

Housing, Homelessness and Fair Work Committee

10.00am, Thursday 18 March 2021

Housing Land Audit and Completions Programme 2020 – referral from the Planning Committee

Executive/routine
Wards
Council Commitments

1. For Decision/Action

- 1.1 The Planning Committee has referred a report on the Housing Land Audit and Completions Programme 2020 to the Housing, Homelessness and Fair Work Committee for information.

Andrew Kerr

Chief Executive

Contact: Veronica MacMillan, Committee Services, Strategy and Communications Division, Chief Executive's Services

E-mail: veronica.macmillan@edinburgh.gov.uk | Tel: 0131 529 4283

Referral Report

Housing Land Audit and Completions Programme 2020

2. Terms of Referral

- 2.1 On the 3 February 2021, the Planning Committee considered a report which summarised the findings of the 2020 annual Housing Land Audit and Completions Programme.
- 2.2 The Planning Committee agreed:
- 1) To note the findings of the report including Appendix 1, 'The Housing Land Audit and Completions Programme 2020'.
 - 2) To refer the report to the SESplan project board.
 - 3) To refer the report to the Scottish Government to assist 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 - 3 February 2021](#)

4. Appendices

- 4.1 Appendix 1 – Report by the Executive Director of Place

Planning Committee

2.00pm, Wednesday, 3 February 2021

Housing Land Audit and Completions Programme 2020

Executive/routine

Wards

All

Council Commitments

[1.4](#) and [10](#)

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 2020';

1.1.2 agrees to refer this report to the SESplan project board;

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

Contact: Iain McFarlane, Programme Director City Plan

E-mail: iain.mcfarlane@edinburgh.gov.uk | Tel: 0131 529 2419

Housing Land Audit and Completions Programme 2020

2. Executive Summary

- 2.1 The purpose of this report is to summarise the findings of the 2020 annual Housing Land Audit and Completions Programme. A series of recommendations are proposed for Committee's approval.
- 2.2 The Housing Land Audit and Completions Programme (HLACP) is used to assess the supply of land for housing and the delivery of new homes within the City of Edinburgh Council area. It records the amount of land available for house building, identifies any constraints affecting development and assesses the land supply against the housing supply target and housing land requirement set by the Strategic Development Plan (SDP) for South East Scotland.
- 2.3 Affordable housing accounted for nearly 50% of all completions between 2011 and 2015. Affordable completions have remained high whilst market completions have increased and in total are now back to pre-recessions levels averaging almost 2,500 new homes per year.
- 2.4 At nearly 3,000 new homes, the number of completions recorded for 2019/20 is the highest recorded since the late 1990s and the second highest ever recorded.
- 2.5 The Programme demonstrates that there is more than sufficient unconstrained housing land to meet the housing land requirement and that the five-year completions programme is above target.

3. Background

- 3.1 The SDP for Edinburgh and South East Scotland was approved by Scottish Ministers in June 2013. 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 Housing Land Audit and Delivery Programme 2016 with a new approach to auditing land for new homes. The report recognised that land for housing is an input to the process, the delivery of new homes is an output, and that these should be measured separately. Previously, the housing land supply was measured by the anticipated completions programme.
- 3.4 The conclusion was that, although there was sufficient effective housing land to meet the SDP housing land requirement, the anticipated delivery of new homes was below the five year completions target and 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 the 2017 report. This further enhanced the audit process by identifying steps needed to increase housing delivery on a site by site basis.
- 3.6 The approach to assessing the amount of land available for housing and the rate of delivery of new homes as separate things has been consistently applied since committee approval in 2016.

4. Main report

- 4.1 For a housing site to be considered 'effective', it must be free of all constraints that would prevent development, considered against the criteria set out in Planning Advice Note 2/2010 "Affordable Housing and Housing Land Audits" (PAN 2/2010). These include ownership, physical characteristics (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 alternative approach to measuring housing land supply and delivery approved by Planning Committee in 2016 recognises that delivery of new homes can be affected by many economic and demand factors, unrelated to the land supply. As well as the anticipated completions programme, the Council also considers the capacity of unconstrained land available for development.
- 4.3 The schedules within the 2020 HLACP have been discussed and agreed as reasonable with Homes for Scotland.

Housing Land Supply

- 4.4 As at 31 March 2020, there was sufficient land free of planning constraints and available for development for 22,696 houses. There was also land for a further 7,468 houses on sites with a constraint as set out in Schedule 4 of Appendix 2.
- 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 as shown on the map attached as Appendix 2.

Housing Supply Target and Housing Land Requirement

- 4.6 The housing supply target is the policy view of the number of homes that should be delivered over the LDP period. For the City of Edinburgh this was set by the South East Scotland SDP and its supplementary guidance. To ensure the housing supply target can be met, additional land must be made available to allow for flexibility of range and choice.

Housing Delivery

- 4.7 Delivery of new homes is influenced by a range of factors including economic fluctuations, supply of skills and materials, movement in local and national housing markets and other commercial considerations.
- 4.8 Following the recession from 2008, the market has recovered and completions have increased from 1,191 in 2012/13 to 2,967 in 2019/20.
- 4.9 Despite a fall in construction during the second quarter of 2020, due to measures to address the Covid pandemic, the current forward construction programme is one of the highest ever recorded with 12,400 new homes programmed to be built over the next five years (2,480 units per year).
- 4.10 Emerging from the recession, the delivery of new housing was helped by an increase in the building of affordable homes. Prior to that, affordable tenures accounted for around 17% of all houses built in the city, but nearly 50% for 2011 to 2015. Recovery in the mainstream housing market along with continued high affordable completions mean the all tenure completion rate is now above the pre-recession level.
- 4.11 Table 1 compares the availability of effective housing land against the remaining housing land requirement and anticipated completions over the next five years, against the housing supply target. It demonstrates there is sufficient unconstrained land to meet the remaining housing land requirement in the city and that the anticipated five year completions programme will exceed the five year completions target.

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
Housing Supply Target 2009 to 2026	32,394
Housing Land Requirement 2009 to 2026	35,633
Completions 2009 to 2020	21,951
Housing Supply Target 2020 to 2026	10,443
Supply	Output
Remaining Housing Land Requirement 13,682	Supply Target 2020 to 2025 9,001
Effective Housing Land Supply 22,646	5 year completions programme* 12,415

* Previously referred to as the five year effective land supply

- 4.12 At current agreed build rates there is sufficient effective housing land in Edinburgh to last for nine years.

Windfall sites

- 4.13 These are sites that are not specifically allocated for housing in the LDP but come through the planning system as planning applications. The LDP assumed that a certain amount of development would occur on windfall sites, contributing to meeting the housing supply target. (4,656 units - 7,400 homes have been granted permission on such sites and of those, 2,100 are for affordable homes. Some 88% are on brownfield land).

National Planning Framework 4

- 4.14 The Scottish Government is currently preparing National Planning Framework 4 (NPF4) – the long term plan for development and investment across Scotland which will set out national planning policies, national developments and strategy. In November 2020, Scottish Government published a [position statement](#) which detailed potential changes that are being considered to national planning policies.
- 4.15 A key change being considered is to replace the current focus on maintaining a five year supply of effective housing land with a longer term perspective to enable future plans to promote immediate deliverability and viability, and steer development to appropriate locations in line with LDP spatial strategy, informed by an infrastructure-first approach. Land take-up would be monitored through completions with additional land releases triggered in line with the development plan, when the need for additional capacity is demonstrated.

