

Housing, Homelessness and Fair Work Committee

10.00am, Thursday 31 October 2019

Housing Land Audit and Completions Programme 2019 – referral from the Planning Committee

Executive/routine
Wards
Council Commitments

1. For Decision/Action

1.1 The Housing, Homelessness and Fair Work Committee is asked to note the report.

Laurence Rockey

Head of Strategy and Communications

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Referral Report

Housing Land Audit Completions Programme 2019

2. Terms of Referral

- 2.1 The Housing Land Audit and Completions Programme (HLACP) was a monitoring tool used to assess the performance of Strategic Development Plan (SDP) housing land policies and targets. The HLACP recorded the amount of land available for house building, identified any constraints affecting development and assessed the adequacy of the land supply against the housing supply target and housing land requirement set by the SDP. Edinburgh's 2019 HLACP had been completed. Completion rates had 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 had remained high and private market completions had increased. Total completions were now back to pre-recessions levels averaging almost 2,500 new homes per year over the last three years.
- 2.2 The HLACP examined both the supply of land (an input) and the expected delivery of new homes (an output). The report demonstrated that there was more than sufficient housing land, free from development constraints, to meet the housing land requirement set by the SDP. The report also demonstrated that the five year completions programme, previously referred to as the five year effective land supply, was above the five year completions target.
- 2.3 The Planning Committee agreed:
- 1) To note the findings of the report and of Appendix 1 of the report – 'The Housing Land Audit and Completions Programme 2019'.
 - 2) To refer the report to the SESplan Project Board for its information.
 - 3) To refer the 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.
 - 4) To refer the report to the Housing, Homelessness and Fair Work Committee for its information.

3. Background Reading/ External References

3.1 [Webcast of the Planning Committee of 2 October 2019](#)

4. Appendices

4.1 Appendix 1 – Report by the Executive Director of Place

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.

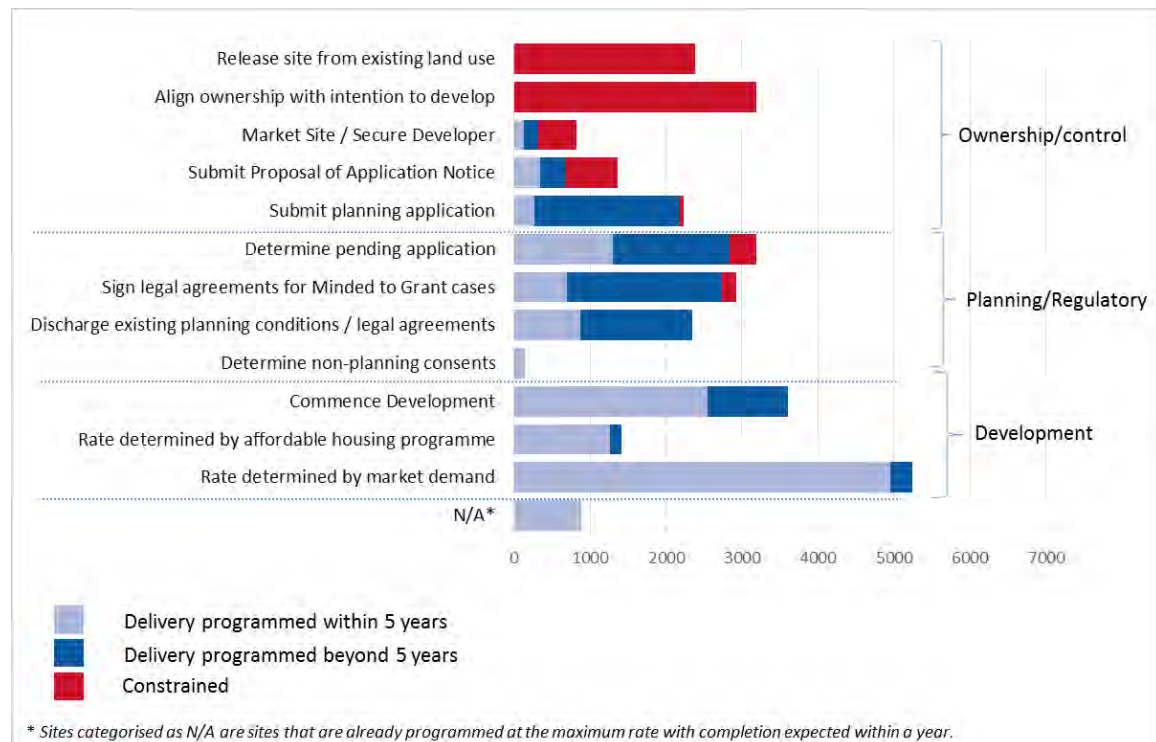
Factors affecting delivery of new homes

- 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:

