

Notice of meeting and agenda

Planning Committee

2.00 pm Wednesday, 2nd October, 2019

Dean of Guild Court Room - City Chambers

This is a public meeting and members of the public are welcome to attend

Contacts

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1. Order of Business

- 1.1 Including any notices of motion and any other items of business submitted as urgent for consideration at the meeting.

2. Declaration of interests

- 2.1 Members should declare any financial and non-financial interests they have in the items of business for consideration, identifying the relevant agenda item and the nature of their interest.

3. Deputations

- 3.1 If any

4. Minutes

- 4.1 Planning Committee of 7 August 2019 - submitted for approval as a correct record 7 - 10

5. Business Bulletin

- 5.1 Planning Committee Business Bulletin 11 - 20

6. Development Plan

- 6.1 Regional Planning in South East Scotland – Referral report from the SESplan Joint Committee 21 - 24

7. Planning Policy

- 7.1 Housing Land Audit and Completions Programme 2019 – Report by the Executive Director of Place 25 - 72

8. Planning Process

- | | | |
|------------|--|----------|
| 8.1 | Community Engagement in Planning – Report by the Executive Director of Place | 73 - 80 |
| 8.2 | Street Naming Procedures – Report by the Executive Director of Place | 81 - 104 |

9. Planning Performance

- 9.1** None.

10. Conservation

- 10.1** None.

11. Motions

- 11.1** None.

Andrew Kerr

Chief Executive

Committee Members

Councillors Councillor Neil Gardiner (Convener), Councillor Maureen Child (Vice-Convener), Councillor Chas Booth, Councillor Mary Campbell, Councillor George Gordon, Councillor Joan Griffiths, Councillor Max Mitchell, Councillor Joanna Mowat, Councillor Hal Osler, Councillor Rob Munn and Councillor Cameron Rose

Information about the Planning Committee

The Planning Committee consists of 11 Councillors and is appointed by the City of Edinburgh Council. The Planning Committee usually meets in the Dean of Guild Court Room in the City Chambers on the High Street in Edinburgh. There is a seated public gallery and the meeting is open to all members of the public.

Further information

If you have any questions about the agenda or meeting arrangements, please contact , Committee Services, City of Edinburgh Council, Business Centre 2.1, Waverley Court, 4 East Market Street, Edinburgh EH8 8BG, Tel , email .

A copy of the agenda and papers for this meeting will be available for inspection prior to the meeting at the main reception office, City Chambers, High Street, Edinburgh.

The agenda, minutes and public reports for this meeting and all the main Council committees can be viewed online by going to www.edinburgh.gov.uk/cpol.

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Minutes

Planning Committee

2.00pm, Wednesday 7 August 2019

Present

Councillors Gardiner (Convener), Child (Vice-Convener), Booth, Gordon, Griffiths, Mowat, Munn, Osler, Rose, Staniforth (substituting for Councillor Mary Campbell) and Webber (substituting for Councillor Mitchell).

1. Minutes

Decision

To approve the minute of the Planning Committee of the 15 May 2019 as a correct record, subject to the list of members that voted on Item 5 being amended.

2. Business Bulletin

The Business Bulletin of the 7 August 2019 was presented.

Decision

To note the Business Bulletin.

(Reference – Business Bulletin, submitted.)

3. Strategic Development Plan 2 – Scottish Ministers' Decision

Details were provided of the rejection of SDP 2 by Scottish Ministers and to make the Committee aware of SESPlan Joint Committee's consideration of the matter.

Decision

To note the report to the SESplan Joint Committee regarding the rejection of Strategic Development Plan (SDP) 2 by the Scottish Ministers.

(References – Planning Committee, December 2018 (item 2); report by the Executive Director of Place, submitted.)

4. City Plan 2030 – Development Plan Scheme

Approval was sought for the new Development Plan Scheme (DPS). Planning authorities had to publish a scheme at least once a year, to set out their programme for preparing their Local Development Plan (LDP). The last scheme was reported in August 2018 and published in September 2018.

Motion

To approve the new Development Plan Scheme (DPS) detailed in Appendix 1 of the report.

- Moved by Councillor Gardiner, seconded by Councillor Rose

Amendment

To approve the new Development Plan Scheme (DPS) detailed in Appendix 1 of the report, subject to adjustments to reflect the ongoing council work to address the climate emergency, as agreed at Full Council and Policy and Sustainability Committee.

- Moved by Councillor Booth, seconded by Councillor Staniforth

Voting

For the motion - 8 votes

For the amendment - 3 votes

(For the motion - Councillors, Child, Gardiner, Gordon, Griffiths, Mowat, Munn, Rose and Webber.)

For the amendment – Councillors Booth, Osler and Staniforth.)

Decision

To approve the new Development Plan Scheme (DPS) detailed in Appendix 1 of the report.

(References - Housing and Economy Committee, 7 June 2018 (item 9); report by the Executive Director of Place, submitted.)

5. City Centre Retail Core Supplementary Guidance Review

Approval was sought for the revised City Centre Retail Core Supplementary Guidance for consultation. The current guidance was adopted in February 2017 and formed part of the statutory development plan. Since the guidance was adopted there had been various changes in circumstance necessitating a review of the guidance. Revised guidance had been prepared for consultation following a stakeholder workshop held on 29 May 2019.

Decision

To approve the revised City Centre Retail Core Supplementary Guidance for consultation.

(Reference - report by the Executive Director of Place, submitted.)

6. Review of Planning Guidance: Outdoor Advertising and Sponsorship

Details were provided of the revised non-statutory guidance on Outdoor Advertising and Sponsorship for approval.

Decision

- 1) To approve the revised non-statutory guidance on Outdoor Advertising and Sponsorship.
- 2) To note that further work would be required to update the Council's non-statutory Guidance for Businesses and to develop a protocol for city dressing.

(References – Planning Committee, 30 May 2018 (item 4); report by the Executive Director of Place, submitted.)

7. Affordable Housing Policy Delivery

Committee were advised that delivery of affordable housing requirements secured through the Affordable Housing Policy (AHP) had seen onsite housing provided in nine out of ten planning applications of 20 or more homes. The AHP provided an important source of land to support the delivery of the Council and Registered Social Landlords (RSLs) 20,000 homes target. The majority (71%) of the RSL house building programme was delivered on AHP land.

Commuted sums were accepted on sites of less than 20 units in line with Policy. They were also accepted when the Council and RSLs considered onsite delivery unviable. Commuted sums were used to support the delivery of affordable housing within the same or adjacent ward of the principal development. The report detailed the updated position on commuted sums.

Decision

- 1) To note 3,828 onsite affordable homes had been secured through the Affordable Housing Policy (AHP) since January 2013, with nine out of ten planning applications of 20 or more homes resulting in onsite delivery of affordable homes.
- 2) To note the use of commuted sums, as set out in paragraphs 4.12 – 4.16 of the report, to support delivery of 283 affordable homes on five sites across the city.
- 3) To refer the report to the Housing, Homelessness and Fair Work Committee for information.

(References – Housing and Economy Committee, 1 November 2018 (item 12); report by the Executive Director of Place, submitted.)

8. Short Term Letting in Edinburgh Update – referral from the Corporate Policy and Strategy Committee

On 21 January 2019 the Corporate Policy and Strategy Committee considered a report by the Executive Director of Place on the current situation regarding short term lets and their impact on the city, following a previous report on 7 August 2018 and further research on the issue being conducted.

The report was referred to the Transport and Environment Committee to review the Planning Guidance for Businesses as referred to in paragraph 4.16 of the report.

Decision

To note the report.

(Reference – report by the Head of Strategy and Insight, submitted.)

9. Edinburgh Planning Concordat

At its meeting on 15 May 2019 the Planning Committee considered proposed changes to the Concordat in the context of changes to the pre-application advice service. Committee asked officers to consult with the Edinburgh Development Forum and the Edinburgh Civic Forum and report back to Committee prior to agreeing any changes.

Approval was sought for a revised Edinburgh Planning Concordat.

Decision

To approve the revised Edinburgh Concordat.

(References – Planning Committee, 11 August 2016 (item 7); report by the Executive Director of Place, submitted.)

10. Training and Awareness Raising Programme

Details were provided of the proposed themes and dates for the training and awareness programme for Planning Committee members, and where relevant, members from other Council committees.

Decision

To agree the priorities for training and awareness raising over the next 12 months and the indicative themes for workshops.

(Reference – report by the Executive Director of Place, submitted.)

11. Trinity Conservation Area Character Appraisal Review

Committee were advised that on 22 August 2018, the Committee approved an updated programme of review of the existing Conservation Area Character Appraisals (CACA). The report presented the revised Trinity CACA, which had been the subject of community consultation.

Decision

To approve the revised Trinity Conservation Area Character Appraisal (CACA).

(References – Planning Committee, 22 August 2018 (item 12); report by the Executive Director of Place, submitted.)



Business Bulletin

Planning Committee

2.00pm, Wednesday 2 October 2019

Dean of Guild Court Room, City Chambers, High
Street, Edinburgh

Planning Committee

Convener:	Members:	Contacts:
<p>Councillor Neil Gardiner</p>  <p>Vice-Convener Councillor Maureen Child</p> 	<p>Councillor Chas Booth Councillor George Gordon Councillor Joan Griffiths Councillor Cameron Rose Councillor Max Mitchell Councillor Joanna Mowat Councillor Rob Munn Councillor Hal Osler Councillor Mary Campbell</p>	<p>Veronica MacMillan Committee Services 0131 529 4283 veronica.macmillan@edinburgh.gov.uk</p> <p>David Givan Service Manager Building Standards 0131 529 367 david.givan@edinburgh.gov.uk</p> <p>David Leslie Chief Planning Officer 0131 529 3948 david.leslie@edinburgh.gov.uk</p>

Planning Reform update

The Planning (Scotland) Act 2019 received royal assent on 25 July 2019. The main provisions were summarised in the Business Bulletin for 7 August 2019.

The vast majority of the provisions in the Act are yet to come into force. The Act includes provisions for regulations to be published as secondary legislation and contains requirements for new statutory guidance. There will also need to be transitional arrangements to manage the major changes, especially for development planning.

The Chief Planner issued a letter on 30 July 2019 outlining how the Act will be implemented. The letter states that it will take around two years for the details of the new system to take shape. The speed at which implementation can progress will depend on a range of factors including the capacity of the Scottish Parliament and stakeholders, resourcing, research requirements, and level of urgency in terms of the operation of the system. The Chief Planner advised that they will publish their work programme to provide clarity on priorities and timing in September 2019, and also expect to convene working groups, building on previous engagement, to explore key areas of change around this time.

The Government has begun work on preparing NPF4 and aims to produce a consultative draft in 2020. Government planners have begun early engagement and have arranged a workshop to develop thinking on regional spatial strategies and inputs to NPF4 for 2 October, at which this authority will be represented.

If the Government's work programme to implement the new Act is published by the date of this committee, a further update will be provided at the meeting

Supplementary Guidance: Developer Contributions and Infrastructure Delivery

The Council is preparing Supplementary Guidance (SG) on Developer Contributions and Infrastructure Delivery. The guidance was finalised in August 2018.

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Before SG can be adopted it must be submitted to Scottish Ministers for a statutory time period (28 days). Scottish Ministers have extended the statutory period within which Council cannot adopt the SG from 28 days to 448 days. The Council now cannot adopt the SG before **29 November 2019**.

Until this time the Finalised Guidance (August 2018) along with Policy Del 1 of the adopted Local Development Plan remains a significant material consideration. The finalised guidance will continue to be used to determine planning applications.

Policy Del 1 of the adopted plan requires new developments to contribute towards the delivery of the infrastructure required to support the LDP. The provisions of Policy Del 1 allow the Council to ensure that new development does not proceed without sufficient infrastructure being available or demonstrated that it can be delivered at the appropriate time.

The timeline to date for preparing the guidance is as follows:

22 August 2018 - Finalised SG approved

7 September 2018 - Finalised SG submitted to Scottish Ministers with consultation information, notice of intention to adopt and statement of compliance with Circular 3/2012 and the Elsieck decision.

4 October 2018 - Scottish Ministers extend the statutory period within which Council cannot adopt the SG Guidance from 28 days to 56 days.

29 November 2018 - Scottish Ministers extend the statutory period to 168 days (i.e. by 22 February 2019) and instruct a reporter in the Directorate of Planning and Environmental Appeals (DPEA) to prepare a report.

7 March 2019 - Scottish Ministers requested further information from the Council on a number of issues

5 April 2019 - The Council responded to the Scottish Ministers questions.

23 April 2019 - Objectors to the SG had 14 days (ending on 7 May 2019) to submit any comments on the Council's response.

22 May 2019 - third party responses received to the Council's submission.

23 May 2019 - Scottish Ministers extend the statutory period within which Council cannot adopt the SG from 28 days to 350 days. The Council now cannot adopt the SG before 23 August 2019.

6 June 2019 - The Council responded to the third party objectors and submitted this to Scottish Ministers. Full details of the Council's responses to the further information request can be seen here -

<https://www.gov.scot/publications/local-development-plan-city-edinburgh/>

22 August 2019 - Scottish Ministers extend the statutory period within which Council cannot adopt the SG from 28 days to 448 days. The Council now cannot adopt the SG before 29 November 2019.

Developer Contributions

At its meeting in May 2019, Planning Committee considered the recommendations of the Internal Audit report on developer contributions and asked for a progress report to each meeting, five times a year in the Business Bulletin process with a full report on planning performance, to include this aspect, on an annual basis.

This update addresses key areas of progress since August.

Officer Training

Two training sessions were held on 24 and 26 September 2019, as required by the Internal Audit, for Planning case officers and other Council staff involved in the Developer Contributions process.

That training included details to assist with the use of the 'Pre-determination/heads of terms' and the 'Model section 75 Obligations' templates as part of the overall process of identifying and capturing the appropriate mitigation measures as required under policy Del 1 of the Edinburgh Local Development Plan, and the Developer Contributions and Infrastructure Delivery supplementary guidance and Action Programme.

This also assisted an understanding by all staff of how their part in the process contributes to the overall infrastructure

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provisions and the significance of delivering the Edinburgh Local Development Plan new housing and commercial development.

Financial Contributions

As reported to the last Committee, for the financial year of 1 April 2018 - 31 March 2019 a total of £15,425,727.36 was collected in developer contributions. The total drawdown from developer contributions for the delivery of projects in 2018/19 was £2,495,000.

For the first two quarters of financial year 2019/20 a total of £7,994,162.87 has been collected, up to and including 12 September 2019.

Planning Improvement Plan Update

On [23 July 2019](#), the Scottish Government published the Annual Planning Performance Statistics 2018/19 report. It provides statistical performance information for the period 1 April 2018 – 31 March 2019 based on quarterly data collected by the Scottish Government from the 34 planning authorities as part of the Planning Performance Framework.

A copy of The City of Edinburgh Council's [Planning Performance Framework 2018 -19](#) was attached to the August 2019 Planning Committee Business Bulletin. This included statistical information on the Council's performance in the period 1 April 2018 to 31 March 2019. The Scottish Government's annual report provides an understanding of planning performance across Scotland and allows us to benchmark our performance against other authorities.

The statistical evidence shows that in the year up to 31 March 2019, this Council took slightly longer to determine applications than other similar authorities – see Appendix 1. In order to address this, a number of changes have been introduced as part of the Planning Improvement Plan. The effect of these changes on determination timescales is reported to Committee on a quarterly basis – Quarter 1 figures were reported in August and Quarter 2 figures will be presented to the December Committee.

Progress continues to be made on implementing actions under each of the three improvement plan themes. Progress

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made since the previous Committee in August is summarised below:

Theme 1 Leadership and Management

A group of officers are participating in the initial roll out of the Council's new Leadership Framework. This will build leadership skills and capabilities across the service.

Service and Team Managers attended a workshop in August to identify service priorities and agree how best to address these.

Interviews were held in August to fill two vacant Senior Planning Officer posts – one in the Central Area team and one in the Locals 2 team

Theme 2 Customer

The Annual Planning and Building Standards Customer Forum took place on 10 September 2019. This event is attended by a range of customers and takes the form of presentations and group discussions. Attendees learnt about the changes and improvements implemented in the past year and shared their share views on the service we provide and the ways in which we provide information to customers.

Theme 3 Continuous Improvement and Performance

Regular monitoring of the new working arrangements in Development Management shows that these are resulting in a more equitable spread of applications across teams which is beneficial to performance levels and staff well-being.

In the period 1 April to 31 July 2019, the Council received 360 enforcement enquiries compared to 202 in the equivalent period last year. The Service is exploring different ways of working in order to support the Enforcement team in handling the increased caseload.

Building Standards Performance

High performance levels have been sustained over the last quarter. Between 1 July 19 and 22 September 19, 94% of applications received first reports within the 20 working day timescale. This performance was achieved while there has been a continued increase in applications received. There were 1293 applications received in quarter three up to 22

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September. This is the highest for the previous four quarters.

82% of warrants were granted within the target 10 working day timescale during the same period. This is an improvement on the previous quarter where the figure was 79%.

	Quarter of: 2018 / 2019				19/20	
	Q1	Q2	Q3	Q4	Q1	1
No of applications received	1209	1054	1000	1082	1178	
No of first reports and warrants with no report	1263	1501	1123	1038	1188	
% on 20 day target	68%	72%	91%	98%	97%	
No of warrants granted	1098	1202	1349	1125	1101	
% on 10 day target	60%	62%	60%	73%	79%	

It is forecast that high performance levels will be sustained in quarter four 2019/20 with further improvement in the percentage meeting the 10 day target for granted warrants being prioritised.

Councillors Code of Conduct

Committee members may be interested in some recent decisions by the Standards Commission for Scotland (SCS) regarding councillors on planning committees in other Councils.

In May 2019 Councillors Russell and Hackett of Midlothian Council were suspended from the Planning Committee for one month for breach of paragraph 7.3 of the Code (Fairness and Impartiality).

[Decision of the Hearing Panel of the Standards Commission for Scotland \(Councillor Russell\)](#)

[Decision of the Hearing Panel of the Standards Commission for Scotland \(Councillor Hackett\)](#)

In June 2019 Councillor Linda Holt of Fife Council was suspended from all quasi-judicial and regulatory committees for two months for breach of paragraphs 4.1, 4.23, 5.3, 5.7 (ii) and 5.9 of the Code (Registration of Interests and Declaration of Interests).

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[Decision of the Hearing Panel of the Standards Commission for Scotland \(Councillor Holt\)](#)

In July Councillor Colin Cassidy of Midlothian Council was censured for breach of paragraph 5.3 of the Code (Declaration of Interests).

[Decision of the Hearing Panel of the Standards Commission for Scotland \(Councillor Cassidy\)](#)

Improved Access to Edinburgh Airport

On [24 January 2019](#) the Housing and Economy Committee noted a report on Improved Access to Edinburgh Airport and requested that this be shared with the Planning Committee.

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APPENDIX 1

Appendix 1 Comparative Figures extracted from SG Annual Planning Performance Statistics 2018/19	Edinburgh		Scotland	Fife	Highland	Glasgow	Dundee	Aberdeen
	17/18	18/19	18/19	18/19	18/19	18/19	18/19	18/19
Householder applications determined	1,326	1,329	12,482	810	704	672	225	366
Local applications determined (with and without PPA)	930	923	14,891	875	1,830	938	224	467
Major applications determined (with and without PPA)	26	26	325	15	27	39	4	16
% householder applications determined in less than 2 months	75.6	77.2	86.3	84.2	91.5	94.6	84	92.1
Average time (weeks) to determine householder applications	8.8	8.5	7.2	7.5	6.8	6.8	7.8	6.8
% local applications without a PPA determined in less than 2 months	67.8	65.8	75.1	76.0	70.8	74.9	74.6	88.5
Average time (weeks) to determine local applications without a PPA	10.7	11.3	9.0	8.8	10.2	9.3	9.1	7.3
Average time (weeks) to determine major applications without a PPA	56.3	61.1	32.5	51.2	18.7	22.0	16.8	19.9
% major applications with a PPA determined within agreed timescale	37.5	40.0	73.7	75.0	84.2	33.3	n/a	88.9

Planning Committee

2.00pm, Wednesday, 2 October 2019

Regional Planning in South East Scotland – referral report from SESplan Joint Committee

Executive/routine
Wards
Council Commitments

1. Recommendations

- 1.1 It is recommended that the Committee:
 - 1.1.1 notes the proposals for a Regional Growth Framework (RGF) to form part of the Edinburgh and South East Scotland City Region Deal arrangements and that this includes coordination between the RGF, spatial planning and any Regional Spatial Strategy (RSS) that the City of Edinburgh Council may be part of under emerging provisions of the Planning (Scotland) Act 2019;
 - 1.1.2 notes that the existing South East Scotland Strategic Planning Authority (SESplan) could provide for this coordinating function in the interim until an agreed RSS governance is extant, as approved by the SESplan Joint Committee; and
 - 1.1.3 agree with the SESplan recommendation in respect of City Region Deal and spatial planning.

Paul Lawrence

Executive Director of Place

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Report

Regional Planning in South East Scotland – referral report from SESplan Joint Committee

2. Executive Summary

- 2.1 Councillor Gardiner has asked that the report to the SESplan Joint Committee on revised Edinburgh and South East Scotland City Region Deal (ESESCRD) arrangements for the provision of a Regional Growth Framework and the role of spatial planning in this be brought to Planning Committee for consideration.
- 2.2 The report provides an update on the SESplan Joint Committee's decision on the proposed arrangements.

3. Background

- 3.1 On 3 September 2019 the Joint Committee of the ESESCRD approved the report at Appendix 1 which set out that there should be a Regional Growth Framework to provide a spatial context for the growth agenda of the ESESCRD.
- 3.2 In that report it was considered that the spatial context so provided be part of the structure of the ESESCRD and that there be a planning input to the RGF which would be aligned with any RSS emerging under the Planning (Scotland) 2019 Act. This included that there be an Elected Member Oversight Committee for the ESESCRD which would include two elected members with relevant portfolio areas (planning, transport, housing and economy) from each local authority area. This Committee would oversee and advise the ESESCRD Joint Committee and guide the development of the Regional Growth Framework. There would be professional planning policy input from officers of the local authority areas alongside transport, economy and housing input.
- 3.3 On 30 September 2019, the SESplan Joint Committee approved the report at Appendix 2 (with amendments as detailed at 4.3) which set out how the spatial planning roles of the RGF and an RSS could be considered in a coordinated way and that until RSS arrangements and governance come into being, SESplan could have a role for coordinating a spatial planning input to the ESESCRD.

4. Main report

- 4.1 The SESplan Joint Committee debated the report in terms of the role of planning in relation to matters of housing, economic development, sustainability and transport, the emerging opportunities for regional planning through an RSS and how SESplan might play a role with ESESCRD and an RGF.
- 4.2 The Joint Committee agreed with the first two recommendations of the report and modified the third.
- 4.3 The Joint Committee's decision was as follows:
 - 4.3.1 The Committee agreed Recommendations 1 and 2, and an amended Recommendation 3 to delegate to the Convenor and Vice Convenor to write to the Edinburgh and South East Scotland City Region Deal Executive Board setting out that:
 - 4.3.1.1 the existing SESplan Officer Board will act as a strategic spatial planning consultative board in respect of progressing a Regional Growth Framework, Regional Spatial Strategy, informing NPF4.
 - 4.3.2 In respect of the organisational diagram (as set out in Appendix A of The Edinburgh and South East Scotland City Region Deal Joint Committee 'Edinburgh and South East Scotland Regional Growth Framework', 3 September 2019) the box entitled 'sustainability' should be replaced with 'Strategic Spatial Planning' to reflect the need for spatial planning across all land uses.
 - 4.3.3 In the report as referenced above, the Member Oversight Committee should have a scrutiny and advisory role to which the main outputs of officer work is reported.

