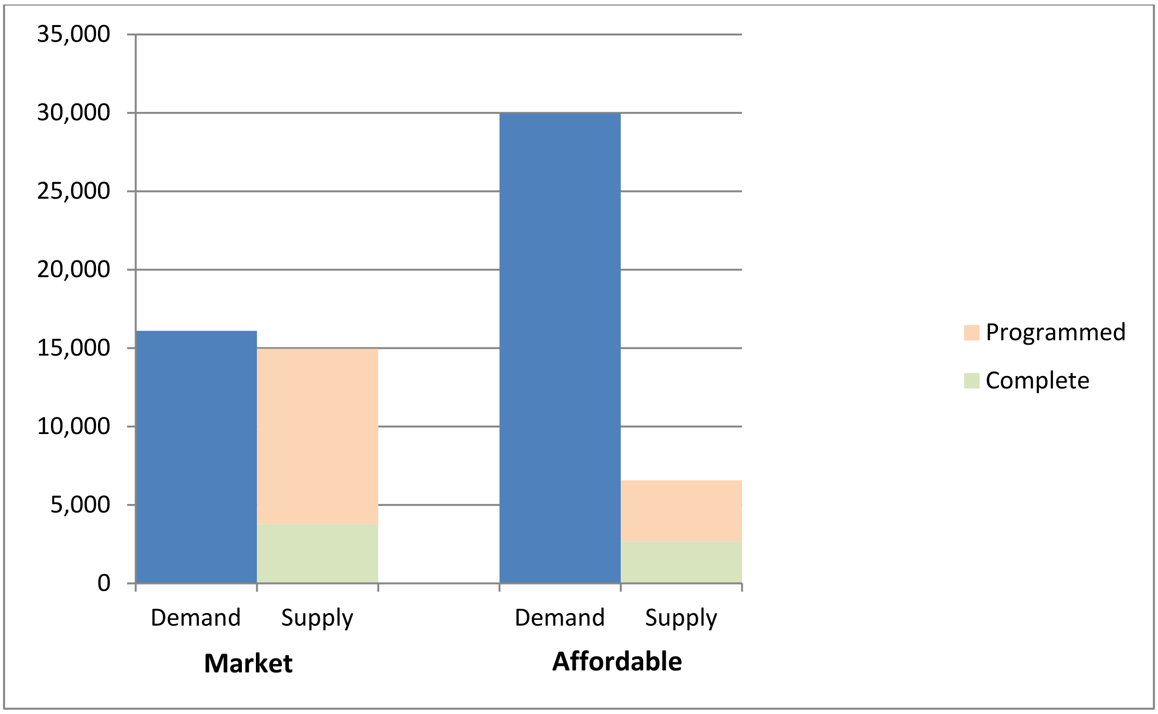
Figure 9: Need and Demand to 2024 (HNDA1) compared to programmed land supply



HNDA2

The comparison above is based upon the HNDA prepared to support the current SDP. The study is based upon dated information from pre-credit crunch years and may not be an accurate assessment of current and future demands. A second HNDA has been prepared to support preparation of the second strategic development plan. Estimates from the latest HNDA are very similar to the previous HNDA in terms of the total need/demand for housing in Edinburgh. However, the tenure split is significantly different with far higher estimates of affordable need. A comparison of the programmed land supply by tenure with the latest estimates of need and demand is given in Figure 10 below.

Figure 10: Need and Demand to 2024 (HNDA2) compared to programmed land supply



The table illustrates that there is a slight shortfall in the amount of land programmed for market completions up to 2024 when compared to the HNDA estimate of demand and a considerable shortfall in affordable completions compared to need. Programming up to 2024 does not include all sites allocated in the second proposed LDP – only those that were allocated in the first proposed LDP. In addition is expected that there will also be around 5,000 completions on windfall sites and a contribution of around 2,300 units form sites currently considered constrained. This would suggest there is currently sufficient effective housing land to meet market demand once all LDP sites are included, although a considerable shortfall in meeting affordable need exists.