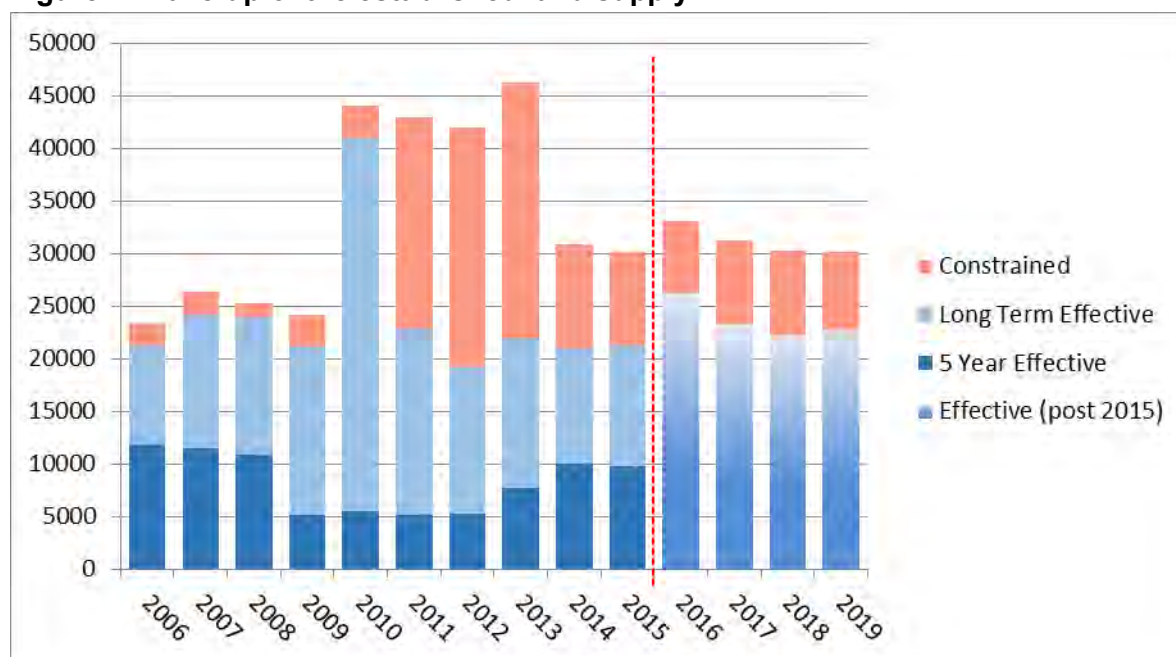
‘Effective’. Land free of development constraints and available for the construction of housing; and