5. Next Steps

- 5.1 Further reports will be dependent on the response of the ESESCRD Executive Board to the letter from the SESplan Convenor and Vice Convenor

6. Financial impact

- 6.1 There are no financial impacts deriving from this report.

7. Stakeholder/Community Impact

- 7.1 The report is relevant to the SESplan Joint Committee in addressing ESESCRD organisation and does not require to be the subject of consultation.

8. Background reading/external references

8.1 None

9. Appendices

9.1 Appendix 1 - [Edinburgh and South East Scotland Regional Growth Framework – Report](#) to the Edinburgh and South East Scotland City Region Deal Joint Committee on 3 September 2019

9.2 Appendix 2 - [Edinburgh and South East Scotland City Region Deal Emerging Governance Report](#) to SESplan Joint Committee on 3 September 2019

Planning Committee

2.00pm, Wednesday, 2 October 2019

Housing Land Audit and Completions Programme 2019

Executive/routine Wards Council Commitments	Executive All 1 , 4 and 10
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1. Recommendations

- 1.1 It is recommended that Committee:
- 1.1.1 notes the findings of this report including Appendix 1, 'The Housing Land Audit and Completions Programme 2019';
 - 1.1.2 agrees to refer this report to the SESplan Project Board for its information;
 - 1.1.3 agrees to refer this report to the Scottish Government to assist in the ongoing development of planning practice in relation to housing delivery and measuring the availability of land; and
 - 1.1.4 refers this report to the Housing, Homelessness and Fair Work Committee for its information.

Paul Lawrence

Executive Director of Place

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Housing Land Audit and Completions Programme 2019

2. Executive Summary

- 2.1 The Housing Land Audit and Completions Programme (HLACP) is a monitoring tool used to assess the performance of Strategic Development Plan (SDP) housing land policies and targets. The HLACP records the amount of land available for house building, identifies any constraints affecting development and assesses the adequacy of the land supply against the housing supply target and housing land requirement set by the SDP. Edinburgh's 2019 HLACP has been completed. Completion rates have been increasing over recent years with completions of affordable housing accounting for nearly 50% of all completions between 2011 and 2015. Over the last two years, the number of affordable completions has remained high and private market completions have increased. Total completions are now back to pre-recessions levels averaging almost 2,500 new homes per year over the last three years.
- 2.2 The HLACP examines both the supply of land (an input) and the expected delivery of new homes (an output). The report demonstrates that there is more than sufficient housing land, free from development constraints, to meet the housing land requirement set by the SDP. The report also demonstrates that the five year completions programme, previously referred to as the five year effective land supply, is above the five year completions target.

3. Background

- 3.1 The 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.
- 3.2 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 HLACP is used to monitor the effective housing land supply. It will also be used to inform infrastructure decisions through the Local Development Plan (LDP) Action Programme.

- 3.3 On 6 October 2016, the Planning Committee considered a report on the [2016 housing land audit](#) that utilised a new approach to auditing land for housing and housing delivery. Previously, the housing land supply was measured in terms of the anticipated output or completions programme. The report recognised that:
- 3.3.1 land for housing is an input to a process;
 - 3.3.2 the delivery of new homes is an output from the process; and
 - 3.3.3 housing land and the delivery of new homes should be measured as separate things.
- 3.4 The report concluded that although there was sufficient effective housing land to meet the housing land requirement set by the SDP, the anticipated delivery of new homes was below the five-year completions target. The report acknowledged that there was a need to increase delivery of new homes in the short term and set out several ways that the council was seeking to do so.
- 3.5 On 12 October 2017, Planning Committee considered a report on the [2017 housing land audit](#) which further enhanced the audit process by identifying the steps needed to increase housing delivery on a site by site basis.
- 3.6 This report provides an update on the supply of housing land and the delivery of new homes based upon the findings of the 2019 HLACP and assesses the adequacy of the land supply against the housing land requirement set by the SDP.

4. Main report

- 4.1 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 (e.g. 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".
- 4.2 The report considered by Planning Committee in October 2016 used an alternative approach to measuring housing land supply and delivery. This approach recognises that delivery of new homes can be affected by many economic and demand factors unrelated to the supply of effective land available for development. The anticipated completions programme, therefore, is not the only assessment that the Council considers to measure the adequacy of the land supply. Land supply is also considered in terms of the capacity of unconstrained land available for development. The revised approach was supported by the SESplan Joint Committee which at its meeting on 14 December 2015, noted 'the difficulty in

maintaining the five-year effective supply in Edinburgh is not related to a shortage of unconstrained land in that area'.

- 4.3 The 2019 HLACP is attached as Appendix 1. The schedules within the 2019 HLACP, including the completion counts and programmed delivery rates, have been discussed and agreed as reasonable with Homes for Scotland.

Housing Land Supply

- 4.4 As at 31 March 2019, there was sufficient land free of planning constraints and available for development for 22,696 dwellings. In addition to this, there was land for a further 7,468 dwellings on sites where there was a constraint preventing immediate development. Whilst there are many factors that affect the rate of development on particular sites, constrained sites are those where no development can take place without some form of remedial action. Schedule 4 in Appendix 2 lists the housing sites that are currently regarded as constrained and notes the nature of the constraint that is preventing development from taking place.
- 4.5 The effective land supply is varied in type, size and location. It is spread over a range of locations and includes brownfield (55%) and greenfield (45%) sites.
- 4.6 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 2.

Housing Land Requirement

- 4.7 The housing supply target for the City of Edinburgh is set by the South East Scotland SDP (approved 2013) and its supplementary guidance (2014). The housing supply target was set at 22,300 units from 2009 to 2019 and a further 7,210 from 2019 to 2024. The LDP Report of Examination (June 2016) recommended extending the housing supply target to 2026, increasing the target by a further 2,884 dwellings. Taking account of completions to date, this results in a housing supply target of 13,410 for the period 2019 to 2026. Adding in a 10% 'generosity' margin to help ensure that the target will be met, the housing land requirement is 14,751. The 2019 HLACP identified an effective land supply of 22,696 units; more than sufficient to meet the requirement.

Housing Delivery

- 4.8 Delivery of new homes is not solely dependent on the supply of effective land. The majority of new housing is built by private housebuilders that make commercial decisions on the amount of dwellings to build each year against the background of trends in both the local and national economies. This causes completion rates to increase and decrease depending on fluctuations in demand and other factors.
- 4.9 Following the steep decline in the housing market brought about by the credit crunch and subsequent recession in the mid-2000s, a recovery has been taking place. Completions rates have been steadily increasing from 1,191 in 2012/13 to 2,399 in 2018/19.

- 4.10 The current forward programme of anticipated construction is the highest ever recorded by the housing land audit. 13,748 new homes are programmed to be built over the next five years – an average of 2,750 units per year.
- 4.11 Emerging from the recession, the delivery of new housing was helped by an increase in the building of affordable homes. Prior to the recession, affordable tenures accounted for around 17% of all dwellings built in the city but for the period 2011 to 2015, the proportion increased to nearly 50%. Over the last two years the number of affordable completions has remained high and along with the recovery of the market completions, the total completion rate is now back to the pre-recession level.

Housing supply target

- 4.12 The housing supply target is the policy view of the number of homes that will be delivered over the LDP period to 2026. This includes new build houses and flats, changes of use to housing and subdivisions of existing housing units. The target 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.
- 4.13 The five-year completions programme, previously referred to as the five year effective land supply, is the anticipated number of dwellings to be delivered from the land supply over the following five year period.
- 4.14 The completions target 2019 to 2024 is the target number of new dwellings to be delivered over the next five years and is derived from the housing supply targets set by the SDP, accounting for completions that have already taken place.
- 4.15 The effective housing land supply and anticipated output from the supply are summarised, alongside the housing land requirement and five-year output target, in Table 1 below.

Table 1. Housing Land Supply and Anticipated Completions programme

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 2019	18,984
Housing Supply Target 2019 to 2026	
13,410	
Supply	Output
Housing Land Requirement 2019 to 2026 14,751	Completions Target 2019 to 2024 10,526
Effective Housing Land Supply 22,696	5 year completions programme * 13,748

* Previously referred to as the five year effective land supply

- 4.16 The table demonstrates that there is sufficient land, free from development constraints, to meet the remaining housing land requirement in the city. The table also demonstrates that anticipated output from the five-year completions programme is more than sufficient to meet the five year completions target.
- 4.17 The 2018 HLACP recorded a five-year completions programme in excess of the five-year completions target for the first time since the SDP was approved and the housing supply targets set. An increase in anticipated delivery rates has increased the surplus of programmed completions against the target and the 2019 HLACP demonstrates a five-year completions programme 30% above the target level.
- 4.18 At current build rates, based upon the agreed five-year completions programme, there is sufficient effective housing land in Edinburgh to last for eight years.

Windfall sites

- 4.19 The land supply will be further supplemented by additional 'windfall' sites. These are sites that not specifically allocated for housing in the LDP but come through the planning system as planning applications. To avoid over-allocating housing land, the LDP assumed that a certain amount of development would occur on windfall sites. Development on these unallocated sites contributes to meeting the housing supply target set by the SDP. The adopted LDP assumed a contribution of 4,656 units from windfall sites. Since April 2015, 6,200 homes have received planning consent on windfall sites. Of the 6,200 units consented, over 1,600 are for affordable homes.
- 4.20 Of the 6,200 windfall units consented since 2015, 1,650 have already been completed with a further 4,140 programmed for completion over the next five years. The windfall allowance within the adopted LDP will, therefore, be met.
- 4.21 The majority (87%) of consented windfall units have been on brownfield land though there have been three major developments consented on greenfield land. Two of these sites are land removed from the greenbelt following the LDP examination at the Wisp and Gilmerton Station Road. The third is previously undeveloped land to the Southwest of Saughton Prison.

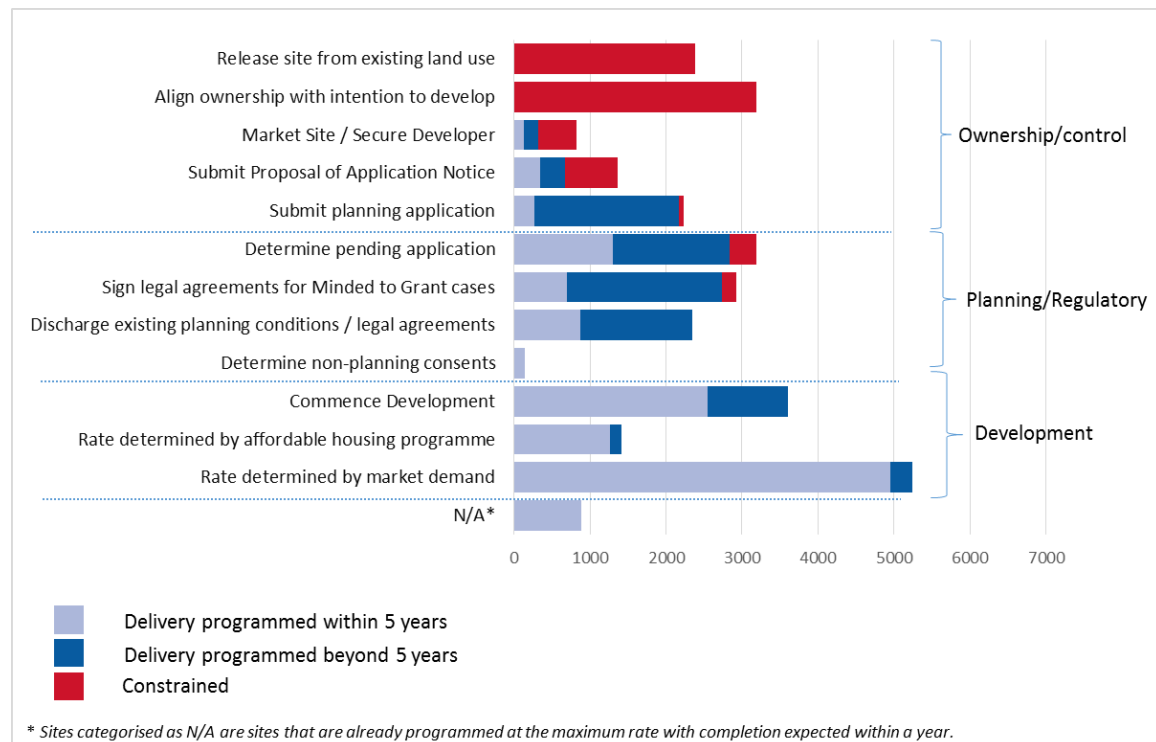
Factors affecting delivery of new homes

- 4.22 Homes for Scotland are consulted during the preparation of the HLACP and they give their advice on the likely delivery rates for each site. Further to agreeing the likely output for each site, factors that could increase the delivery rates were also agreed. The 2017 HLACP was the first audit to include an assessment of factors that could accelerate delivery and this approach has been continued for 2018 and 2019. The factors are not intended to be seen as solutions in themselves to increasing delivery, rather they should be viewed as identifying the steps that would need to be taken in order for the agreed delivery rates to be accelerated. In many cases, the sites may already be being developed at an acceptable rate. Twelve different actions were identified and applied on an individual site by site basis. The 12 factors can be broadly grouped as;
- 4.22.1 factors relating to ownership or control of a site;

4.22.2 factors related to the planning system and other regulatory processes; and
 4.22.3 factors related to the development industry.

4.23 Chart 1 shows the numbers of units (excluding small sites) affected by each of the 12 delivery factors. For each factor, the graph shows the number of units programmed for completion within five years as light blue and units programmed beyond five years as dark blue. Constrained sites are not programmed at all and are shown on the graph as red.

Chart 1. Factors affecting housing delivery



4.24 Sites categorised as affected by factors related to the development industry have a greater proportion of units programmed within the next five years than sites affected by other factors. These sites are already in the control of housebuilders with planning consent secured and in many cases, are already under construction. Most of the completions programmed beyond 5 years are the later phases of large scale developments.

4.25 Sites affected by factors related to the planning system are fewer in number than those affected by development industry factors but, due to uncertainty around the issuing of planning permission/legal agreements, have a higher proportion of units programmed beyond the five year period. In total, there are 5,035 units programmed beyond the five year period on effective sites affected by factors related to the planning system.

- 4.26 Finally, there are around 2,400 units programmed beyond the five year period on effective sites affected by factors related to ownership or control. These are largely allocated sites that are not yet in the control of a housebuilder or sites for which a planning application has yet to be submitted. In addition, there are a further 6,819 units on constrained sites that are affected by ownership or control of the site. The ownership and control of land is the major constraint on non-effective housing land in Edinburgh with only 543 constrained units categorised as being affected by other factors.

Increasing Housing Delivery

- 4.27 On 24 August 2017, Council approved its [five year business plan](#). The plan sets out an objective to build 20,000 new affordable homes in the city over the next ten years. The Strategic Housing Investment Plan (SHIP) sets out the delivery plan for new affordable homes and is reported to the Housing, Homelessness and Fair Work Committee each year. The latest [SHIP](#), covering the period 2019-2024 was approved by Housing and Economy Committee on 1 November 2018. Around half of the sites included in the SHIP are in the control of private sector landowners and developers. Delivery of affordable housing is, therefore, largely dependent upon private sector housing delivery and the Affordable Housing Policy. A report monitoring the [effectiveness of the affordable housing policy](#) was noted by Planning Committee on 7 August 2019.

Conclusions

- 4.28 There is more than sufficient effective land available for development in the City for Edinburgh to meet the current housing land requirement set by the first SDP for the periods 2009 to 2019, 2019 to 2024 and 2024 to 2026.
- 4.29 The five year completions programme (previously referred to as the five year effective land supply) is now 30% above the five year completions target.
- 4.30 Delivery of new homes is affected by many economic and demand factors unrelated to the supply of effective land available for development. The council will continue to assess the adequacy of the land supply both in terms of the amount of land available for development and also in terms of the rate of delivery of new homes, seeking ways to increase it when necessary.

5. Next Steps

- 5.1 The analysis within the HLACP will be used as evidence when determining planning applications to demonstrate that there is no deficit in the effective land supply or the delivery of homes for the next five years.
- 5.2 The forward programme of housing completions identified in the HLACP will be used in preparing the annual Local Development Plan Action Programme
- 5.3 The next annual Housing Land Audit and Completions Programme will be carried out in Spring 2020 and reported to Planning Committee in Autumn 2020.

6. Financial impact

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

7. Stakeholder/Community Impact

- 7.1 No formal consultation is required in connection with this report. However, the contents of the schedules within the housing land audit and completions programme were agreed as reasonable with the representative body of the private house building industry, Homes for Scotland.
- 7.2 There is no equalities impact arising as a result of this report's analysis and recommendations. Therefore, it was not considered necessary to carry out a full Integrated Impact Assessment.
- 7.3 There are no direct sustainability impacts arising from this report.

8. Background reading/external references

- 8.1 [Planning Committee: 6 October 2016. Item 7.1 - Housing Land Audit and delivery programme 2016](#)
- 8.2 [Planning Committee: 12 October 2017. Item 5.1 Housing Land Audit and Delivery Programme 2017](#)
- 8.3 [Housing and Economy Committee: 22 March 2018. Item 7.2 Delivering Land for Affordable Housing](#)
- 8.4 [Housing and Economy Committee: 1 November 2018. Item 7.6 Strategic Housing Investment Plan \(SHIP\) 2019-2024](#)
- 8.5 [Planning Committee: 7 August 2019. Item 8.1 Affordable Housing Policy Delivery](#)
- 8.6 [Strategic Development Plan for Edinburgh and South East Scotland, SESplan, 2013](#)
- 8.7 [Local Development Plan](#)
- 8.8 [City Housing strategy](#)
- 8.9 [Scottish Government Circular 6/2011 Compulsory Purchase Orders](#)

9. Appendices

- 9.1 Appendix 1 – Housing Land Audit and Completions Programme 2019
- 9.2 Appendix 2 – Map of the established land supply in City of Edinburgh

Appendix 1

Housing Land Audit and Completions Programme 2019

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
- Windfall development
- Accuracy of the audit

4. Housing Land Requirement and Housing Supply Target

1. INTRODUCTION

The Housing Land Audit and Completions Programme (HLACP) 2019 is an assessment of the housing land supply in the City of Edinburgh Council area as at 31 March 2019. The audit attempts to programme expected housing completions over the audit period, April 2019 to March 2024 and details completions that took place over the year April 2018 to March 2019.

Sites included in the HLACP 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 development, redevelopment, conversion and subdivision of both houses and flats are included but rehabilitation of existing housing is excluded. The HLACP 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 HLACP 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

The established land supply is all land identified for housing including sites allocated in the local development plan, sites which have been granted planning consent for housing and other land with agreed potential for new house building. The established land supply is made up of “effective housing land” - land free of all constraints that would prevent development taking place and “constrained” sites - sites which cannot be developed without some form of remedial action.

On 31 March 2019, the established land supply in the City of Edinburgh Council area was 30,164. This included land free of all planning constraints for 22,696 dwellings and land for a further 7,468 dwellings on sites that are currently considered constrained.

Effective 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.

When assessed against the criteria contained in PAN 2/2010, there is land free of planning constraints for 22,696 dwellings in the City of Edinburgh Council. This includes 6,886 dwellings on sites currently under construction, 7,471 dwellings on sites with planning consent but where development has not yet started and a further 8,022 dwellings on sites that have not yet received planning consent – mostly sites allocated in the Local Development Plan. The remaining 317 dwellings 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. Prior to 2016, only units programmed for development over the first 5 years were considered to represent the effective land supply. Since 2016, the HLACP considers the **supply** of land separately from programmed **delivery** and defines land as either:

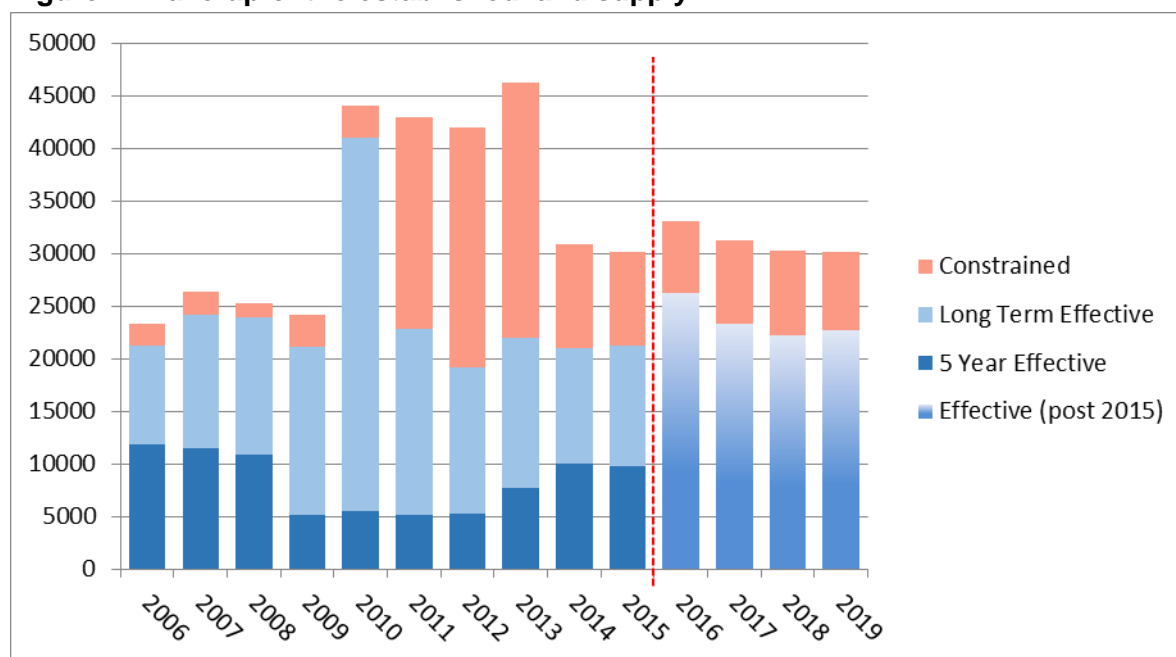
‘Effective’. Land free of development constraints and available for the construction of housing; and

‘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. From 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. The effective land supply has been increasing in recent years and the allocation of new land in the local development plan for over 8,500 dwellings brought the effective land supply to the highest it has been for over 10 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 to 2,700 following the publication of the LDP report of examination.

