

Planning Committee

10.00am, Thursday, 6 October 2016

Housing Land Audit and Delivery Programme 2016

Item number	7.1
Report number	
Executive/routine	Executive
Wards	All

Executive Summary

The Housing Land Audit and Delivery Programme (HLADP) is a monitoring tool used to assess the performance of Strategic Development Plan housing land policies and targets. The HLADP records the amount of land available for house building, identifies any constraints affecting development and assess the adequacy of the land supply against the supply target and housing land requirement set by the Strategic Development Plan (SDP). Edinburgh's 2016 HLADP has been completed. Completions in 2016 were significantly above 2015 levels, continuing the upward trend following the credit crunch and subsequent recession.

The HLADP examines both the supply of land (an input) and the expected delivery of new homes (an output). The delivery of new homes is dependent on many economic and demand related factors unrelated to the supply of land and although the delivery programme is currently below the level needed to meet the housing supply target for the next five years, the HLADP demonstrates that this is not due to a lack of effective housing land and the supply of land is sufficient to meet the housing land requirement.

Links

Coalition Pledges	P15 , P50
Council Priorities	CP8 , CP10 , CP12
Single Outcome Agreement	SO1

Housing Land Audit and Delivery Programme 2016

1. Recommendations

- 1.1 It is recommended that Committee:
 - 1.1.1 notes the findings of this report including Appendix 2, “The Housing Land Audit and Delivery Programme 2016”;
 - 1.1.2 agrees to refer it to the SESplan Joint Committee;
 - 1.1.3 agrees to refer it to the Health, Social Care and Housing Committee with a request to consider the actions identified in paragraph 3.18 to help accelerate housing delivery; and
 - 1.1.4 agrees to refer it to the Scottish Government to assist in the ongoing development of planning practice in relation to housing delivery and measuring the availability of land.

2. Background

- 2.1 The Strategic Development Plan (SDP) for Edinburgh and South East Scotland was approved by Scottish Ministers in June 2013. SESplan supplementary guidance on housing land was approved in 2014 and sets the Housing Supply Target 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 and Delivery Programme (HLADP) is used to monitor the effective housing land supply. It will also be used to inform infrastructure decisions through the Local Development Plan Action Programme.

- 2.3 On 3 December 2015, the Planning Committee considered a report on the 2015 housing land audit that showed how programmed completions and consequently the five-year effective land supply fell sharply during the recession even though the overall stock of effective land remained broadly constant. The report concluded that the five year delivery programme in the City of Edinburgh did not represent an effective five year housing land supply. However the Committee noted that a revised approach to calculating the effective supply should be applied, focussing on land availability rather than solely on anticipated housing completions. This approach has now been further developed resulting in an audit of both land supply and anticipated completions – the delivery programme.
- 2.4 This report provides an update on the supply of housing land and the delivery of new homes based upon the findings of the 2016 HLADP and assesses the adequacy of the land supply against the housing land requirement set by the SDP.

3. Main report

- 3.1 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" (PAN 2/2010). These criteria include ownership, physical (eg slope, aspect, stability, flood risk, access), contamination, deficit funding, marketability, infrastructure and land use. PAN 2/2010 also states that "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".
- 3.2 The report considered by Planning Committee in December 2015 suggested an alternative approach to assessing the effective land supply based upon the capacity and availability of effective land rather than the developer's output programme which is affected by factors unrelated to the supply of land. A revised approach is supported by the SESplan Joint Committee which at its meeting on 14 December 2015, noted "the difficulty in maintaining the 5-year effective supply in Edinburgh is not related to a shortage of unconstrained land in that area".
- 3.3 The Scottish Government issued Draft Planning Delivery Advice on Housing and Infrastructure for consultation in February 2016. The draft advice appears to support the approach of assessing the adequacy of the land supply based upon capacity rather than anticipated construction output. This change is currently opposed by Homes for Scotland and the advice is yet to be finalised.
- 3.4 The 2016 HLADP is attached as Appendix 2.

Housing Land Supply

- 3.5 As at 31 March 2016, there was sufficient land free of planning constraints and available for development for 25,748 houses. In addition to this, there was land for a further 7,272 houses on sites where there is currently a constraint preventing development.

- 3.6 The effective land supply, which includes the sites allocated in the proposed local development plan (LDP), is varied in type, size and location. It is spread over a range of locations and includes brownfield (60%) and greenfield (40%) sites.
- 3.7 The locations and status of housing sites making up the established housing land supply in the City of Edinburgh is shown on the map attached as Appendix 1.

Housing Land Requirement

- 3.8 The housing supply target for the City of Edinburgh is set by the South East Scotland Strategic Development Plan (SDP) and its supplementary guidance. The housing supply target was set at 22,300 units from 2009 to 2019 and a further 7,210 from 2019 to 2024. The Local Development Plan Report of Examination (June 2016) recommended extending the housing supply target to 2026, increasing the target by a further 2,884 houses. Taking account of completions to date, this results in a housing supply target of 20,829 for the period 2016 to 2026. Adding in a 10% 'generosity' margin to help ensure that the target will be met, the housing land requirement is 22,912. The HLADP identified an effective land supply of 25,748 units; more than sufficient to meet the requirement.

Housing Delivery

- 3.9 Following the steep decline in the housing market brought about by the credit crunch and subsequent recession in the mid 2000's, a recovery has been taking place. The number of new homes completed has almost doubled from 1,191 in 2013 to 2,297 in 2016.
- 3.10 In addition to recording the highest yearly completion figure since the recession, the forward programme of anticipated construction is also the highest it has been since the early 2000s. 11,970 houses are programmed to be built over the next five years – an average of 2,390 houses per year.
- 3.11 Emerging from the recession, the delivery of new housing was helped by an increase in the building of affordable homes. Prior to 2011, affordable tenures accounted for just over 10% of all houses built in the city. Since 2011, affordable homes have accounted for nearly 40% of new homes built.
- 3.12 Delivery of new homes is not solely dependent on the supply of effective land. The housing market will react to both local and national changes in the economy causing completions rates to increase and decrease according to fluctuations in demand.
- 3.13 The housing supply target is the policy view of the number of homes that will be delivered over the LDP period to 2026. This is set by the SDP and its Supplementary Guidance, extended to 2026 by the LDP Report of Examination. To ensure that the target can be met, additional land must be made available to allow for flexibility of range and choice. An additional 10% is added to the target to obtain the housing land requirement.

- 3.14 The five year delivery programme, previously referred to as the five year effective land supply, is the anticipated number of houses to be delivered from the land supply of the following five year period.
- 3.15 The effective housing land supply and anticipated output from the supply are summarised, alongside the housing land requirement and 5 year output target, in Table 1 below.

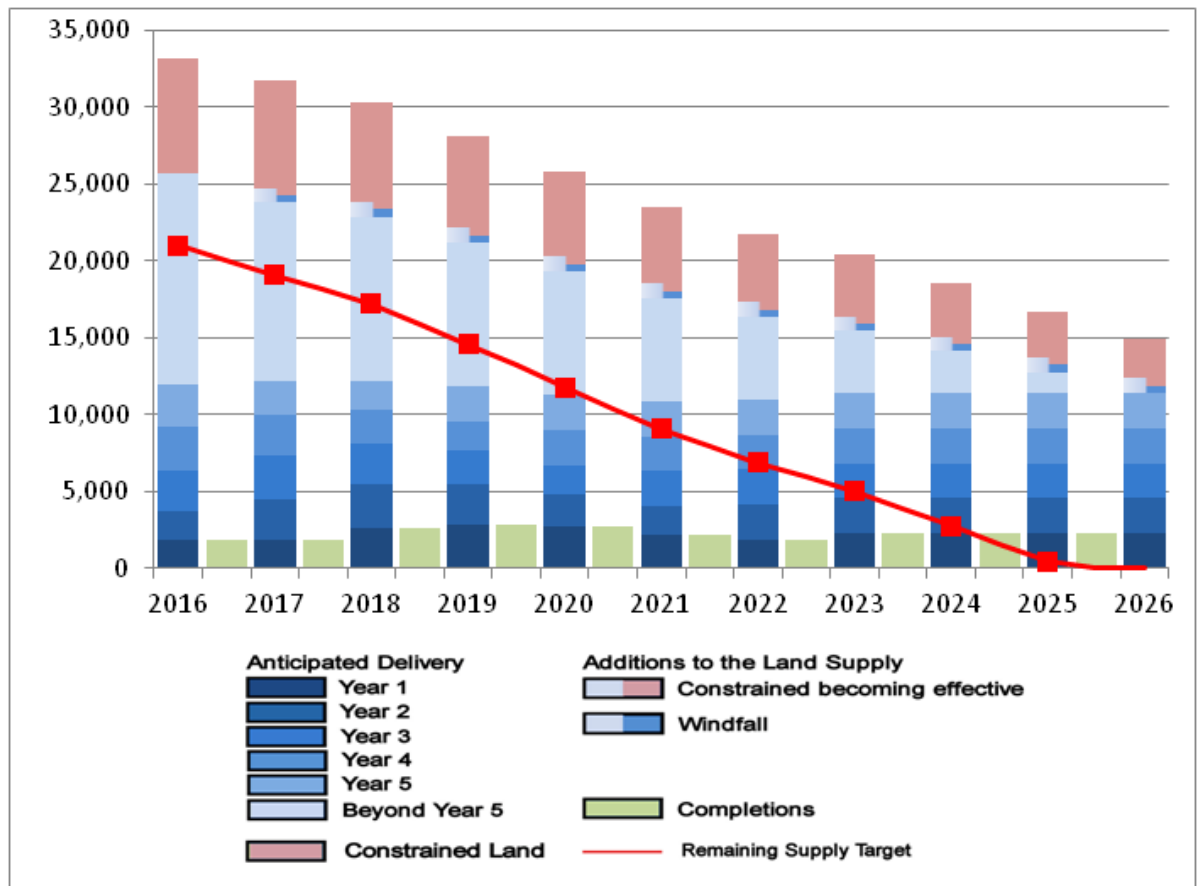
Table 1. Housing Land Supply and Anticipated Delivery Output