‘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

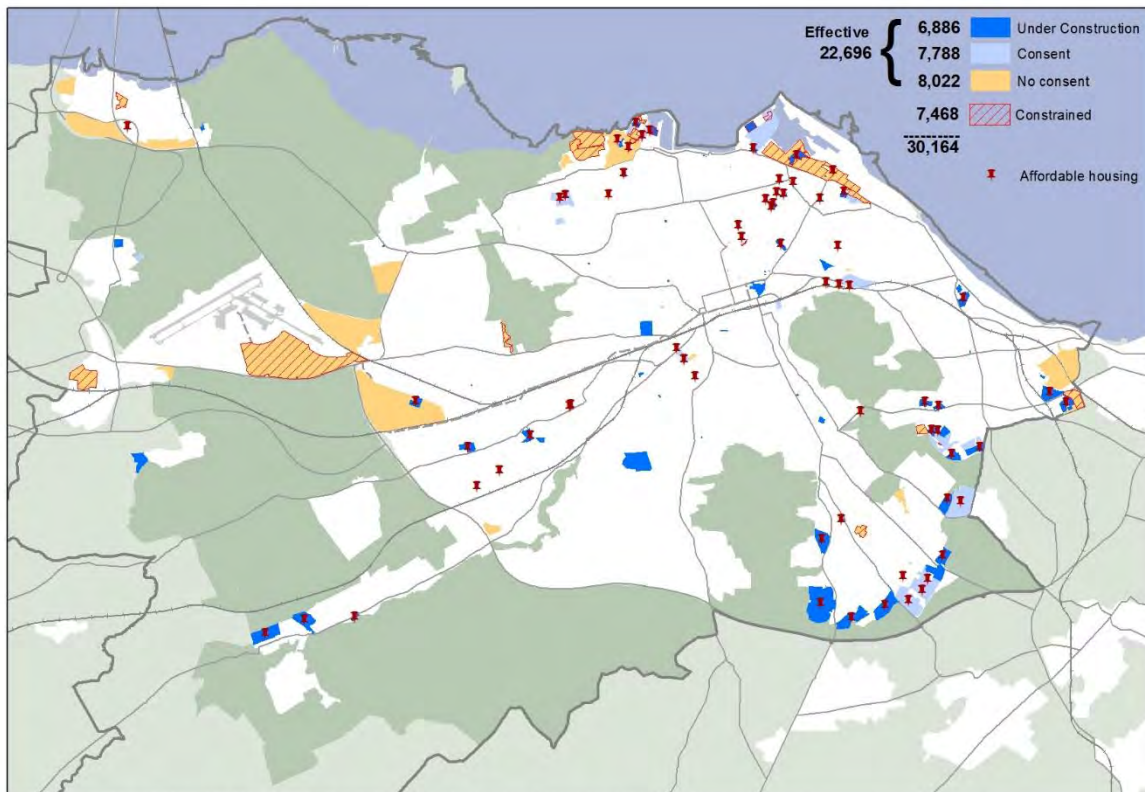
Constrained sites are those on which development cannot take place without some form of remedial action. Such constraints include:

- **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



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.

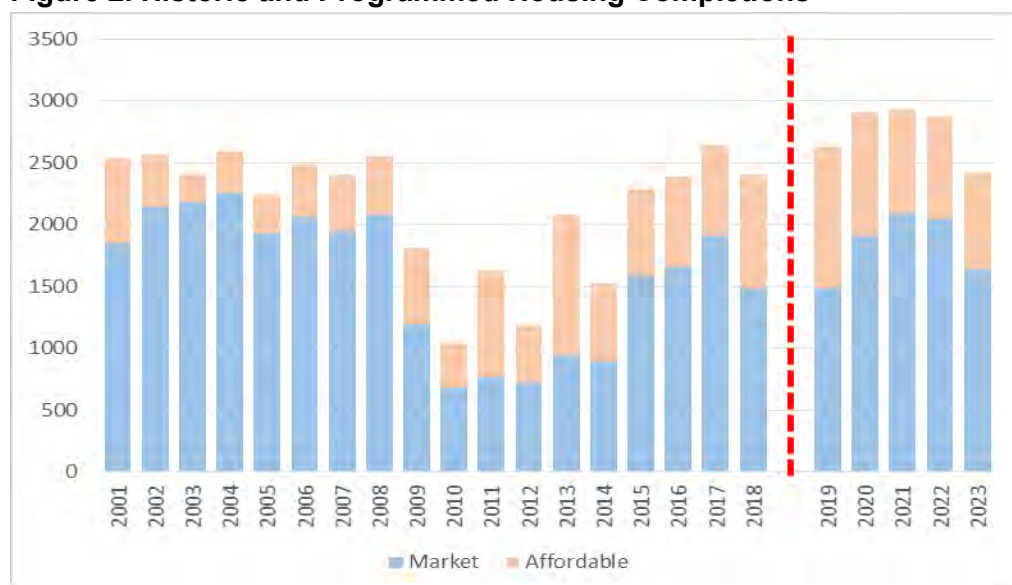
3. HOUSING DELIVERY

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.