Figure 1: Make-up of the established land supply



Constrained Land

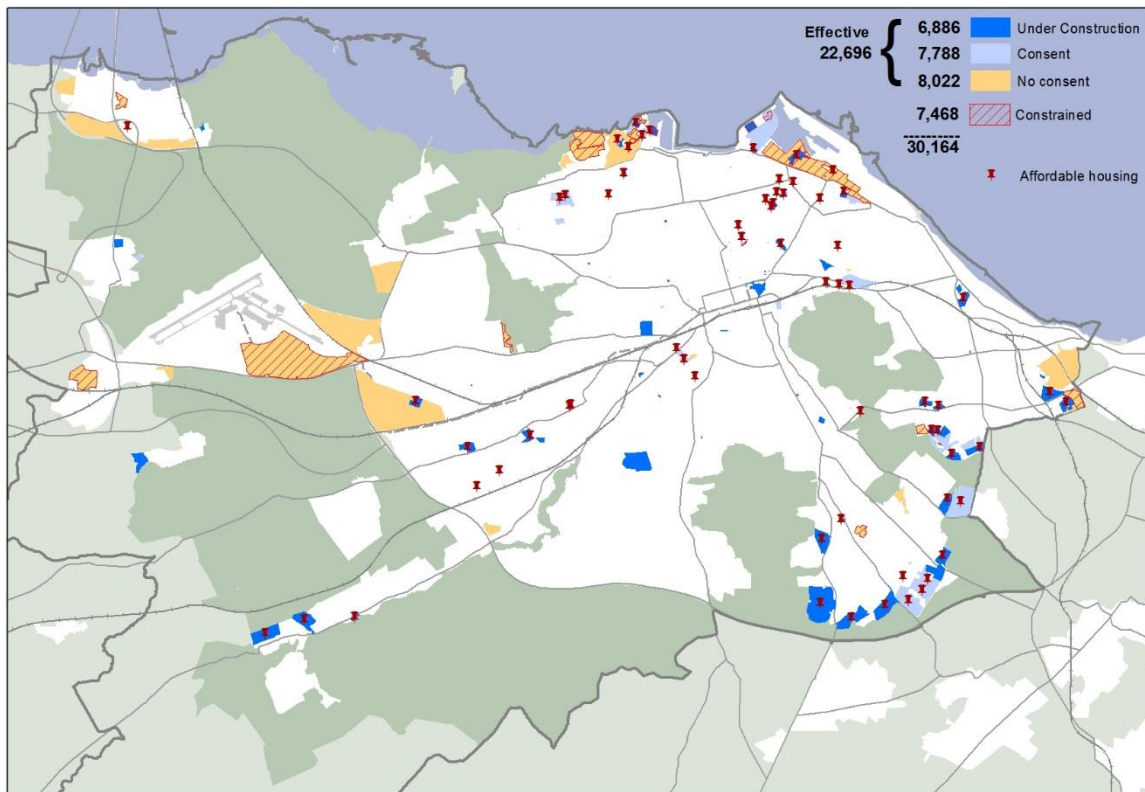
Constrained sites are those on which development cannot take place without some form of remedial action. Such constraints include:

- **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 2019



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Greenfield / Brownfield analysis

Excluding small sites, 10,206 units of the remaining capacity of effective sites (22,379) are categorised as being on greenfield land. This represents 46% of the total. Ten years ago, less than 10% of the effective land supply was greenfield. The 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. It is expected that the proportion of greenfield land will decrease in future years as the current greenfield sites are built out and future windfall sites are likely to be mainly brownfield land.

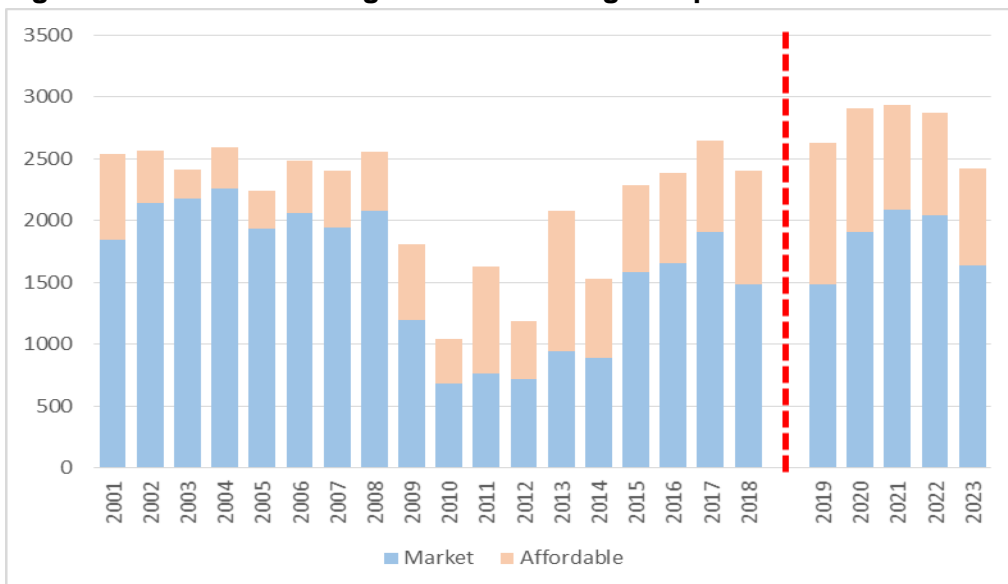
3. HOUSING DELIVERY

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. There has been an increase in completions over the last 5 years and the rate has now returned to the pre-recession levels.

The recovery in the housing market is expected to continue and the number of completions over the next 5 years is expected to average 2,740 homes per year – the highest programmed completion rate ever recorded. The number of completions could actually be 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.

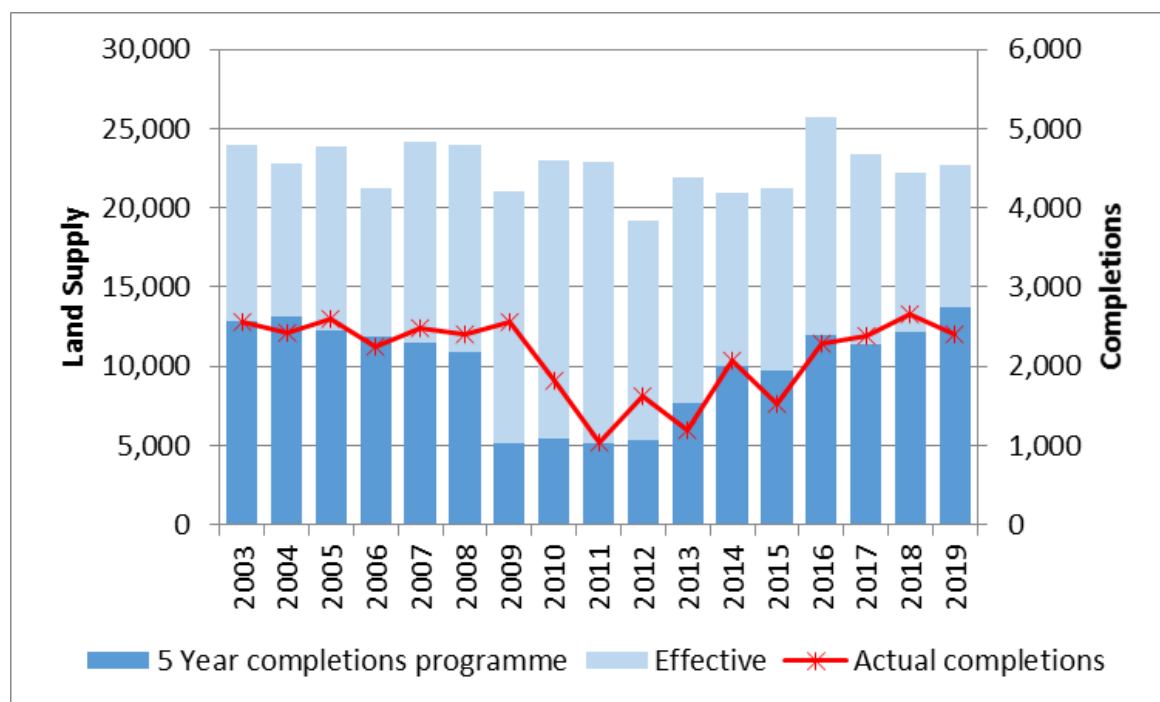
Figure 2. Historic and Programmed Housing Completions



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 completions 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 2019. As the land supply and five year completions 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 around a third of the current effective land supply (7,360 units). A similar ratio has been observed in the completions over the last three years. Between 2001 and 2011, affordable tenures accounted for 19% of all dwellings completed in Edinburgh. Over the last few years, affordable completions have accounted for a much higher proportion, averaging over 38% of all dwellings 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 following the credit crunch. The number of market completions has increased again markedly over the last few years, from 890 in 2014/15 to an average of 1,685 per year since.

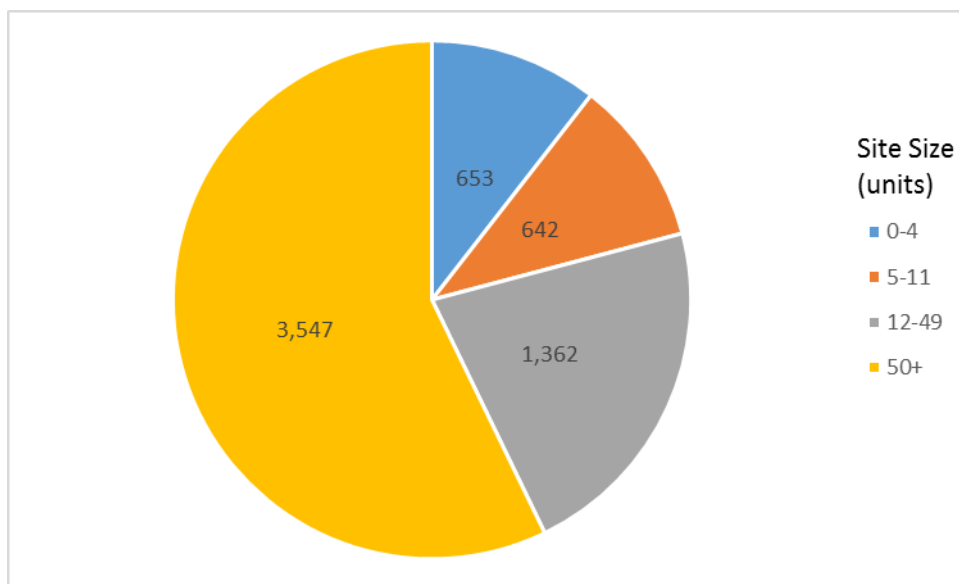
Windfall Development

To avoid over allocating housing land, the Local Development Plan assumed a certain amount of development would occur on unplanned sites that would come through the planning system. Development on these unallocated sites would still contribute to meeting the housing supply target set by the Strategic Development Plan. The adopted LDP assumed a contribution of 4,656 units from windfall sites – 1,694 to be delivered by 2019 with the remaining 2,962 between 2019 and 2026.

Since April 2015, 6,200 homes have received planning consent on windfall sites. Of these over 1,600 units will be affordable.

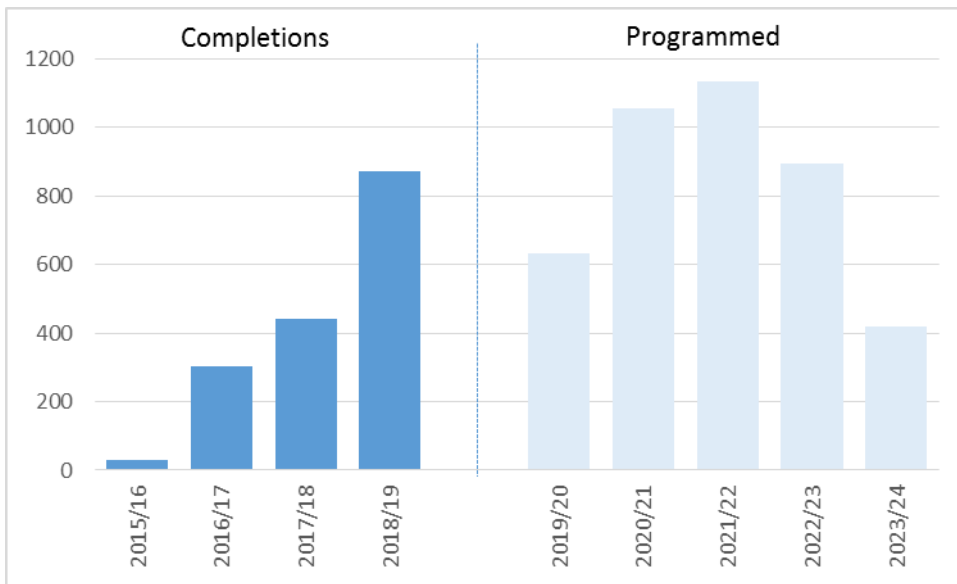
The windfall sites cover a range of sizes with over half the consented units being major developments (sites of over 50 units). The size distribution of windfall sites is show in figure 4 below.

Figure 4 Housing units consented on windfall sites since 2015 by size of site



Between 2015 and 2019, there have been 1,650 units completed on windfall sites – very slightly below the target of 1,690. However, at 4,140, the number of units programmed over the next five years, is considerably higher than the remaining target of 2,960. The actual number of windfall completions is likely to be higher still as additional windfall sites receive planning consent. The number of units completed since 2015 and units programmed over the next five years are shown in Figure 5. The number of units completed starts very low and rises each year. This is to be expected as there is a lead in time between consent and completions and only sites gaining consent after 2015 are regarded as windfall.

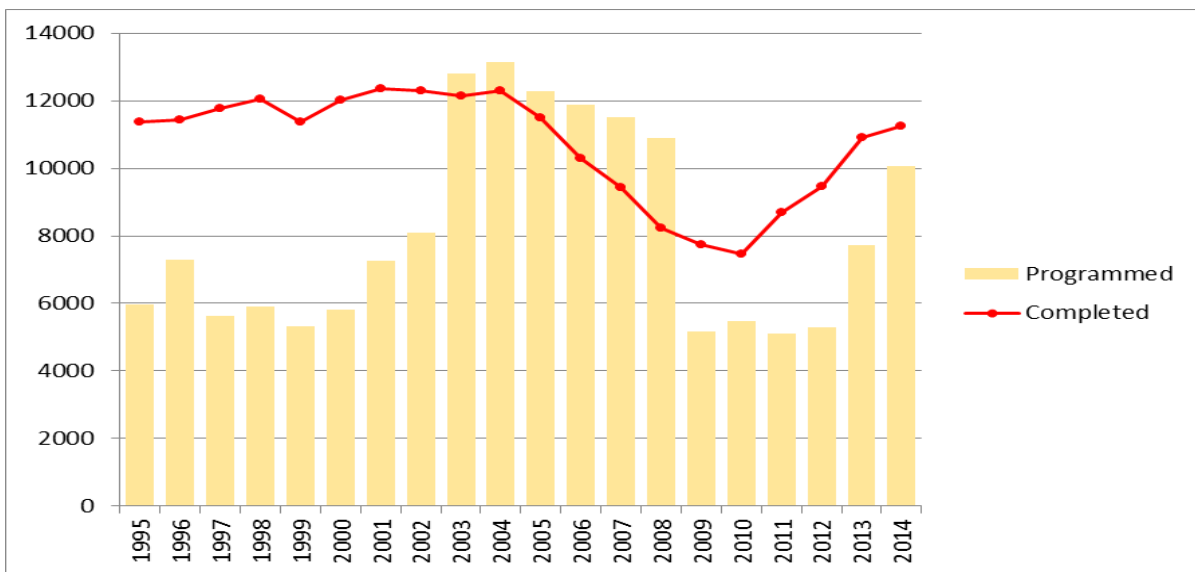
Figure 5 Units completed and programmed on windfall sites



Accuracy of Completions 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 6 below compares the number of completions programmed for the following five year period to the number of completions that actually occurred for each five year period since 1995.

Figure 6: 5 Year completions 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 has been higher than was anticipated at the base date of the audits. It should also be noted that only land allocated for housing at any given year is programmed in the above figures – the actual completions figures will include additional windfall sites that come forward in future years.

4. HOUSING SUPPLY TARGET AND 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 2019	18,984
Housing Supply Target 2019 to 2026	13,410
Land Supply	Delivery Output
Housing Land Requirement 2019 to 2026 14,751	Supply Target 2019 to 2024 10,526
Effective Housing Land Supply 22,696	5 year completions programme 2019 to 2024* 13,748

* 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. The table further demonstrates that there is also more than sufficient housing units programmed for development over the next five years to meet the five year delivery target.

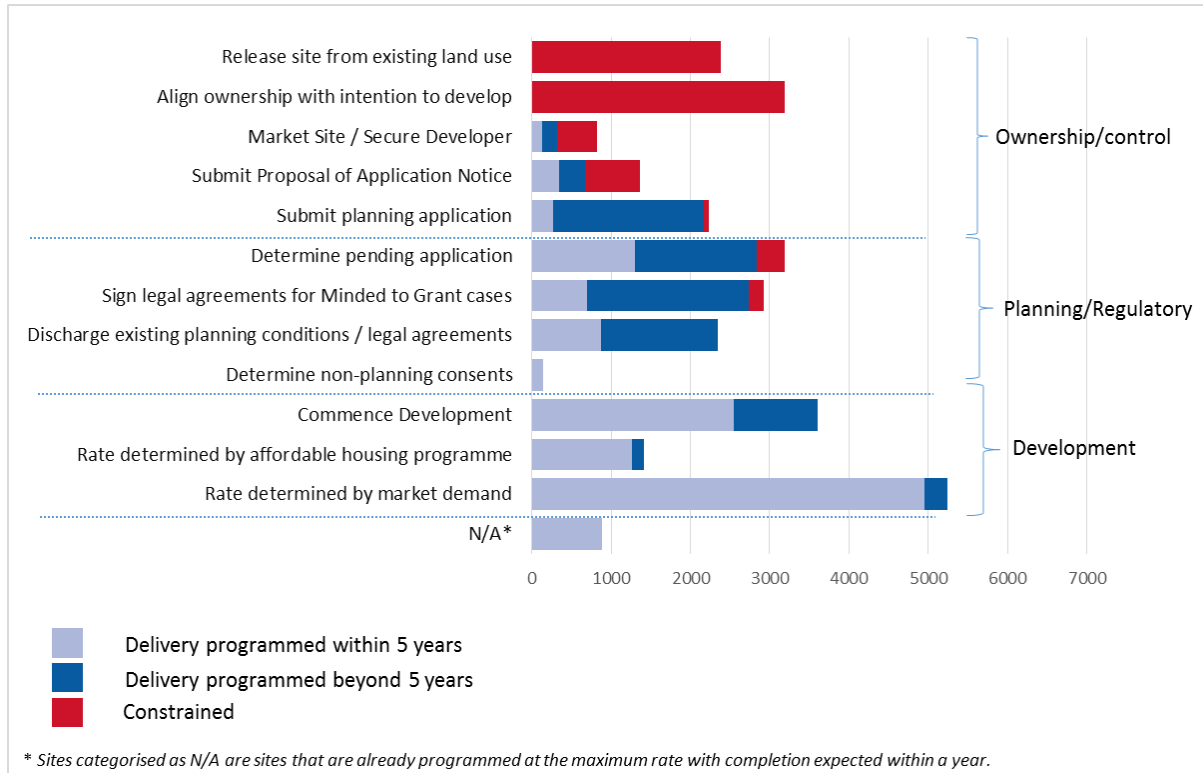
Increasing Housing Delivery

Further to identifying constraints that prevent delivery of new homes, HLACP2019 also attempts to identify the actions that would be required to increase the delivery rates on effective sites. These factors affecting delivery were discussed and agreed with Homes for Scotland alongside the programmed delivery rate. These factors are not intended to be viewed as solutions in themselves to increasing delivery, rather they should be viewed as identifying the steps that would need to be taken in order for the agreed delivery rates to be accelerated. In many cases, the site may already be being developed at an acceptable rate. 12 different actions were identified and applied on an individual site by site basis. The 12 factors can be broadly grouped as;

- factors relating to ownership or control of a site
- factors related to the planning system
- factors related to the development industry

Figure 7 below shows the numbers of units (excluding small sites) affected by each of the 12 delivery factors. For each factor, the graph shows the number of units programmed for completion within 5 years as a lighter shade and units programmed beyond 5 years as a darker shade.

Figure 7. Factors affecting the delivery of homes



Sites categorised as affected by factors related to the development industry have a greater proportion of units programmed within the next 5 years than sites affected by other factors. These sites are already in the control of house builders with planning consent secured and in many cases, are already under construction.

Sites affected by factors related to the planning system are fewer in number than those affected by development industry factors but, due to uncertainty around the issuing of planning permission/legal agreements, have a higher proportion of units programmed beyond the five year period. In total, there are 5,035 units programmed beyond the five year period on effective sites affected by factors related to the planning system.

Finally, there are around 2,400 units programmed beyond the five year period on effective sites affected by factors related to ownership or control. These are largely allocated sites that are not yet in the control of a house builder or sites for which a planning application has yet to be submitted. The majority of constrained sites are constrained by factors relating to ownership or control of the site, especially sites that are still in use for other uses and sites that are not being promoted for housing development by the land owner.

Schedule 1: Summary

Housing Land Audit and Completions Programme 2019

Schedule 1. Land supply and delivery summary

Status	Housing Land Supply				Delivery Programme								
	Total site capacity	Total affordable units	All completions by 31/3/19	Total dwellings remaining	Programmed Completions					Total 19/24	24/25	25/26	Post 2026
					19/20	20/21	21/22	22/23	23/24				
Under Construction	8,969	2,949	2,083	6,886	2,507	2,267	1,156	504	161	6,595	182	50	59
Consent	7,471	2,385	0	7,471	54	460	1,203	1,367	1,118	4,202	948	607	1,714
No Consent	8,022	2,407	0	8,022	0	115	508	934	1,077	2,634	1,030	760	3,598
Small Sites	319	2	2	317	63	64	63	64	63	317	0	0	0
Total Effective Supply	24,781	7,851	2,089	22,696	2,624	2,906	2,930	2,869	2,419	13,748	2,160	1,417	5,371
<i>Market</i>	16,930	0	1,592	15,338	1,485	1,903	2,090	2,040	1,639	9,157	1,389	955	3,837
<i>Affordable</i>	7,851	7,851	497	7,358	1,139	1,003	840	829	780	4,591	771	462	1,534
Constrained	7,841	1,595	373	7,468									
Total Established Supply in City of Edinburgh	32,622	9,446	2,462	30,164									

Schedule 2: Site Details

Housing Land Audit and Completions Programme 2019

Schedule 2: Site Details

Site Ref (N=New site in 2019)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/Grf	Consent Type	Consent Date	U/C	Housing Land Supply					Delivery Programme									
								Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/19	Remaining as at 04/19	Expected Completions					Post 2026			
														19/20	20/21	21/22	22/23	23/24		Total 19-24	24/25	25/26
LDP Allocations																						
3825	LDP CC2: New Street	Artesan	0.8 B		FULL	Dec-16		167	10	157	0	0	167	0	37	50	50	30	167	0	0	0
4338.5	LDP CC3: Fountainbridge	Fountain North Ltd.	0.6 B		FULL	Dec-16		125	0	125	0	0	125	0	0	60	65	0	125	0	0	0
4338	LDP CC3: Fountainbridge	Moda Living (Springside)	1.1 B		OUT	Dec-16		250	0	250	0	0	250	0	0	0	0	50	50	50	50	100
4900.1	LDP CC3: Fountainbridge (Phase 1)	EDI	3.7 B		FULL	Dec-16		434	0	434	112	0	434	0	0	50	90	90	230	90	90	24
	Market							322			0	0	322	0	0	25	65	65	155	65	78	24
	Affordable							112			112	0	112	0	0	25	25	25	75	25	12	0
4900.2	LDP CC3: Fountainbridge (Vastint)	Vastint	B		NONE			234	11	223	58	0	234	0	0	50	50	50	150	50	34	0
	Market							176			0	0	176	0	0	50	21	21	92	50	34	0
	Affordable							58			58	0	58	0	0	0	29	29	58	0	0	0
5245.1	LDP Del 5: Edinburgh Park / South Gyle	David Wilson Homes	3.7 G		FULL	Jan-15	Mar-16	200	96	104	50	192	8	8	0	0	0	0	8	0	0	0
	Market							150			0	142	8	8	0	0	0	0	8	0	0	0
	Affordable							50			50	50	0	0	0	0	0	0	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
	Market							281			0	0	281	0	0	0	50	25	75	25	25	156
	Affordable							94			94	0	94	0	0	0	0	25	25	25	25	19
3424	LDP EW 1A: Western Harbour	Forth Properties Limited.	17.6 B		OUT	Jul-02		1,155	0	1,155	938	0	1,155	0	0	40	50	50	140	75	75	865
	Market							217			0	0	217	0	0	0	0	0	0	0	0	217
	Affordable							938			938	0	938	0	0	40	50	50	140	75	75	648
3424.9	LDP EW 1A: Western Harbour - Newhaven Place	FP Newhaven Two Ltd.	1.2 B		FULL	Aug-16	Mar-17	146	0	146	138	108	38	38	0	0	0	0	38	0	0	0
	Market							8			0	0	8	8	0	0	0	0	8	0	0	0
	Affordable							138			138	108	30	30	0	0	0	0	30	0	0	0
N 4893A	LDP EW 1B: Ocean Drive	CALA Management Ltd.	0.0 B		FULL	Aug-18	Mar-19	388	33	355	97	0	388	19	96	96	96	81	388	0	0	0
	Market							291			0	0	291	14	72	72	72	61	291	0	0	0
	Affordable							97			97	0	97	5	24	24	24	20	97	0	0	0
N 6011	LDP EW 1B: Ocean Drive	Port of Leith HA	0.4 B		FULL	Jan-18		57	0	57	57	0	57	0	0	57	0	0	57	0	0	0
4894.1	LDP EW 1C: Salamander Place (REMAINDER)	Teague Developments Ltd.	3.7 B		OUT	May-17		267	44	223	0	0	267	0	0	0	75	80	155	70	42	0
4894.1B	LDP EW 1C: Salamander Place Phase 1 and 2	Teague Developments Ltd.	0.9 B		FULL	May-17	Mar-18	163	0	163	0	60	103	50	53	0	0	0	103	0	0	0
4894.1C	LDP EW 1C: Salamander Place phase 3 and 4	Crudden and Teague	1.0 B		FULL	Nov-17	Mar-18	199	0	199	199	0	199	50	50	50	49	0	199	0	0	0
3105A	LDP EW 2A: West Shore Road - Forth Quarter	City of Edinburgh Council	4.3 B		NONE	Oct-03		350			350	0	350	0	0	0	50	100	150	100	100	0
3733A.5	LDP EW 2B: Upper Strand Phs 3	Places for People	0.5 B		FULL	Mar-19		89	0	89	33	0	89	0	0	40	49	0	89	0	0	0
	Market							56			0	0	56	0	0	40	16	0	56	0	0	0