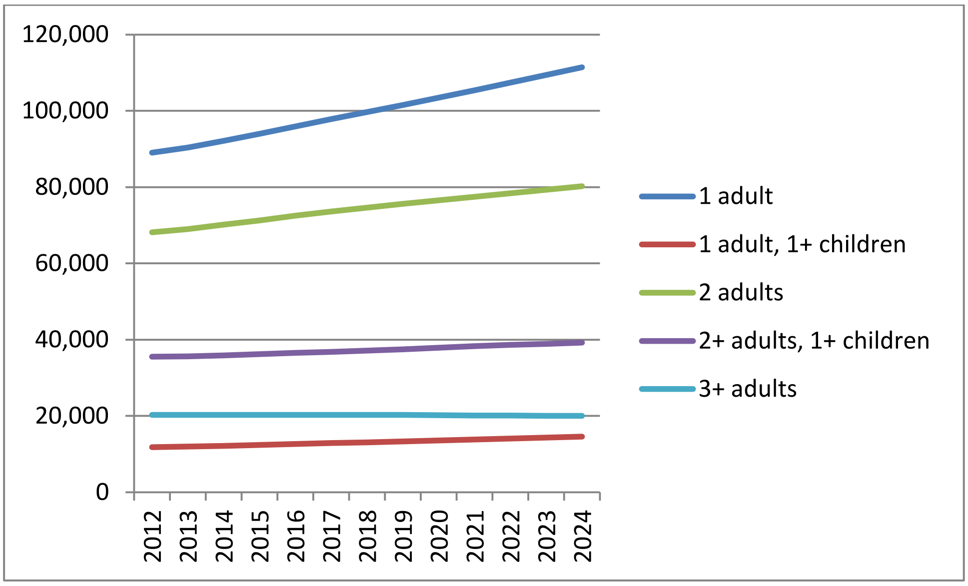
Housing size

The overall need and demand figures in the HNDA are derived from the household projections that are prepared by National Records of Scotland (NRS). The projections are a trend based series based and take no account of policy or changes in the economy.

Projections are firstly made for changes in population based upon trends in births, deaths and migration. ‘Headship rates’ are applied to the population projections to calculate the number of households required to account of the changing population. The projections are made for different household types and summed to get the overall projected change in households.

Although the HNDA does not give specific estimates of need and demand by household type, the overall need/demand for new houses is based upon the sum of the projected change in the different household types and the as such, there is an inherent assumption that newly arising households will be of the types projected. Figure 11, below details the projected change in household types from the principal 2012 household projections.

Figure 11: 2012 based household projections for City of Edinburgh



The graph demonstrates that growth in households in Edinburgh is projected to be concentrated in the smaller household types. Single adult household are projected to increase the most (25%) followed by single adult with children (23%) and 2 adults only households (18%). in total, single person households and 2 adult without children households account for 85% of household growth between 2012 and 2024.

The projected increase in small, childless households would suggest that the demand within the City will be mainly for small dwellings and flatted accommodation will be suitable to meet the majority of this demand.

Planning applications

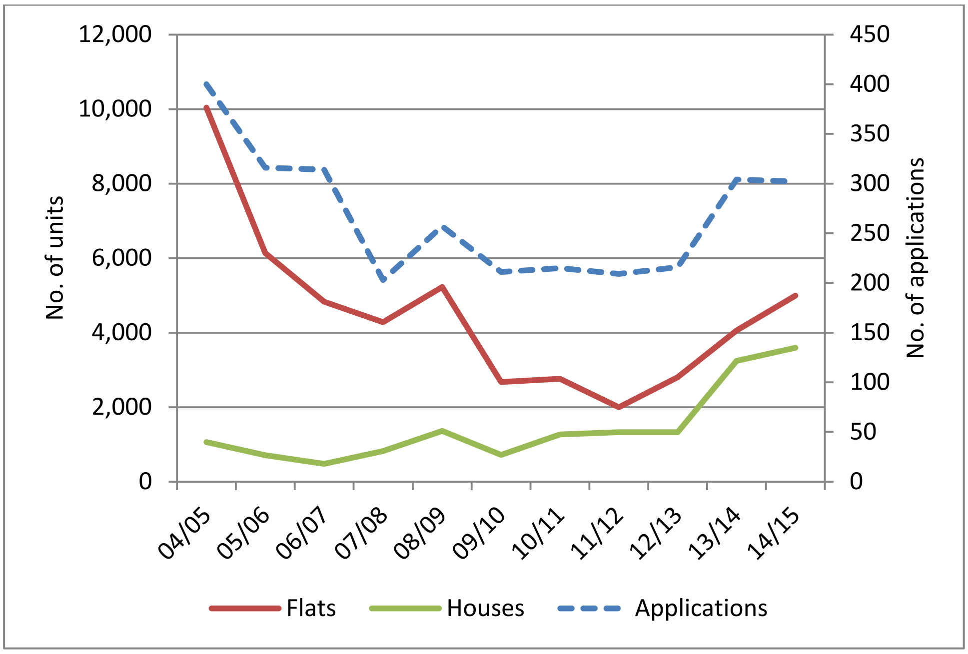
The credit crunch and subsequent recession caused a lowering of confidence in the house building industry. Sites which were already under construction continued to be developed but the number of new applications reduced. During 2004/05 there were 400 planning applications for new housing seeking consent to build a total of over 11,000 new dwellings, the vast majority (10,000) being flatted units. This number fell dramatically over the following three years and in 2007/08, there were only 203 application for a total of 5,100 dwellings.