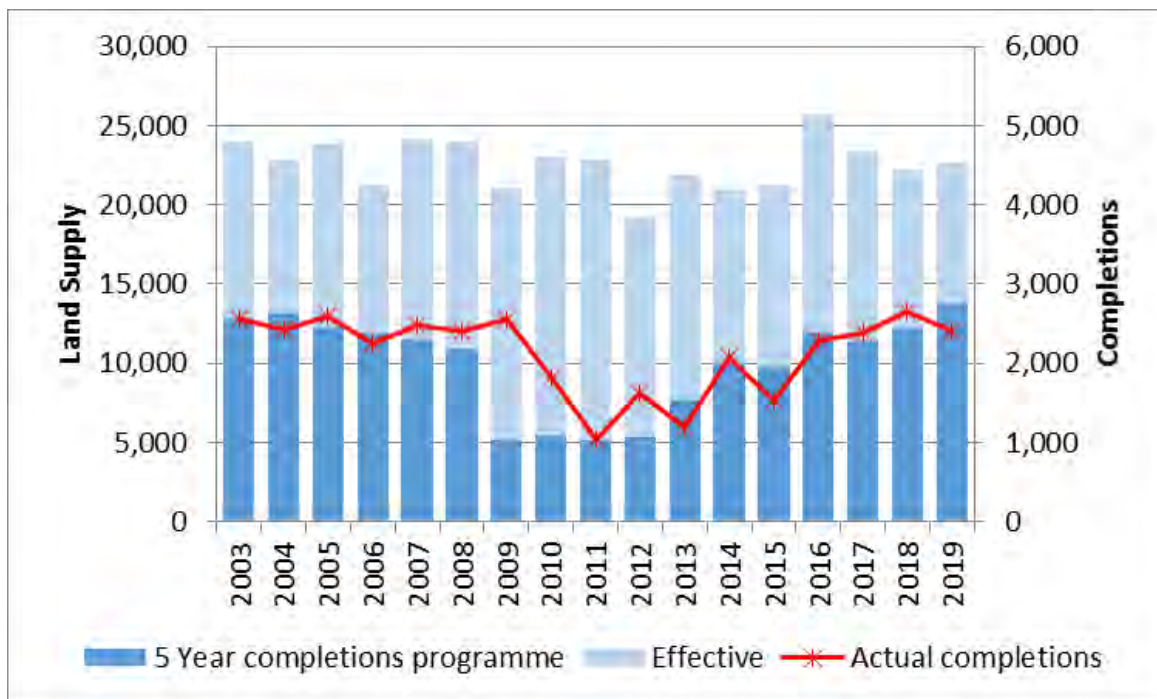
Figure 2. Historic and Programmed Housing Completions



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.

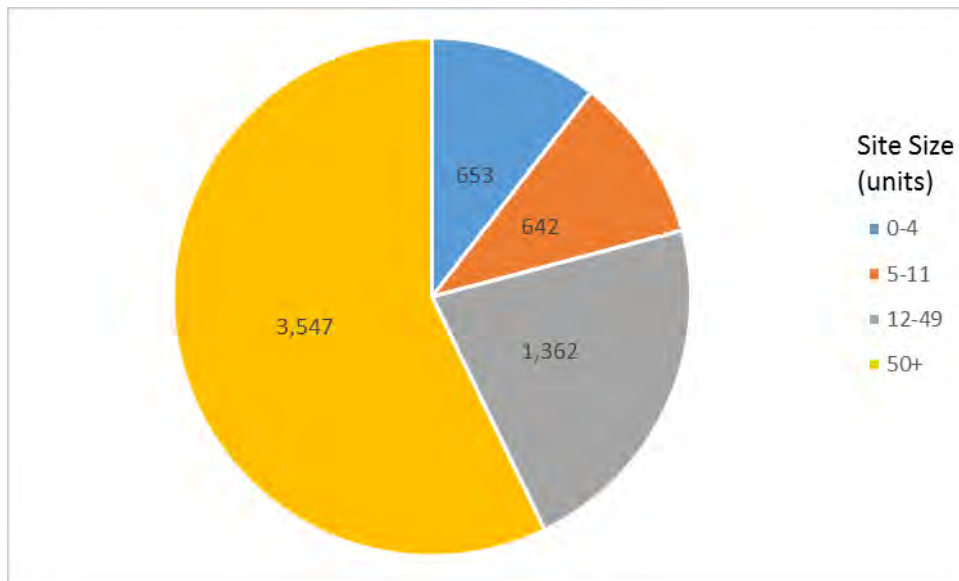
Windfall Development

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.