Housing Land Audit and Completions Programme 2019

Schedule 2: Site Details

Site Ref (N=New site in 2019)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/Grf	Consent Type	Consent Date	U/C	Housing Land Supply					Delivery Programme									
								Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/19	Remaining as at 04/19	Expected Completions					Total 19-24	24/25	25/26	Post 2026
								19/20	20/21	21/22	22/23	23/24										
	<i>Affordable</i>							33			33	0	33	0	0	0	33	0	33	0	0	0
3733A.7	LDP EW 2B: Upper Strand: Phase 2	Places for People	1.1 B		FULL	Mar-17	Mar-18	100	33	67	0	14	86	46	40	0	0	0	86	0	0	0
3733A	LDP EW 2B: Waterfront WEL - Central Dev Area	Various	7.1 B		NONE	Jul-03		1,385	0	1,385	235	0	1,385	0	0	0	0	0	0	50	50	1,285
	<i>Market</i>							1,150			0	0	1,150	0	0	0	0	0	0	50	20	1,080
	<i>Affordable</i>							235			235	0	235	0	0	0	0	0	0	0	30	205
3744A.10	LDP EW 2C: Granton Harbour	GCD Ltd.	8.3 B		FULL	Mar-19		162	18	144	0	0	162	0	0	0	18	40	58	40	40	24
3744A.11	LDP EW 2C: Granton Harbour	GCD Ltd.	8.3 B		FULL	Feb-17		31	31	0	0	0	31	0	0	0	0	0	0	31	0	0
3744A.3	LDP EW 2C: Granton Harbour - Plot 3	Port Of Leith Housing Association.	0.7 B		FULL	Dec-16	Mar-19	104	0	104	104	0	104	0	50	54	0	0	104	0	0	0
3744A.7	LDP EW 2C: Granton Harbour Plots 26 and 27	Link	1.9 B		FULL	Jun-06	Mar-18	264	0	264	264	0	264	132	0	0	0	0	132	132	0	0
3744A.9	LDP EW 2C: Granton Harbour Plots 9a/9b	Granton Central Developments Ltd	0.8 B		FULL	Nov-17		104	0	104	0	0	104	0	0	50	54	0	104	0	0	0
3744A.8	LDP EW 2C: Granton Harbour Plots 1 and S2	Port of Leith HA	2.2 B		FULL	Aug-17		302	0	302	302	0	302	0	0	50	50	50	150	50	50	52
3760	LDP HSG 1: Springfield	Lp Site	12.0 G		NONE			150			0	0	150	0	0	0	50	50	100	50	0	0
3745.4	LDP HSG 3: Queensferry Road	Walker Group	3.1 G		FULL	Jul-14	Mar-17	75	75	0	0	65	10	10	0	0	0	0	10	0	0	0
3747	LDP HSG 5: Hillwood Rd	Taylor Wimpey	4.9 G		NONE			124			31	0	124	0	20	49	55	0	124	0	0	0
	<i>Market</i>							93			0	0	93	0	15	35	43	0	93	0	0	0
	<i>Affordable</i>							31			31	0	31	0	5	14	12	0	31	0	0	0
4773	LDP HSG 11: Shrub Place	Places For People (Shrubhill) Ltd.	2.1 B		FULL	May-16	Mar-17	376	0	376	225	64	312	130	130	52	0	0	312	0	0	0
	<i>Market</i>							151			0	0	151	50	49	52	0	0	151	0	0	0
	<i>Affordable</i>							225			225	64	161	80	81	0	0	0	161	0	0	0
3965	LDP HSG 12: Albion Road	Places for People	2.7 B		FULL	Mar-14	Mar-15	205	48	157	0	99	106	50	56	0	0	0	106	0	0	0
3756.9	LDP HSG 14: Niddrie Mains	21st Century Homes	3.3 B		FULL	Feb-18	Mar-19	194	66	128	108	0	194	80	114	0	0	0	194	0	0	0
	<i>Market</i>							86			0	0	86	40	46	0	0	0	86	0	0	0
	<i>Affordable</i>							108			108	0	0	40	68	0	0	0	108	0	0	0
3756.8	LDP HSG 14: Niddrie Mains Road	Cruden Homes (East) Ltd.	2.1 B		FULL	Nov-16	Mar-18	149	79	70	38	36	113	40	40	33	0	0	113	0	0	0
	<i>Market</i>							111			0	32	79	23	23	33	0	0	79	0	0	0
	<i>Affordable</i>							38			38	4	34	17	17	0	0	0	34	0	0	0
3755	LDP HSG 16: Thistle Foundation Phase 3	Places For People.	2.3 B		FULL	May-17	Mar-18	149	45	104	149	0	149	74	75	0	0	0	149	0	0	0
3754	LDP HSG 17: Greendykes (areas K and L)	Craigmillar JVC	15.8 B		OUT	Oct-15		129	0		0	0	129	0	0	0	25	50	75	54	0	0
3754.5	LDP HSG 17: Greendykes Road (area G)	21st Century Homes.	1.4 B		FULL	Dec-16	Mar-18	75	13	62	75	0	75	75	0	0	0	0	75	0	0	0
3754.4	LDP HSG 17: Greendykes Road (areas D and J)	BDW Trading Ltd	3.0 B		FULL	May-16	Mar-17	158	123	35	0	82	76	67	9	0	0	0	76	0	0	0
3754.6	LDP HSG 17: Greendykes Road (areas N,Q,P,R)	Taylor Wimpey	3.9 B		FULL	Sep-18		169	111	58	0	0	169	0	20	50	50	49	169	0	0	0
3753.3	LDP HSG 18: New Greendykes Area F	Persimmon Homes.	1.5 G		FULL	Jul-16	Mar-17	58	58	0	0	43	15	15	0	0	0	0	15	0	0	0

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Site Ref (N=New site in 2019)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/Grf	Consent Type	Consent Date	U/C	Housing Land Supply					Delivery Programme									
								Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/19	Remaining as at 04/19	Expected Completions					Total 19-24	24/25	25/26	Post 2026
								19/20	20/21	21/22	22/23	23/24										
3753.6	LDP HSG 18: New Greendykes Areas A,B	Persimmon Homes.	0.0	G	OUT	Jul-10		163	112	51	0	0	163	0	0	0	10	40	50	40	40	33
3753.5	LDP HSG 18: New Greendykes Areas C & D	Sheratan Ltd + Persimmon Homes	2.9	G	FULL	Sep-17	Mar-19	145	115	30	0	0	145	35	40	40	30	0	145	0	0	0
3753.4	LDP HSG 18: New Greendykes Areas G & AH3	Persimmon Homes (East Scotland)	3.1	G	FULL	Nov-16	Mar-18	165	87	78	70	95	70	35	35	0	0	0	70	0	0	0
	<i>Market</i>							95			0	95	0	0	0	0	0	0	0	0	0	0
	<i>Affordable</i>							70			70	0	70	35	35	0	0	0	70	0	0	0
3753.7	LDP HSG 18: New Greendykes Areas H/AH1	Persimmon Homes.	0.0	G	OUT	Jul-10		128	110	18	25	0	128	0	0	0	0	28	28	50	50	0
	<i>Market</i>							103			0	0	103	0	0	0	0	28	28	25	50	0
	<i>Affordable</i>							25			25	0	25	0	0	0	0	0	0	25	0	0
5246.2	LDP HSG 19: Maybury Central	West Craigs Ltd.	58.8	G	NONE			1,400	0	0	370	0	1,400	0	0	50	190	280	520	180	100	600
	<i>Market</i>							1,030			0	0	1,030	0	0	50	100	100	250	80	100	600
	<i>Affordable</i>							370			370	0	370	0	0	0	90	180	270	100	0	0
5246.1	LDP HSG 19: Maybury East	Taylor Wimpey	13.0	G	NONE			220	170	50	55	0	220	0	0	30	60	60	150	60	10	0
	<i>Market</i>							165			0	0	165	0	0	20	50	50	120	45	0	0
	<i>Affordable</i>							55			55	0	55	0	0	10	10	10	30	15	10	0
5246.3	LDP HSG 19: Maybury West	Roseberry Estates	4.5	G	NONE			130	0	0	33	0	130	0	0	0	0	0	0	25	50	55
	<i>Market</i>							97			0	0	97	0	0	0	0	0	0	25	50	22
	<i>Affordable</i>							33			33	0	33	0	0	0	0	0	0	0	0	33
5247	LDP HSG 20: Cammo	Cala / BDW	28.2	G	NONE			655	0	0	164	0	655	0	80	150	150	116	496	90	69	0
	<i>Market</i>							491			0	0	491	0	60	90	90	92	332	90	69	0
	<i>Affordable</i>							164			164	0	164	0	20	60	60	24	164	0	0	0
5248	LDP HSG 21: Broomhills	BDW Trading Ltd.	24.6	G	FULL	May-17	Mar-18	549	0	0	158	57	492	175	150	147	20	0	492	0	0	0
	<i>Market</i>							391			0	41	350	110	110	110	20	0	350	0	0	0
	<i>Affordable</i>							158			158	16	142	65	40	37	0	0	142	0	0	0
5249	LDP HSG 22: Burdiehouse Road	Hallam Land Management Ltd & B	14.0	G	FULL	Apr-16	Mar-17	210	145	65	52	146	64	52	12	0	0	0	64	0	0	0
	<i>Market</i>							158			0	94	64	52	12	0	0	0	64	0	0	0
	<i>Affordable</i>							52			52	52	0	0	0	0	0	0	0	0	0	0
5251.2	LDP HSG 24: Gilmerton Station Road	Persimmon Homes	9.7	G	FULL	Jun-18		294	237	57	74	0	294	20	80	60	44	40	244	40	10	0
	<i>Market</i>							220			0	0	220	10	40	40	40	40	170	40	10	0
	<i>Affordable</i>							74			74	0	74	10	40	20	4	0	74	0	0	0
5251.1	LDP HSG 24: Gilmerton Station Road	Miller Homes Ltd	7.9	G	FULL	Mar-17	Mar-18	198	151	47	0	33	165	40	40	40	45	0	165	0	0	0
5251.3	LDP HSG 24: Gilmerton Station Road	BDW	12.4	G	FULL	Jun-18		315	270	45	78	0	315	0	10	80	78	80	248	67	0	0
	<i>Market</i>							237			0	0	237	0	10	40	40	80	170	67	0	0
	<i>Affordable</i>							78			78	0	78	0	0	40	38	0	78	0	0	0
5252	LDP HSG 25: Candlemaker's Park	Taylor Wimpey / South East Edinbu	6.9	G	FULL	May-18	Mar-19	149	125	24	37	0	149	24	66	59	0	0	149	0	0	0

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								Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/19	Remaining as at 04/19	Expected Completions						Post 2026		
														19/20	20/21	21/22	22/23	23/24	Total 19-24		24/25	25/26
	Market							112			0	0	112	24	52	36	0	0	112	0	0	0
	Affordable							37			37	0	37	0	14	23	0	0	37	0	0	0
5253	LDP HSG 26: Newcraighall North	EDI Group Ltd And Barratt Homes/	8.6 G		FULL	Jul-14	Mar-15	220	194	26	55	179	41	41	0	0	0	0	41	0	0	0
	Market							165			0	157	8	8	0	0	0	0	8	0	0	0
	Affordable							55			55	22	33	33	0	0	0	0	33	0	0	0
5254.2	LDP HSG 27: Newcraighall East Phase 4 and 5	LDP Site	17.0 G		NONE			66	0	0	16	0	66	0	0	0	0	16	16	20	30	0
	Market							50			0	0	50	0	0	0	0	8	8	12	30	0
	Affordable							16			16	0	16	0	0	0	0	8	8	8	0	0
5254.1	LDP HSG 27: Newcraighall East phases 1-3	Avant Homes	9.4 G		FULL	Mar-16	Mar-17	176	152	24	44	59	117	30	30	30	27	0	117	0	0	0
	Market							132			0	54	78	18	18	15	27	0	78	0	0	0
	Affordable							44			44	5	39	12	12	15	0	0	39	0	0	0
5711	LDP HSG 29: Brunstane	LDP site	48.3 G		NONE			1,330	0	0	332	0	1,330	0	0	25	50	100	175	100	100	955
	Market							998			0	0	998	0	0	25	38	75	138	75	75	710
	Affordable							332			332	0	332	0	0	0	12	25	37	25	25	245
5257	LDP HSG 30: Moredunvale Road	LDP Site	5.4 G		NONE			200	0	0	200	0	200	0	0	25	75	75	175	25	0	0
5256	LDP HSG 31: Curriemuirend	CEC	5.7 G		NONE			188	0	0	188	0	188	0	0	0	25	50	75	50	50	13
5712	LDP HSG 32: Buileyon Road	LDP site	38.4 G		NONE			840	0	0	210	0	840	0	0	25	50	50	125	100	100	515
	Market							630			0	0	630	0	0	25	38	38	101	75	75	379
	Affordable							210			210	0	210	0	0	0	12	12	24	25	25	136
5713	LDP HSG 33: South Scotstoun	Taylor Wimpey	18.8 G		NONE			341	263	78	63	0	341	0	15	70	79	80	244	80	17	0
	Market							278			0	0	278	0	15	55	65	66	201	65	12	0
	Affordable							63			63	0	63	0	0	15	14	14	43	15	5	0
5714	LDP HSG 34: Dalmeny	Westpoint Homes Ltd	0.7 G		FULL	Oct-17	Mar-18	15	15	0	0	6	9	9	0	0	0	0	9	0	0	0
5716	LDP HSG 37: Newmills Road	Cala Management Ltd.	11.3 G		FULL	Jul-17	Mar-18	206	91	115	51	58	148	82	41	25	0	0	148	0	0	0
	Market							155			0	22	133	67	41	25	0	0	133	0	0	0
	Affordable							51			51	36	15	15	0	0	0	0	15	0	0	0
5706	LDP HSG 38: Ravelrig Road	CALA Management Ltd.	14.0 G		FULL	Apr-17	Mar-18	140	116	24	36	32	108	53	30	25	0	0	108	0	0	0
	Market							104			0	20	84	29	30	25	0	0	84	0	0	0
	Affordable							36			36	12	24	24	0	0	0	0	24	0	0	0
5717	LDP HSG 39: Lasswade Road	Persimmon / Miller	14.2 G		FULL	Jan-18	Mar-19	260	227	33	65	9	251	90	70	50	41	0	251	0	0	0
	Market							195			0	9	186	45	50	50	41	0	186	0	0	0
	Affordable							65			65	0	65	45	20	0	0	0	65	0	0	0
5704	LDP HSG 40: SE Wedge South - Edmonstone	Snaefell Holdings (UK) Ltd.	27.2 G		FULL	Sep-18		696	398	298	174	0	696	0	0	30	60	60	150	60	60	426
	Market							522			0	0	522	0	0	15	45	45	105	45	45	327
	Affordable							174			174	0	174	0	0	15	15	15	45	15	15	99

Housing Land Audit and Completions Programme 2019

Schedule 2: Site Details

Site Ref (N=New site in 2019)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/Grf	Consent Type	Consent Date	U/C	Housing Land Supply					Delivery Programme									
								Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/19	Remaining as at 04/19	Expected Completions								
								19/20	20/21	21/22	22/23	23/24	Total 19-24	24/25	25/26	Post 2026						
5718	LDP HSG 41: The Wisp North	Springfield Properties.	2.2 G	FULL	Oct-17	Mar-18	80	48	32	20	48	32	32	0	0	0	0	0	32	0	0	0
	Market						60			0	48	12	12	0	0	0	0	0	12	0	0	0
	Affordable						20			20	0	20	20	0	0	0	0	0	20	0	0	0
Other Housing Sites (Not allocated in LDP)																						
5719	Abbey Lane	Bellway Homes Ltd (Scotland).	0.8 B	FULL	Jun-16	Mar-17	139	0	139	34	44	95	45	50	0	0	0	95	0	0	0	
	Market						105			0	36	69	19	50	0	0	0	69	0	0	0	
	Affordable						34			34	8	26	26	0	0	0	0	26	0	0	0	
5720	Abbey Mount	Abbey Mount Estates Ltd C/O Ager	0.0 B	FULL	Dec-16		11	0	11	0	0	11	0	11	0	0	0	11	0	0	0	
5722	Abercromby Place	Mr Robert John Dobson	0.1 B	FULL	Aug-16		11	0	11	0	0	11	0	11	0	0	0	11	0	0	0	
N 6028	Almondhill	Mr Leonard Russell	0.0 G	OUT	May-18		11	11	0	0	0	11	0	0	0	11	0	11	0	0	0	
5882	Ashley Place	Cornhill Building Services Limited.	0.5 B	FULL	May-17		40	0	40	8	0	40	0	0	20	20	0	40	0	0	0	
	Market						32			0	0	32	0	0	12	20	0	32	0	0	0	
	Affordable						8			8	0	8	0	0	8	0	0	8	0	0	0	
6152	Barnton Avenue West	Barnton Avenue West Ltd.	0.0 B	FULL	Sep-18		7	2	5	0	0	7	0	0	2	5	0	7	0	0	0	
5698	Beaverbank Place	Dunedin Canmore	0.2 B	FULL	Apr-15	Mar-19	41	0	41	41	0	41	41	0	0	0	0	41	0	0	0	
5888	Belford Road	AMA (Belford) Ltd.	0.3 B	FULL	May-17		52	3	49	0	0	52	0	0	26	26	0	52	0	0	0	
5993	Bernard Street	J & M Cameron Properties Ltd	0.1 B	FULL	Jun-17	Mar-19	11	0	11	0	0	11	0	11	0	0	0	11	0	0	0	
N 6014	Bonnington Road Lane	Mr James Watson And Mr David El	0.0 B	FULL	Oct-18		14	0	14	0	0	14	0	14	0	0	0	14	0	0	0	
5732	Bonnington Road Lane	Miller Homes Limited & Bonningto	1.5 B	FULL	Nov-16	Mar-18	201	0	201	50	44	157	100	57	0	0	0	157	0	0	0	
	Market						151			0	19	132	75	57	0	0	0	132	0	0	0	
	Affordable						50			50	25	25	25	0	0	0	0	25	0	0	0	
5892	Boswall Parkway	Robertson Partnership Homes.	0.6 B	FULL	May-17	Mar-19	46	0	46	46	0	46	26	20	0	0	0	46	0	0	0	
4635	Broughton Street Lane	Prosper Holdings Ltd	0.1 B	FULL	Sep-08	Mar-18	11	11	0	0	0	11	11	0	0	0	0	11	0	0	0	
4402	Brunstane Road South	South Castle Properties Limited.	0.5 B	FULL	May-14	Mar-12	12	12	0	0	8	4	2	2	0	0	0	4	0	0	0	
4917B	Calder Road	The City Of Edinburgh Council.	2.1 B	FULL	Mar-17	Mar-19	132	73	59	0	26	106	56	50	0	0	0	106	0	0	0	
4917A	Calder Road	The City Of Edinburgh Council.	2.6 B	FULL	Nov-15	Mar-18	184	35	149	184	0	184	53	131	0	0	0	184	0	0	0	
N 6080	Canaan Lane	Mr Phillip Sunderland	0.0 B	FULL	Nov-18		10	0	10	0	0	10	0	0	10	0	0	10	0	0	0	
N 6122	Canon Street	Thistle Property Group.	0.0 B	FULL	Dec-18		11	0	11	0	0	11	0	0	11	0	0	11	0	0	0	
5280	Cannonmills bridge	Glovart Holdings	0.0 B	FULL	May-13	Mar-16	9	3	6	0	0	9	9	0	0	0	0	9	0	0	0	
5898	Constitution Street	GA Group Ltd.	0.1 B	FULL	Mar-18		9	0	9	0	0	9	0	0	0	9	0	9	0	0	0	
5423	Craighouse Road	Edinburgh Napier University And C	19.8 B	FULL	Nov-14	Mar-17	145	43	102	0	0	145	25	50	50	20	0	145	0	0	0	
5547	Craigleith Road	Motor Fuel Limited.	0.2 B	FULL	Feb-19		8	8	0	0	0	8	0	0	8	0	0	8	0	0	0	
5899	Crewe Road Gardens	Robertson Partnership Homes.	0.4 B	FULL	Jul-17	Mar-19	26	0	26	26	0	26	26	0	0	0	0	26	0	0	0	
N 6177	Dumbiedykes Road	Mr Martone	0.0 B	OUT	Jul-18		19	0	19	0	0	19	0	0	0	9	10	19	0	0	0	
5909	Dumbryden Drive	Robertson Partnership Homes.	0.6 B	FULL	May-17	Mar-18	49	0	49	49	0	49	29	20	0	0	0	49	0	0	0	
N 6055	East Trinity Road	Inverleith Property Holdings Ltd.	0.0 B	FULL	Jun-18	Mar-19	5	2	3	0	0	5	3	2	0	0	0	5	0	0	0	
N 6066	Easter Road	Edinburgh Intelligent Mortgage Adv	0.0 B	FULL	Jun-18		5	0	5	0	0	5	0	0	5	0	0	5	0	0	0	
5914	Ettrick Road	Mr Jim Barlow	0.2 B	FULL	Jun-17	Mar-19	10	0	10	0	0	10	10	0	0	0	0	10	0	0	0	
N 6154	Ferrymuir	J.Smart & Co (contractors) PLC.	0.0 G	FULL	May-18	Mar-19	44	0	44	44	0	44	0	44	0	0	0	44	0	0	0	
5918	Figgate Street	Figgate Street Developments	0.0 B	FULL	Jun-17		6	0	6	0	0	6	0	6	0	0	0	6	0	0	0	
N 6025	Fishwives Causeway	Barratt	0.0 B	FULL	Apr-18	Mar-19	435	76	359	108	0	435	0	90	86	50	50	276	50	50	59	
	Market						327			0	0	327	0	32	36	50	50	168	50	50	59	