- 4.16 The Council's approach to monitoring land supply and delivery of homes is closely aligned with the Scottish Government's considered policy change with a focus on the factors that are affecting delivery on individual sites alongside the anticipated rates of delivery. This helps to identify where there is potential to increase delivery of homes on the current land supply and when additional land releases may be required to maintain current rates of delivery.

Factors affecting delivery of new homes

4.16.1 Homes for Scotland is consulted during the preparation of the HLACP and give their advice on the likely delivery rates for each site. The 2017 HLACP was the first audit to include an assessment of factors that could accelerate delivery and this approach has been continued. Twelve different actions were identified and applied on an individual site by site basis, broadly grouped as factors related to ownership or control of a site, the planning system and other regulatory processes, and the development industry. Details of these are given from page 13 of Appendix 1.

Increasing Housing Delivery

- 4.17 On [24 August 2017](#), Council approved its five year business plan, including 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 2021/26 was approved by Housing and Economy Committee on [14 January 2021](#). It identifies a pipeline of 10,036 affordable homes that could be approved for site start and 11,370 potential completions delivered over the next five years, through a mix of grant funding, private finance raised by Registered Social Landlords and private developers and HRA funding. The report highlights the challenges to delivering affordable housing at scale as construction industry capacity, availability of grant funding for social rented homes and control of sites for development.
- 4.18 In [March 2018](#), a report was presented to the then Housing and Economy Committee on Delivering Land for Affordable Housing. This report set out a series of actions that should be taken to secure land and increase control over the pace of housing development. The actions include increased engagement with private land owners, exploring the potential for re-provisioning industrial estates, a review of the Affordable Housing Policy (AHP) and establishing a public sector land and property group.
- 4.19 In January 2021, The Housing, Homelessness and Fair Work Committee considered a report on the land strategy to support delivery of affordable housing and brownfield regeneration. The report recognises that building on brownfield land maximises the use of existing infrastructure and mitigates the sizeable financial impact on the Council of delivering infrastructure. Council owned land supply is becoming increasingly limited as is the potential to acquire sites on the open market. Therefore, alternative models to deliver regeneration and affordable housing on private sector sites needs to be explored. The strategy set out in the

report is intended to support the delivery of place based area regeneration in partnership with local communities with the Council acting as enabling developer, de-risking Planning and infrastructure requirements. A strategy that prioritises brownfield land for development will require significant and active intervention by the Council, potentially using compulsory purchase powers. Private and public sector partnerships are identified as key mechanisms for securing investment and developing sites that cannot be acquired and developed by the Council. The HRA Business Plan includes £125m for land acquisition over the next ten years.

Conclusions

- 4.20 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 Strategic Development Plan for South East Scotland.
- 4.21 The five year completions programme (previously referred to as the five year effective land supply) is now 35% above the five year completions target.
- 4.22 Based upon current rates of delivery, there is sufficient effective land in Edinburgh to last for nine years.

5. Next Steps

- 5.1 The forward programme of housing completions identified in the HLACP will be used in preparing the annual Local Development Plan Action Programme
- 5.2 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 [Planning Committee: 2 December 2020. Item 6.1 - City Plan 2030 – Progress to Proposed Plan Stage and Development Plan Scheme](#)
- 8.4 [Housing and Economy Committee: 22 March 2018. Item 6.2 – Delivering land for affordable housing](#)
- 8.5 [Housing, Homelessness and Fair Work Committee: 14 January 2021. Item 7.1 Strategic Housing Investment Plan \(SHIP\) 2021-2026](#)
- 8.6 [Planning Committee: 7 August 2019. Item 8.1 Affordable Housing Policy Delivery](#)
- 8.7 [Fourth National Planning Framework: Position Statement](#)
- 8.8 [Strategic Development Plan for Edinburgh and South East Scotland, SESplan, 2013](#)
- 8.9 [Local Development Plan](#)
- 8.10 [City Housing strategy](#)

9. Appendices

- 9.1 Appendix 1 – Housing Land Audit and Completions Programme 2020.
- 9.2 Appendix 2 – Map of the established land supply in City of Edinburgh.

Appendix 1

Housing Land Audit and Completions Programme 2020

Housing Land Audit and Completions Programme 2020

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

5. Schedules

1. INTRODUCTION

The Housing Land Audit and Completions Programme (HLACP) 2020 is an assessment of the housing land supply in the City of Edinburgh Council area as at 31 March 2020. The audit attempts to programme expected housing completions over the audit period, April 2020 to March 2025 and details completions that took place over the year April 2019 to March 2020.

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 2020, the established land supply in the City of Edinburgh Council area was 30,623. This included land free of all planning constraints for 22,646 dwellings and land for a further 7,977 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 22,646 dwellings in the City of Edinburgh Council. This includes 7,608 dwellings on sites currently under construction, 6,239 dwellings on sites with planning consent but where development has not yet started and a further 8,517 dwellings on sites that have not yet received planning consent – mostly sites allocated in the Local Development Plan. The remaining 282 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:

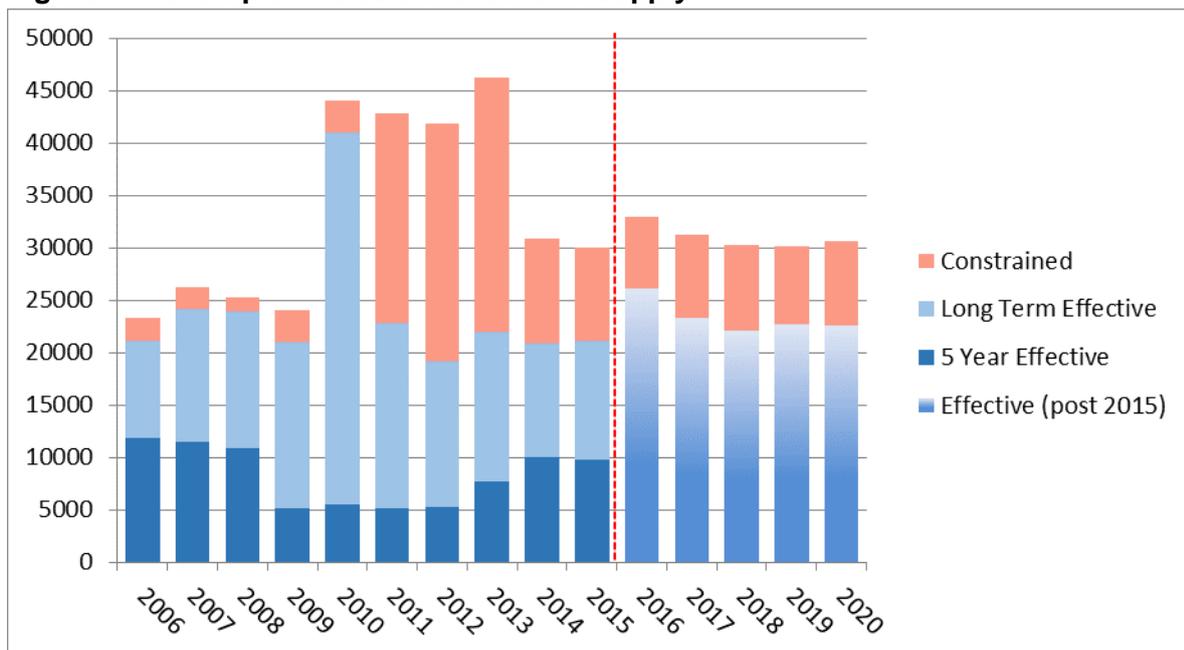
‘Effective’. Land free of development constraints and available for the construction of housing; and