Housing Supply Target 2009 to 2019	22,300
Housing supply Target 2019 to 2024	7,210
Housing Supply Target 2024 to 2026	2,884
Completions 2009 to 2016	11,565
Housing Supply Target 2016 to 2026	20,829
Land Supply	Delivery Output
Housing Land Requirement 22,912	Output Target 2016 to 2021 13,619
Effective Housing Land Supply 25,748	5 year Delivery Programme (2016 to 2021)* 11,970

* Previously referred to as the 5 year effective land supply

- 3.16 The 2016 table demonstrates that there is sufficient land, free from development constraints, to meet the housing land requirement in the city. However, despite a recovery in the housing market, anticipated output from the five year delivery programme is still insufficient to meet the five year output target (88%). The five year delivery programme is closer to the output target now than it was in 2015. The five year delivery programme reported in the 2015 housing land audit was 9,753 – 67% of the five year output target.
- 3.17 Chart 1 demonstrates how the current supply of housing land can meet the housing supply target to 2026. The amount of available land is represented by the bars in the chart. The housing supply target, set by the SDP, is shown as the red line. The chart demonstrates that the supply of housing land is sufficient to meet the overall target. As land is developed, the remaining target reduces as does the amount of land remaining. There will be some increases in the effective land supply, both through new windfall sites and some sites that are currently constrained becoming effective. The number of completions anticipated over the next five years may fluctuate with changes in demand and economic factors but this is not a function of the supply of land.

Chart 1. Housing Delivery



3.18 The Council can seek to accelerate delivery rates as described in the following proposed actions:

3.18.1 Homes for Scotland have been contacted, inviting them to meet with officials to discuss how Homes for Scotland might work with its members and the Council to address the challenge of increasing the delivery rate for housing units of all tenures in the short term.

3.18.2 There is more than sufficient land available for development, but in some cases sites which could commence development imminently are not expected to be built on for some time due to poor market demand. These sites include brownfield land in the waterfront, and other locations. In order to achieve faster development rates, the Council and its partners may need to intervene directly, to acquire sites and progress for development. A potential vehicle for doing so is the Edinburgh Homes model, agreed by the Health, Social Care and Housing Committee in April 2015. The HLADP provides additional evidence, and potentially site-specific information, to support the approach being taken by the Edinburgh Homes model to boost housing delivery on the established land supply. There is scope to refer the HLADP to the Health, Housing and Social Care Committee with a request that the audit information be used to inform implementation of the Edinburgh Homes programme. The emerging outcomes could be reported back in the future HLADPs

- 3.18.3 The Scottish Government's Housing Infrastructure Fund could be accessed to assist in unlocking development sites, including those in the waterfront and other brownfield locations. Scottish Government have invited local authorities, as part of the development of their Strategic Housing Investment Plans, to identify priority housing sites that could, with support from the fund, be unlocked to bring forward housing within the next five years. The fund, administered by the Scottish Government, will offer infrastructure loans to non-public sector organisations and infrastructure grants to local authorities and registered social landlords to support affordable housing delivery. There is scope to use it to help address any funding gaps arising in relation to the LDP Action Programme's actions for waterfront sites. There may also be scope to use it to assist in housing site assembly in locations identified in the LDP, and its supporting analysis. This activity could complement or form part of the aforementioned Edinburgh Homes programme, and the following action on Investment and Regeneration.
- 3.18.4 In addition to sites identified in the established land supply, there is potential for housing development on brownfield sites currently occupied by low rise commercial uses. Many of these locations have good public transport accessibility and other existing infrastructure capacity, and so could be developed for higher density housing. However, there has been limited market-led activity in such redevelopment. The potential for the Council to intervene to make better use of this land has been identified in a report to the Economy Committee – Investment and Regeneration in Edinburgh – Next Steps (28 June 2016). That report set a refreshed approach to investment and regeneration. The planning service can work with economic development to implement that fresh approach. The emerging outcomes could be reported back in the future HLADPs.
- 3.18.5 The LDP Action Programme should continue to be used to manage infrastructure planning with a view to avoiding unnecessary constraints on delivery of priority sites.
- 3.19 Further types of actions to accelerate delivery on established land may arise as the Review of the Planning System progresses.
- 3.20 It is considered that the present report's approach to auditing land and estimated delivery rates separately could be of interest to other councils and the Scottish Government as a way of implementing some of the aspirations of the National Joint Housing Delivery Plan and the Review of the Planning System. Accordingly, it is proposed to share this report with the Scottish Government for that purpose.

Conclusions

3.21 These are as follows:

3.21.1 Delivery of new homes is affected by many economic and demand factors unrelated to the supply of effective land available for development. The anticipated output programme will not be the only assessment that the Council will consider to measure the adequacy of the land supply. Land supply will also be considered in terms of the capacity of unconstrained land available for development.

3.21.2 There is sufficient effective land supply available for development in the City for Edinburgh to meet the housing land requirements set by the SDP for the periods 2009 to 2019, 2019 to 2024 and 2024 to 2026.

3.21.3 There is still a need to measure the rate of delivery output over the next five years and to seek ways to increase it. There are several ways that the Council is seeking to do so and this report can help to inform them.

4. Measures of success

4.1 The statutory development plan and national planning policy are implemented, resulting in housing need being met without unnecessary adverse environmental, social and economic impacts. Infrastructure is used efficiently. Council programmes are fully aligned to achieve desired outcomes.

5. Financial impact

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

6. Risk, policy, compliance and governance impact

6.1 The HLADP 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.

7. 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%20Development/Housing%20Land%20Supplementary%20Guidance/Housing%20Land%20SG%20-%20EqHRIA.pdf>

8. 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%20Development/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.
- 8.2.1 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 2016.
- 8.2.2 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 2016.
- 8.2.3 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 2016.

9. Consultation and engagement

- 9.1 No formal consultation is required in connection with this report. However, the contents of the schedules within the housing land audit and delivery programme were agreed as reasonable with the representative body of the private house building industry, Homes for Scotland.

10. Background reading/external references

[Strategic Development Plan for Edinburgh and South East Scotland, SESplan, 2013](#)

[Local Development Plan](#)

[City Housing strategy](#)

[Health, Social Care and Housing Committee: 21 April 2015. Item 7.2 – Edinburgh Homes – Accelerating House Building.](#)