From 2008 until 2013, the number of new applications remained fairly constant averaging 220 per year accounting for an average of 4,450 dwellings. Over the last two years, the number of new applications has started to rise, though not to the pre credit crunch level.

The reduction in units applied for affected flatted accommodation to a much greater degree than houses. The purchase of houses in the city, normally more expensive than flats and less likely to appeal to first time buyers were not so severely affected by the reduction of easily available credit.

Figure 12 below shows recent trends in planning applications for new housing in terms of number of applications made and numbers of houses and flats applied for.

Figure 12: Planning applications for new housing



Housing Land Audit Analysis

The forward programme within the housing land audit represents an estimate of likely completions from each housing site over the next seven years and in the longer term. The estimates are discussed and agreed, where possible, with the house building industry through consultation with Homes for Scotland (HfS).

Programming methodology

The programming of housing sites is based upon consideration of many factors. In many cases, the programme will be supplied by the developer but where this is not the case, some programming defaults are applied.

Firstly a date for first completions is estimated (if completions haven't already occurred).

- Is site under construction? If yes, first completions in year 1.
- Is site being developed by known volume house-builder? If yes, first completions in years 2 or 3 (depending on size of site/infrastructure issues etc.)
- Is site in hands of smaller developer? If yes, first completions in year 3
- Does site only have planning permission in principle? if yes, first completions in year 4
- Is there any evidence of activity such as site clearance/demolition etc. If yes, first completions in year 2.
- Is there any advertising, signs etc. indicating a start date?

Completions per year are then estimated

- Is site being developed for affordable housing? If yes, site will usually be completed within two years, depending on size.
- Is site greater than 50 units? If yes, programme as 25, 50, 50 ... etc. per year
- Is site greater than 500 units? if yes, programme as 25, 50, 50, 75, 75 per year
- Is site for flats of <50 units, programme over two years.

These programming defaults are only a starting point and are not universally applied. Other consideration may also influence the programming on an ad hoc basis:

- Is site similar in nature/location to another recently completed site?
- What rate of development has the developer achieved elsewhere?
- What programming was agreed on site in previous audits?

Finally, the programme is discussed with members of HfS and adjusted accordingly.

As discussed above, the type of site affects the programming expectations of the effective land supply. The sites making up housing land audit 2015 can be broken down into 7 broad categories based upon ownership:

- Volume House builder
- RSL
- Small private builder
- Development company / Real estate agent

- Small land owner
- Large land owner
- Council owned (including EDI)

Figures 13 and 14 show the distribution of Edinburgh's effective and constrained land supplies according to ownership/control of sites.

The greatest proportion of the five-year effective supply is controlled by the volume house building industry, accounting for over half of all programmed completions. In the case of constrained land, including the long term effective supply programmed beyond year 5, most of the land is held by the landowner. Much of this land is accounted for by Waterfront land at Leith and Granton.