‘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

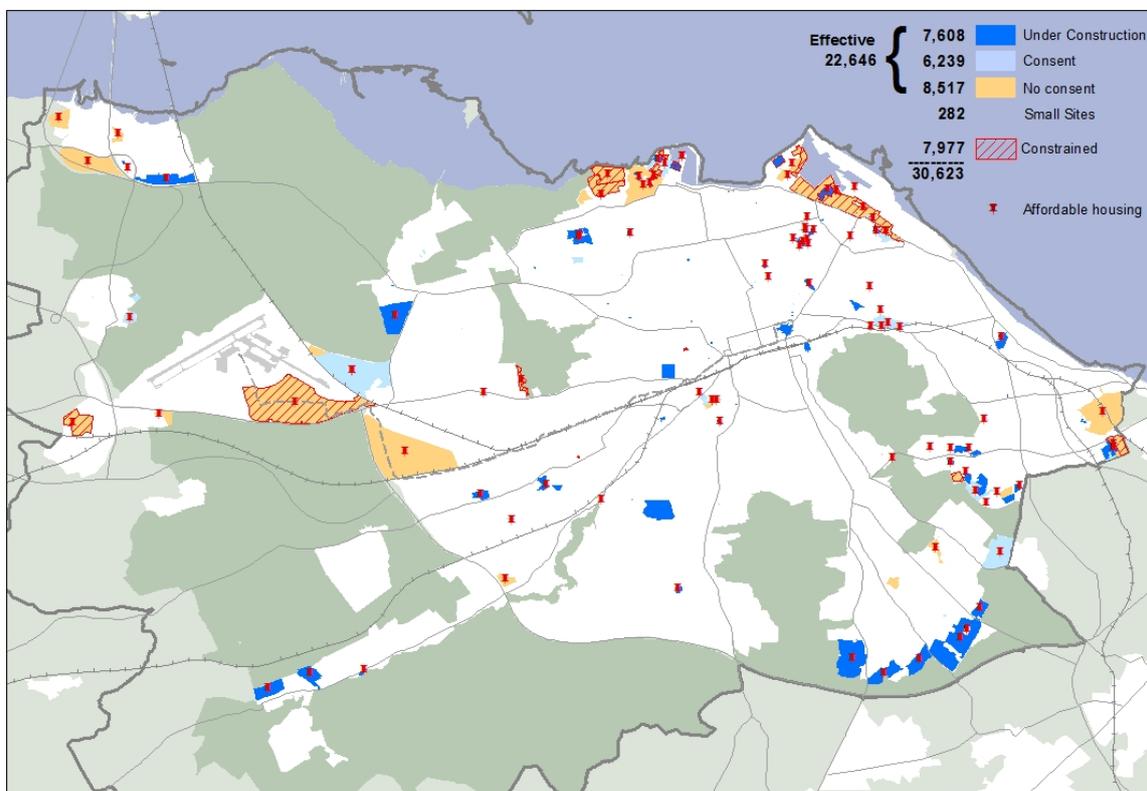
Constrained sites are those on which development cannot take place without some form of remedial action. Such constraints include:

- **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 2020



Greenfield / Brownfield analysis

Excluding small sites, 10,625 units of the remaining capacity of effective sites (22,364) are categorised as being on greenfield land. This represents 48% 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.

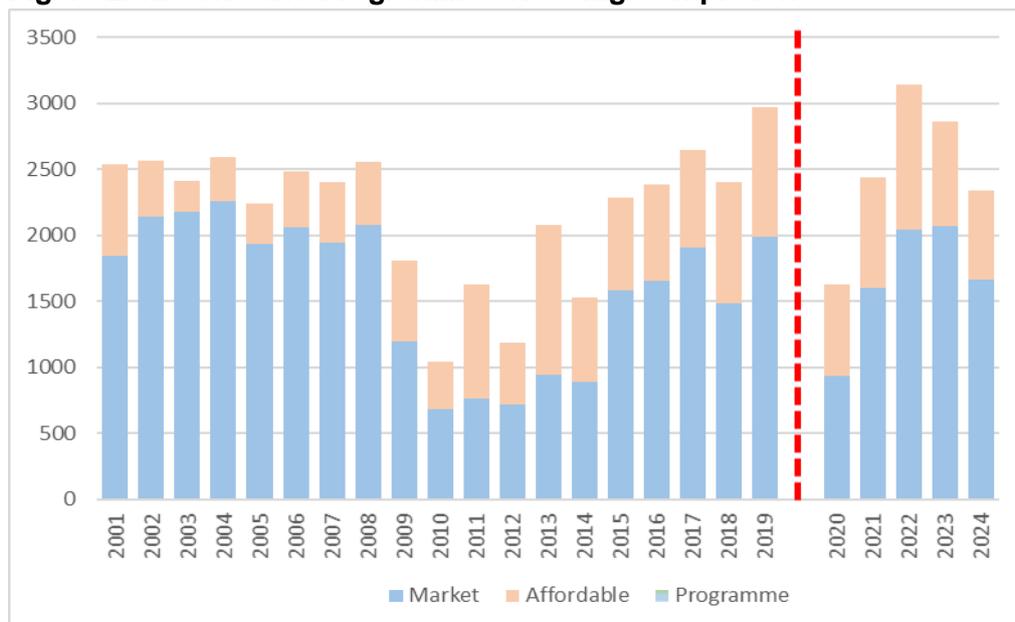
3. HOUSING DELIVERY

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.

Programmed completions over the next 5 years is slightly lower than anticipated a year ago. Restrictions on the construction industry during the second quarter of 2020 brought about by the Covid-19 pandemic has significantly reduced the programmed delivery of homes for the 2020/21 financial year. It is anticipated that construction will increase beyond 2020. The number of completions could actually be higher than programmed 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.

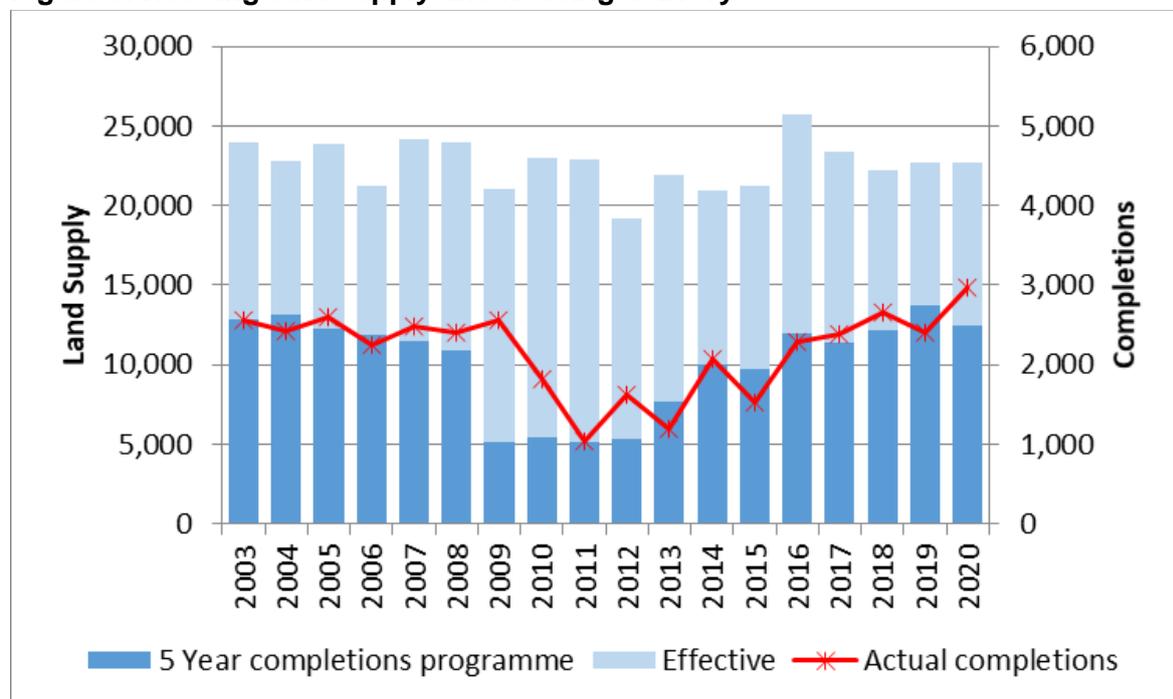
Figure 2. Historic and Programmed Housing Completions



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 2020. 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 (7,620 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 1,720 per year since.