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Site Ref (N=New site in 2019)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/ Grf	Consent Type	Date	U/C	Housing Land Supply					Delivery Programme									
								Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/19	Remaining as at 04/19	Expected Completions					24/25	25/26	Post 2026	
														19/20	20/21	21/22	22/23	23/24				Total 19-24
	<i>Affordable</i>							108			108	0	108	0	58	50	0	0	108	0	0	0
N 5919	Ford's Road	AMA (New Town) Ltd.	0.1 B		FULL	Jun-17		9	0	9	0	0	9	0	9	0	0	0	9	0	0	0
N 4338.6	Fountainbridge	Moda Living (Springside) Ltd.	0.0 B		FULL	Nov-18		205	0	205	0	0	205	0	0	0	100	105	205	0	0	0
4946	Gayfield Square	Dr Ennis	0.0 B		FULL	Jun-18		11	0	11	0	0	11	0	11	0	0	0	11	0	0	0
5924	Gilmerton Dykes Road	Lovell Partnerships	0.3 B		FULL	Apr-17	Mar-18	30	0	30	30	0	30	30	0	0	0	0	30	0	0	0
5928	Gorgie Road	Caledonian Heritable Ltd.	0.1 B		FULL	Aug-17		11	0	11	0	0	11	0	0	11	0	0	11	0	0	0
N 6027	Gorgie Road	Spindlehawk Ltd	0.0 B		FULL	Aug-18	Mar-19	163	0	163	40	0	163	0	50	50	63	0	163	0	0	0
	<i>Market</i>							123			0	0	123	0	50	30	43	0	123	0	0	0
	<i>Affordable</i>							40			40	0	40	0	0	20	20	0	40	0	0	0
N 6061	Gorgie Road	AMA (New Town) Ltd.	0.0 B		FULL	Jan-19	Mar-19	48	9	39	0	0	48	0	9	39	0	0	48	0	0	0
N 6019	Gorgie Road	LAR Housing Trust.	0.0 B		FULL	Aug-18	Mar-19	47	0	47	47	0	47	0	47	0	0	0	47	0	0	0
N 6040	Great Junction Street	Glenprop 2 Ltd.	0.0 B		FULL	Oct-18		36	0	36	9	0	36	0	36	0	0	0	36	0	0	0
	<i>Market</i>							27			0	0	27	0	27	0	0	0	27	0	0	0
	<i>Affordable</i>							9			9	0	9	0	9	0	0	0	9	0	0	0
6045	Great King Street	Howard Property Developments LL	0.0 B		FULL	Apr-18	Mar-19	9	0	9	0	0	9	0	9	0	0	0	9	0	0	0
4728	Groathill Road South	Beaufort Property Company Ltd.	0.1 B		FULL	Aug-15	Mar-19	10	1	9	0	0	10	10	0	0	0	0	10	0	0	0
5777	Hailesland Place	Robertson Partnership Homes.	0.4 B		FULL	Mar-17	Mar-18	32	10	22	32	10	22	22	0	0	0	0	22	0	0	0
5937	Jordan Lane	Thistle Residential Ltd.	0.1 B		FULL	Sep-17	Mar-18	5	5	0	0	0	5	5	0	0	0	0	5	0	0	0
5939	King's Stables Road	Peveril Securities & Campus Develo	0.6 B		FULL	Aug-17	Mar-18	28	0	28	0	0	28	28	0	0	0	0	28	0	0	0
5940	King's Stables Road	Peveril Securities & Campus Develo	0.0 B		FULL	Mar-18	Mar-18	11	0	11	0	0	11	11	0	0	0	0	11	0	0	0
5941	Kinnear Road	Mr Ali Afshar	0.2 B		FULL	Sep-17	Mar-19	16	0	16	0	0	16	0	16	0	0	0	16	0	0	0
5791	Ladywell Avenue	New Age Developers Ltd.	0.1 B		FULL	Dec-17	Mar-19	10	0	10	0	0	10	10	0	0	0	0	10	0	0	0
5947	Lanark Road West	George Dunbar And Sons Builders	1.0 B		FULL	Jun-17	Mar-19	53	0	53	12	0	53	23	30	0	0	0	53	0	0	0
	<i>Market</i>							41			0	0	41	23	18	0	0	0	41	0	0	0
	<i>Affordable</i>							12			12	0	12	0	12	0	0	0	12	0	0	0
6178	Lasswade Road	Bellway / Miller	18.6 G		FULL	Mar-19		335	299	36	83	0	335	23	103	131	50	28	335	0	0	0
	<i>Market</i>							252			0	0	252	23	75	76	50	28	252	0	0	0
	<i>Affordable</i>							83			83	0	83	0	28	55	0	0	83	0	0	0
5949	Lasswade Road	Square & Crescent.	0.9 B		FULL	Sep-17	Mar-18	41	0	41	11	30	11	11	0	0	0	0	11	0	0	0
	<i>Market</i>							30			0	30	0	0	0	0	0	0	0	0	0	0
	<i>Affordable</i>							11			11	0	11	11	0	0	0	0	11	0	0	0
5463A	Liberton Gardens	David Wilson Homes	10.3 B		FULL	Oct-15	Mar-16	206	116	90	71	202	4	4	0	0	0	0	4	0	0	0
	<i>Market</i>							135			0	131	4	4	0	0	0	0	4	0	0	0
	<i>Affordable</i>							71			71	71	0	0	0	0	0	0	0	0	0	0
N 6151	Lochend Butterfly Way	STD Ltd	0.0 B		FULL	Sep-18		24	0	24	6	0	24	0	0	24	0	0	24	0	0	0
	<i>Market</i>							18			0	0	18	0	0	18	0	0	18	0	0	0
	<i>Affordable</i>							6			6	0	6	0	0	6	0	0	6	0	0	0
N 6067	London Road	City Of Edinburgh Council.	0.0 B		OUT	Dec-18		300	0	300	75	0	300	0	0	0	50	50	100	50	50	100
	<i>Market</i>							225			0	0	225	0	0	0	35	35	70	35	35	85
	<i>Affordable</i>							75			75	0	75	0	0	0	15	15	30	15	15	15

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								Total Dwellings	Houses	Flats	Total affordable units	Complete by 04/19	Remaining as at 04/19	Expected Completions					Total 19-24	24/25	25/26	Post 2026			
														19/20	20/21	21/22	22/23	23/24							
5027	London Road Market Affordable	Caledonian Trust PLC.	0.8 B		OUT	Nov-16		81	0	81	21	0	81	0	0	0	0	0	0	0	0	81	0	0	0
								60			0	0	60	0	0	0	0	0	0	0	0	60	0	0	0
								21			21	0	21	0	0	0	0	0	0	0	0	21	0	0	0
N 6017	London Road Market Affordable	Murascot Ltd.	0.0 B		FULL	Nov-18		30	0	30	7	0	30	0	0	0	30	0	30	0	0	0	0	0	0
								23			0	0	23	0	0	0	23	0	23	0	0	0	0	0	0
								7			7	0	7	0	0	0	7	0	7	0	0	0	0	0	0
6001	Long Dalmahoy Road	Mr C Hardy	0.3 B		FULL	Jan-19		7	7	0	0	0	7	0	0	7	0	7	0	0	0	0	0	0	0
5800	Longstone Road Market Affordable	Castle Rock Edinvar Housing Associ	5.6 G		FULL	Nov-16	Mar-18	157	50	107	38	35	122	20	50	52	0	0	122	0	0	0	0	0	0
								119			0	35	84	0	32	52	0	0	84	0	0	0	0	0	0
								38			38	0	38	20	18	0	0	0	38	0	0	0	0	0	0
5801	Madeira Street	Port Of Leith Housing Association.	0.1 B		FULL	May-16	Mar-17	12	0	12	12	8	4	0	4	0	0	0	4	0	0	0	0	0	0
N 096	Main Street	Undefined	0.0 B		FULL	Oct-18		7	0	7	0	0	7	0	0	7	0	0	7	0	0	0	0	0	0
5544	Marionville Road Market Affordable	Glendinning Assets Limited.	0.5 B		NONE			34	0	34	8	0	34	0	0	34	0	0	34	0	0	0	0	0	0
								26			0	0	26	0	0	26	0	0	26	0	0	0	0	0	0
								8			8	0	8	0	0	8	0	0	8	0	0	0	0	0	0
5803	Maritime Lane	Zonal Retail Data System Ltd.	0.0 B		FULL	Aug-18		8	0	8	0	0	8	0	8	0	0	0	8	0	0	0	0	0	0
5806	Mcdonald Place	Albany Street Developments Ltd.	0.1 B		FULL	Feb-17		11	0	11	0	0	11	0	11	0	0	0	11	0	0	0	0	0	0
N 6161	Meadowbank	City Development Office Ltd.	0.0 B		FULL	Mar-19		11	0	11	0	0	11	0	0	11	0	0	11	0	0	0	0	0	0
5955	Melville Street	Mr Keith & Majella Shiells	0.0 B		FULL	Jun-17	Mar-19	6	0	6	0	0	6	0	6	0	0	0	6	0	0	0	0	0	0
5809	Mill Lane	F3 Building Surveyors	0.0 B		FULL	May-18		6	0	6	0	0	6	0	6	0	0	0	6	0	0	0	0	0	0
N 6059	Milton Road West	83S Ltd	0.0 B		FULL	Aug-18	Mar-19	11	0	11	0	0	11	0	11	0	0	0	11	0	0	0	0	0	0
5810	Minto Street	Merchant Capital (Edinburgh) Ltd.	0.2 B		FULL	Sep-16	Mar-18	11	3	8	0	0	11	11	0	0	0	0	11	0	0	0	0	0	0
N 6158	Mitchell Street	J.N.L Property Investments.	0.0 B		FULL	Mar-19		9	0	9	0	0	9	0	0	9	0	0	9	0	0	0	0	0	0
5707	Morrison Crescent	Fountain North Ltd And Dunedin C	0.2 B		FULL	Mar-16	Mar-19	19	0	19	19	0	19	9	10	0	0	0	19	0	0	0	0	0	0
N 6029	Newhaven Road Market Affordable	Queensberry Properties	0.0 B		FULL	Feb-19		52	0	52	13	0	52	0	0	26	26	0	52	0	0	0	0	0	0
								39			0	0	39	0	0	20	19	0	39	0	0	0	0	0	0
								13			13	0	13	0	0	6	7	0	13	0	0	0	0	0	0
N 6020	Newtoft Street	Abbey Property Partnership	0.0 B		FULL	May-18		6	0	6	0	0	6	0	0	0	6	0	6	0	0	0	0	0	0
N 5383.1	Old Dalkeith Road	Miller Homes/Cruden Homes.	0.0 G		FULL	Oct-18	Mar-19	47	31	16	47	0	47	47	0	0	0	0	47	0	0	0	0	0	0
5383	Old Dalkeith Road	Sheratan Ltd.	9.6 G		FULL	Nov-14	Mar-17	63	63	0	0	10	53	20	33	0	0	0	53	0	0	0	0	0	0
N 6046	Peffermill Road	21st Century Homes.	0.0 B		FULL	Jan-19		30	0	30	30	0	30	0	0	30	0	0	30	0	0	0	0	0	0
5159.1	Pennywell Road	City Of Edinburgh Council.	0.5 B		FULL	Jul-17	Mar-19	12	0	12	12	0	12	12	0	0	0	0	12	0	0	0	0	0	0
4996.4	Pennywell Road Market Affordable	CEC	2.2 B		OUT	Sep-13		68	2	66	20	0	68	0	0	0	30	38	68	0	0	0	0	0	0
								48			0	0	48	0	0	0	20	28	48	0	0	0	0	0	0
								20			20	0	20	0	0	0	10	10	20	0	0	0	0	0	0
5159.2	Pennywell Road	City Of Edinburgh Council.	3.2 B		FULL	Dec-17		136	0	136	0	0	136	0	0	36	50	50	136	0	0	0	0	0	0
5159.3	Pennywell Road Market Affordable	Urban Union	7.7 B		FULL	Jan-18		315	140	175	181	0	315	0	0	25	50	50	125	50	50	0	0	90	
								134			0	0	134	0	0	13	25	25	63	25	25	0	0	21	
								181			181	0	181	0	0	12	25	25	62	25	25	0	0	69	
N 6113	Pitt Street	Buckley Building UK Ltd.	0.0 B		FULL	Jan-19		8	0	8	0	0	8	0	0	8	0	0	8	0	0	0	0	0	0

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														19/20	20/21	21/22	22/23	23/24		Total 19-24	24/25	25/26
5540A	Portobello High Street	Barratt East Scotland.	1.4 B		FULL	Nov-15	Mar-17	105	28	77	0	79	26	26	0	0	0	0	26	0	0	0
N 6039	Prestonfield Avenue	First Construction Ltd.	0.0 B		FULL	Oct-18		9	0	9	0	0	9	0	0	0	9	0	9	0	0	0
N 6102	Queensferry Road	Greenstead Properties Ltd	0.0 B		FULL	Jan-19	Mar-19	6	6	0	0	0	6	6	0	0	0	0	6	0	0	0
N 6166	Randolph Crescent	Square & Crescent Ltd	0.0 B		FULL	Mar-19		8	0	8	0	0	8	0	8	0	0	0	8	0	0	0
N 6050	Randolph Crescent	Randolph Development LLP.	0.0 B		FULL	Nov-18		8	0	8	0	0	8	0	8	0	0	0	8	0	0	0
3750	RWELP HSP 6: Craigpark Quarry	Cala Management Ltd.	7.5 B		FULL	Nov-14	Mar-16	111	111	0	0	94	17	17	0	0	0	0	17	0	0	0
5265	South Gayfield Lane	TRI Scotland.	0.1 B		FULL	Apr-16	Mar-19	5	0	5	0	0	5	5	0	0	0	0	5	0	0	0
N 6108	South Learmonth Gardens	Square & Crescent.	0.0 B		FULL	Oct-18	Mar-19	6	0	6	0	0	6	6	0	0	0	0	6	0	0	0
N 6041	South Learmonth Gardens	Channings Developments LLP.	0.0 B		FULL	Jul-18	Mar-19	9	0	9	0	0	9	0	9	0	0	0	9	0	0	0
4793	St James Centre	TIAA Henderson Real Estate.	0.5 B		FULL	Sep-16	Mar-19	150	0	150	0	0	150	0	75	75	0	0	150	0	0	0
N 6157	Stead's Place	McGregor MOT Centre.	0.0 B		FULL	Mar-19		11	0	11	0	0	11	0	0	11	0	0	11	0	0	0
6008	Suffolk Road	Miller Homes Limited.	1.3 G		FULL	Jan-17	Mar-18	10	10	0	0	2	8	8	0	0	0	0	8	0	0	0
5850	Sunnybank Place	Enemetric.	0.2 B		FULL	Jun-16		35	0	35	35	0	35	0	0	15	20	0	35	0	0	0
5980	Telford Drive	Mr Adam Dzierzek	0.0 B		OUT	Jul-17		8	0	8	0	0	8	0	0	8	0	0	8	0	0	0
N 6022	The Wisp	Sheratan Ltd.	0.0 G		OUT	Jan-19		147	0	147	36	0	147	0	0	0	47	50	97	50	0	0
	<i>Market</i>							111			0	0	111	0	0	0	29	32	61	50	0	0
	<i>Affordable</i>							36			36	0	36	0	0	0	18	18	36	0	0	0
5857	Trinity Road	Mr John and Moira Paterson	0.1 B		FULL	Feb-17	Mar-18	5	5	0	0	0	5	5	0	0	0	0	5	0	0	0
6037	Union Street	Blagden Property (One) Ltd	0.0 B		FULL	Oct-18	Mar-19	11	0	11	0	0	11	11	0	0	0	0	11	0	0	0
N 6160	Viewforth	CALA Management Ltd.	0.0 B		FULL	Mar-19		104	0	104	17	0	104	11	48	45	0	0	104	0	0	0
	<i>Market</i>							87			0	0	87	11	31	45	0	0	87	0	0	0
	<i>Affordable</i>							17			17	0	17	0	17	0	0	0	17	0	0	0
5546	Warriston Road	Gurney Ghoratay.	0.1 B		FULL	Apr-19		11	0	11	0	0	11	0	11	0	0	0	11	0	0	0
5983	Warriston Road	Artisan Cannonmills	0.7 B		FULL	Jul-17	Mar-19	180	0	180	45	0	180	0	30	60	60	30	180	0	0	0
	<i>Market</i>							135			0	0	135	0	20	45	40	30	135	0	0	0
	<i>Affordable</i>							45			45	0	45	0	10	15	20	0	45	0	0	0
5984	Wellington Place	Deborah Bailey	0.1 B		FULL	Feb-18		32	0	32	32	0	32	0	0	32	0	0	32	0	0	0
N 6021	West Bowling Green Street	WBG Partnership.	0.0 B		FULL	Jul-18		77	0	77	19	0	77	0	0	37	40	0	77	0	0	0
	<i>Market</i>							58			0	0	58	0	0	28	30	0	58	0	0	0
	<i>Affordable</i>							19			19	0	19	0	0	9	10	0	19	0	0	0
5370	West Bowling Green Street	J Smart & Co.	0.8 B		FULL	Mar-17	Mar-18	97	0	97	24	0	97	47	50	0	0	0	97	0	0	0
	<i>Market</i>							73			0	0	73	47	26	0	0	0	73	0	0	0
	<i>Affordable</i>							24			24	0	24	0	24	0	0	0	24	0	0	0
5866	West Bowling Green Street	HB Villages Developments Limited.	0.4 B		FULL	Sep-18		24	0	24	0	0	24	0	12	12	0	0	24	0	0	0
4502	West Coates	Cala Evans Restoration Ltd And City	7.4 B		FULL	Jun-16	Mar-17	203	0	203	0	6	197	77	74	43	3	0	197	0	0	0
N 6076	West Granton Road	ED Consilium Ltd.	0.0 B		FULL	Oct-18		11	0	11	0	0	11	0	0	0	11	0	11	0	0	0
5868	West Harbour Road	David Gallacher Retirement Benefi	0.1 B		FULL	Mar-17		13	0	13	0	0	13	0	0	13	0	0	13	0	0	0
5869	West Pitton Place	Salus Developments.	0.0 B		FULL	Oct-16	Mar-19	8	0	8	0	0	8	8	0	0	0	0	8	0	0	0
N 6125	York Place	S1 Developments.	0.0 B		FULL	Jan-19		6	0	0	0	0	6	0	0	6	0	0	6	0	0	0
	Small sites							319			2	2	317	63	64	63	64	63	317	0	0	0

Housing Land Audit and Completions Programme 2019

Schedule 2: Site Details

Site Ref (N=New site in 2019)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/ Grf	Consent Type	Date	U/C	Housing Land Supply					Delivery Programme									
								Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/19	Remaining as at 04/19	Expected Completions					Post 2026			
														19/20	20/21	21/22	22/23	23/24		Total 19-24	24/25	25/26
Total								24,781			7,851	2,089	22,696	2,624	2,906	2,930	2,869	2,419	13,748	2,160	1,417	5,371
<i>Total market</i>								16,930			0	1,592	15,338	1,485	1,903	2,090	2,040	1,639	9,157	1,389	955	3,837
<i>Total affordable</i>								7,851			7,851	497	7,358	1,139	1,003	840	829	780	4,591	771	462	1,534

Schedule 3: Completions

Housing Land Audit and Completions Programme 2019

Schedule 3: Completions 2018/19

Site Ref (C= Site completed during 2018/19)	Site Name	Br/ Grf	Total				Completions up to 03/18			Completions 04/18 to 03/19			Units Remaining		
			Dwellings	Houses	Flats	affordable units	Total	Market	Affordable	Total	Market	Affordable	Total	Market	Affordable
LDP Allocations															
5245.1	LDP Del 5: Edinburgh Park / South Gyle	G	200	96	104	50	150	100	50	42	42	0	8	8	0
3424.9	LDP EW 1A: Western Harbour - Newhaven Place	B	146	0	146	138	0	0	0	108	0	108	38	8	30
4894.1B	LDP EW 1C: Salamander Place Phase 1 and 2	B	163	0	163	0	0	0	0	60	60	0	103	103	0
3733A.7	LDP EW 2B: Upper Strand: Phase 2	B	100	33	67	0	0	0	0	14	14	0	86	86	0
4773	LDP HSG 11: Shrub Place	B	376	0	376	225	0	0	0	64	0	64	312	151	161
3965	LDP HSG 12: Albion Road	B	205	48	157	0	88	88	0	11	11	0	106	106	0
	LDP HSG 13: Eastern General														
C 4509.3	Hospital ph 3	B	76	0	76	76	40	0	40	36	0	36	0	0	0
3756.8	LDP HSG 14: Niddrie Mains Road	B	149	79	70	38	0	0	0	36	32	4	113	79	34
C 3756.7	LDP HSG 14: Niddrie Mains Road	B	111	55	56	111	55	0	55	56	0	56	0	0	0
	LDP HSG 17: Greendykes Road (areas D and J)	B	158	123	35	0	21	21	0	61	61	0	76	76	0
3753.3	LDP HSG 18: New Greendykes Area F	G	58	58	0	0	37	37	0	6	6	0	15	15	0
3753.4	LDP HSG 18: New Greendykes Areas G & AH3	G	165	87	78	70	42	42	0	53	53	0	70	0	70
	LDP HSG 18: New Greendykes Areas I&J	G	160	108	52	0	145	145	0	15	15	0	0	0	0
C 4723.1	LDP HSG 2: Scotstoun Avenue (Agilent)	B	294	160	134	112	282	170	112	12	12	0	0	0	0
5248	LDP HSG 21: Broomhills	G	549	448	101	158	0	0	0	57	41	16	492	350	142
5249	LDP HSG 22: Burdiehouse Road	G	210	145	65	52	70	61	9	76	33	43	64	64	0
C 5250	LDP HSG 23: Gilmerton Dykes Road	G	61	49	12	15	57	42	15	4	4	0	0	0	0
5251.1	LDP HSG 24: Gilmerton Station Road	G	198	151	47	0	0	0	0	33	33	0	165	165	0
5253	LDP HSG 26: Newcraighall North	G	220	194	26	55	132	132	0	47	25	22	41	8	33
	LDP HSG 27: Newcraighall East														
5254.1	Phases 1-3	G	176	152	24	44	34	34	0	25	20	5	117	78	39
3745.4	LDP HSG 3: Queensferry Road	G	75	75	0	0	43	43	0	22	22	0	10	10	0
5714	LDP HSG 34: Dalmeny	G	15	15	0	0	0	0	0	6	6	0	9	9	0
C 5715	LDP HSG 36: Curriehill Road	G	54	39	15	15	9	9	0	45	30	15	0	0	0
5716	LDP HSG 37: Newmills Road	G	206	91	115	51	3	3	0	55	19	36	148	133	15
5706	LDP HSG 38: Ravelrig Road	G	140	116	24	36	0	0	0	32	20	12	108	84	24