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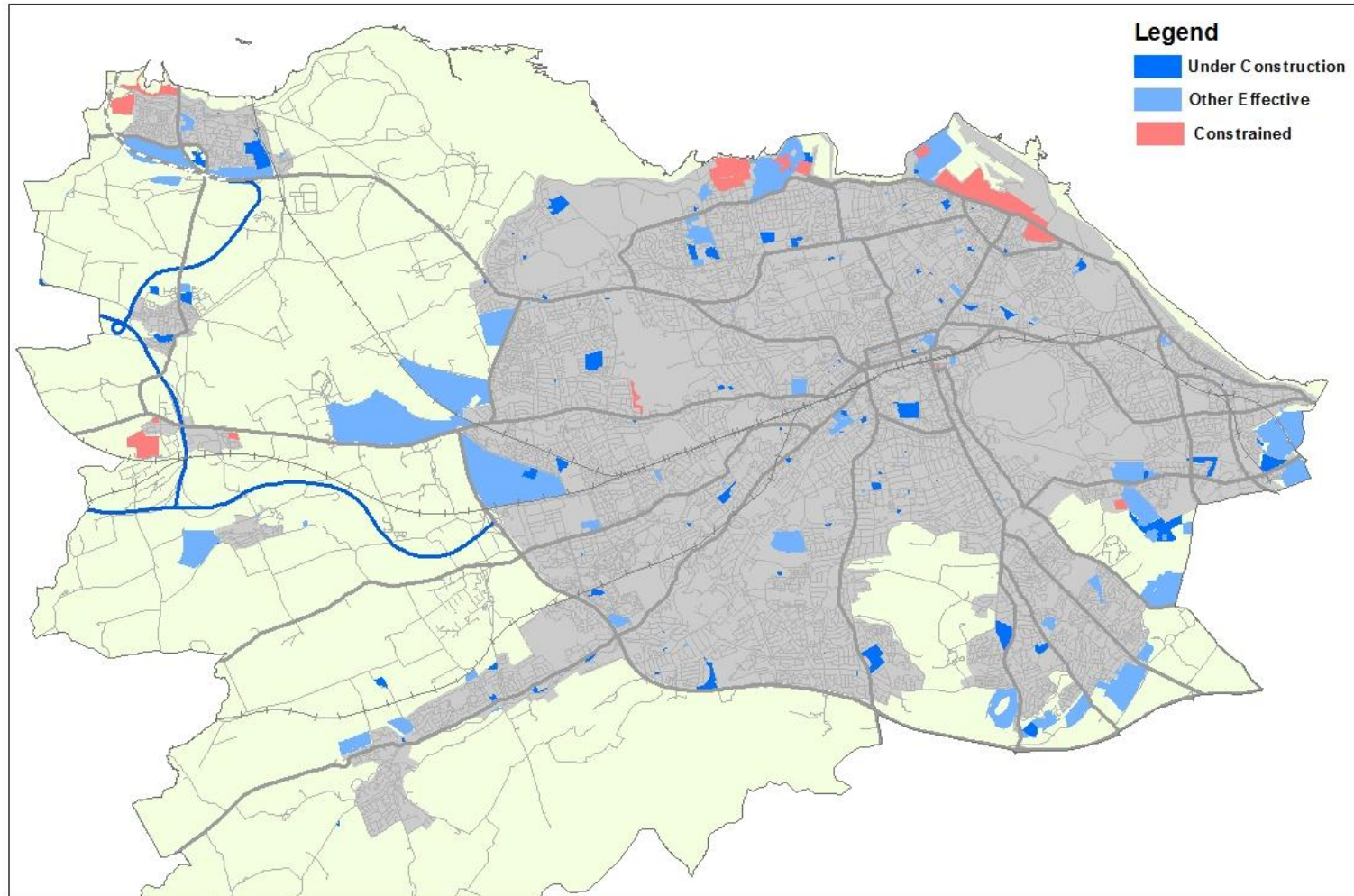
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11. Links

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 Priorities	CP8 - A vibrant, sustainable local economy CP10 - A range of quality housing options CP12 - A built environment to match our ambition
Single Outcome Agreement	SO1 - Edinburgh's economy delivers increased investment, jobs and opportunities
Appendices	Appendix 1: Map of Established Land Supply Appendix 2: Housing Land Audit and Delivery Programme 2016

Appendix 1.

Established Land Supply 2016



APPENDIX 2

Housing Land Audit and Delivery Programme 2016

1. Introduction

2. Housing Land Supply

- Established land supply
- Effective land supply
- Constrained land
- Greenfield / Brownfield analysis

3. Housing Delivery

- Completions
- Factors affecting delivery
- Affordable housing
- Accuracy of the audit

4. Housing Land Requirement

1. INTRODUCTION

The Housing Land Audit and Delivery Programme (HLADP) 2016 is an assessment of the housing land supply in the City of Edinburgh Council area as at 31 March 2016. The audit attempts to programme expected housing completions over the audit period, 2016 to 2021 and details completions that took place over the year April 2015 to March 2016.

Sites included in the HLADP 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 HLADP gives a detailed picture of the supply of housing land in terms of the number of housing units that it can accommodate. It also sets out a programme of expected completions over the next 5 years and in the longer term.

The HLADP comprises schedules for each housing site with four or more units. Smaller sites are not detailed individually but are included as an aggregate figure only. 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, site details including delivery programme, details of units completed over the previous 12 months and a list of constrained sites are contained in schedules 1 to 4 at the end of this report.

2. HOUSING LAND SUPPLY

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” (PAN 2/2010). These criteria include ownership, physical (e.g. slope, aspect, stability, flood risk, access), contamination, deficit funding, marketability, infrastructure and land use.

As at 31 March 2016, the established land supply in the City of Edinburgh Council area was 33,020. This included land free of all planning constraints for 25,748 houses. The established land supply also includes land for a further 7,272 houses on sites that are currently considered constrained.

Effective land supply

When assessed against the criteria contained in PAN 2/2010, there is land free of planning constraints for 25,748 houses in the City of Edinburgh Council. This includes 6,235 houses on sites currently under construction, 10,102 houses on sites with planning consent but where development has not yet started and a further 9,136 houses on sites that have not yet received planning consent – mostly sites allocated in the first Proposed Local Development Plan. The remaining 275 houses are on small sites that are not listed separately in the audit.

Figure 1 below shows how the established land supply in Edinburgh has changed over the last ten years. In previous housing land audits, only units programmed for development over the first 5 years were considered to represent the effective land supply. The 2016 HLADP considers the **supply** of land separately from programmed **delivery** and defines land as either:

‘Effective’. Land free of development constraints and available for the construction of houses; and

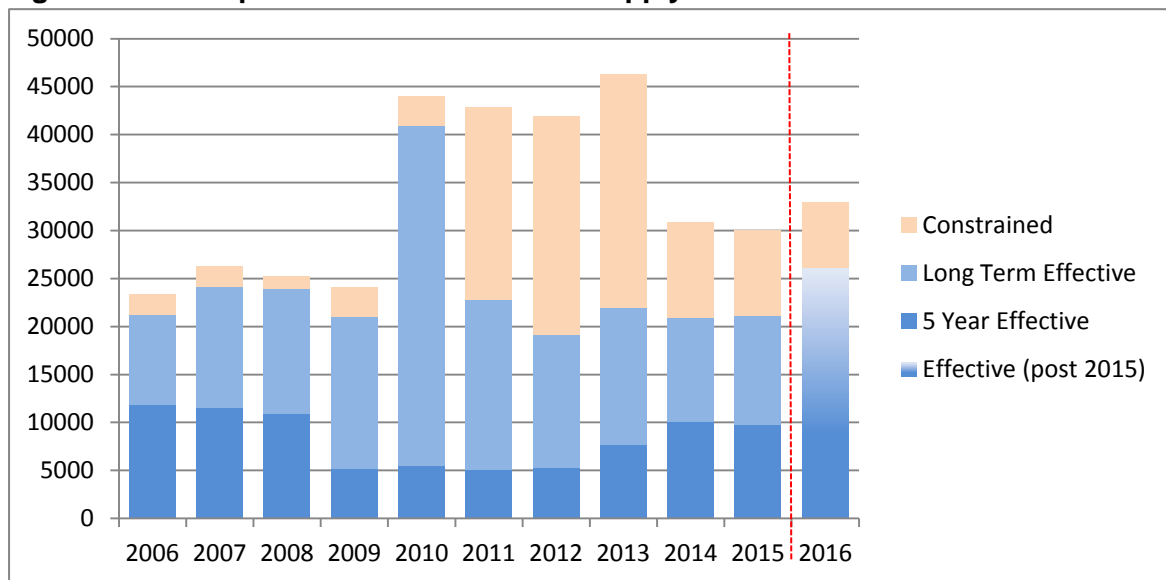
‘Constrained.’ Land on which development cannot currently take place without remedial action.

The chart, therefore, shows three categories of land up to 2015 - the effective land supply programmed for development over the next five years, effective land supply programmed in the longer term and constrained land. For 2016, only two categories of land are shown – effective and constrained.

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. The effective land supply is now higher than it has been for over ten years with the exception of 2010. There was a large increase in land supply in 2010 caused by local plan allocation and 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 and changes to the national and local planning policy context, 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. This has been reduced further in 2016 following the publication of the LDP report of examination.