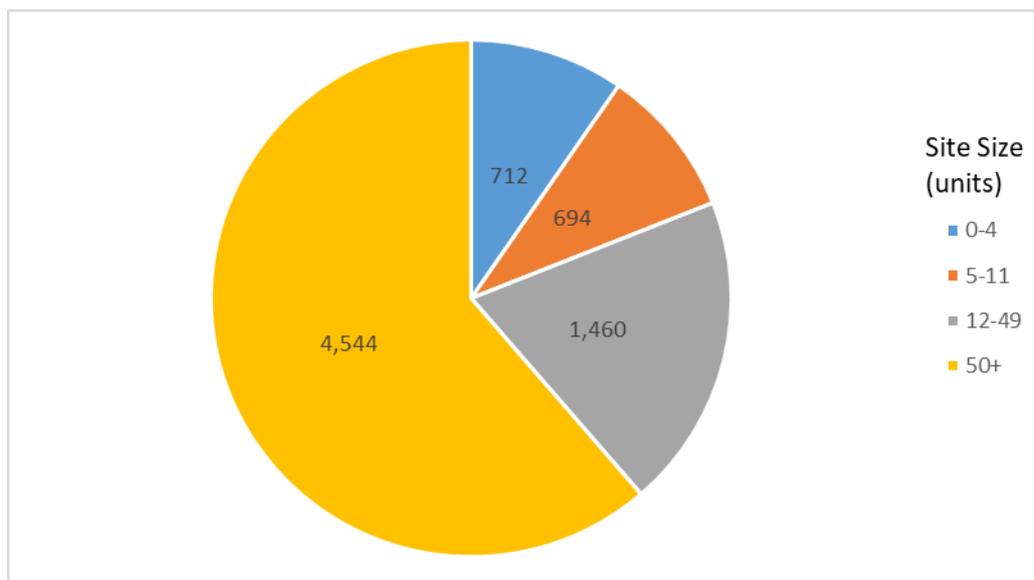
Windfall Development

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, 7,410 homes have received planning consent on windfall sites. Of these over 2,090 units will be affordable.

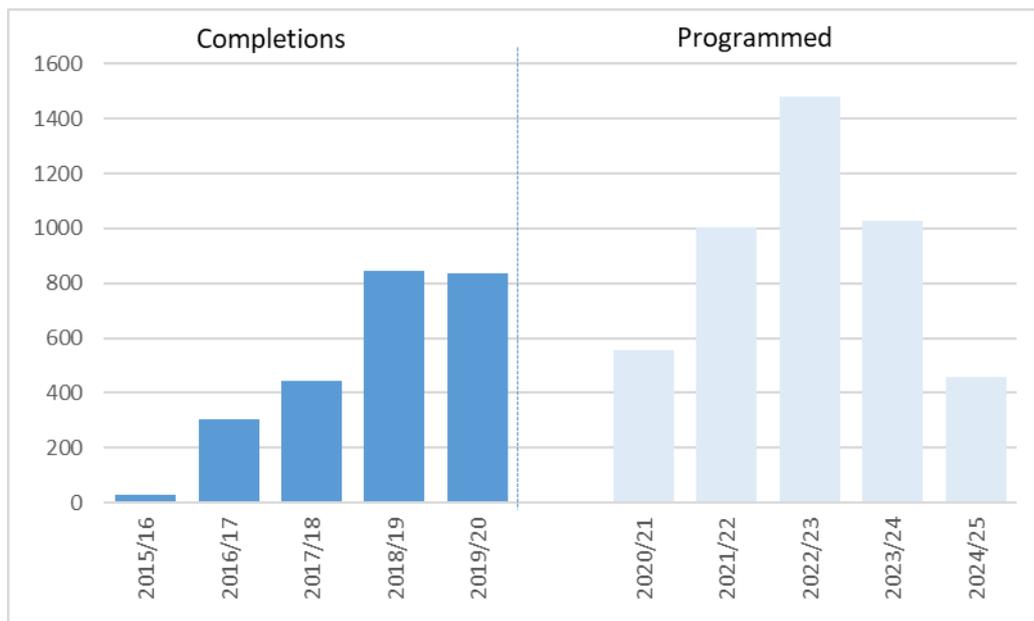
The windfall sites cover a range of sizes with over half the consented units being major developments (sites of over 50 units). The size distribution of windfall sites is show in figure 4 below.

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, with 835 homes completed in 2019/20 and a further 4,525 programmed over the next 5 years the remaining target of 2,960 is likely to be significantly surpassed. 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.

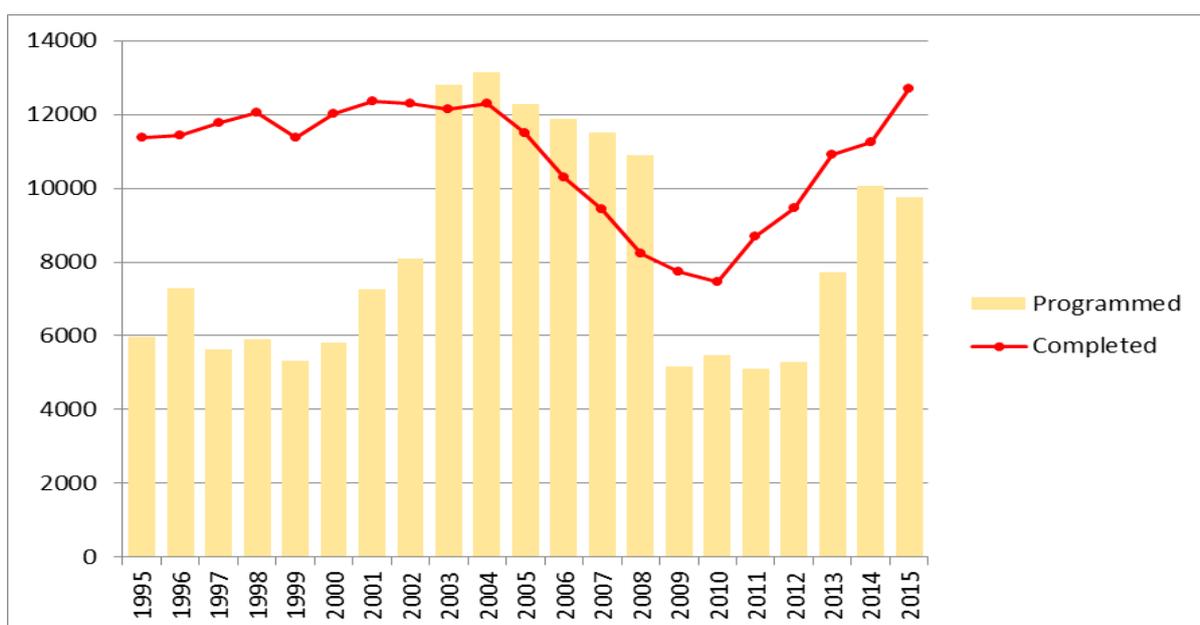
Figure 5 Units completed and programmed on windfall sites



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
Housing Supply Target 2009 to 2026	32,394
Housing Land Requirement 2009 to 2026	35,633
Completions 2009 to 2020	21,951
Housing Supply Target 2020 to 2026	10,443
Supply	Output
Remaining Housing Land Requirement 13,682	Supply Target 2020 to 2025 9,001
Effective Housing Land Supply 22,646	5 year completions programme 12,415

* 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.