Figure 13: Effective supply by ownership

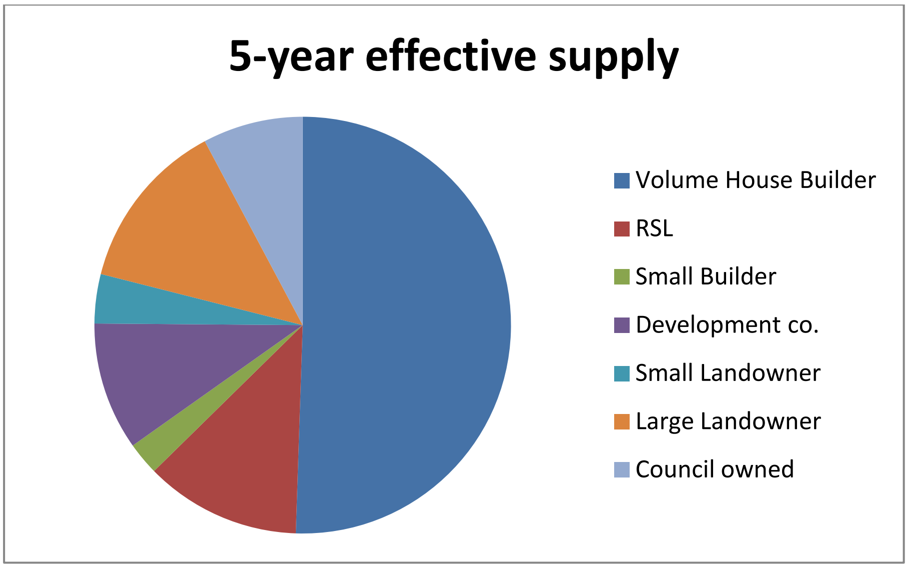
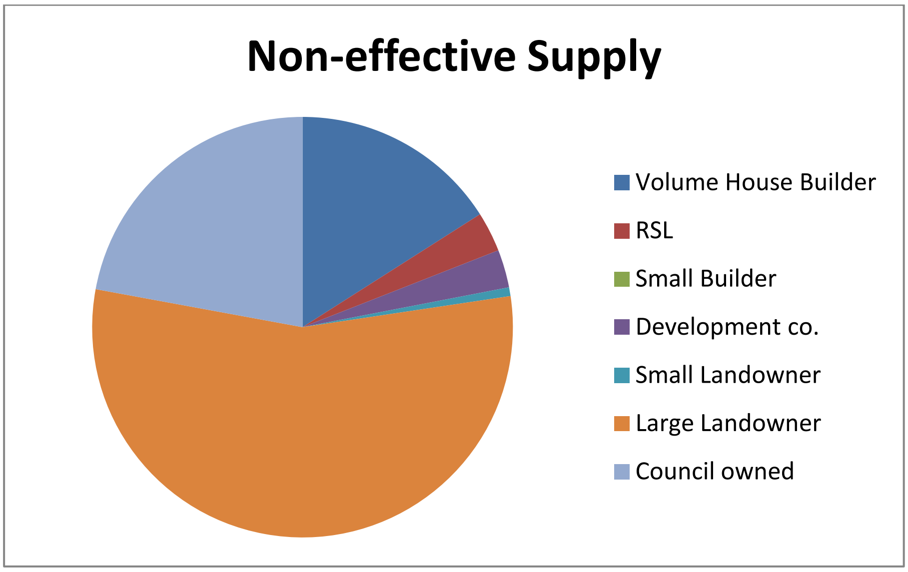


Figure 14: Non-effective supply by ownership



Alternative measure of the effective land supply

The five-year effective land supply is defined as the expected number of completions on all effective sites over the following five-year period (the definition of effective is covered by PAN 2/2010). As such, the contribution to the effective land supply of a particular site is dictated to a large extent by the marketing strategy of the developer in question. It is not such an issue on small sites that can be built out with a year or two as they will be either effective or non-effective. Large sites, however, can be completely clear of any form of planning or physical constraint but if, for marketing or other reasons, a developer intends to limit the pace of development, only a fraction of the site contributes to the effective supply.

PAN 2/2010 paragraph 56 says *"The contribution of any site to the effective land supply is that portion of the **expected** output from the site which can be completed within the five-year period."* However, Paragraph 55 says *"To assess a site or a portion of a site as being effective, it must be demonstrated that within the five-year period beyond the date of the audit the site **can** be developed for housing."* These two statements may be seen as contradictory as there is an underlying assumption that what **can** be developed **will** be developed and that sites will be built out at the maximum rate possible. This isn't always the case.