Figure 1: Make-up of the established land supply



Constrained Land

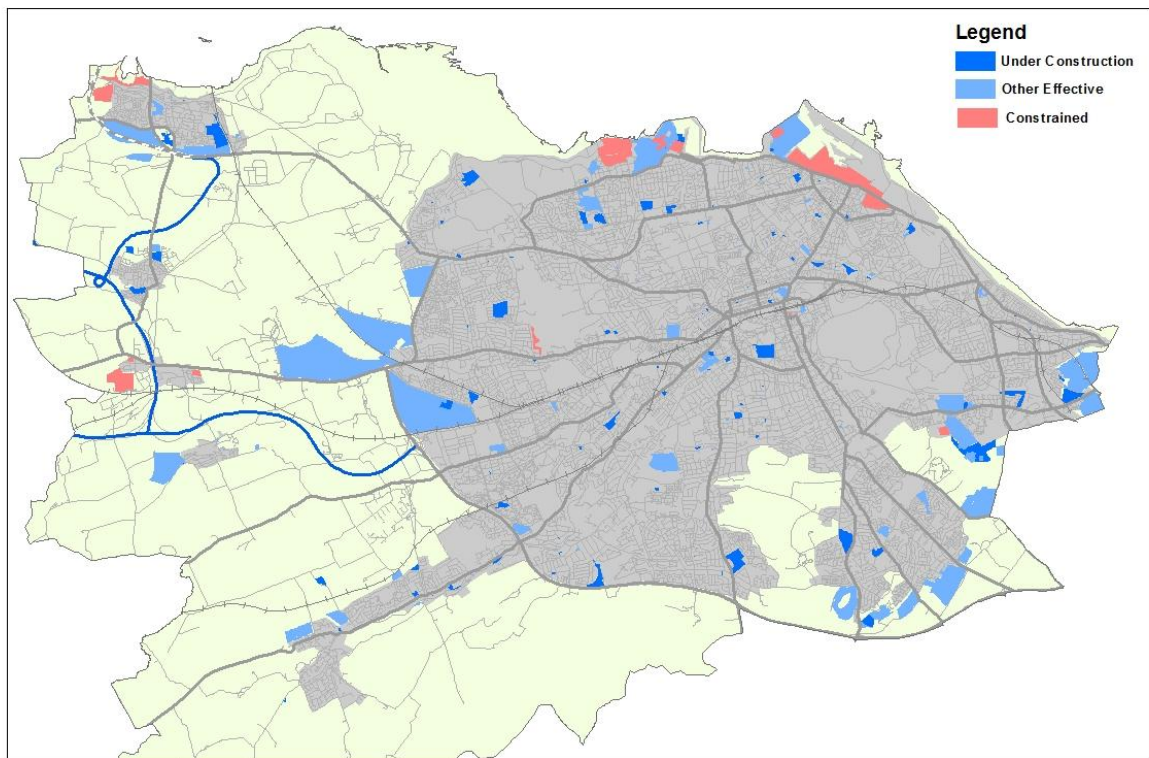
Constrained sites are those on which development cannot take place without some form of remedial action. Such constraints include:

- **Ownership:** the site is in the ownership or control of a party which can be expected to develop it or to release it for development. Where a site is in the ownership of a local authority or other public body, it should be included only where it is part of a programme of land disposal;
- **Physical:** the site, or relevant part of it, is free from constraints related to slope, aspect, flood risk, ground stability or vehicular access which would preclude its development. Where there is a solid commitment to removing the constraints in time to allow development in the period under consideration, or the market is strong enough to fund the remedial work required, the site can be included in the effective land supply;

- Contamination: previous use has not resulted in contamination of the site or, if it has, commitments have been made which would allow it to be developed to provide marketable housing;
- Deficit funding: any public funding required to make residential development economically viable is committed by the public bodies concerned;
- Marketability: the site, or a relevant part of it, can be developed in the period under consideration;
- infrastructure: the site is either free of Infrastructure constraints, or any required infrastructure can be provided realistically by the developer or is committed to by another party to allow development;
- Land use: housing is the preferred use of the land in planning terms, or if housing is one of a range of possible uses other factors such as ownership and marketability point to housing being a realistic option.

Map 1 below shows the land supply in terms of effective and constrained sites and a schedule of constrained sites, including the nature of constraint, is included as appendix 4.

Map 1. Housing Land Supply 2016



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Greenfield / Brownfield analysis

Excluding small sites, 11,031 units of the remaining capacity (25,473) of effective sites are categorised as being on greenfield land. This represents 43% of the total. The proportion of effective greenfield sites is the highest ever recorded. Ten years ago, less than 10% of the

effective land supply was greenfield. The Second Proposed Local Development Plan allocated over 8,500 units on greenfield land and this has been a major factor in increasing the overall proportion of greenfield sites in the city.

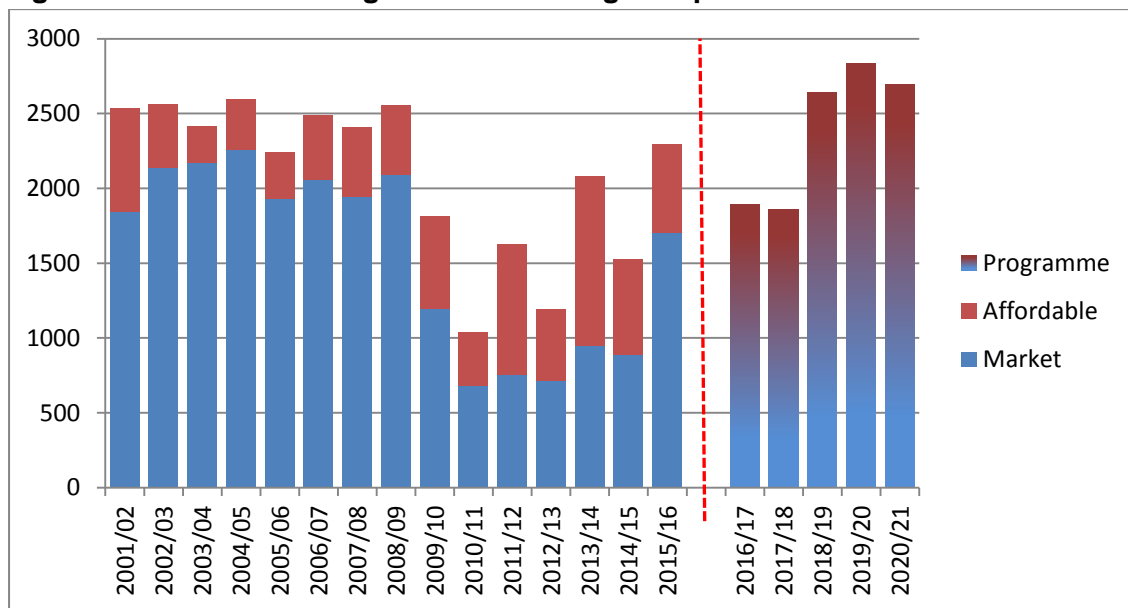
3. HOUSING DELIVERY

Completions

Mirroring the situation with changes to 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 3 years, the rate is still considerably lower than pre-recession years.

The recovery in the housing market is expected to continue and the number of completions over the next 5 years is expected to increase to an average of nearly 2,400 homes per year which is back to pre-recession levels. The number of completions could actually be even higher as there will likely be some additional housing completions on windfall sites. Figure 2 below charts historic housing completions and programmed completions for the next 5 years.

Figure 2. Historic and Programmed Housing Completions

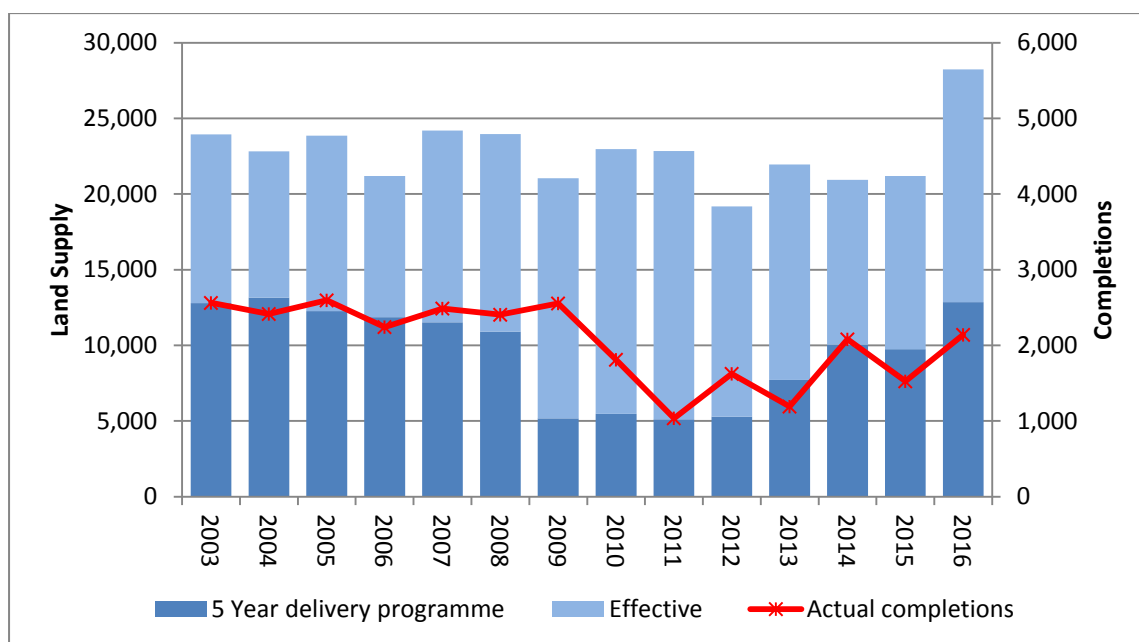


Factors Effecting Housing Delivery

Delivery of new homes is not solely dependent on the supply of effective land. The housing market will react to both local and national changes in the economy causing completions rates to increase and decrease. This was particularly noticeable following the credit crunch in the late 2000s. Reduced credit availability affected both purchasers' ability to obtain a mortgage, thus vastly decreasing real demand for new homes and also developers' ability to

secure loans to enable development to take place. With no real change to the availability of effective housing land, delivery rates fell to less than half of previous rates. Figure 3 below shows the effective land supply, the five year delivery programme (previously referred to as the five year effective land supply) and the number of completions that actually took place over the period 2003 to 2016. As the land supply and five year delivery programme relate to a period of five years and the number of completions refers to a single year, they are shown against different scales on the chart.