Maintaining a 5 year supply of effective land

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 Strategic Development Plan for South East Scotland was approved in June 2013 with supplementary guidance on Housing approved in 2014. In the notice of intention to grant planning permission in principle for the 'called in' planning application 15/04318/PPP - Land East of Milburn Tower, Scottish Government Ministers concluded that, as the SDP was over five years old, the relevant policies in SESPlan and the associated SESplan Housing Land Supplementary Guidance (2014) relating to housing land requirements are out of date. The reporter dealing with the planning appeal against refusal on planning application 19/01032/FUL -South East Wedge, Old Dalkeith Road, made the same conclusion. As such, there are currently no relevant targets or housing land requirements to determine whether there is a five year supply of effective housing land in Edinburgh, as required by Scottish Planning Policy.

New housing supply targets and housing land requirements will be set by the next local development plan – City Plan 2030.

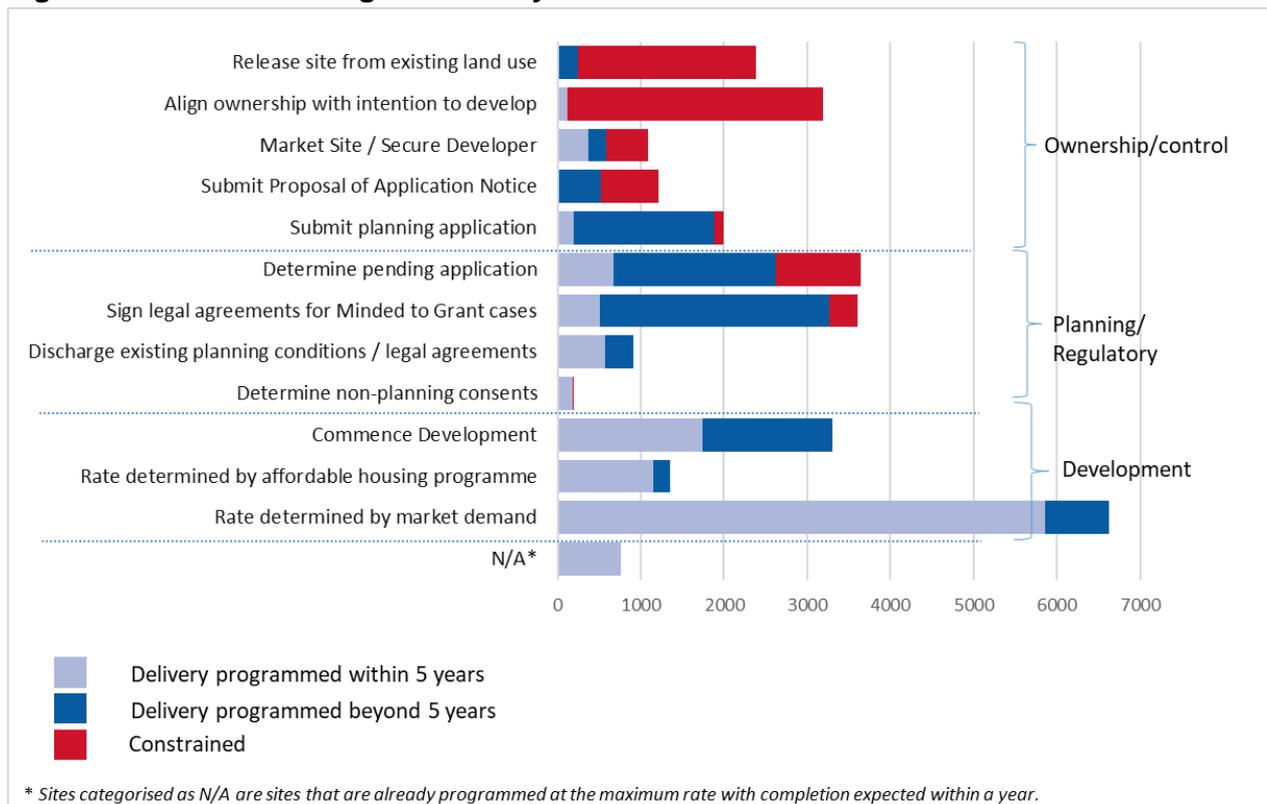
Increasing Housing Delivery

Further to identifying constraints that prevent delivery of new homes, HLACP2020 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 5,046 units programmed beyond the five year period on effective sites affected by factors related to the planning system.

Finally, there are around 2,530 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.

5. SCHEDULES

The following schedules give further details of the housing land supply in the City of Edinburgh Council area including:

1. Summary of the housing land supply and completions programme
2. Completions programme on site by site basis
3. Actual housing completions 2019/20 by site
4. Schedule of constrained sites
5. Housing sites broken down by factors affecting delivery rates
6. List of sites removed from the audit since HLACP 2019. This list includes all sites that are no longer regarded as housing sites. It does not include sites which have been completed. These sites will be included in Schedule 3 – Housing Completions.

The locations of housing sites within this audit can be viewed on the [Council's online Atlas](#).