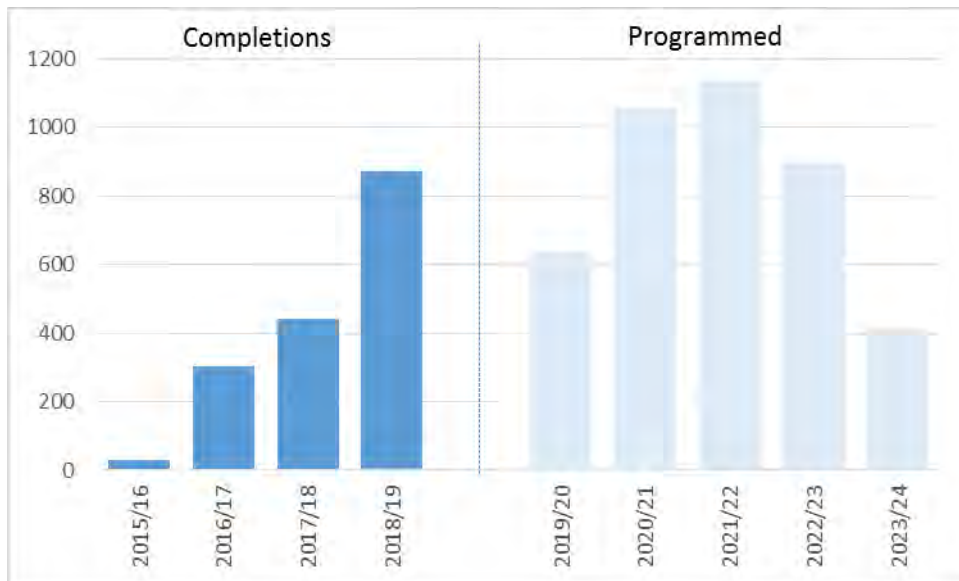
The windfall sites cover a range of sizes with over half the consented units being major developments (sites of over 50 units). The size distribution of windfall sites is show in figure 4 below.

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.

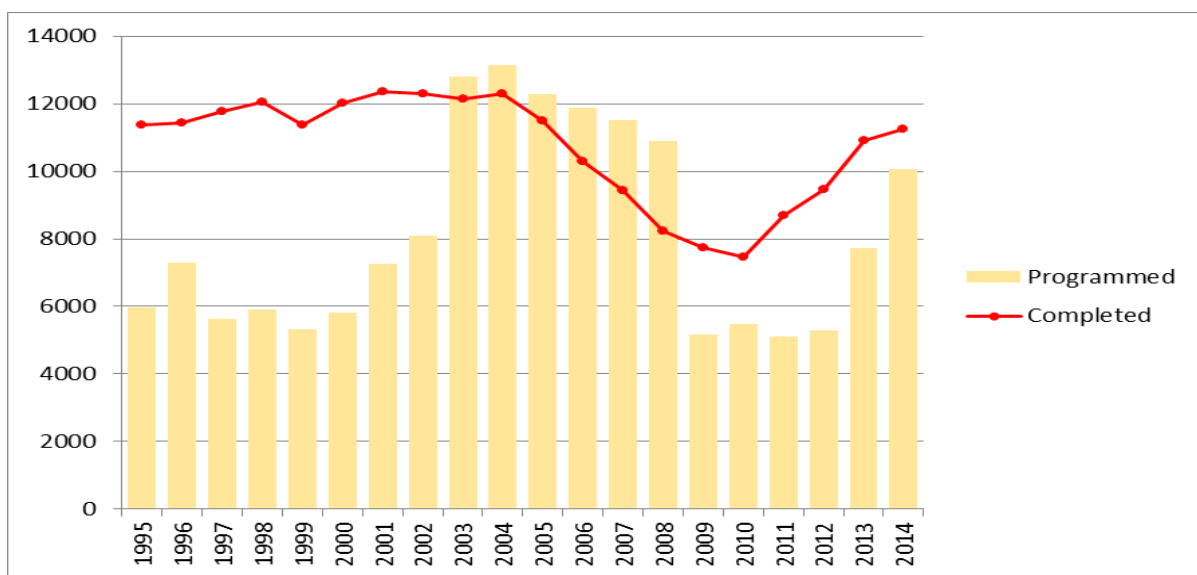
Figure 5 Units completed and programmed on windfall sites



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.