Figure 3. Housing land supply and housing delivery



Affordable Housing

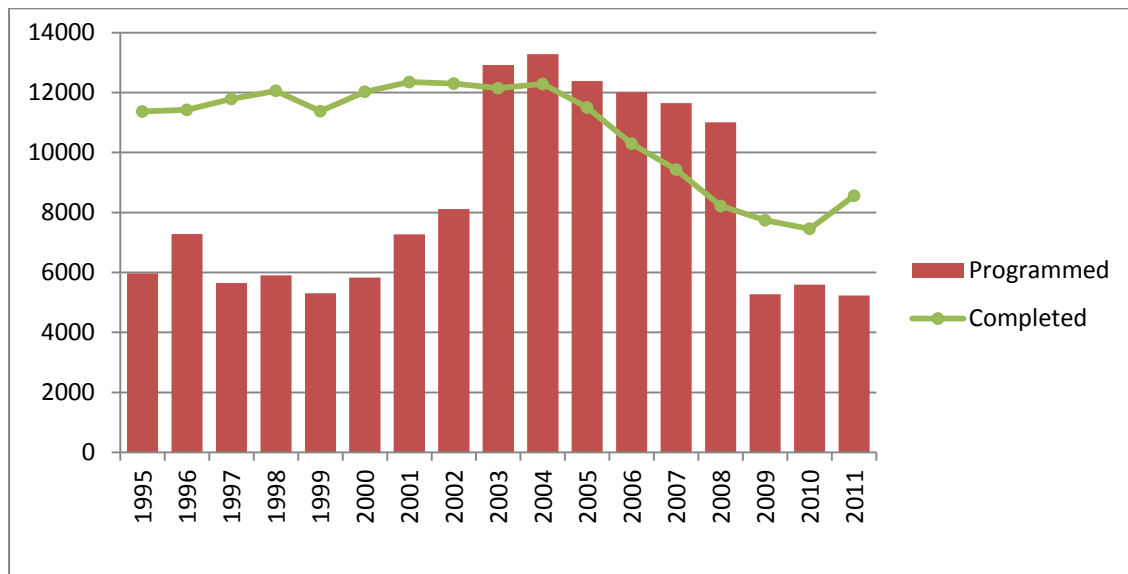
Affordable housing tenures account for 24% of the current established land supply (around 8,000 units). Whilst the remaining land supply reflects the 75/25 split intended by the affordable housing policy, historical completion rates have varied. Between 2001 and 2011, affordable tenures accounted for 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. The number of market completions increased markedly this last year, from 890 in 2014/15 to 1,705 in 2015/16.

Accuracy of Delivery Programme

Estimating future completions for the delivery programme 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 number of completions programmed for the following five year period to the number of completions that actually occurred for each audit year since 1995.

Figure 3: 5 Year delivery programme and actual completions over the five year period



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 actual completions. The programme was actually slightly higher than actual completions, 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.

4. HOUSING LAND REQUIREMENT

SPP defines the Housing Supply Target as “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 ...”

The housing supply target 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 sets the housing supply target for the city at 22,300 units for the period to 2019 and a further 7,210 for the period to 2024. The LDP Report of Examination recommended extending the supply target by an additional 2,884 for the two years to 2026. To ensure that the target can

be met, additional land must be made available to allow for flexibility of range and choice. An additional 10% is added to the target to obtain the housing land requirement.

The annual average supply target for the period up to 2019 is considerably higher than for the periods beyond 2019. 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 nearly 15% above the highs achieved in the early 2000s.

Table 1 below compares the supply of effective land available for housing in the City of Edinburgh to the remaining housing supply target. The table also shows the 5 year delivery programme compared to the output target for the next 5 years.

Table 1: Effective housing land supply against requirement by period

Housing Supply Target 2009 to 2019	22,300
Housing supply Target 2019 to 2024	7,210
Housing Supply Target 2024 to 2026	2,884
Completions 2009 to 2016	11,565
Housing Supply Target 2016 to 2026	20,829
Land Supply	Delivery Output
Housing Land Requirement 22,912	Output Target 2016 to 2021 13,619
Effective Housing Land Supply 25,748	5 year Delivery Programme (2016 to 2021)* 11,970

* Previously referred to as the 5 year effective land supply

The table demonstrates that there is sufficient land, free from development constraints, to meet the housing land requirement in the City. However, despite a recovery in the housing market, anticipated output from the five year delivery programme is still insufficient to meet the five year output target.