Schedule 1: Summary

Schedule 2: Site Details

Draft Housing Land Audit and Completions Programme 2020

Schedule 2: Site Details

Site Ref	Site Name /Address	Developer (Or Owner)	Area	Brf/ Grf	Consent		Housing Land Supply					Completions Programme									
					/ha	Type	Date	U/C	Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/20	Remaining as at 04/20	Expected Completions					Post 2027	
(N=New site in 2020)							20/21	21/22	22/23	23/24	24/25	Total 20-25	25/26	26/27							
LDP Allocations																					
3825	LDP CC2: New Street	Artesan	0.78 B	FULL	Dec-16	Sep-19	167	10	157	0	0	167	0	37	50	50	30	167	0	0	0
4338.5	LDP CC3: Fountainbridge (North)	Fountain North Ltd.	0.6 B	FULL	Nov-19		125	0	125	0	0	125	0	0	60	65	0	125	0	0	0
4338.6	LDP CC3: Fountainbridge (North)	Moda Living (Springside) Ltd.	0.61 B	FULL	Nov-18		205	0	205	0	0	205	0	0	100	105	0	205	0	0	0
4338.7	LDP CC3: Fountainbridge (North)	Moda Living (Springside)	1.09 B	OUT	Dec-16		140	0	140	0	0	140	0	0	0	70	70	140	0	0	0
N 4900.1A	LDP CC3: Fountainbridge (South)	City Of Edinburgh Council	0 B	FULL	May-19		64	0	64	32	0	64	0	0	64	0	0	64	0	0	0
	Market						32			0	0	32	0	0	32	0	0	32	0	0	0
	Affordable						32			32	0	32	0	0	32	0	0	32	0	0	0
N 4900.1B	LDP CC3: Fountainbridge (South)	City Of Edinburgh Council.	0 B	FULL	Oct-19		113	0	113	113	0	113	0	0	0	50	63	113	0	0	0
4900.1	LDP CC3: Fountainbridge (South)	City Of Edinburgh Council	3.7 B	NONE			258	0	258	0	0	258	0	0	0	0	0	0	78	90	90
4900.2	LDP CC3: Fountainbridge (Vastint)	Vastint	1.17 B	NONE			234	11	223	58	0	234	0	0	0	50	50	100	50	50	34
	Market						176			0	0	176	0	0	0	50	50	100	50	20	6
	Affordable						58			58	0	58	0	0	0	0	0	0	0	30	28
5245	LDP Del 4: Edinburgh Park / South Gyle	LDP Site	121.75 G	NONE			1737	0	1737	434	0	1737	0	0	0	50	100	150	100	100	1387
	Market						1303			0	0	1303	0	0	0	25	75	100	75	75	1053
	Affordable						434			434	0	434	0	0	0	25	25	50	25	25	334
3424.1	LDP EW 1A: Western Harbour - Sandpip	Robertson Living	B	FULL	Oct-19	Mar-20	40	0	40	40	0	40	0	40	0	0	0	40	0	0	0
3424.11	LDP EW 1A: Western Harbour	Forth Properties Limited.	17.6 B	NONE			938	0	938	938	0	938	0	0	0	50	100	150	100	100	588
4893A	LDP EW1B: Central lieth Waterfront A	CALA Management Ltd.	5.25 B	FULL	Aug-18	Mar-19	390	33	357	97	38	352	40	40	96	96	80	352	0	0	0
	Market						293			0	38	255	40	20	66	66	63	255	0	0	0
	Affordable						97			97	0	97	0	20	30	30	17	97	0	0	0
4894.1C	LDP EW 1C: Salamander Place phase 3	Crudden and Teague Teague Homes (UK), Miller	1.03 B	FULL	Nov-17	Mar-18	199	0	199	199	0	199	100	99	0	0	0	199	0	0	0
N 4894.1D	LDP EW 1C: Salamander Place Phase 5	Homes & Crud Crudden Homes (East) Ltd /	0 B	FULL	Sep-19		155	44	111	0	0	155	0	0	50	50	55	155	0	0	0
N 4894.1E	LDP EW 1C: Salamander Place Phase 6	Teague Homes	0 B	FULL	Nov-19		151	0	151	151	0	151	0	0	0	50	50	100	51	0	0
3105A	LDP EW 2A: West Shore Road - Forth Q	City of Edinburgh Council	4.32 B	NONE	Oct-03		350			350	0	350	0	0	0	0	50	50	100	100	100
3733A.5	LDP EW 2B: Upper Strand Phs 3	Places for People	0.54 B	FULL	Mar-19	Jun-19	89	0	89	33	0	89	0	40	49	0	0	89	0	0	0
	Market						56			0	0	56	0	40	16	0	0	56	0	0	0

Draft Housing Land Audit and Completions Programme 2020

Schedule 2: Site Details

Site Ref (N=New site in 2020)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/ Grf	Consent		Housing Land Supply				Completions Programme														
					Type	Date	U/C	Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/20	Remaining as at 04/20	Expected Completions					Post 2027						
											20/21	21/22	22/23	23/24	24/25	Total 20-25	25/26	26/27							
	Affordable										33			33	0	33	0	0	33	0	0	0			
3733A	LDP EW 2B: Waterfront WEL - Central D	Various	7.1	B	NONE	Jul-03					1385	0	1385	235	0	1385	0	0	0	0	0	0	50	50	1285
	Market										1150			0	0	1150	0	0	0	0	0	0	38	38	1074
	Affordable										235			235	0	235	0	0	0	0	0	0	12	12	211
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 a	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.8	LDP EW 2C: Granton Harbour Plots S1	Port of Leith HA	2.16	B	FULL	Aug-17					302	0	302	302	0	302	0	0	50	50	50	150	50	50	52
3744A.9	LDP EW 2C: Granton Harbour Plots 9a/9	Granton Central Developments Ltd.	0.81	B	FULL	Nov-17					104	0	104	0	0	104	0	0	50	54	0	104	0	0	0
3744A.10	LDP EW 2C: Granton Harbour	GCD Ltd.	8.26	B	FULL	Mar-19					171	18	153	0	0	171	0	0	21	40	40	101	40	30	0
3744A.11	LDP EW 2C: Granton Harbour	GCD Ltd.	8.26	B	FULL	May-20					98	0	98	0	0	98	0	0	0	38	60	98	0	0	0
3760	LDP HSG 1: Springfield	Lp Site	11.97	G	NONE						150			38	0	150	0	0	50	50	50	150	0	0	0
	Market										112			0	0	112	0	0	38	38	36	112	0	0	0
	Affordable										38			38	0	38	0	0	12	12	14	38	0	0	0
3747	LDP HSG 5: Hillwood Rd	Taylor Wimpey	4.93	G	NONE						124			31	0	124	0	20	49	55	0	124	0	0	0
	Market										93			0	0	93	0	15	35	43	0	93	0	0	0
	Affordable										31			31	0	31	0	5	14	12	0	31	0	0	0
4773	LDP HSG 11: Shrub Place	Places For People (Shrubhill) Ltd.	2.08	B	FULL	May-16	Mar-17				376	0	376	225	201	175	73	102	0	0	0	175	0	0	0
	Market										151			0	49	102	0	102	0	0	0	102	0	0	0
	Affordable										225			225	152	73	73	0	0	0	0	73	0	0	0
3965	LDP HSG 12: Albion Road	Places for People	2.7	B	FULL	Mar-14	Mar-15				205	48	157	0	137	68	30	38	0	0	0	68	0	0	0
3756.8	LDP HSG 14: Niddrie Mains Road	Cruden Homes (East) Ltd.	2.14	B	FULL	Nov-16	Mar-18				149	79	70	38	115	34	34	0	0	0	0	34	0	0	0
	Market										111			0	85	26	26	0	0	0	0	26	0	0	0
	Affordable										38			38	30	8	8	0	0	0	0	8	0	0	0
3756.9	LDP HSG 14: Niddrie Mains	21st Century Homes	3.31	B	FULL	Feb-18	Mar-19				194	66	128	108	0	194	40	80	74	0	0	194	0	0	0
	Market										86			0	0	86	20	40	26	0	0	86	0	0	0
	Affordable										108			108	0	108	20	40	48	0	0	108	0	0	0