Expected completions will drop (or increase) in reaction to market forces. Assessing the extent of the effective land supply purely on expected completions takes no account of shifts in the economy and market demand. If demand drops, completion rates will decrease lowering the supply of effective land. This then has the seeming contradictory effect of requiring additional land to be identified and allocated.

An alternative to assessing the effective supply according to programmed completions is to estimate the development potential of the land supply; to measure the contribution of a site to the five-year effective land supply according to what **can** be developed rather than what **will** be developed.

Theoretical Maximum

A study of completion rates over the last twenty years revealed that many large sites were developed at up to 200 units in a single year. The average of the fastest developed 20% of all large sites (100+ units) is 110 units per year. A slightly lower figure of 100 units per year is used as a theoretical maximum for assessing the potential of sites to contribute to the effective land supply. Very large sites (500+ units) are assumed to be developed by 2 developers at the same time at the theoretical maximum rate. It is understood that in reality, all sites could not be delivered in parallel at the maximum rates due to market demand and capacity of the house building industry but such considerations need not be taken into account in assessing the capacity of the effective land supply.

Table 5 below shows an assessment of the effective land supply programmed at the theoretical maximum rate against the housing land requirement.

The schedule of sites programmed at the maximum rate is attached as an annex to this report.

Table 5: Housing land requirement and effective land supply (theoretical maximum programme)

Requirement 2009 to 2019	22,300
Completions 2009 to 2015	9,266
Requirement 2015 to 2019	13,034
Annual Average	3,259
Requirement 2019 to 2024	7,210
Annual Average	1,442
Requirement 2015 to 2020	**14,476**
Effective land supply (Theoretical Maximum)	**15,601**
% Requirement	108

The table demonstrates that if all sites were developed at the maximum rate, the current land supply is sufficient to meet the five-year requirement. There is sufficient land free of planning and physical constraints sufficient for a five-year effective land supply.

Proposed Local Development Plan

The second proposed LDP was submitted to ministers on 29 May 2015 and an examination is currently underway. The proposed plan allocates sufficient land so meet the requirement to 2024 set by the SDP supplementary guidance on housing land. The plan does not specifically allocate land to meet the separate requirements to 2019 and 2019 to 2024, but there are no timing/phasing constraints or conditions on the allocated land preventing development in either period.

Meeting the housing land requirement

Effective land supply

Although the housing land audit only programmes sites for the next 7 years, the programming can be continued to the end of the plan period.

Constrained land

By definition, constrained sites are not programmed within the HLA. However, in many cases, the constraint is to do with market conditions rather than a physical or planning constraint and many constrained sites are expected to contribute to the housing land requirement in the longer term.

Windfall sites

An assessment of the likely impact of additional windfall sites was carried out as part of the housing land study that supported the LDP. Some of the specific sites identified in the windfall study have already become effective and now part of the audit. The windfall assumption has been reassessed accordingly for the period 2015 to 2024.

LDP allocations.

In response to a request for further information from the reporter carrying out the LDP examination, the expected output from LDP allocations has been assessed for the period from 2015.

Table 6 below compares the expected output from all sources of housing land against the housing requirement to 2024.

Table 6. Meeting the LDP Housing Land Requirement

Setting the LDP Housing Land Requirement	**2009-2019**	**2019-2024**	**2009-2024**
The city of Edinburgh Council Housing Land Requirement	22,300	7,210	29,510
10% to ensure generosity	2,230	721	2,951
LDP Housing Land Requirement	**24,530**	**7,931**	**32,461**
Meeting the LDP Housing land Requirement			
Effective Supply	6,463	4,721	11,184
Constrained supply coming forward	0	2,324	2,324
Housing completions 2009 - 2015	9,266		9,266
Windfall*	2,540	1,270	3,810
Demolitions	-2,000	0	-2,000
Total Supply from Existing Sources	**16,269**	**8,315**	**24,584**
LDP Housing Land Requirement	24,530	7,931	32,461
Total Supply from existing sources	16,269	8,315	24,584
Target to be met through new LDP allocations	**8,261**	**-384**	**7,877**
New LDP Allocations			
New brown field allocations	221	519	740
Sites in West Edinburgh Strategic Development Area	175	1,400	1,575
Sites in South East Edinburgh Strategic Development Area	756	1,596	2,352
Sites elsewhere in the City	162	1,080	1,242
Total New LDP Allocations	**1,314**	**4,595**	**5,909**
Difference	**6,947**	**-4,979**	**1,968**

The table demonstrates that under current agreed programming, the land supply will be insufficient to meet the requirement. However, if the effective supply is assessed using the theoretical maximum programme assumptions, the requirements could be met for both periods separately and together.