Schedule 1: Summary

Schedule 2: Site Details

Housing Land Audit and Delivery Programme 2016

Schedule 2: Site Details

Site Ref (N=New site in 2016)	Site Name /Address	Developer (Or Owner)	Area /ha	Br/ Grf	Consent			Housing Land Supply					Delivery Programme										
					Type	Date	U/C	Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/16	Remaining as at 04/16	Expected Completions					21/22	22/23	Post 2023		
					16/17	17/18	18/19	19/20	20/21	Total 16-21													
N 5548	Advocate's Close	Chris Stewart Group.	0.0 B	FULL	Jan-16		14	0	14	0	0	14	0	14	0	14	0	0	0	14	0	0	0
N 5552	Annandale Street	WPH Developments Ltd.	0.0 B	FULL	Jun-15	Y	60	0	60	15	0	60	0	30	30	0	0	60	0	0	0	0	
N 5687	Atholl Crescent	Westerwood Ltd.	0.0 B	FULL	Feb-16	Y	6	0	6	0	0	6	6	0	0	0	0	6	0	0	0	0	
5394	Baberton Loan	Mrs Anna Tedesco	1.0 B	FULL	Aug-14	Y	6	6	0	0	0	6	6	0	0	0	0	6	0	0	0	0	
N 5562	Balcarras Street	Morningside Manor Ltd.	0.0 B	FULL	Aug-15	Y	10	0	10	0	0	10	0	10	0	0	0	10	0	0	0	0	
5269	Barnton Park Wood	MacTaggart and Mickel	0.4 B	FULL	Sep-13	Y	8	8	0	0	0	8	8	0	0	0	0	8	0	0	0	0	
3781	Bath Road	Mr Spence	0.0 B	FULL	Oct-15		6	0	6	0	0	6	0	0	6	0	0	6	0	0	0	0	
3206	Bath Street	Hopemangreen (East) Ltd.	0.0 B	FULL	Nov-14		6	0	6	0	0	6	0	0	6	0	0	6	0	0	0	0	
N 5560	Bath Street	Mr Jamal Jabir.	0.0 B	FULL	Dec-15		6	2	4	0	0	6	0	0	6	0	0	6	0	0	0	0	
N 5596	Baxter's Place	Cornerstone Property Development.	0.0 B	FULL	Feb-16		5	0	5	0	0	5	0	0	5	0	0	5	0	0	0	0	
N 5698	Beaverbank Place	Beaverbank Place LLP.	0.0 B	FULL	Apr-15		41	0	41	0	0	41	0	0	21	20	0	41	0	0	0	0	
5139	Beaverhall Road	Springfield Properties & MD & JG Rutte	0.6 B	FULL	Nov-15	Y	83	5	78	20	31	52	52	0	0	0	0	52	0	0	0	0	
N 5558	Bell's Brae	YOR Ltd.	0.0 B	FULL	Mar-16		10	0	10	0	0	10	0	0	10	0	0	10	0	0	0	0	
5384	Blackchapel Close	CTL Newcraighall / Barratt East Scotla	2.2 B	FULL	Apr-14	Y	91	67	24	22	46	45	45	0	0	0	0	45	0	0	0	0	
N 5575	Blackfriars Street	Stone Acre.	0.0 B	FULL	Jun-15	Y	8	0	8	0	0	8	8	0	0	0	0	8	0	0	0	0	
4635	Broughton Street Lane	Prosper Holdings Ltd.	0.1 B	FULL	Apr-14		11	11	0	0	0	11	0	11	0	0	0	11	0	0	0	0	
4402	Brunstane Road South	South Castle Properties Limited.	0.3 B	FULL	May-14	Y	12	12	0	0	6	6	3	3	0	0	0	6	0	0	0	0	
N 5551A	Brunswick Road	Cala Management Ltd & Atiuiia (BR) Ltd.	0.0 B	FULL	Jun-15	Y	121	0	121	0	0	121	55	63	3	0	0	121	0	0	0	0	
N 5551B	Brunswick Road (AHP)	Port of Leith HA	0.0 B	FULL	Jun-15	Y	43	0	43	43	0	43	0	0	21	22	0	43	0	0	0	0	
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	0	
4917B	Calder Road	The City Of Edinburgh Council.	4.3 B	OUT	Oct-13		136	34	102	0	0	136	0	0	0	20	40	60	40	36	0	0	
N 4917A	Calder Road	The City Of Edinburgh Council.	0.0 B	FULL	Nov-15		184	35	149	184	0	184	0	0	24	40	40	104	40	40	0	0	
N 5665	Canning Street Lane	Neon Acquisitions Ltd./care Of Square	0.0 B	FULL	Dec-15		7	0	7	0	0	7	0	0	7	0	0	7	0	0	0	0	
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	0	
N 5244.1	Castle Gogar Rigg	Quarry Investments.	0.0 B	FULL	Sep-15		9	1	8	0	0	9	0	0	9	0	0	9	0	0	0	0	
N 5574	Clearburn Crescent	Mr David Rae	0.0 B	FULL	Oct-15		10	0	10	0	0	10	0	0	10	0	0	10	0	0	0	0	
N 5554	Cockburn Street	Cameron Guest House Group.	0.0 B	FULL	Aug-15		5	0	5	0	0	5	0	0	5	0	0	5	0	0	0	0	
5419	Cockburnhill Road	Mr Simon Thomson	0.4 B	FULL	Jul-14	Y	5	5	0	0	0	5	5	0	0	0	0	5	0	0	0	0	
N 5542	Corstorphine Road	Barnardos.	0.0 B	FULL	Aug-15	Y	30	0	30	7	0	30	0	15	15	0	0	30	0	0	0	0	
N 5553	Couper Street	Chamberlain Bell Developments.	0.0 B	FULL	Jul-15	Y	27	0	27	6	0	27	0	27	0	0	0	27	0	0	0	0	
4536	Craighall Road	J Anderson.	0.0 B	FULL	Dec-13	Y	5	0	5	0	0	5	5	0	0	0	0	5	0	0	0	0	
5423	Craighouse Road	Edinburgh Napier University And Craigh	19.8 B	FULL	Nov-14		145	43	102	0	0	145	0	0	25	50	50	125	20	0	0	0	
N 5547	Craighall Road	Motor Fuel Limited.	0.0 B	OUT	Dec-15		10	10	0	0	0	10	0	0	0	10	0	10	0	0	0	0	
N 5573	Craigmount Avenue	Glencairn Properties.	0.0 B	FULL	Feb-16	Y	5	5	0	0	0	5	5	0	0	0	0	5	0	0	0	0	
3667	Cramond Road North	AMA	14.1 B	FULL	Mar-06	Y	155	87	68	0	139	16	16	0	0	0	0	16	0	0	0	0	
N 5550	Dalgety Road	Evantyr Properties Ltd.	0.0 B	FULL	Nov-15	Y	52	0	52	0	0	52	0	26	26	0	0	52	0	0	0	0	
5134	Derghorn Loan (Polo Fields)	Miller Homes	7.3 G	FULL	Dec-13	Y	79	66	13	19	43	36	36	0	0	0	0	36	0	0	0	0	
N 5679	Drumsheugh Gardens	Drumsheugh Gardens LLP	0.0 B	FULL	Jan-16	Y	9	0	9	0	0	9	9	0	0	0	0	9	0	0	0	0	
N 5634	Drumsheugh Gardens	Yor Ltd	0.0 B	FULL	Nov-15	Y	17	0	17	0	0	17	17	0	0	0	0	17	0	0	0	0	
N 5682	Dublin Street	Dublin Street Developments Ltd.	0.0 B	FULL	Jan-16	Y	5	0	5	0	0	5	5	0	0	0	0	5	0	0	0	0	
5289	Duddingston Park South	Barratt East Scotland	4.5 B	FULL	Feb-15	Y	186	138	48	48	36	150	43	36	36	24	11	150	0	0	0	0	
4365	Duke Street	Sundial Properties.	0.6 B	FULL	Dec-12	Y	53	0	53	0	0	53	53	0	0	0	0	53	0	0	0	0	

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								Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/16	Remaining as at 04/16	Expected Completions					21/22	22/23	Post 2023		
														16/17	17/18	18/19	19/20	20/21				Total 16-21	
N 5540C	Portobello High Street	McCarthy & Stone Retirement Lifestyles	0.0 B		FULL	Nov-15		42	0	42	0	0	42	0	0	0	42	0	0	0			
N 5540A	Portobello High Street	Barratt East Scotland.	0.0 B		FULL	Nov-15		105	105	0	0	0	105	0	38	38	29	0	105	0	0	0	
N 5540B	Portobello High Street	Cruden Property Developments Ltd.	0.0 B		FULL	Nov-15		52	0	52	52	0	52	0	26	26	0	0	52	0	0	0	0
N 5561	Portobello High Street	Kerwick Ltd.	0.0 B		FULL	Nov-15	Y	26	0	26	0	0	26	0	10	16	0	0	26	0	0	0	0
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	0
N 5570	Queen Street	C/O Destiny Scotland Group.	0.0 B		FULL	Jul-15	Y	6	0	6	0	0	6	6	0	0	0	0	6	0	0	0	0
5102	Queensferry Road	Castle Street Developments.	0.3 B		FULL	Jan-15	Y	8	8	0	0	0	8	8	0	0	0	0	8	0	0	0	0
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	0
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	0
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	0
5510	Salvesen Gardens	Scottish Veterans Garden City Associat	0.2 B		FULL	Dec-14	Y	5	5	0	0	0	5	0	5	0	0	0	5	0	0	0	0
N 5585	Saughton Mains Street	Haig Housing Trust.	0.0 B		FULL	Sep-15		15	0	15	0	0	15	7	8	0	0	0	15	0	0	0	0
5011	Shandwick Place	Mr T Diresta	0.1 B		FULL	Nov-15		11	0	11	0	0	11	0	0	11	0	0	11	0	0	0	0
N 5702	Slateford Road	AMA (New Town) Ltd.	0.0 B		FULL	Oct-12	Y	34	13	21	8	6	28	28	0	0	0	0	28	0	0	0	0
5143	South Oswald Road	New Age Developers (Lothian) Ltd	0.3 B		FULL	Oct-14	Y	10	0	10	0	0	10	10	0	0	0	0	10	0	0	0	0
4528	St Andrew Square	ING Real Estate Investment Management	0.4 B		FULL	Oct-12	Y	6	0	6	0	0	6	6	0	0	0	0	6	0	0	0	0
4793	St James Centre	TIAA Henderson Real Estate.	0.5 B		FULL	Jul-15		143	0	143	0	0	143	0	0	43	50	50	143	0	0	0	0
4819	Tennant Street	Silverfields LLP.	0.1 B		FULL	Jan-16	Y	49	27	22	0	0	49	47	2	0	0	0	49	0	0	0	0
N 5699	Timber Bush	KAAS Properties Limited	0.0 B		FULL	Jan-16		6	0	6	0	0	6	0	0	6	0	0	6	0	0	0	0
N 5569	Torphichen Street	Stoneacre.	0.0 B		FULL	Apr-15	Y	11	0	11	0	0	11	0	11	0	0	0	11	0	0	0	0
N 5546	Warriston Road	Gurney Ghataray.	0.0 B		FULL	Nov-15		10	0	10	0	0	10	0	0	10	0	0	10	0	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	0
4502	West Coates	Donaldsons College + Cala Evans Restor	7.4 B		NONE			203	0	203	0	0	203	0	0	25	50	50	125	50	28	0	0
4191	West Mill Road	Change Homes (West Mill Road) Ltd + Ca	0.2 B		FULL	Aug-12	Y	7	7	0	0	0	7	7	0	0	0	0	7	0	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	0
N 5647	York Place	York Place Development LLP.	0.0 B		FULL	Nov-15		11	0	11	0	0	11	0	0	11	0	0	11	0	0	0	0
Proposed Local Development Plan Sites																							
3825	LDP CC2: New Street	Artesan	0.8 B		FULL	May-13		164	10	154	0	0	164	0	0	34	50	50	134	30	0	0	0
4338.2	LDP CC3: Fountainbridge	Fountain North Limited.	0.9 B		FULL	Aug-07	Y	191	0	191	0	115	76	30	46	0	0	0	76	0	0	0	0
4900	LDP CC3: Fountainbridge (South)	LTSB (Fountainbridge1) Ltd. And LTSB (5.7 B		OUT	Sep-11		340	0	300	85	0	340	0	0	50	50	50	150	50	50	90	0
4516	LDP CC3: West Tollcross	Knightsbridge Student Housing Ltd.	0.8 B		FULL	Mar-15	Y	113	0	113	22	22	91	0	45	46	0	0	91	0	0	0	0
4338	LDP CC3: Fountainbridge	Newcastle	2.3 B		NONE			400	0	400	90	0	400	0	0	0	60	60	120	60	60	160	0
3957	LDP CC4: Quartermile	Southside Capital Ltd.	6.2 B		FULL	Mar-08	Y	1,110	0	1,110	171	835	275	75	75	75	50	0	275	0	0	0	0
5245.1	LDP Del 5: Edinburgh Park / South Gyle	David Wilson Homes	3.7 G		FULL	Jan-15	Y	200	96	104	50	16	184	40	40	40	40	24	184	0	0	0	0
5245	LDP Del 5: Edinburgh Park / South Gyle	LDP Site	121.7 G		NONE			375	0	0	94	0	375	0	0	0	50	50	100	50	50	175	0
5244	LDP Emp 6 IBG	LDP Site	136.3 G		NONE			350	0	0	88	0	350	0	0	60	60	60	180	60	60	50	0