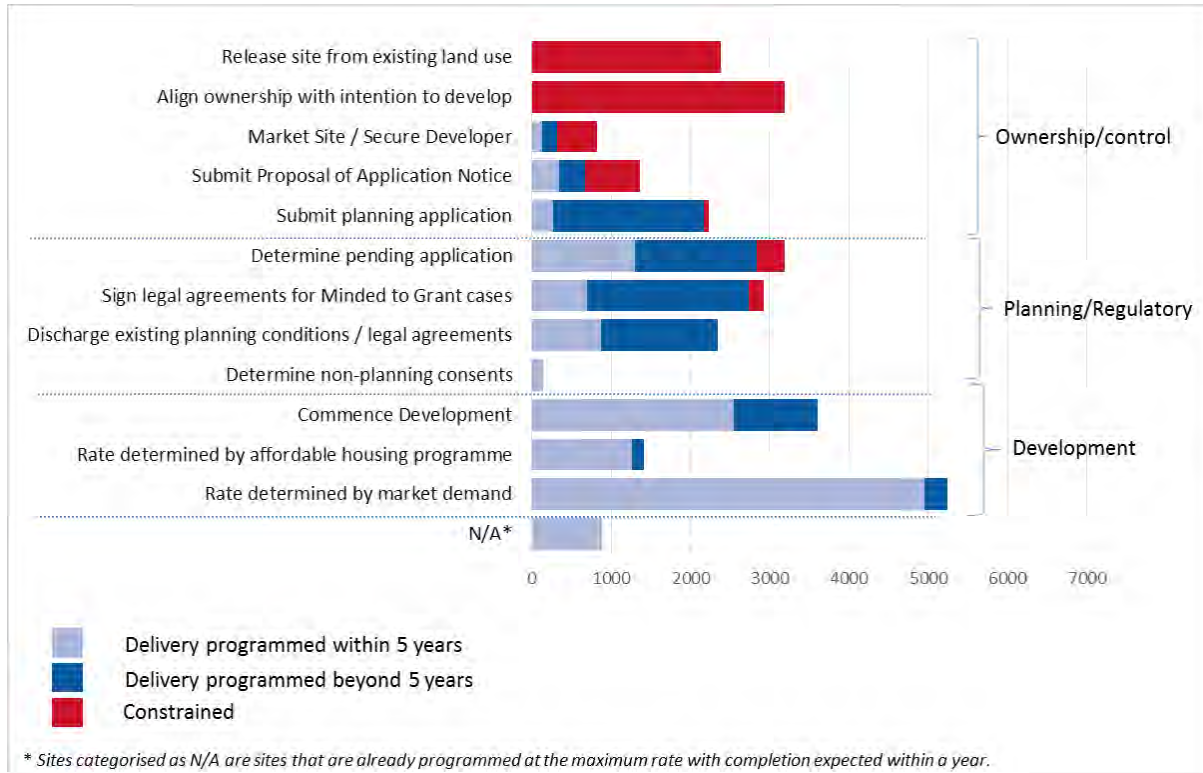
Increasing Housing Delivery

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

Schedule 2: Site Details

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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						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

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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						
	<i>Affordable</i>							33			33	0	33	0	0	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
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
	<i>Market</i>							1,150			0	0	1,150	0	0	0	0	0	0	50	20
	<i>Affordable</i>							235			235	0	235	0	0	0	0	0	0	0	30
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
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
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
3744A.7	LDP EW 2C: Granton Harbour Plots 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
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
3744A.8	LDP EW 2C: Granton Harbour Plots 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
3760	LDP HSG 1: Springfield	Lp Site	12.0 G		NONE			150			0	0	150	0	0	0	50	50	100	50	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
3747	LDP HSG 5: Hillwood Rd	Taylor Wimpey	4.9 G		NONE			124			31	0	124	0	20	49	55	0	124	0	0
	<i>Market</i>							93			0	0	93	0	15	35	43	0	93	0	0
	<i>Affordable</i>							31			31	0	31	0	5	14	12	0	31	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
	<i>Market</i>							151			0	0	151	50	49	52	0	0	151	0	0
	<i>Affordable</i>							225			225	64	161	80	81	0	0	0	161	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
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
	<i>Market</i>							86			0	0	194	40	46	0	0	0	86	0	0
	<i>Affordable</i>							108			108	0	0	40	68	0	0	0	108	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
	<i>Market</i>							111			0	32	79	23	23	33	0	0	79	0	0
	<i>Affordable</i>							38			38	4	34	17	17	0	0	0	34	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
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
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
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
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
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