Housing Land Audit and Completions Programme 2019

Schedule 3: Completions 2018/19

Site Ref (C= Site completed during 2018/19)	Site Name	Brf/ Grf	Total				Completions up to 03/18			Completions 04/18 to 03/19			Units Remaining		
			Dwellings	Houses	Flats affordable units		Total	Market	Affordable	Total	Market	Affordable	Total	Market	Affordable
	5717 LDP HSG 39: Lasswade Road	G	260	227	33	65	0	0	0	9	9	0	251	186	65
	5718 LDP HSG 41: The Wisp North	G	80	48	32	20	2	2	0	46	46	0	32	12	20
C	4898 LDP HSG 6: South Gyle Wynd	G	203	92	111	48	187	139	48	16	16	0	0	0	0
Other Sites															
	5719 Abbey Lane	B	139	0	139	34	8	8	0	36	28	8	95	69	26
C	6012 Assembly Street	B	25	0	25	14	0	0	0	25	11	14	0	0	0
C	5560 Bath Street	B	6	2	4	0	4	4	0	2	2	0	0	0	0
C	5558 Bell's Brae	B	10	0	10	0	0	0	0	10	10	0	0	0	0
C	5874 Bernard Street	B	6	0	6	0	0	0	0	6	6	0	0	0	0
	5732 Bonnington Road Lane	B	201	0	201	50	0	0	0	44	19	25	157	132	25
C	5551B Brunswick Road (AHP)	B	43	0	43	43	0	0	0	43	0	43	0	0	0
C	5740 Calder Gardens	B	37	15	22	37	0	0	0	37	0	37	0	0	0
C	5739 Calder Gardens	B	29	0	29	0	0	0	0	29	29	0	0	0	0
	4917B Calder Road	B	132	73	59	0	0	0	0	26	26	0	106	106	0
C	5665 Canning Street Lane	B	10	0	10	0	0	0	0	10	10	0	0	0	0
C	5244.1 Castle Gogar Rigg	B	9	1	8	0	0	0	0	9	9	0	0	0	0
C	5758 Drumsheugh Gardens	B	11	0	11	0	0	0	0	11	11	0	0	0	0
C	5289 Duddingston Park South	B	186	138	48	48	142	115	27	44	23	21	0	0	0
C	5912 East Silvermills Lane	B	7	0	7	0	0	0	0	7	7	0	0	0	0
C	5432 East Suffolk Road	B	6	0	6	0	0	0	0	6	6	0	0	0	0
C	5765 Ellersly Road	B	42	6	36	0	12	12	0	30	30	0	0	0	0
C	5769 Ferry Road Drive	B	29	14	15	29	0	0	0	29	0	29	0	0	0
C	4942 Ferrymuir	G	143	74	69	38	107	105	2	36	0	36	0	0	0
C	5673 Gayfield Place	B	5	0	5	0	0	0	0	5	5	0	0	0	0
C	5922 George Street	B	11	0	11	0	0	0	0	11	11	0	0	0	0
	5777 Hailesland Place	B	32	10	22	32	0	0	0	10	0	10	22	0	22
C	5641 High Street	B	13	0	13	0	0	0	0	13	13	0	0	0	0
C	5784 Home Terrace	B	11	0	11	0	0	0	0	11	11	0	0	0	0
C	5931 Hyvot Terrace	B	24	0	24	24	0	0	0	24	0	24	0	0	0
	5949 Lasswade Road	B	41	0	41	11	0	0	0	30	30	0	11	0	11
	5463A Liberton Gardens	B	206	116	90	71	79	33	46	123	98	25	4	4	0
C	5463B Liberton Gardens	B	92	68	24	0	87	87	0	5	5	0	0	0	0
C	5799 Loaning Road	B	59	0	59	59	0	0	0	59	0	59	0	0	0
C	5694 Loaning Road	B	6	0	6	0	0	0	0	6	6	0	0	0	0
	5800 Longstone Road	G	157	50	107	38	7	7	0	28	28	0	122	84	38
C	5477 Newbattle Terrace	B	11	0	11	0	0	0	0	11	11	0	0	0	0

Housing Land Audit and Completions Programme 2019

Schedule 3: Completions 2018/19

Site Ref (C= Site completed during 2018/19)	Site Name	Brf/ Grf	Total				Completions up to 03/18			Completions 04/18 to 03/19			Units Remaining		
			Dwellings	Houses	Flats affordable units		Total	Market	Affordable	Total	Market	Affordable	Total	Market	Affordable
C 5478	Newbattle Terrace	B	7	0	7	0	0	0	7	7	0	0	0	0	
C 5709	Newbattle terrace	B	7	0	7	0	0	0	7	7	0	0	0	0	
5383	Old Dalkeith Road	G	63	63	0	0	0	0	10	10	0	53	53	0	
C 5821	Parkgrove Terrace	B	44	0	44	44	0	0	44	0	44	0	0	0	
C 4996.3	Pennywell Road	B	177	85	92	75	54	40	14	123	62	61	0	0	
C 4710	Pitsligo Road	B	81	24	57	0	80	80	0	1	1	0	0	0	
5540A	Portobello High Street	B	105	28	77	0	10	10	0	69	69	0	26	26	
C 5540B	Portobello High Street	B	52	0	52	52	0	0	0	52	0	52	0	0	
C 5829	Princes Street	B	6	0	6	0	0	0	0	6	6	0	0	0	
C 5974	Rutland Square	B	10	0	10	0	0	0	0	10	10	0	0	0	
C 1000	RWELP HSG 1: Kinleith Mills	B	89	65	24	22	59	43	16	30	24	6	0	0	
3750	RWELP HSP 6: Craigpark Quarry	B	111	111	0	0	68	68	0	26	26	0	17	17	
C 5844	St Andrew Square	B	53	0	53	0	0	0	0	53	53	0	0	0	
6008	Suffolk Road	G	10	10	0	0	0	0	0	2	2	0	8	8	
C 5981	Thistle Street	B	8	0	8	0	0	0	0	8	8	0	0	0	
C 5699	Timber Bush	B	8	0	8	0	0	0	0	8	8	0	0	0	
4502	West Coats	B	203	0	203	0	0	0	0	6	6	0	197	0	
C 4191	West Mill Road	B	7	7	0	0	1	1	0	6	6	0	0	0	
C 5990	York Place	B	5	0	5	0	0	0	0	5	5	0	0	0	
	Small Sites		104	41	63	0	0	0	0	103	103	0	1	1	
										2,399	1,488	911			

Schedule 4: Constrained Sites

Housing Land Audit and Completions Programme 2019

Schedule 4: Constrained Sites

Ref	Address	Developer/applicant	Total	Housing Units			Last Consent Type Date	Constraint
				Afford.	Comp.	Remain		
5244	LDP Emp 6 IBG	LDP Site	350	88	0	350		No specific residential capacity established in statutory planning document
3424.1	LDP EW 1A: Western Harbour - Platinum Point	Sapphire Land	452	0	226	226	FULL Apr-04	Ownership. Intentions of landowner unknown
3424.6	LDP EW 1A: Western Harbour View	Sapphire Land	258	0	0	258	FULL May-13	Ownership. Intentions of landowner unknown
4893	LDP EW 1B: Central Leith waterfront	Forth Ports	2,138	535	0	2,138		Various including air quality and current land use
4894	LDP EW 1C: Leith Waterfront - Salamander Place		719	180	0	719		Site in use (light industry)
3105B	LDP EW 2A: West Shore Road - Forth Quarter	City of Edinburgh Council	691	125	0	691	OUT Oct-03	Land contamination
3733A.1	LDP EW 2B: Granton Park Avenue	Buredi + Waterfront Edinburgh Ltd.	95	26	14	81	FULL Sep-05	None housing use being investigated
3733A.6	LDP EW 2B: West Harbour Road	Waterfront Edinburgh Limited.	42	7	0	42	OUT Apr-09	Consent expired - no further progress
3744B	LDP EW 2C: Granton Harbour	Various	347	190	0	347	OUT Feb-17	Site in use (light industry)
3744A.2	LDP EW 2C: Granton Harbour	Sapphire Land	288	0	133	155	FULL Jul-05	Ownership. Intentions of landowner unknown
3744A.6	LDP EW 2C: Granton Harbour - Plot 29	Sapphire Land	36	0	0	36	FULL Oct-05	Ownership. Intentions of landowner unknown
3744A.4	LDP EW 2C: Granton Harbour - Plot 31	Sapphire Land	97	0	0	97	FULL Dec-05	Ownership. Intentions of landowner unknown
3733B	LDP EW 2D: Waterfront - WEL - North Shore	Various	850	170	0	850		Site in use (Industrial)
4157	LDP HSG 15: Castlebrae	LP site	145	0	0	145		Site in use (High School)
3754.3	LDP HSG 17: Greendykes Road	Craigmillar Eco Housing Co-op	10	10	0	10	FULL Oct-14	Consent expired - no progress
5254	LDP HSG 27: Newcraighall East	LDP Site	88	22	0	88	OUT Sep-15	Land contamination
5710	LDP HSG 28: Ellens Glen Road	LDP site	240	60	0	240		Still in use as donor centre
5132	LDP HSG 4: West Newbridge	Lp Site	500	125	0	500		No developer interest / site viability
4897	LDP HSG 7: Edinburgh Zoo		80	20	0	80		Site in Use (Zoo)
5999	Broughton Road	Provincial Property Holding Ltd.	8	8		8	FULL Oct-16	Not Viable
3623	Ocean Drive	S1 Developments	193	29	0	193	FULL Jul-02	No consent (planning application pending decision)
3762	RWELP HSG : Ferrymuir Gait	Corus Hotels Ltd.	108	0	0	108	OUT Oct-15	Site access
	Small Sites		106	0	0	106		
	Total Constrained Land		7,841	1,595	373	7,468		

Schedule 5: Factors affecting delivery

Housing Land Audit and Completions Programme 2019

Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5
Programming already at maximum								
5698	Beaverbank Place	Dunedin Canmore	41	41	0	41	41	0
5993	Bernard Street	J & M Cameron Properties Ltd	11	0	0	11	11	0
6014	Bonnington Road Lane	Mr James Watson And Mr David Elliott	14	0	0	14	14	0
4635	Broughton Street Lane	Prosper Holdings	11	0	0	11	11	0
5899	Crewe Road Gardens	Robertson Partnership Homes.	26	26	0	26	26	0
6055	East Trinity Road	Inverleith Property Holdings Ltd.	5	0	0	5	5	0
5914	Ettrick Road	Mr Jim Barlow	10	0	0	10	10	0
6154	Ferrymuir	J.Smart & Co (contractors) PLC.	44	44	0	44	44	0
5924	Gilmerton Dykes Road	Lovell Partnerships	30	30	0	30	30	0
6019	Gorgie Road	LAR Housing Trust.	47	47	0	47	47	0
6061	Gorgie Road	AMA (New Town) Ltd.	48	0	0	48	48	0
6045	Great King Street	Howard Property Developments LLP.	9	0	0	9	9	0
4728	Groathill Road South	Beaufort Property Company Ltd.	10	0	0	10	10	0
5937	Jordan Lane	Thistle Residential Ltd.	5	0	0	5	5	0
5939	King's Stables Road	Peveril Securities & Campus Developmen	28	0	0	28	28	0
5940	King's Stables Road	Peveril Securities & Campus Developmen	11	0	0	11	11	0
5941	Kinnear Road	Mr Ali Afshar	16	0	0	16	16	0
5791	Ladywell Avenue	New Age Developers Ltd.	10	0	0	10	10	0
5245.1	LDP Del 5: Edinburgh Park / South Gyle	David Wilson Homes	200	50	192	8	8	0
3424.9	LDP EW 1A: Western Harbour - Newhaven Place	FP Newhaven Two Ltd.	146	138	108	38	38	0
3754.5	LDP HSG 17: Greendykes Road (area G)	21st Century Homes.	75	75	0	75	75	0
3753.3	LDP HSG 18: New Greendykes Area F	Persimmon Homes.	58	0	43	15	15	0
5249	LDP HSG 22: Burdiehouse Road	Hallam Land Management Ltd & BDW Tradi	210	52	146	64	64	0
5253	LDP HSG 26: Newcraighall North	EDI Group Ltd And Barratt Homes/BDW Tr	220	55	179	41	41	0
3745.4	LDP HSG 3: Queensferry Road	Walker Group	75	0	65	10	10	0
5714	LDP HSG 34: Dalmeny	Westpoint Homes Ltd	15	0	6	9	9	0
5718	LDP HSG 41: The Wisp North	Springfield Properties.	80	20	48	32	32	0
5463A	Liberton Gardens	David Wilson Homes	206	71	202	4	4	0
5955	Melville Street	Mr Keith & Majella Shiells	6	0	0	6	6	0
6059	Milton Road West	83S Ltd	11	0	0	11	11	0
5810	Minto Street	Merchant Capital (Edinburgh) Ltd.	11	0	0	11	11	0
5383.1	Old Dalkeith Road	Miller Homes/Crudon Homes.	47	47	0	47	47	0
6046	Peffermill Road	21st Century Homes.	30	30	0	30	30	0
5159.1	Pennywell Road	City Of Edinburgh Council.	12	12	0	12	12	0

Housing Land Audit and Completions Programme 2019

Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5
5540A	Portobello High Street	Barratt East Scotland.	105	0	79	26	26	0
6102	Queensferry Road	Greenstead Properties Ltd	6	0	0	6	6	0
3750	RWELP HSP 6: Craigpark Quarry	Cala Management Ltd.	111	0	94	17	17	0
5265	South Gayfield Lane	TRI Scotland.	5	0	0	5	5	0
6108	South Learmonth Gardens	Square & Crescent.	6	0	0	6	6	0
6041	South Learmonth Gardens	Channings Developments LLP.	9	0	0	9	9	0
6008	Suffolk Road	Miller Homes Limited.	10	0	2	8	8	0
5857	Trinity Road	Mr John and Moira Paterson	5	0	0	5	5	0
6037	Union Street	Blagden Property (One) Ltd	11	0	0	11	11	0
5869	West Pilton Place	Salus Developments.	8	0	0	8	8	0
Rate determined by market demand								
5719	Abbey Lane	Bellway Homes Ltd (Scotland).	139	34	44	95	95	0
5732	Bonnington Road Lane	Miller Homes Limited & Bonnington Part	201	50	44	157	157	0
4402	Brunstane Road South	South Castle Properties Limited.	12	0	8	4	4	0
4917B	Calder Road	The City Of Edinburgh Council.	132	0	26	106	106	0
5423	Craighouse Road	Edinburgh Napier University And Craigh	145	0	0	145	145	0
6025	Fishwives Causeway	Barrat	435	108	0	435	276	159
6027	Gorgie Road	Spindlehawk Ltd	163	40	0	163	163	0
5947	Lanark Road West	George Dunbar And Sons Builders Ltd.	53	12	0	53	53	0
5949	Lasswade Road	Square & Crescent.	41	11	30	11	11	0
4893A	LDP EW 1B: Ocean Drive	CALA Management Ltd.	388	97	0	388	388	0
4894.1B	LDP EW 1C: Salamander Place Phase 1 and 2	Teague Developments Ltp	163	0	60	103	103	0
4894.1C	LDP EW 1C: Salamander Place phase 3 and 4	Crudden and Teague	199	199	0	199	199	0
3733A.7	LDP EW 2B: Upper Strand: Phase 2	Places for People	100	0	14	86	86	0
3744A.7	LDP EW 2C: Granton Harbour Plots 26 and 27	Link	264	264	0	264	132	132
3744A.9	LDP EW 2C: Granton Harbour Plots 9a/9b	Granton Central Developments Ltd.	104	0	0	104	104	0
4773	LDP HSG 11: Shrub Place	Places For People (Shrubhill) Ltd.	376	225	64	312	312	0
3965	LDP HSG 12: Albion Road	Places for People	205	0	99	106	106	0
3754.4	LDP HSG 17: Greendykes Road (areas D and J)	BDW Trading Ltd	158	0	82	76	76	0
3753.5	LDP HSG 18: New Greendykes Areas C & D	Sheratan Ltd + Persimmon Homes (East S	145	0	0	145	145	0

Housing Land Audit and Completions Programme 2019

Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5
5248	LDP HSG 21: Broomhills	BDW Trading Ltd.	549	158	57	492	492	0
5251.1	LDP HSG 24: Gilmerton Station Road	Miller Homes Ltd	198	0	33	165	165	0
5252	LDP HSG 25: Candlemaker's Park	Taylor Wimpey / South East Edinburgh D	149	37	0	149	149	0
5254.1	LDP HSG 27: Newcraighall East phas 1-3	Avant Homes	176	44	59	117	117	0
5716	LDP HSG 37: Newmills Road	Cala Management Ltd.	206	51	58	148	148	0
5706	LDP HSG 38: Ravelrig Road	CALA Management Ltd.	140	36	32	108	108	0
5717	LDP HSG 39: Lasswade Road	Persimmon / Miller	260	65	9	251	251	0
5383	Old Dalkeith Road	Sheratan Ltd.	63	0	10	53	53	0
4793	St James Centre	TIAA Henderson Real Estate.	150	0	0	150	150	0
6160	Viewforth	CALA Management Ltd.	104	17	0	104	104	0
5982	Warriston Road	Artisan Cannonmills	180	45	0	180	180	0
6021	West Bowling Green Street	WBG Partnership.	77	19	0	77	77	0
5370	West Bowling Green Street	J Smart & Co.	97	24	0	97	97	0
4502	West Coates	Cala Evans Restoration Ltd And City &	203	0	6	197	197	0
Rate determined by affordable housing programme								
6011	LDP EW 1B: Ocean Drive	Port of Leith HA	57	57	0	57	57	0
5892	Boswall Parkway	Robertson Partnership Homes.	46	46	0	46	46	0
4917A	Calder Road	The City Of Edinburgh Council.	184	184	0	184	184	0
5909	Dumbryden Drive	Robertson Partnership Homes.	49	49	0	49	49	0
5777	Hailesland Place	Robertson Partnership Homes.	32	32	10	22	22	0
3744A.3	LDP EW 2C: Granton Harbour - Plot 3	Port Of Leith Housing Association.	104	104	0	104	104	0
3744A.8	LDP EW 2C: Granton Harbour Plots S1 and S2	Port of Leith HA	302	302	0	302	150	152
3756.9	LDP HSG 14: Niddrie Mains	21st Century Homes	194	108	0	194	194	0
3756.8	LDP HSG 14: Niddrie Mains Road	Cruden Homes (East) Ltd.	149	38	36	113	113	0
3755	LDP HSG 16: Thistle Foundation Phase 3	Places For People.	149	149	0	149	149	0
3753.4	LDP HSG 18: New Greendykes Areas G & AH3	Persimmon Homes (East Scotland)	165	70	95	70	70	0
5800	Longstone Road	Castle Rock Edinvar Housing Associatio	157	38	35	122	122	0
5801	Madeira Street	Port Of Leith Housing Association.	12	12	8	4	4	0

Housing Land Audit and Completions Programme 2019

Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5
Commence Development								
5882	Ashley Place	Cornhill Building Services Limited.	40	8	0	40	40	0
6152	Barnton Avenue West	Barnton Avenue West Ltd.	7	0	0	7	7	0
5888	Belford Road	AMA (Belford) Ltd.	52	0	0	52	52	0
6080	Canaan Lane	Mr Phillip Sunderland	10	0	0	10	10	0
6122	Canon Street	Thistle Property Group.	11	0	0	11	11	0
5547	Craigeleith Road	Motor Fuel Limited.	8	0	0	8	8	0
4338.6	Fountainbridge	Moda Living (Springside) Ltd.	205	0	0	205	205	0
4946	Gayfield Square	Dr Ennis	11	0	0	11	11	0
6178	Lasswade Road	Bellway / Miller	335	83	0	335	335	0
3825	LDP CC2: New Street	Artesan	167	0	0	167	167	0
4338.9	LDP CC3: Fountainbridge	Fountain North Ltd.	125	0	0	125	125	0
4900	LDP CC3: Fountainbridge (Phase 1)	EDI	434	112	0	434	230	204
3733	LDP EW 2B: Upper Strand Phs 3	Places for People	89	33	0	89	89	0
3754.6	LDP HSG 17: Greendykes Road (areas N,Q,P,R)	Taylor Wimpey	169	0	0	169	169	0
5251.3	LDP HSG 24: Gilmerton Station Road	BDW	315	78	0	315	248	67
5251.2	LDP HSG 24: Gilmerton Station Road	Persimmon Homes	294	74	0	294	244	50
5704	LDP HSG 40: SE Wedge South - Edmonstone	Snaefell Holdings (UK) Ltd.	696	174	0	696	150	546
6151	Lochend Butterfly Way	STD Ltd	24	6	0	24	24	0
6001	Long Dalmahoy Road	Mr C Hardy	7	0	0	7	7	0
6096	Main Street	Undefined	7	0	0	7	7	0
5806	Mcdonald Place	Albany Street Developments Ltd.	11	0	0	11	11	0
6161	Meadowbank	City Development Office Ltd.	11	0	0	11	11	0
6158	Mitchell Street	J.N.L Property Investments.	9	0	0	9	9	0
5707	Morrison Crescent	Fountain North Ltd And Dunedin Canmore	19	19	0	19	19	0
5159.2	Pennywell Road	City Of Edinburgh Council.	136	0	0	136	136	0
5159.3	Pennywell Road	Urban Union	315	181	0	315	125	190
6113	Pitt Street	Buckley Building UK Ltd.	8	0	0	8	8	0
6039	Prestonfield Avenue	First Construction Ltd.	9	0	0	9	9	0
6166	Randolph Crescent	Square & Crescent Ltd	8	0	0	8	8	0
6050	Randolph Crescent	Randolph Development LLP.	8	0	0	8	8	0
6157	Stead's Place	McGregor MOT Centre.	11	0	0	11	11	0
5546	Warriston Road	Gurney Ghatray.	11	0	0	11	11	0

Housing Land Audit and Completions Programme 2019

Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5	
5866	West Bowling Green Street	HB Villages Developments Limited.	24	0	0	24	24	0	
6076	West Granton Road	ED Consilium Ltd.	11	0	0	11	11	0	
6125	York Place	S1 Developments.	6	0	0	6	6	0	
Market Site / Secure Developer									
3744A.10	LDP EW 2C: Granton Harbour	GCD Ltd.	162	0	0	162	58	104	
6017	London Road	Murascot Ltd.	30	7	0	30	30	0	
5027	London Road	Caledonian Trust PLC.	81	21	0	81	0	81	
5850	Sunnybank Place	Enemetric.	35	35	0	35	35	0	
5868	West Harbour Road	David Gallacher Retirement Benefit Sch	13	0	0	13	13	0	
5999	Broughton Road	Provincial Property Holding Ltd.	8	0	0	8	0	8	
5132	LDP HSG 4: West Newbridge	Lp Site	500	125	0	500	0	0	
Secure non-planning consents									
5720	Abbey Mount	Abbey Mount Estates Ltd C/O Agent	11	0	0	11	11	0	
5722	Abercromby Place	Mr Robert John Dobson	11	0	0	11	11	0	
6066	Easter Road	Edinburgh Intelligent Mortgage Advice.	5	0	0	5	5	0	
5918	Figgate Street	Figgate Street Developments	6	0	0	6	6	0	
5919	Ford's Road	AMA (New Town) Ltd.	9	0	0	9	9	0	
5803	Maritime Lane	Zonal Retail Data System Ltd.	8	0	0	8	8	0	
5809	Mill Lane	F3 Building Surveyors	6	0	0	6	6	0	
6029	Newhaven Road	Queensberry Properties	52	13	0	52	52	0	
5984	Wellington Place	Deborah Bailey	32	32	0	32	32	0	
Discharge existing planning conditions / legal agreements									
6028	Almondhill	Mr Leonard Russell	11	0	0	11	11	0	
6177	Dumbiedykes Road	Mr Martone	19	0	0	19	19	0	
4338	LDP CC3: Fountainbridge	Moda Living (Springside)	250	0	0	250	50	200	
3744A.11	LDP EW 2C: Granton Harbour	GCD Ltd.	31	0	0	31	0	31	
3754	LDP HSG 17: Greendykes (areas K and L)	Craigmillar JVC	129	0	0	129	75	54	