Additional Allocations

In answer to a request for further information from the reporter appointed to the LDP examination, an assessment was made of other sites promoted by representations to the LDP consultation. This assessment examined the impact that allocating the sites would have on the effective land supply and meeting the requirement. The sites were programmed very optimistically with a lead-in time before completions of only two years. This, however, would mean that there would be only two years of completions contributing to the requirement of the first period to 2019. The graphs below show how the addition of extra allocations would impact on meeting the housing land required if assessed against a single requirement period and separate requirements.

The graphs demonstrate that there is sufficient land already allocated to meet the requirement of the entire plan period. However, if the two periods 2009 to 2019 and 2019 to 20 24 are treated as separate requirements, even allowing for substantial new allocations, the requirement for first period cannot be met. Further, there would be significant over provision for the second period.

Figure 15a: Assessing the supply against a single requirement

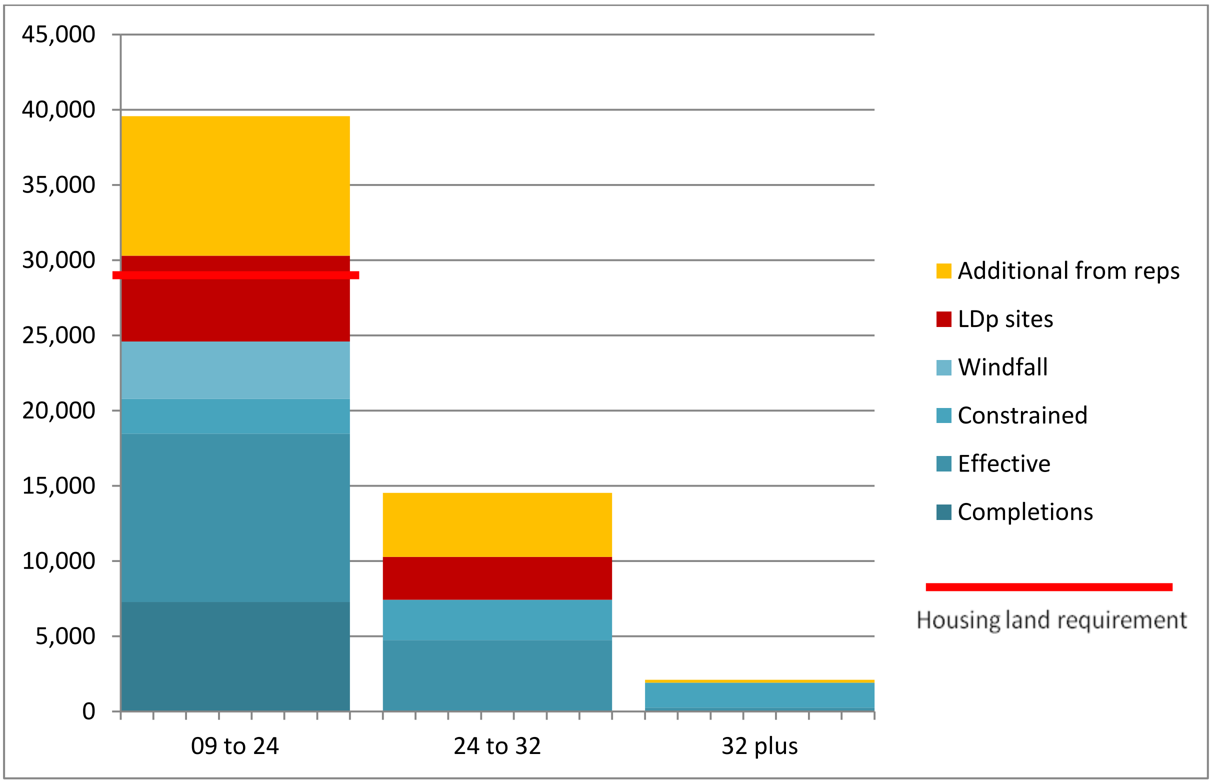


Figure 15b: Assessing the supply against two separate requirements