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					Type	Date	U/C	Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/16	Remaining as at 04/16	Expected Completions					21/22	22/23	Post 2023	
					16/17	17/18	18/19	19/20	20/21	Total 16-21												
3424.6	LDP EW 1A: Western Harbour View	AB Leith Ltd.	1.8 B		FULL	May-13		258	11	247	0	0	258	0	25	50	50	50	175	50	33	0
3424.8	LDP EW 1A: Western Harbour	Forth Properties Limited.	0.4 B		FULL	Aug-14	Y	96	0	96	0	12	84	40	44	0	0	0	84	0	0	0
3424	LDP EW 1A: Western Harbour (*1)	Forth Properties Limited.	17.6 B		OUT	Jul-02		1,155	0	1,155	304	0	1,155	0	0	0	0	0	0	50	50	1,055
4894.1	LDP EW 1C: Salamander Place	Teague Developments Ltp	6.0 B		FULL	Dec-11	Y	781	15	766	195	145	636	0	0	0	25	50	75	50	50	461
3105A	LDP EW 2A: West Shore Road - Forth Quarter	Secondsite Property	19.6 B		OUT	Oct-03		350			0	0	350	0	0	0	50	50	100	50	50	150
3733A.1	LDP EW 2B: Granton Park Avenue	Buredi + Waterfront Edinburgh Ltd. Upper Strand Developments Ltd	1.4 B		FULL	Sep-05	Y	95	14	81	26	14	81	0	0	0	0	0	0	41	40	0
3733A.5	LDP EW 2B: Upper Strand Phs 2	Waterf	0.5 B		NONE			64	0	64	16	0	64	0	0	0	30	34	64	0	0	0
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	50	50	50	150	50	50	1,354
3744.2	LDP EW 2C: Granton Harbour	Gregor Shore PLC.	0.6 B		FULL	Jul-05	Y	288	0	288	0	133	155	0	0	0	0	0	0	80	75	0
3744A	LDP EW 2C: Granton Harbour	Various	20.0 B		OUT	Jan-14		1,055	229	826	107	0	1,055	0	0	0	50	50	100	50	50	855
4723.1	LDP HSG 2: Scotstoun Avenue (Agilent)	Barratt	5.7 B		FULL	Dec-13	Y	294	0	0	112	90	204	60	42	42	42	18	204	0	0	0
4723.2	LDP HSG 2: Scotstoun Avenue (Agilent)	Cala Homes	5.7 B		FULL	Dec-13	Y	156	0	0	0	71	85	30	55	0	0	0	85	0	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
3745.5	LDP HSG 3: Queensferry Road	Barratt East Scotland.	3.6 G		FULL	Jul-14	Y	69	69	0	0	40	29	29	0	0	0	0	29	0	0	0
3745.6	LDP HSG 3: Queensferry Road	Walker Group	3.1 G		FULL	Sep-12	Y	125	81	44	81	105	20	20	0	0	0	0	20	0	0	0
4898	LDP HSG 6: South Gyle Wynd	Persimmon Homes.	3.8 G		FULL	Dec-14	Y	203	92	111	48	38	165	75	45	45	0	0	165	0	0	0
4508	LDP HSG 8: Telford College (North)	Miller Homes Ltd. Link Group Ltd And J Smart + Co	3.9 B		FULL	Jun-07	Y	329	0	329	89	211	118		40	40	38	0	118	0	0	0
4812	LDP HSG 9: City Park	(Cont	0.2 G		FULL	Sep-13	Y	203	0	203	152	56	147	47	50	50	0	0	147	0	0	0
4899	LDP HSG 10: Fairmilehead Water Treat	CALA / Barratt	1.0 B		FULL	Nov-14	Y	280	180	100	73	233	47	35	12	0	0	0	47	0	0	0
4773	LDP HSG 11: Shrub Place	Places for People	2.1 B		NONE			374	0	374	76	0	374	0	0	198	72	74	344	30	0	0
3965	LDP HSG 12: Albion Road	Places for People	2.7 B		FULL	Mar-14	Y	205	48	157	0	0	205	25	50	50	50	30	205	0	0	0
4509.2	LDP HSG 13: Eastern General Hospital ph 2	Hillcrest Housing Association	5.5 B		FULL	Feb-14	Y	155	10	145	155	24	131	50	50	31	0	0	131	0	0	0
4509.3	LDP HSG 13: Eastern General Hospital ph 3	Hillcrest Housing Association	B		FULL	Dec-15		76	0	76	76	0	76	0	0	0	38	38	76	0	0	0
3756	LDP HSG 14: Niddrie Mains	Parc Craigmillar Ltd.	25.9 B		OUT	Sep-15		484	0	484	484	0	484	0	0	25	30	30	85	30	30	339
3756.4	LDP HSG 14: Niddrie Mains Road	Parc, EDI Group	1.3 B		FULL	May-08	Y	110	26	84	17	87	23	23	0	0	0	0	23	0	0	0
3755	LDP HSG 16: Thistle Foundation	Edinvar	7.8 B		NONE			149	0		149	0	149	0	0	58	45	46	149	0	0	0
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
3754	LDP HSG 17: Greendykes	Craigmillar JVC	15.6 B		OUT	Oct-15		831			208	0	831	0	0	0	25	50	75	50	50	656
3753	LDP HSG 18: New Greendykes	Persimmon Homes.	22.5 G		FULL	Oct-12	Y	526	351	175	95	60	466	60	50	50	50	50	260	50	50	106
3753.1	LDP HSG 18: New Greendykes phase 1	Persimmon Homes.	G		FULL	Oct-14	Y	130	0	130	130	91	39	39	0	0	0	0	39	0	0	0
3753.2	LDP HSG 18: New Greendykes phase 2	Taylor Wimpey	3.4 G		FULL	Nov-14	Y	160	108	52	0	25	135	30	30	30	30	15	135	0	0	0
5246	LDP HSG 19: Maybury	Various	74.6 G		NONE			1,850	0	0	462	0	1,850	0	0	25	50	100	175	100	150	1,425
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
5248	LDP HSG 21: Broomhills	David Wilson Homes and Barratt	24.6 G		NONE			633	611	22	158	0	633	0	0	50	50	50	150	50	50	383