Housing Land Audit and Completions Programme 2019

Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5	
3753.7	LDP HSG 18: New Greendykes Areas H/AH1	Persimmon Homes.	128	25	0	128	28	100	
5246.2	LDP HSG 19: Maybury Central	West Craigs Ltd.	1400	370	0	1400	520	880	
6067	London Road	City Of Edinburgh Council.	300	75	0	300	100	200	
4996.4	Pennywell Road	CEC	68	20	0	68	68	0	
5980	Telford Drive	Mr Adam Dzierzek	8	0	0	8	8	0	
Sign legal agreements for Minded to Grant cases									
5246.1	LDP HSG 19: Maybury East	Taylor Wimpey	220	55	0	220	150	70	
5711	LDP HSG 29: Brunstane	LDP site	1330	332	0	1330	175	1155	
5712	LDP HSG 32: Buileyon Road	LDP site	840	210	0	840	125	715	
5713	LDP HSG 33: South Scotstoun	Taylor Wimpey	341	63	0	341	244	97	
3628	Ocean Drive	S1 Developments	193	29	0	193	0	0	Constrained
Determine pending application									
5898	Constitution Street	GA Group Ltd.	9	0	0	9	9	0	
5928	Gorgie Road	Caledonian Heritable Ltd.	11	0	0	11	11	0	
6040	Great Junction Street	Glenprop 2 Ltd.	36	9	0	36	36	0	
4900.2	LDP CC3: Fountainbridge (Vastint)	Vastint	234	58	0	234	150	84	
3424	LDP EW 1A: Western Harbour	Forth Properties Limited.	1155	938	0	1155	140	1015	
4894.1	LDP EW 1C: Salamander Place (REMAINDER)	Teague Developments Ltp	267	0	0	267	155	112	
3753.6	LDP HSG 18: New Greendykes Areas A,B	Persimmon Homes.	163	0	0	163	50	113	
5247	LDP HSG 20: Cammo	Cala / BDW	655	164	0	655	496	159	
3747	LDP HSG 5: Hillwood Rd	Taylor Wimpey	124	31	0	124	124	0	
5544	Marionville Road	Glendinning Assets Limited.	34	8	0	34	34	0	
6020	Newtoft Street	Abbey Property Partnership	6	0	0	6	6	0	
6022	The Wisp	Sheratan Ltd.	147	36	0	147	97	50	
5244	LDP Emp 6 IBG	LDP Site	350	88	0	350	0	0	Constrained
Submit planning application (if PAN period concluded for major applications)									
5245	LDP Del 5: Edinburgh Park / South Gyle	LDP Site	375	94	0	375	100	275	
3105A	LDP EW 2A: West Shore Road - Forth Quarter	City of Edinburgh Council	350	350	0	350	150	200	

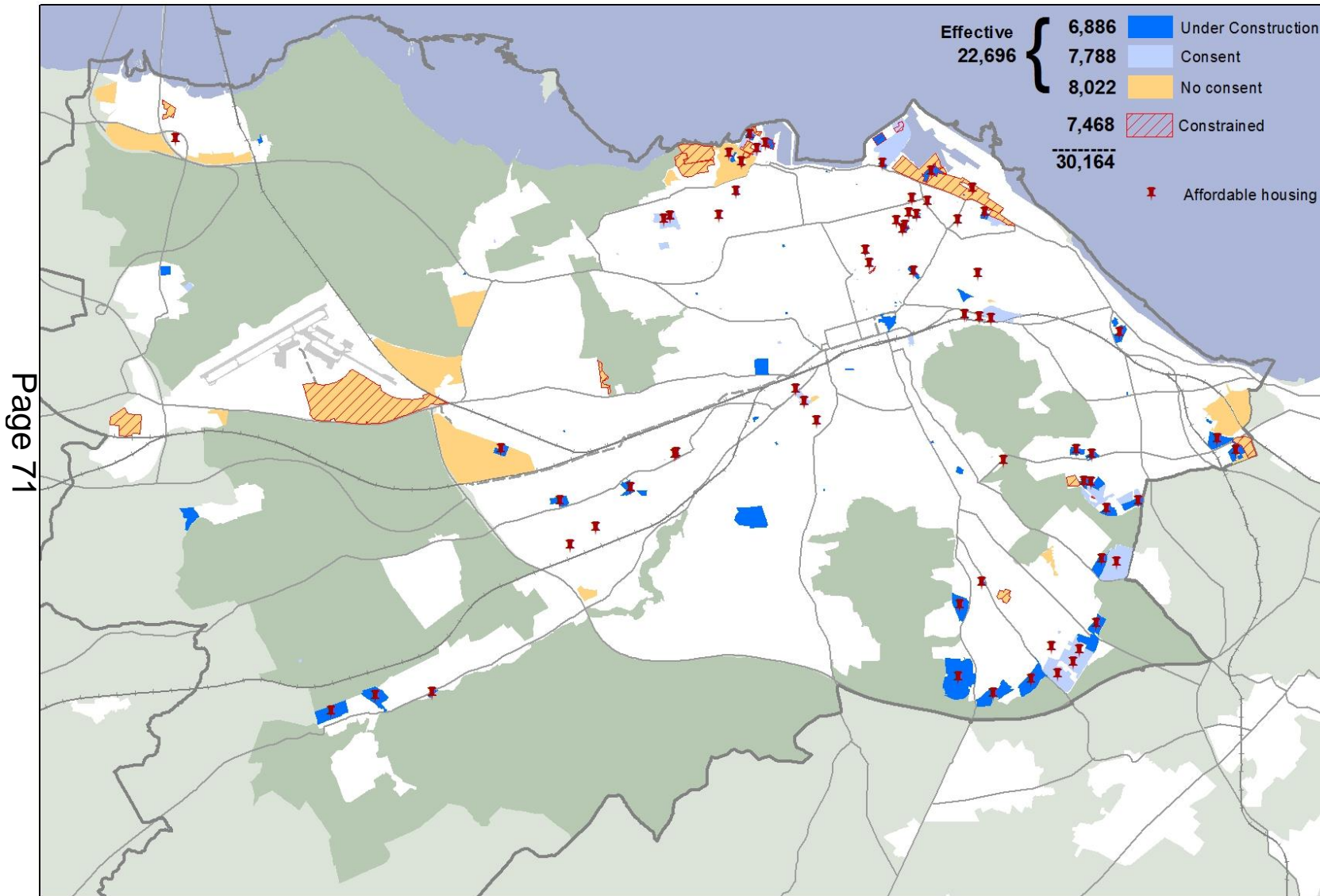
Housing Land Audit and Completions Programme 2019

Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5	
3733A	LDP EW 2B: Waterfront WEL - Central Dev Area	Various	1385	235	0	1385	0	1385	
5254.2	LDP HSG 27: Newcraighall East Phase 4-5	Avant Homes	66	16	0	66	16	50	
3733A.6	LDP EW 2B: West Harbour Road	Waterfront Edinburgh Limited.	42	7	0	42	0	0	Constrained
3754.3	LDP HSG 17: Greendykes Road	Craigmillar Eco Housing Co-op	10	10	0	10	0	0	Constrained
Submit Proposal of Application Notice (major applications)									
3760	LDP HSG 1: Springfield	Lp Site	150	0	0	150	100	50	
5246.3	LDP HSG 19: Maybury West	Roseberry Estates	130	33	0	130	0	130	
5257	LDP HSG 30: Moredunvale Road	LDP Site	200	200	0	200	175	25	
5256	LDP HSG 31: Curriemurend	CEC	188	188	0	188	75	113	
3105	LDP EW 2A: West Shore Road - Forth Quarter	City of Edinburgh Council	691	125	0	691	0	0	Constrained
Align ownership with intention to develop									
4893	LDP EW 1B: Central Leith waterfront	Forth Ports	2138	535	0	2138	0	0	Constrained
3733A.1	LDP EW 2B: Granton Park Avenue	Buredi + Waterfront Edinburgh Ltd.	95	26	14	81	0	0	Constrained
3424.1	LDP EW 1A: Western Harbour - Platinum Point	Gregor Shore Plc.	452	0	226	226	0	0	Constrained
3424.6	LDP EW 1A: Western Harbour View	AB Leith Ltd.	258	0	0	258	0	0	Constrained
3744A.2	LDP EW 2C: Granton Harbour	Gregor Shore PLC.	288	0	133	155	0	0	Constrained
3744A.6	LDP EW 2C: Granton Harbour - Plot 29	Hart Estates Ltd.	36	0	0	36	0	0	Constrained
3744A.4	LDP EW 2C: Granton Harbour - Plot 31		97	0	0	97	0	0	Constrained
5254	LDP HSG 27: Newcraighall East (East Part)	LDP Site	88	22	0	88	0	0	Constrained
3762	RWELP HSG : Ferrymuir Gait	Corus Hotels Ltd.	108	0	0	108	0	0	Constrained
Release site from existing land use									
4894	LDP EW 1C: Leith Waterfront -Salamander Place		719	180	0	719	0	0	Constrained
3744B	LDP EW 2C: Granton Harbour	Various	347	190	0	347	0	0	Constrained
3733B	LDP EW 2D: Waterfront - WEL - North Shore	Various	850	170	0	850	0	0	Constrained
4157	LDP HSG 15: Castlebrae	LP site	145	0	0	145	0	0	Constrained
5710	LDP HSG 28: Ellens Glen Road	LDP site	240	60	0	240	0	0	Constrained
4897	LDP HSG 7: Edinburgh Zoo		80	20	0	80	0	0	Constrained

Appendix 2.

Established Housing Land Supply 2019



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Planning Committee

2.00pm, Wednesday 2 October 2019

Community Engagement in Planning – Update on Progress

Executive/routine Wards Council Commitments	Routine All
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1. Recommendations

- 1.1 It is recommended that the Committee:
 - 1.1.1 notes the progress made since the last report to Planning Committee of [14 March 2018](#); and
 - 1.1.2 notes that a further progress report will be brought back to a future Planning Committee meeting.

Paul Lawrence

Executive Director of Place

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Community Engagement in Planning – Update on Progress

2. Executive Summary

- 2.1 Previous reports to Planning Committee in 2017 and 2018 have explained how the service is taking steps to expand community engagement in the planning system.
- 2.2 This report provides a further update on the progress made and highlights successes and lessons learnt.

3. Background

- 3.1 On [14 March 2018](#) the Planning Committee considered a report which detailed how the Planning Service intends to improve engagement in the planning process. Committee requested a progress report be presented to a future Committee on the outcomes of these engagement processes.
- 3.2 As requested specifically by Committee, the types of engagement processes to be delivered were:
 - 3.2.1 proposals to involve more children and young people in planning projects and processes;
 - 3.2.2 to work with the development community to encourage the involvement of children and young people at pre-application stages of major planning applications and to amend the guidance; and
 - 3.2.3 to facilitate community participation in the planning system to engage with the process.
- 3.3 Continued improvement to our engagement processes is underpinned by the contents of the Planning (Scotland) Act 2019. The Act was passed by the Scottish Parliament in June 2019. It contains a number of proposals which impact on engagement as part of the planning process. These include the changes to the local plan development timescales from five years to ten years, scope for the preparation of 'local place plans' and how resources could be used to improve engagement processes.

4. Main report

- 4.1 The Consultation Hub is the Council's main platform for community engagement. Twelve planning projects have been publicised through the Hub since March 2018 generating 4,738 responses. The Hub provides a standard format for informing Edinburgh's citizens about all projects where there is a time period for consultation responses. Typically, it provides a short statement for each project, with some graphics and a questionnaire. Most consultation projects use a range of mechanisms to 'drive' traffic to the consultation hub. For instance social media may be used (Twitter, Facebook) to raise the projects' profile and to raise awareness of the project through the Planning Blog.
- 4.2 Since March 2018, there have been 38 different topics discussed on the Planning Blog. Those specifically relating to children and young people are:
- 4.2.1 City Plan 2030 – Children and Young People Engagement;
 - 4.2.2 World of Work- Firrhill High School and Planning; and
 - 4.2.3 Engaging children and young people in Planning.
- 4.3 Whilst the Hub and the Planning Blog are well used, their use across the wide range of planning consultations is inconsistent and a more structured approach would be beneficial.
- 4.4 It was also intended that videos should be used more extensively in community engagement. This hasn't been possible due to limited staff resources but should be explored for the next progress report.
- 4.5 The planning portal was upgraded in November 2018. Improvements as a result of the upgrade allowed spellchecking of comments and a new social media integration facility meant people could share comments and applications via e-mail or Twitter.
- 4.6 Since March 2018 the Planning Service has been involved in community engagement for a considerable number of projects. The following paragraphs provide further details for the more significant projects.

City Plan 2030

- 4.7 The Planning Service has been working with community representatives and others to shape the choices to be presented in the main consultation stage in 2019/2020. This engagement has included:
- 4.7.1 community briefings and workshops including eight briefings with community councillors and ward councillors in March and June 2018, and six community workshops in late 2018;
 - 4.7.2 Children and Young People Engagement Programme, including nine Place Standard workshops in secondary schools;
 - 4.7.3 topic stakeholder discussion events focusing on key land issues including office and industry development, housing, visitor accommodation and shopping and leisure;
 - 4.7.4 use of social media to build awareness and interest in the project; and

4.7.5 engagement and consultation on closely –linked projects such as City Centre Transformation.

- 4.8 The next consultation stage for City Plan 2030 is the Main Issues Report (Choices for City Plan) which will be considered by the Committee in December 2019. Subject to Committee approving the document, the consultation will take place from December 2019 to February 2020. This will comprise drop-in and promotion sessions in 11 different locations.

City Centre Transformation Programme, City Mobility Plan and Low Emission Zone

- 4.9 Officers undertook combined stakeholder engagement with over 300 stakeholders in Spring 2018 to generate issues and ideas to test through a combined city-wide public engagement event in Autumn 2018 titled ‘Connecting our City, Transforming our Places.’ This became Edinburgh’s largest engagement exercise of 2018 with more than 5,000 people contributing their views either through participation in workshops, drop-in events or by the Councils’ online survey which attracted 4,192 returns.
- 4.10 In addition to the more mainstream ways of engaging through drop-in events, workshops, focus groups and on-street engagement, the approach included the following more innovative elements:
- 4.10.1 the project team engaged with young people at the Edinburgh Science Festival at the National Museum where young visitors were able to experiment with Sustrans ‘Streets Ahead’ activity, redesigning some of Edinburgh’s key streets using scale models to create new cycle lanes, seating areas and greenspace.
 - 4.10.2 promotion through print media, social media, bus shelter advertisements, radio adverts, lamp posts wraps, the dedicated Connecting Places project website and vox pop videos.
 - 4.10.3 considerable work was also undertaken to encourage hard to reach groups (eg ethnic minorities, over 65s, under 25s and people with disability and mobility issues) to participate in the consultation as there was limited response from these groups during the first round of consultation in Spring 2018.
- 4.11 Drawing on this early experience, this innovative approach has been built on to help prepare the draft Proposed Edinburgh City Centre Transformation (ECCT) Strategy. A dedicated young people’s survey was created and received 113 responses from across the city’s primary and secondary schools. Consultation displays and drop-in sessions at the National Museum of Scotland and City Art Centre attracted engagement with over 400 individuals.
- 4.12 The benefits of joint engagement were apparent with the consultation on Low Emission Zones (LEZs). That consultation attracted over 3,000 people because the idea had already been introduced as part of the Connecting our City, Transforming our Places.

- 4.13 Connecting our City, Transforming our Places was a very successful public engagement programme. Its success has been demonstrated by the number of citizens taking part of all ages. Many of the approaches used will be adapted in future engagement exercises.

Old and New Towns of Edinburgh World Heritage Site

- 4.14 In collaboration with Historic Environment Scotland (HES) the Planning Service has prepared teaching packs to assist young people to better understand the Old and New World Heritage sites.
- 4.15 A project was started in 2018 to coincide with Scotland's Year of Young People which comprised group activities. This was taken to Edinburgh College where it was used to inspire course work for over 100 students studying a range of subjects including dance, fashion, design, music, computing and professional cookery. All the projects helped students understand how they would have undertaken their own subject in a historic city at that time. This project was held in Riddell's Court and was widely attended.
- 4.16 Each year since 2015 an event has been held around 18 April to celebrate World Heritage Day. This has been held in a variety of places including the Storytelling Centre, National Museum of Scotland, the Tron Kirk and the Kelvingrove Museum in Glasgow. Each event has attracted between 600 to 2,000 visitors.
- 4.17 The innovative and creative approaches taken to involve young people and children have undoubtedly contributed to the success of the public engagement events undertaken for the World Heritage programme. This should be maintained and the techniques shared around the Planning Service.

Place Briefs

- 4.18 A place brief is a set of high level principles which shape the future development of a site. It is a place-based approach and incorporates the views and aspirations of the local community. Planning Committee has approved three place briefs to date as non-statutory planning guidance. As the content of the place briefs are underpinned by community views it is important that the approach to community engagement seeks to maximise the range of representation across each relevant community.
- 4.19 For each place brief, engagement includes organising drop-in events for community council areas. Events are publicised through the Council's Consultation Hub, social media, school parent mail, planning blog and via the social networks of community councillors and community groups. Community engagement for Powderhall and Redford Barracks included taking the Place Standard Tool into local schools (Broughton Primary and Firrhill Secondary) and helping the schoolchildren to think about how their community can be shaped through the completion of that exercise.
- 4.20 The community engagement approach may include more stages (Powderhall) if the site specific issues require it. At Powderhall there were issues which attracted a high level of interest in their own right, e.g. future use of former bowling greens and the stable block.

- 4.21 Generally, community engagement for the place briefs has been successful. It is appropriate for events to be held in familiar venues to maximise the number of people from the wider community. The place standard questionnaire is comprehensive and can be completed in a group situation or on-line.

Pre-application Guidance

- 4.22 Pre-application guidance was updated following Planning Committee in May 2018. This advises applicants on the level of engagement which they must undertake as part of the PAN process. The wording now includes the recommendation that *'efforts are made to get the views of children and young people at the pre-application consultation stage. This could include liaising with local schools on the proposed development and contacting local youth groups for their views'*.
- 4.23 A good example of how this has worked in practice is the PAN for Castlebrae High School in Craigmillar. This was submitted by the Council in December 2018. The engagement process included more than the standard minimum and addressed the rewording of the guidance. The following engagement methods were used:
- 4.23.1 publicity on Council's consultation hub;
 - 4.23.2 advert in local newspaper signposting two drop-in sessions;
 - 4.23.3 targeted social media to promote consultation;
 - 4.23.5 electronic or paper copy sent to Castlebrae High and feeder primary parents;
and
 - 4.23.6 posters displayed in local venues, eg schools, community centres and libraries.
- 4.24 Feedback from all the consultation channels was collated and grouped into main issues. The main issues were included in the pre-application report which formed the submission of the full planning application.

5. Next Steps

- 5.1 Community engagement on projects across the planning service since March 2018 has been numerous and has had some notable successes. Aside from the Consultation Hub however, there is a sense that approaches and methods of delivering community engagement are undertaken in isolation and opportunities for a more sharing and learning experience could be improved. Consideration should be given to preparing a planning service central toolbox of community engagement approaches. This should consider the nature of the project and identify the most appropriate method from the central toolbox to be used.
- 5.2 Advances in technology are apparent. Opportunities should be explored to help in the preparation of 3D models and innovative digitisation to help with a greater understanding of planning projects. The further use of videos should be explored for use in community engagement events.

- 5.3 Continued work between the community and the planning service is required to encourage the involvement of children and young people at pre-application stages of major applications. The community engagement undertaken through the Castlebrae PAN can be held up as a minimum requirement for all community engagement sessions on PANs.

6. Financial impact

- 6.1 There are no financial impacts arising from this report.

7. Stakeholder/Community Impact

- 7.1 This report summarises recent community engagement activity and does not, of itself, require to be the subject of consultation.

8. Background reading/external references

- 8.1 [Planning Committee](#) 14 March 2018
8.2 [Planning Committee](#) 12 October 2017
8.3 [Planning Committee](#) 17 August 2017.

9. Appendices

- 9.1 None.

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Planning Committee

2.00pm, Wednesday 2 October 2019

Street Naming Procedures

Executive/routine Wards Council Commitments	Executive All
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1. Recommendations

- 1.1 It is recommended that the Committee:
 - 1.1.1 notes the process outlined in this report for the inclusion of names in the Street Name Banks;
 - 1.1.2 approves the revised Statutory Addressing Charter; and
 - 1.1.3 agrees that this report discharges the remit set by Full Council on [22 August 2019](#).

Paul Lawrence

Executive Director of Place

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Street Naming Procedures

2. Executive Summary

- 2.1 This report responds to the Motion by Councillor Cameron, approved by Full Council on [22 August 2019](#).
- 2.2 Anyone can suggest a street name for inclusion in the Street Name Banks provided the street name meets the criteria set out in the [Statutory Addressing Charter](#).
- 2.3 When addressing a street, Street Names are generally selected from the Street Name Bank by the Street Naming Officers and then approved by the relevant Ward and Community Councillors.
- 2.4 In response to the motion, section 2 of the Statutory Addressing Charter has been amended to ensure that when a street is being named after a person, priority is given to the use of a woman's name where possible.

3. Background

- 3.1 The Motion by Councillor Cameron that was approved by Full Council on 22 August 2019, states *“Council calls for a report to Planning Committee on how street names are chosen and how local citizens can make suggestions for additions to the ‘bank’ of potential names. The report should cover any changes in policy required to ensure that, when a street is named after a person, a woman’s name is given priority.”* (Item 9.17)
- 3.2 Under the Civic Government (Scotland) Act 1982, local authorities are given the power to name any road within their area. This statutory duty is carried out by the Council's Street Naming team.
- 3.3 The procedures for street naming are set out in the Statutory Addressing Charter.

4. Main report

- 4.1 When new street names are required for a development, the Council's Street Naming Officers propose these to the Ward and Community Councillors for approval.

- 4.2 In the first instance, the proposed names will be drawn from the relevant Street Name Bank. The Street Name Bank is a database of potential names with a justification for their inclusion, which is held by the Street Naming team and updated regularly. It is in spreadsheet form, organised by wards and can be made available on request. If there is nothing suitable in the Street Name Bank(s), the Street Naming Officers will carry out research to find new names.
- 4.3 Names can be proposed by anyone and sent directly to the Street Naming Officers or via their Councillors. Provided the proposed street name meets the criteria set out in Section 2 of the Statutory Addressing Charter, it will be included in the relevant Street Name Bank(s) for future use.
- 4.4 The criteria set out in section 2 of the Statutory Addressing Charter currently include the following:
“honour and commemorate noteworthy persons associated with the local area, or the City of Edinburgh as a whole”.
- 4.5 Historically there has been an imbalance in street naming favouring men’s names. The current practice endeavours to provide a balance of gendered names, as well as names that are connected to families, flora and fauna, geography and events.
- 4.6 On occasions there are spikes in favour of a gender. For example, the recent centenary of the Suffragettes saw a spike in female names, and the centenary of the end of the First World War saw a spike in male names. A breakdown of the typology of names used over the last three years has been provided in Appendix 1.
- 4.7 Following the approval of the Motion by Councillor Cameron at Full Council on 22 August 2019, section 2 of the Statutory Addressing Charter has been amended to the following:
“honour and commemorate noteworthy persons associated with the local area, or the City of Edinburgh as a whole, giving a woman’s name priority where possible”.
- 4.8 The opportunity has also been taken to make a number of other minor changes to the Statutory Addressing Charter to bring it up-to-date. These changes include references to the new Neighbourhood Networks and are highlighted in the revised Statutory Addressing Charter attached at Appendix 2.

5. Next Steps

- 5.1 The revised Statutory Addressing Charter will be made available on the Council website.
- 5.2 The revised criterion will be used to assess potential new street names.

6. Financial impact

- 6.1 There are no financial impacts arising from this report.