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								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	24/25	25/26	2026							
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 <i>Market</i> <i>Affordable</i>	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
								95			0	95	0	0	0	0	0	0	0	0	0	0
								70			70	0	70	35	35	0	0	0	70	0	0	0
3753.7	LDP HSG 18: New Greendykes Areas H/AH1 <i>Market</i> <i>Affordable</i>	Persimmon Homes.	0.0	G	OUT	Jul-10		128	110	18	25	0	128	0	0	0	0	28	28	50	50	0
								103			0	0	103	0	0	0	0	28	28	25	50	0
								25			25	0	25	0	0	0	0	0	0	25	0	0
5246.2	LDP HSG 19: Maybury Central <i>Market</i> <i>Affordable</i>	West Craigs Ltd.	58.8	G	NONE			1,400	0	0	370	0	1,400	0	0	50	190	280	520	180	100	600
								1,030			0	0	1,030	0	0	50	100	100	250	80	100	600
								370			370	0	370	0	0	0	90	180	270	100	0	0
5246.1	LDP HSG 19: Maybury East <i>Market</i> <i>Affordable</i>	Taylor Wimpey	13.0	G	NONE			220	170	50	55	0	220	0	0	30	60	60	150	60	10	0
								165			0	0	165	0	0	20	50	50	120	45	0	0
								55			55	0	55	0	0	10	10	10	30	15	10	0
5246.3	LDP HSG 19: Maybury West <i>Market</i> <i>Affordable</i>	Roseberry Estates	4.5	G	NONE			130	0	0	33	0	130	0	0	0	0	0	0	25	50	55
								97			0	0	97	0	0	0	0	0	0	25	50	22
								33			33	0	33	0	0	0	0	0	0	0	0	33
5247	LDP HSG 20: Cammo <i>Market</i> <i>Affordable</i>	Cala / BDW	28.2	G	NONE			655	0	0	164	0	655	0	80	150	150	116	496	90	69	0
								491			0	0	491	0	60	90	90	92	332	90	69	0
								164			164	0	164	0	20	60	60	24	164	0	0	0
5248	LDP HSG 21: Broomhills <i>Market</i> <i>Affordable</i>	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
								391			0	41	350	110	110	110	20	0	350	0	0	0
								158			158	16	142	65	40	37	0	0	142	0	0	0
5249	LDP HSG 22: Burdiehouse Road <i>Market</i> <i>Affordable</i>	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
								158			0	94	64	52	12	0	0	0	64	0	0	0
								52			52	52	0	0	0	0	0	0	0	0	0	0
5251.2	LDP HSG 24: Gilmerton Station Road <i>Market</i> <i>Affordable</i>	Persimmon Homes	9.7	G	FULL	Jun-18		294	237	57	74	0	294	20	80	60	44	40	244	40	10	0
								220			0	0	220	10	40	40	40	40	170	40	10	0
								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 <i>Market</i> <i>Affordable</i>	BDW	12.4	G	FULL	Jun-18		315	270	45	78	0	315	0	10	80	78	80	248	67	0	0
								237			0	0	237	0	10	40	40	80	170	67	0	0
								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	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
	<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
N 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

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	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
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
C 4509.3	LDP HSG 13: Eastern General 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
3754.4	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
C 3753.2	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
5254.1	LDP HSG 27: Newcraighall East 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	Horne 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

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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
5983	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
4338.5	LDP CC3: Fountainbridge	Fountain North Ltd.	125	0	0	125	125	0
4900.1	LDP CC3: Fountainbridge (Phase 1)	EDI	434	112	0	434	230	204
3733A.5	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

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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	Constrained
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	
3623	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	
3105B	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