Draft Housing Land Audit and Completions Programme 2020

Schedule 2: Site Details

Site Ref (N=New site in 2020)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/ Grf	Consent		Housing Land Supply					Completions Programme											
					Type	Date	U/C	Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/20	Remaining as at 04/20	Expected Completions					Post 2027				
											20/21	21/22	22/23	23/24	24/25	Total 20-25	25/26	26/27					
3755	LDP HSG 16: Thistle Foundation Phase ; Places For People.		2.29	B	FULL	May-17	Mar-18	149	45	104	149	78	71	71	0	0	0	0	0	71	0	0	0
3754	LDP HSG 17: Greendykes (areas K and Craigmillar JVC		15.79	B	OUT	Oct-15		129	0		0	0	129	0	0	0	25	50	75	54	0	0	0
3754.4	LDP HSG 17: Greendykes Road (areas BDW Trading Ltd		2.99	B	FULL	May-16	Mar-17	158	123	35	0	152	6	6	0	0	0	0	6	0	0	0	0
3754.6	LDP HSG 17: Greendykes Road (areas Taylor Wimpey		3.93	B	FULL	Sep-18	Mar-20	169	111	58	0	0	169	0	20	50	50	49	169	0	0	0	0
3753.6	LDP HSG 18: New Greendykes Areas A, Persimmon Homes. Sheratan Ltd + Persimmon Homes		4.04	G	NONE			163	112	51	0	0	163	0	0	0	10	40	50	40	40	33	
3753.5	LDP HSG 18: New Greendykes Areas C (East S		2.93	G	FULL	Sep-17	Mar-19	145	115	30	0	35	110	20	40	50	0	0	110	0	0	0	0
3753.7	LDP HSG 18: New Greendykes Areas H/ Persimmon Homes.		4.82	G	OUT	Jul-10		128	110	18	25	0	128	0	0	0	0	28	28	50	50	0	
	Market							103			0	0	103	0	0	0	0	28	28	25	50	0	
	Affordable							25			25	0	25	0	0	0	0	0	0	25	0	0	
5246.2	LDP HSG 19: Maybury Central	West Craigs Ltd.	58.82	G	OUT	Sep-19		1400	0	0	370	0	1400	0	50	190	280	180	700	100	100	500	
	Market							1030			0	0	1030	0	50	100	100	80	330	100	100	500	
	Affordable							370			370	0	370	0	0	90	180	100	370	0	0	0	
5246.1	LDP HSG 19: Maybury East	Taylor Wimpey UK Limited (c/o Agent).	12.99	G	OUT	Oct-19		250	0	0	63	0	250	0	30	60	60	60	210	40	0	0	
	Market							187			0	0	187	0	30	45	45	45	165	22	0	0	
	Affordable							63			63	0	63	0	0	15	15	15	45	18	0	0	
5246.3	LDP HSG 19: Maybury West	Roseberry Estates	4.53	G	NONE			130	0	0	33	0	130	0	0	0	0	0	0	25	50	55	
	Market							97			0	0	97	0	0	0	0	0	0	25	17	55	
	Affordable							33			33	0	33	0	0	0	0	0	0	0	33	0	
5247	LDP HSG 20: Cammo	CALA Management Ltd/BDW Trading Ltd	28.18	G	FULL	Jan-20	Mar-20	656	656	393	164	0	656	0	150	107	90	90	437	90	90	39	
	Market							492			0	0	492	0	82	30	71	90	273	90	90	39	
	Affordable							164			164	0	164	0	68	77	19	0	164	0	0	0	
5248	LDP HSG 21: Broomhills	BDW Trading Ltd.	24.6	G	FULL	May-17	Mar-18	671	540	93	168	340	331	109	121	67	34	0	331	0	0	0	
	Market							503			0	236	267	94	86	53	34	0	267	0	0	0	
	Affordable							168			168	104	64	15	35	14	0	0	64	0	0	0	
5249	LDP HSG 22: Burdiehouse Road	Hallam Land Management Ltd & BDW	13.97	G	FULL	Apr-16	Mar-17	210	145	65	52	193	17	17	0	0	0	0	17	0	0	0	

Draft Housing Land Audit and Completions Programme 2020

Schedule 2: Site Details

Site Ref	Site Name /Address	Developer (Or Owner)	Area	Brf/ Grf	Consent			Housing Land Supply					Completions Programme									
					/ha	Type	Date	U/C	Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/20	Remaining as at 04/20	Expected Completions						Post 2027	
(N=New site in 2020)												20/21	21/22	22/23	23/24	24/25	Total 20-25	25/26	26/27			
	Market							158			0	141	17	17	0	0	0	17	0	0	0	
	Affordable							52			52	52	0	0	0	0	0	0	0	0	0	
5251.1	LDP HSG 24: Gilmerton Station Road	Miller Homes Ltd	7.86	G	FULL	Mar-17	Mar-18	198	151	47	0	134	64	40	24	0	0	0	0	0	0	
5251.2	LDP HSG 24: Gilmerton Station Road	Persimmon Homes	9.72	G	FULL	Jun-18	Mar-20	294	237	57	74	0	294	20	80	60	44	40	244	40	10	0
	Market							220			0	0	220	10	40	40	40	40	170	40	10	0
	Affordable							74			74	0	74	10	40	20	4	0	74	0	0	0
5251.3	LDP HSG 24: Gilmerton Station Road	BDW	12.37	G	FULL	Jun-18	Dec-19	315	270	45	78	0	315	31	62	61	36	36	226	36	36	17
	Market							237			0	0	237	23	3	50	36	36	148	36	36	17
	Affordable							78			78	0	78	8	59	11	0	0	78	0	0	0
5252	LDP HSG 25: Candlemaker's Park	Taylor Wimpey / South East Edinburgh D	6.87	G	FULL	May-18	Mar-19	149	125	24	37	37	112	30	30	52	0	0	112	0	0	0
	Market							112			0	37	75	16	7	52	0	0	75	0	0	0
	Affordable							37			37	0	37	14	23	0	0	0	37	0	0	0
5254.1	LDP HSG 27: Newcraighall East phas 1-; Avant Homes		9.41	G	FULL	Mar-16	Mar-17	176	152	24	44	140	36	36	0	0	0	0	36	0	0	0
	Market							132			0	120	12	12	0	0	0	0	12	0	0	0
	Affordable							44			44	20	24	24	0	0	0	0	24	0	0	0
N 5254.2	LDP HSG 27: Newcraighall East Phase 4 Avant Homes		17.05	G	FULL	Jan-20		37	37	0	10	0	37	0	17	20	0	0	37	0	0	0
	Market							27			0	0	27	0	17	10	0	0	27	0	0	0
	Affordable							10			10	0	10	0	0	10	0	0	10	0	0	0
5254.3	LDP HSG 27: Newcraighall East Phase 5 Avant Homes		17.05	G	NONE	Sep-15		29	37	0	6	0	29	0	0	0	29	0	29	0	0	0
	Market							23			0	0	23	0	0	0	23	0	23	0	0	0
	Affordable							6			6	0	6	0	0	0	6	0	6	0	0	0
5710	LDP HSG 28: Ellens Glen Road	LDP site	4.04	B	NONE			240	0	0	60	0	240	0	0	0	0	0	0	60	60	120
	Market							180			0	0	180	0	0	0	0	0	0	45	45	90
	Affordable							60			60	0	60	0	0	0	0	0	0	15	15	30
5711	LDP HSG 29: Brunstane	LDP site	48.29	G	NONE			1330	0	0	332	0	1330	0	0	0	25	50	75	100	100	1055
	Market							998			0	0	998	0	0	0	25	35	60	75	75	788
	Affordable							332			332	0	332	0	0	0	15	15	15	25	25	267