7. Stakeholder/Community Impact

- 7.1 No consultation or community engagement is required, given the minor nature of the proposed amendments to the Statutory Addressing Charter.
- 7.2 As the proposed minor amendments to the Statutory Addressing Charter are restating and clarifying existing procedures there will be no impact on equalities.
- 7.3 The changes to the Statutory Addressing Charter will have no adverse effects in relation to carbon impacts, adaptation to climate change and sustainable development.

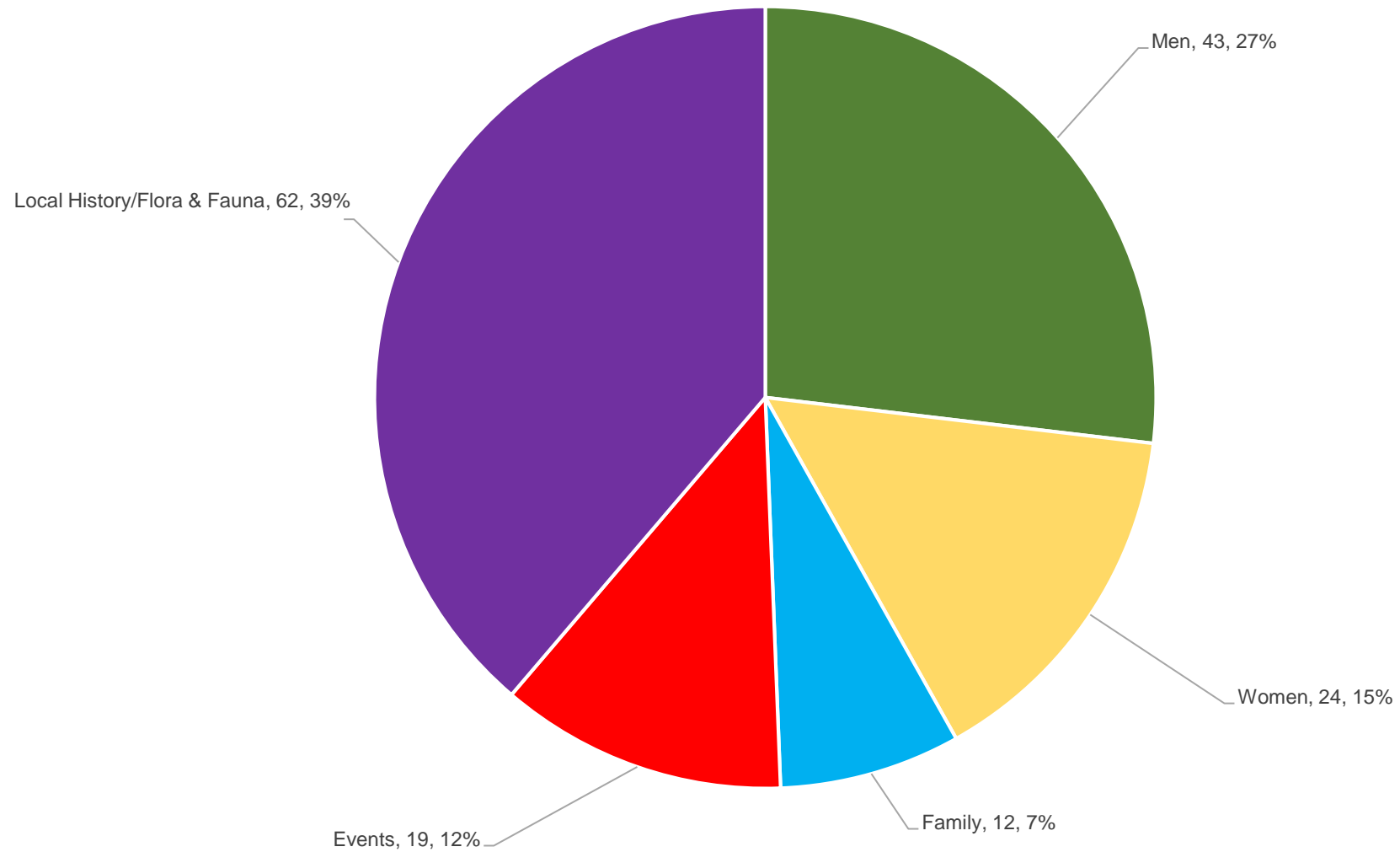
8. Background reading/external references

- 8.1 [Statutory Addressing Charter 2015](#)

9. Appendices

- 9.1 Appendix 1: Breakdown of Last Three Years of New Street Names by category 2016-19
- 9.2 Appendix 2: Statutory Addressing Charter 2019

Appendix 1 - Breakdown of Last Three Years of New Street Names by Category 2016 - 2019



Yellow highlighter – changes made

Red and scored through - deletions

Statutory Addressing Charter

for the City of Edinburgh Council 2019

Introduction

Travelling through any city, take a glance at a street sign and you get an instant impression of the history and character of an area. This link to the past is most profound in Edinburgh where our historic settlements and industries, significant citizens and local flora and fauna are commemorated in the street names.

Naming our streets connects us with our environment and our past while building for the future; something I believe should be encouraged.

The Council is responsible for the naming of streets and the numbering of properties. The Council is also responsible for the supply and maintenance of all street nameplates within the city.

This Charter explains how the street naming service works, how you can get involved and what you can expect of this service.

Customer care is important to the Council and we welcome any suggestions you have to further improve our service.

Councillor Neil Gardiner

Convener of the Planning Committee

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DEFINITIONS

Key Customers:	includes customers of the Council’s address data who are notified on a regular basis of changes to the Corporate Address Gazetteer. A list of current key customers can be found at the end of the document.
Corporate Address Gazetteer (CAG):	the Council database of properties which follows the British Standard (BS7666) for Addressing, and the One Scotland Gazetteer standards and conventions.
Statutory Address:	the official address by which properties are identified
Local Newspaper:	Edinburgh Evening News
Neighbourhood Networks:	13 Neighbourhood Networks throughout the City tasked with improving future community engagement
Development Management Sub-Committee :	Council Committee which takes place every two weeks
Signage:	any street nameplate which belongs to the Council
Material Representations:	a convincing statement that may have a significant impact on the outcome.

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1. THE STATUTORY ADDRESS SERVICE

The Council is responsible for the naming of streets in new development and numbering of any new properties being created, either by new development, redevelopment, sub-division or merging properties. It is also responsible for the renaming of streets or renumbering of existing properties when required. This process is known as the allocation of statutory addresses and is governed by legislation.

Section 97 of the Civic Government (Scotland) Act 1982 empowers the Council to allocate statutory addresses. The Council may, in relation to any street or road to which the public have access:

- give such name to it as they think fit;
- after advertising in a newspaper circulating in their area any proposal to alter its name and taking into account any representations thereupon made to them within 28 days after the date of the first publication of the advertisement, alter any such name;
- affix, paint or mark its name on any premises, fence, lamp post, pole or other structure in it so as to be readily legible to members of the public there, and erect poles or other structures there for that purpose;
- give each of the premises in it such distinguishing number as they think fit; alter that number when necessary; and require the owner of each of the premises, by notice served on him, to affix or paint that number on his premises so that it is readily legible from the nearest part of the public place giving access to the premises.

In undertaking this function the primary consideration is public safety, ensuring that street names are not duplicated and that new streets and properties are named and numbered in a logical manner to facilitate easy identification in the event of an emergency.

This Charter outlines the procedures and standards of service that can be expected from the Council in undertaking its statutory duties. Some of the procedures are complex; others require time to undertake properly. The aim of this Charter is to ensure that the adopted procedures are easily understood, are fair and reasonable, and that interested parties are kept informed.

SERVICE STANDARD

By publishing our standards and targets, we aim to improve our street naming service and make it responsive to the needs of our customers. We will monitor the contents of this Charter to ensure that standards and targets are being met.

2. NAMING STREETS

In general, new streets should be named after people, places or events associated with the City of Edinburgh. New street names will preserve history for future generations, reinforcing the sense of place. Names should meet at least one of the following:

- commemorate local history, places, events or culture, and in particular any that pertain to the site;
- honour and commemorate noteworthy persons associated with the local area, or the City of Edinburgh as a whole; **giving a woman's name priority where possible.**
- celebrate cultural diversity in the City of Edinburgh;
- commemorate national and international noteworthy persons, who are deceased;
- commemorate national and international events;
- strengthen neighbourhood identity;
- recognise native wildlife, flora, fauna or natural features related to the community or the City of Edinburgh as a whole.

Public safety is the primary consideration when naming a new street; this is of particular importance in relation to the emergency services.

Unique names will be allocated to separately accessed streets (except in circumstances where the introduction of a new name would create difficulties). Multiple use of the same prefix, distinguished only by a different suffix eg. Road, Street, Avenue, **etc is limited to a maximum of four times for any one name.**

Each new section of street between major junctions will be given a separate street name (in order to avoid extremely lengthy sections of street with a single name.

Streets are not named after individual living persons, as there is potential for this to become undesirable at a future date. Where such a name is proposed, it can be added to the appropriate street name bank until a suitable time for its use, i.e. after a minimum period of 5 years has passed following an individual's death. **The permission of close family should be sought for the use of the name where possible.** Should a name be proposed which does not meet this criteria, the proposal shall be placed before the next available Development Management Sub-Committee for determination.

New street names should try to avoid duplicating any similar name already in use in a town/village or in the same

postcode area. Names should be easily understood over the telephone in the event of an emergency (they should be easy to spell and pronounce). The use of abbreviations, punctuation and similar sounding names is avoided where possible to avoid confusion with the exception of St for Saint

Street Name Banks:

The City of Edinburgh Council maintains a number of Street Name banks which are consulted when naming new streets. A name bank exists for each **local** area.

Members of the public can propose names to be added to the banks through ward councillors, local community councils, neighbourhood networks or directly through the Council's Street Naming Officers.

~~Names submitted through the Neighbourhood Network should be discussed and ratified by the network before submission to the name bank.~~

All suggested names require to be accompanied by supporting documentation as to the history behind the suggestion.

All names are checked to ensure that they meet the required street naming criteria. Names can be held in the bank if they do not meet all the required criteria, if they are likely to meet the criteria in the future, e.g. the name of a person who has not been dead for five years. The Street Naming team holds a spreadsheet with all names in the name banks which can be sent on request. This spreadsheet is regularly being updated with new suggestions.

NUMBERING PROPERTIES

The numbering of properties does not require consultation and can be carried out more quickly if no new street name or renumbering of existing properties is required.

The main principles in determining the numbering of properties are:

- Streets will be numbered in a logical manner to facilitate the identification of properties. In general odd numbers are on the left and even numbers on the right.
- The phasing of the development, access points and local circumstances will be considered in deciding where numbering should start.
- Cul-de-sacs will be numbered consecutively in the same direction as the main access road, low to high.
- All properties and premises, including lockups and car spaces where appropriate, shall be numbered from the street on to which the principal access is gained.
- In all instances the number 13 is never omitted.
- Lockups will be denoted by the suffix 'G' where available.

These guidelines apply to all types of development including units within commercial developments.

Postcodes:

The Council is responsible for the number and street name elements of the statutory address. The Council supplies this information to Royal Mail, who then allocate a postcode and postal town against this address. The addition of a postal town is to aid the routing of mail. The Royal Mail postal town can often differ from the statutory address town.

The statutory address issued by the Council includes all the elements of the address, including the postcode.

Numbering Subdivided Properties and Gap Sites:

Where possible, whole numbers are allocated to properties. If there are not enough whole numbers available then numbers may have to be shared, by the addition of an alphabetical character (for example 12a, 12b, etc). Where possible, existing properties will retain the whole number and any new properties will begin a, b, etc as appropriate. We will consider creating a new street name and/or renumbering of existing properties if this is appropriate.

Numbering Merged Properties

~~Where a new development involves the amalgamation of two properties with separate addresses, the new street number will incorporate both former numbers (for example, the amalgamation of 11 and 13 will become 11-13). Where this is not possible, e.g. where two ground floor properties either side of a common stair have been merged, the primary access will retain the number and the former number will be reserved for future use. This is to prevent confusion with the logical numbering system.~~

Numbering Flats

It is recognised that Edinburgh has a unique character which also translates into the flat numbering systems used. Edinburgh has two main flat numbering systems in operation; the traditional tenement numbering system e.g. GF1, 1F1 and the modern flat numbering conventions e.g. Flat 1, Flat 2. Where development takes place within properties with the traditional tenement numbering, this numbering system will be retained. New development will be allocated the modern flat numbering convention.

Properties in common stairs must be allocated a main street number. Numbers are then allocated internally to each flat for example, Flat 1, Flat 2. For the traditional tenement numbering system, flats are allocated numbers in the form 1F1, 1F2, etc. 1F1 should be interpreted as 1st Floor, Flat 1.

The rotation of the internal numbers follows the rotation of the staircase, with the highest number being located at the door furthest from the last riser on the stair.

Displaying numbers

It is the responsibility of the property owner to display the correct statutory address for a property. The number

should be clearly visible from the road on to which the property is addressed.

4. PROCEDURES

The process of allocating statutory street names and numbers is time sensitive. Developers require statutory addresses before utilities companies will provide services. Royal Mail cannot allocate postcodes to properties until statutory addresses are allocated.

In order to allocate statutory addresses and street names, the Council must receive an application from the developer to apply for the addresses. Developers are contacted during the early stages of the Building Warrant process to invite them to apply for statutory addresses for their development. The application forms are also available on the Council's web site.

Where possible, we will communicate electronically to speed up procedures.

In order to partially cover the costs of the service, a series of charges are applied and are published on the Council's website. These are reviewed annually.

The following table sets out the average timescales involved for each type of application. Published timescales take into account any consultation processes which are required, and if the proposals require to be considered by the Development Management Sub Committee. In certain circumstances, these timescales can be exceeded where agreement on names is not achieved.

Procedure	Average Timescale
Numbering properties	8 weeks
Naming new streets and numbering properties	16 weeks
Renumbering properties	16 weeks
Renaming existing street and numbering/renumbering properties	24 weeks

SERVICE STANDARDS

- When we receive a valid application, we will aim to issue a statutory notice allocating addresses for developments in line with the timescales indicated.
- We will ensure our charges for statutory addressing and street signs are fair and reasonable and that details are made easily available on the Council's web site.

Numbering Properties

If a development only requires the allocation of numbers into an existing street, applications are processed in accordance with our numbering guidelines.

Naming New Streets and Numbering Properties

If a development requires new street name(s), the process involves consultation with the local ward councillors and the community council for the area.

Developers are invited to make suggestions for new street names with their application. These suggestions, together with any existing names in the local street name bank will be considered first. All names suggested will be checked to confirm that they meet the street naming criteria for new street names. Where more names are required, research will be carried out to identify further suitable names for the development.

The local ward councillors and the local community councils are notified of the proposed names, and given 21 days in which to respond to the proposals. Ward councillors can propose alternative names during the consultation process. All names should meet the Council's agreed criteria for new street names.

All ward councillors must agree to the proposals. If agreement cannot be reached, the matter is referred to the Development Management Sub-Committee for determination.

Renumbering of Properties

Renumbering is a highly disruptive process and only considered as a result of new development or where there are public safety issues.

Owners of affected properties will be notified in writing of the proposal to renumber their property. The local ward councillors and the relevant neighbourhood network will also be notified as a courtesy.

All affected parties will be given 28 days to raise any comments or objections to the proposal.

Where there are material representations, the matter will be reported to the Development Management Sub-Committee for consideration and determination. Where no representations are received, the renumbering is agreed. Once the renumbering is determined, statutory notices will be issued to property owners providing a minimum of 3 months' notice of the change. The owners can request a shorter period if this is more suitable but all owners of all properties being readdressed must agree.

Renaming existing Streets and Numbering/Renumbering Properties

Renaming and renumbering is a highly disruptive process, and will only be considered as a result of new development or where there are public safety issues.

The renaming of streets is determined by the Development Management Sub-Committee. The owners of properties directly affected by the proposed change and the local ward councillors are notified of the proposals and the reasons why the proposal is necessary. The proposals are publically advertised for 28 days in the local press.

Any material representations received will be considered and presented to the committee for a decision.

Once agreed, a minimum of 3 months' notice is provided to affected parties, **unless a shorter period is requested**, and a new statutory notice is issued for each property.

If a development requires the renaming of an existing street, the application must be advertised in accordance with the Civic Government Act. All representations must be placed before the Development Management Sub-Committee for a decision.

Statutory Documentation

On completion of all case types, we will send the developer a plan clearly showing the streets and property numbers, a numbering schedule and a statutory address certificate for each property.

All addresses are maintained on the Council's Corporate Address Gazetteer to the Scottish Standards as defined by the One Scotland Gazetteer. Our key customers are informed of new / amended addresses on a weekly basis.

SERVICE STANDARDS

- We will allocate property numbers according to the guidance outlined in this Charter.
- We will consider names suggested by developers or councillors provided that they meet the criteria outlined in this Charter, in addition to those in the Street Name Banks.
- We will report cases to the Development Management Sub-Committee for its decision where agreement on proposed names cannot be reached with all the ward councillors.
- We will notify affected owners, the local ward councillors **and the local community council** and the relevant neighbourhood **network** and consider any material representations in relation to the renaming of streets when reporting the matter to the Development Management Sub-Committee for consideration.
- We will advertise any proposal to rename a street in the Edinburgh Evening News.
- Following the final decision on renaming a street, we will issue statutory notices to all those affected, giving them a minimum of 3 months' notice of change, **or other agreed time period**.
- We will notify affected owners in relation to the renumbering of properties. Where material representations are received, we will report the matter to the Development Management Sub-Committee for consideration.

5. ADDITIONAL SERVICES

The Council deals with a large number of enquiries regarding the naming of new streets and the numbering and renumbering of properties.

Renumbering of Properties

When an individual owner directly approaches the Council to renumber their property, we will consider the impact of the request in line with the numbering guidelines. Renumbering of properties for illogical and irrational purposes will be resisted. Where residents experience issues/problems with delivery and registration services due to differences between their statutory address (as issued by the council) and the postal address as used by Royal Mail and other delivery services, renumbering can be considered.

When requested, the Council can instruct the Royal Mail to update their records to that of the Council's statutory address. We cannot update the Council's statutory address to that held by Royal Mail.

Should an owner wish for their statutory address to be that used by Royal Mail, a consultation must be carried out with ALL property owners affected. In the case of a change to a flat within a block, the whole block must be consulted, and agree to the change to the numbering. If 100% agreement is reached, the renumbering process as described will be implemented. Should full agreement not be reached, the matter will not be taken further.

Address Confirmations

The Council offers a service of providing an official confirmation of the statutory address for property or properties. **If only a letter confirming the address is required, this will be sent out within 10 working days. If statutory notices are requested, there is a fee payable and this will take up to 21 days.** The fees associated with this request are outlined in the fee table, published separately.

6. STREET NAME-PLATES

The Council is responsible for the erection of street name-plates in compliance with the Civic Government (Scotland) Act 1982.

Sign Location

Street name-plates should be erected at the point nearest to where road junctions intersect.

Ideally, street name-plates will be located on buildings/structures between ground and first floor level to maximise visibility and minimise vandalism. Where this is not possible, street name-plates will be placed on existing walls and fences. Freestanding signs will be erected where neither of the above options is possible.

New Signage

The Council is responsible for the erection and maintenance of all street nameplate signage in the Council area. There is a charge to developers for the supply and erecting of new street signage in new developments. The Council maintains the responsibility for all signage to ensure uniformity and quality are maintained across the city, and ongoing maintenance once developers have vacated the site.

Developers are asked to submit an application form and plans to enable the Council to determine the minimum number of new signs required. Where possible Road Construction Consent requirements will be accommodated.

The purchase, production, delivery and fitting of street name plates takes an average of 8 weeks. Orders for plates are placed at regular intervals according to demand. Specialist nameplates used at particular locations can take longer to manufacture and erect.

There is no statutory requirement to inform the owner of a property prior to fixing or erecting a nameplate on their property. As a courtesy, where a new sign is to be erected where there was previously no sign, owner/occupiers will be given a minimum of 10 days' notice that a sign is to be erected on their property.

The Council will undertake all ongoing maintenance and replacement of signage thereafter.

Reporting Missing or Damaged Signage

Broken or missing signs can be reported to the Council online via the Council's web site using the form which can be found on the Street Naming team's web page.

Signage that is reported as dangerous will be dealt with as a priority by either refitting or removing the signage. This will be carried out within 3 working days.

Where replacement signs are required, the Council will endeavour to replace signage on a like-for-like basis, unless policy and best practice determines that standard plates should now be used.

SERVICE STANDARDS

- We will attend to dangerous/damaged signs within 3 working days of the Council being notified.
- We will aim to give owners/occupiers a minimum of 10 days' notice prior to the erection of a sign on their property, where there has previously not been a sign.

7. CUSTOMER CARE AND COMPLAINTS

The Planning and Building Standards Customer Charter sets out the standards that customers should expect in their dealings with the service. The service is committed to providing high quality customer care and any suggestions to improve are welcomed.

We are committed to improving our service and dealing fairly, honestly and promptly with any concerns. However, if there has been a service failure, we want to hear from you.

We will consider all complaints made about the way in which your enquiry was dealt with. Disagreement with a decision of the council will not, in itself, be a ground for complaint.

The quickest way to sort things out is to talk to the officer concerned, however, if you are still dissatisfied, you can use the Council's online Complaints Form to receive a formal response.

If, after you have gone through our complaints process you still feel aggrieved, you have the right to take the complaint to the Scottish Public Services Ombudsman (SPSO). The function of the SPSO is to judge whether the Councils have fulfilled their duties reasonably.

- ~~a matter that has been or is being considered in court.~~

You can contact the SPSO:

- in person: SPSO, Bridge side House. 99 McDonald Road, Edinburgh, EH7 4NS
- by post: Freepost SPSO. This is all you write on the envelope and now stamp is required.
- freephone: 0800 377 7330
- online contact: www.sps.org.uk/contact-us

SERVICE STANDARD

We will respond to you within 5 working days of receiving a complaint or suggestion to let you know what is happening. We will monitor all complaints and suggestions made and use them to review and improve the service we provide.

KEY CUSTOMERS LIST

Scottish Fire and Rescue Service;
Police Scotland;
Scottish Ambulance Service;
Royal Mail Address Management Centre;
Lothian Valuation Joint Board;
Scottish Power;
Transco;
Scottish Water;
British
Telecom;
and Geographers A-Z Maps.

Also included are the following Council Teams:

Children and Families;
Environmental & Consumer Services;
Customer Contact Centre;
Revenues and Benefits.

CONTACTS

STREET NAMING TEAM

Team Email: streetnaming@edinburgh.gov.uk

~~*Team Telephone: 0131 529 4328/4081*~~

Manager: Gina Bellhouse

Office Hours:

Monday to Thursday 8.30 am to 5.00 pm

Friday 8.30 am to 3.55 pm

Waverley Court (G3)

4 East Market

Street

Edinburgh

EH8 8BG

Council website: www.edinburgh.gov.uk

~~ACTING HEAD OF PLANNING AND BUILDING STANDARDS~~

~~David Leslie~~

~~Waverley Court~~

~~4 East Market~~

~~Street Edinburgh~~

~~EH8 8BG~~

OTHER CONTACTS

TO REPORT BROKEN OR MISSING STREET NAME- PLATES

<http://www.edinburgh.gov.uk/streetnaming> - download
missing or damaged sign form

or e-mail streetnaming@edinburgh.gov.uk

THE INTERPRETATION AND TRANSLATION SERVICE

Central Library

George IV Bridge

Edinburgh

EH1 1EG

Telephone: 0131 242 8181

Fax: 0131 242 8009

CUSTOMER CARE

C.3 Waverley Court

4 East Market Street

Edinburgh

EH8 8BG

Email: customercare@edinburgh.gov.uk

Tel: 0131 200 2300

www.edinburgh.gov.uk



The City of Edinburgh Council, Place Directorate. October 2019

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