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														16/17	17/18	18/19	19/20	20/21				Total 16-21	
5133	LDP HSG22: Burdiehouse Road phase 1	Barratt	19.6 G		FULL	Jun-13	Y	122	91	31	30	83	39	39	0	0	0	0	39	0	0	0	
5249	LDP HSG 22: Burdiehouse phase 2	Barratt	14.0 G		NONE			211	0	0	51	0	211	0	36	36	36	36	144	36	31	0	
5250	LDP HSG 23: Gilmerton Dykes Road	Miller Homes	2.4 G		NONE			61	0	0	15	0	61	0	8	29	24	0	61	0	0	0	
5251	LDP HSG 24: Gilmerton Station Road	Mac & Mic	19.7 G		OUT	Jan-16		625	0	0	156	0	625	0	20	50	50	100	220	100	100	205	
5252	LDP HSG 25: The Drum	South East Edinburgh Development Compa EDI Group Ltd And Barratt	6.2 G		OUT	Aug-15		175	151	24	43	0	175	0	0	25	50	50	125	50	0	0	
5253	LDP HSG 26: Newcraighall North	Homes/BDW Tr	8.6 G		FULL	Jul-14	Y	220	194	26	55	34	186	36	36	34	34	34	174	12	0	0	
5254	LDP HSG 27: Newcraighall East	LDP Site	17.0 G		NONE			154	0	0	83	0	154	0	0	0	25	50	75	50	29	0	
N 5710	LDP HSG 28: Ellens Glen Road	LDP site	0.0 B		NONE			240	0	0	60	0	240	0	0	0	25	50	75	50	50	65	
N 5711	LDP HSG 29: Brunstane	LDP site	0.0 G		NONE			1,330	0	0	332	0	1,330	0	0	25	50	100	175	100	100	955	
5257	LDP HSG 30: Moredunvale Road	LDP Site	5.4 G		NONE			185	0	0	46	0	185	0	0	0	25	25	50	35	50	50	
5256	LDP HSG 31: Curriemuirend	LDP Site	5.7 G		NONE			165	0	0	41	0	165	0	0	0	25	25	50	25	45	45	
N 5712	LDP HSG 32: Buileyon Road	LDP site	0.0 G		NONE			840	0	0	210	0	840	0	0	0	25	50	75	50	100	615	
N 5713	LDP HSG 33: South Scotstoun	LDP site	0.0 G		NONE			375	0	0	94	0	375	0	0	35	35	50	170	50	50	105	
N 5714	LDP HSG 34: Dalmeny	LDP site	0.0 G		NONE			15	0	0	4	0	15	0	0	15	0	0	15	0	0	0	
5255	LDP HSG 35: Riccarton Mains Road	Cala Management Ltd.	1.2 G		FULL	Oct-15	Y	17	17	0	0	0	17	17	0	0	0	0	17	0	0	0	
N 5715	LDP HSG 36: Curiehill Road	LDP site	0.0 G		NONE			60	0	0	15	0	60	0	0	30	30	0	60	0	0	0	
N 5716	LDP HSG 37: Newmills Road	LDP site	0.0 G		None			210	0	0	58	0	210	0	7	35	56	54	152	58	0	0	
N 5706	LDP HSG 38: Ravelrig Road	Gladman Developments Limited.	0.0 G		OUT	Dec-15		120	120	0	30	0	120	0	0	0	60	60	120	0	0	0	
N 5717	LDP HSG 39: North Of Lang Loan	Wallace Land	G		NONE			220	220	0	55	0	220	0	0	0	55	55	110	55	55	0	
N 5704	LDP HSG 40: SE Wedge South - Edmonstone	Sheratan Limited	0.0 G		OUT	Jul-15		368	368	0	92	0	368	0	0	30	60	60	150	60	60	98	
N 5718	LDP HSG 41: SE Wedge North - The wisp	Springfield Properties	G		NONE			72	72	0	18	0	72	0	0	36	36	0	72	0	0	0	
Rural West Edinburgh Local Plan Sites																							
3762	RWELP HSG : Ferrymuir Gait	Corus Hotels Ltd.	4.7 B		OUT	Oct-15		108	78	30	0	0	108	0	0	18	40	50	108	0	0	0	
1000	RWELP HSG 1: Kinleith Mills	Cala Homes	2.9 B		FULL	Jan-15	Y	89	65	24	22	2	87	34	37	16	0	0	87	0	0	0	
3746	RWELP HSP 3: Kirkliston Distillery	Miller Homes and Cruden	3.6 B		FULL	Jun-15	Y	122	89	29	15	30	92	60	32	0	0	0	92	0	0	0	
3750	RWELP HSP 6: Craigpark Quarry	Cala Management Ltd.	7.5 B		FULL	Nov-14	Y	111	111	0	17	16	95	20	29	28	18	0	95	0	0	0	
	Small Sites							275				0	275	55	55	55	55	55	275	0	0	0	
Total								29,314				3,566	25,748	1,891	1,862	2,642	2,832	2,693	11,970	2,169	1,872	9,737	

*1. Homes for Scotland are of the view that the remainder of Western Harbour should be considered constrained.

Schedule 3: Completions

Housing Land Audit and Delivery Programme 2016

Schedule 3: Completions 2015/16

Site Ref (C= Site completed during 2015/16)	Site Name	Brf/ Grf	Total Dwellings	Houses	Flats	Total affordable units	Completions			Remaining at Apr-16	Delivery Programme						Post 2023		
							To Mar-15	15-16	To Mar-16		16/17	17/18	18/19	19/20	20/21	Total 16-21		21/22	22/23
C 3816	Albert Dock	B	41	32	9	9	24	17	41	0									
C 4505	Albion Road	B	42	0	42	0		42	42	0									
C 5391	Albyn Place	B	6	1	5	0		6	6	0									
C 4352	Balcarres Street	B	32	0	32	4		32	32	0									
C 5395	Balmwell Terrace	B	43	11	32	43		43	43	0									
C 4357	Barnton Grove	B	6	0	6	0		6	6	0									
C 4630	Beaverbank Place	B	24	0	24	6		24	24	0									
5139	Beaverhall Road	B	83	5	78	20	5	26	31	52	52	0	0	0	52	0	0	0	
5384	Blackchapel Close	B	91	67	24	22		46	46	45	45	0	0	0	45	0	0	0	
C 5274	Broomhouse Crescent	B	96	73	24	47	37	59	96	0									
C 4503	Burdiehouse Road	B	18	0	18	18		18	18	0									
C 5277	Burdiehouse Road	B	28	0	28	28		28	28	0									
C 5531	Craigmount Brae	B	44	0	44	44		44	44	0									
5134	Derghorn Loan (Polo Fields)	G	79	66	13	19	7	36	43	36	36	0	0	0	36	0	0	0	
C 3771	Devon Place	B	28	22	6	0	22	6	28	0									
5289	Duddingston Park South	B	186	138	48	48		36	36	150	43	36	36	24	11	150	0	0	0
C 5291	Duke Street	B	5	0	5	0		5	5	0									
4249	ECLP HSG 10: Clermiston Campus	B	328	118	210	106	261	56	317	11	11	0	0	0	11	0	0	0	
C 4332	ECLP HSG12: Telford College (South)	B	351	54	297	0	282	69	351	0									
C 5539	Freelands Way (The Glebe)	G	14	14	0	0		14	14	0									
4841	Gracemount Drive	B	116	46	70	116	65	15	80	36	20	16	0	0	36	0	0	0	
C 5703	Hamilton Place	B	6	0	6	0		6	6	0									
5450	Harvesters Way	B	183	40	143	183		38	38	145	45	50	50	0	145	0	0	0	
C 5455	Kew Terrace	B	8	0	8	0		8	8	0									
5314	Kinnear Road	B	15	3	12	0		14	14	1	1	0	0	0	1	0	0	0	
C 4638	LDP CC2: Calton Road	B	40	0	36	40		40	40	0									
4338.2	LDP CC3: Fountainbridge	B	191	0	191	0	108	7	115	76	30	46	0	0	76	0	0	0	
3957	LDP CC4: Quartermile	B	1110	0	1110	171	770	65	835	275	75	75	75	50	275	0	0	0	
5245.1	LDP Del 5: Edinburgh Park / South Gyle	G	200	96	104	50		16	16	184	40	40	40	40	24	184	0	0	0
3424.8	LDP EW 1A: Western Harbour	B	96	0	96	0		12	12	84	40	44	0	0	84	0	0	0	
4899	LDP HSG 10: Fairmilehead Water Treat	B	280	180	100	73	125	108	233	47	35	12	0	0	47	0	0	0	

Schedule 4: Constrained Sites

Housing Land Audit and Delivery Programme 2016

Schedule 4: Constrained Sites

Ref	Address	Developer/applicant	Housing Units			Consent		Constraint
			Total	Afford.	Comp.	Remain	Type	
3677	Jeffrey Street	Capital Land (holdings Ltd).	53	8	0	53	NONE	Consent Expired / Site not marketed
3424.1	LDP EW 1A: Western Harbour - Platinum Point	Gregor Shore Plc.	452	0	226	226	FULL	Apr-04 Developer in administration
4893	LDP EW 1B: Central Leith waterfront	Forth Ports	2680	670	0	2,680	NONE	Multiple sites / no consent or application
4894	LDP EW 1C: Leith Waterfront - Salamander Place		719	180	0	719	NONE	Site in use (light industry)
3105B	LDP EW 2A: West Shore Road - Forth Quarter	Secondsite Property	691	125	0	691	OUT	Oct-03 Land contamination
3733A.6	LDP EW 2B: West Harbour Road	Waterfront Edinburgh Limited.	42	7	0	42	NONE	Consent expired
3744B	LDP EW 2C: Granton Harbour	Various	426	190	0	426	OUT	Jan-14 Site in use (Industrial)
3733B	LDP EW 2D: Waterfront - WEL - North Shore	Various	850	170	0	850	NONE	Site in use (Industrial)
3760	LDP HSG 1: Springfield	Lp Site	150	0	0	150	NONE	Controlled by Forth Road Crossing until project complete
4157	LDP HSG 15: Castlebrae	LP site	145	0	0	145	NONE	Site in use (High School)
5132	LDP HSG 4: West Newbridge	Lp Site	500	125	0	500	NONE	No Market interest
3747	LDP HSG 5: Hillwood Rd	Lp Site	50	25	0	50	NONE	No Market interest
4897	LDP HSG 7: Edinburgh Zoo		80	20	0	80	NONE	Site in use (Edinburgh Zoo)
3623	Ocean Drive	Wimpey City	193	29	0	193	NONE	No consent / not marketed
1837	RWELP HSG 6: Port Edgar	Private	300	0	0	300	NONE	Site in use (Marina)
3763	RWELP HSG 7: Society Road	Lp Site	50	0	0	50	NONE	No Consent / No developer interest
3533	RWELP HSP 4: Newbridge Nursery	Kinleith Industrial Estates Ltd.	25	0	0	25	NONE	No consent / not marketed
	Small Sites					92		
	Total					7,272		