Draft Housing Land Audit and Completions Programme 2020

Schedule 2: Site Details

Site Ref (N=New site in 2020)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/ Grf	Consent			Housing Land Supply					Completions Programme									
					Type	Date	U/C	Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/20	Remaining as at 04/20	Expected Completions								
											20/21	21/22	22/23	23/24	24/25	Total 20-25	25/26	26/27	Post 2027			
5257	LDP HSG 30: Moredunvale Road	LDP Site	5.41 G		NONE			200	0	0	200	0	200	0	0	0	25	50	125			
5256	LDP HSG 31: Curriemuirend	CEC	5.73 G		NONE			188	0	0	188	0	188	0	0	0	25	50	113			
5712	LDP HSG 32: Buileyon Road	Cala Management Ltd.	38.41 G		NONE			840	0	0	210	0	840	0	0	25	50	50	125	100	100	515
	<i>Market</i>							630		0	0	630	0	0	25	38	38	101	75	75	379	
	<i>Affordable</i>							210		210	0	210	0	0	0	12	12	24	25	25	136	
5713	LDP HSG 33: South Scotstoun	Taylor Wimpey East Scotland.	18.83 G		FULL	Jun-19	Mar-20	339	339	92	85	0	339	0	15	70	79	80	244	80	15	0
	<i>Market</i>							254		0	0	254	0	15	50	59	60	184	60	10	0	
	<i>Affordable</i>							85		85	0	85	0	0	20	20	20	60	20	5	0	
5716	LDP HSG 37: Newmills Road	Cala Management Ltd.	11.33 G		FULL	Jul-17	Mar-18	206	91	115	51	141	65	35	30	0	0	0	65	0	0	0
	<i>Market</i>							155		0	105	50	20	30	0	0	0	50	0	0	0	
	<i>Affordable</i>							51		51	36	15	15	0	0	0	0	15	0	0	0	
5706	LDP HSG 38: Ravelrig Road	CALA Management Ltd.	14.02 G		FULL	Apr-17	Mar-18	140	116	24	36	93	47	47	0	0	0	0	47	0	0	0
	<i>Market</i>							104		0	57	47	47	0	0	0	47	0	0	0		
	<i>Affordable</i>							36		36	36	0	0	0	0	0	0	0	0	0		
5717	LDP HSG 39: Lasswade Road	Persimmon / Miller	14.21 G		FULL	Jan-18	Mar-19	260	227	33	65	110	150	50	50	50	0	0	150	0	0	0
	<i>Market</i>							195		0	52	143	43	50	50	0	0	143	0	0	0	
	<i>Affordable</i>							65		65	58	7	7	0	0	0	0	7	0	0	0	
5704	LDP HSG 40: SE Wedge South - Edmon Snaefell Holdings (UK) Ltd.		27.23 G		FULL	Sep-18		696	398	298	174	0	696	0	0	15	30	60	105	60	60	471
	<i>Market</i>							522		0	0	522	0	0	15	30	45	90	45	45	342	
	<i>Affordable</i>							174		174	0	174	0	0	0	0	15	15	15	15	129	
Sites not allocated in LDP																						
5720	Abbey Mount	Abbey Mount Estates Ltd C/O Agent	0.05 B		FULL	May-19		11	0	11	0	0	11	0	11	0	0	0	11	0	0	0
6028	Almondhill	Almond Hill Kirkliston Ltd.	1.74 G		FULL	Dec-19		11	11	0	0	0	11	0	0	11	0	0	11	0	0	0
N 6248	Ardshiel Avenue	Southside Company Services Ltd & Rothe	0		FULL	Nov-19		6	6	0	0	0	6	0	0	6	0	0	6	0	0	0
5882	Ashley Place	Cornhill Building Services Limited.	0.47 B		FULL	May-17		40	0	40	8	0	40	0	0	20	20	0	40	0	0	0
	<i>Market</i>							32		0	0	32	0	0	20	12	0	32	0	0	0	

Draft Housing Land Audit and Completions Programme 2020

Schedule 2: Site Details

Site Ref (N=New site in 2020)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/ Grf	Consent		Housing Land Supply					Completions Programme										
					Type	Date	U/C	Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/20	Remaining as at 04/20	Expected Completions								
											20/21	21/22	22/23	23/24	24/25	Total 20-25	25/26	26/27	Post 2027			
	<i>Affordable</i>							8			8	0	8	0	0	0	8	0	0	0		
6152	Barnton Avenue West	Barnton Avenue West Ltd.	0.21	B	FULL	Sep-18		7	0	7	0	0	7	0	0	7	0	0	0	0		
N 6271	Barnton Avenue West	New Age Developers.	0	B	FULL	Jan-20		15	0	15	0	0	15	0	0	15	0	0	0	0		
N 6210	Bath Road	Kindplease Ltd.	0	B	FULL	Jul-19		6	0	6	0	0	6	0	0	6	0	0	0	0		
N 4893B	Bath Road	BDW Trading Ltd.	0	B	FULL	Aug-19		212	0	212	53	0	212	0	31	60	60	60	211	1	0	0
	<i>Market</i>							159			0	0	159	0	0	38	60	60	158	1	0	0
	<i>Affordable</i>							53			53	0	53	0	31	22	0	0	53	0	0	0
5698	Beaverbank Place	Dunedin Canmore	0.17	B	FULL	Apr-15	Mar-19	41	0	41	41	0	41	41	0	0	0	0	41	0	0	0
5993	Bernard Street	J & M Cameron Properties Ltd	0.08	B	FULL	Jun-17	Mar-19	11	0	11	0	0	11	11	0	0	0	0	11	0	0	0
6014	Bonnington Road Lane	Mr James Watson And Mr David Elliott	0.05	B	FULL	Oct-18		14	0	14	3	0	14	0	14	0	0	0	14	0	0	0
	<i>Market</i>							11			0	0	11	0	11	0	0	0	11	0	0	0
	<i>Affordable</i>							3			3	0	3	0	3	0	0	0	3	0	0	0
N 6282	Bonnington Road Lane	John Lewis Partnership.	0		OUT	Feb-20		220	0	220	55	0	220	0	0	0	50	50	100	50	70	0
	<i>Market</i>							165			0	0	165	0	0	0	50	35	85	35	45	0
	<i>Affordable</i>							55			55	0	55	0	0	0	15	15	15	15	25	0
5732	Bonnington Road Lane	Miller Homes Limited & Bonnington Part	1.48	B	FULL	Nov-16	Mar-18	201	0	201	50	135	66	30	36	0	0	0	66	0	0	0
	<i>Market</i>							151			0	94	57	21	36	0	0	0	57	0	0	0
	<i>Affordable</i>							50			50	41	9	9	0	0	0	0	9	0	0	0
N 6211	Braid Road	Pentland Investements Limited.	0	B	FULL	Jul-19		7	0	7	0	0	7	0	7	0	0	0	7	0	0	0
4635	Broughton Street Lane	Prosper Holdings	0.09	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.	0.54	B	FULL	May-14	Mar-12	12	12	0	0	8	4	0	2	2	0	0	4	0	0	0
4917A	Calder Road	The City Of Edinburgh Council.	2.6	B	FULL	Nov-15	Mar-18	184	35	149	184	30	154	20	40	60	34	0	154	0	0	0
4917B	Calder Road	The City Of Edinburgh Council.	2.11	B	FULL	Mar-17	Mar-19	132	73	59	0	92	40	40	0	0	0	0	40	0	0	0
6080	Canaan Lane	Mr Phillip Sunderland	0.03	B	FULL	Nov-18		10	0	10	0	0	10	0	10	0	0	0	10	0	0	0
6122	Canon Street	Thistle Property Group.	0.03	B	FULL	Dec-18		11	0	11	0	0	11	0	0	11	0	0	11	0	0	0
5280	Canonmills Bridge	Glovart Holdings Ltd.	0.06	B	FULL	May-13	Mar-16	9	3	6	0	0	9	9	0	0	0	0	9	0	0	0
6135	Colinton Road	Rutherford Colinton.	0.02	B	FULL	Oct-19	Mar-20	5	0	5	0	0	5	0	5	0	0	0	5	0	0	0
5898	Constitution Street	GA Group Ltd.	0.07	B	FULL	Mar-18		9	0	9	0	0	9	0	0	9	0	0	9	0	0	0
5423	Craighouse Road	Edinburgh Napier University And Craigh	19.77	B	FULL	Nov-14	Mar-17	145	43	102	0	8	137	37	50	50	0	0	137	0	0	0
5547	Craighouse Road	Motor Fuel Limited.	0.15	B	FULL	Feb-19	Mar-20	8	8	0	0	0	8	0	8	0	0	0	8	0	0	0

Draft Housing Land Audit and Completions Programme 2020

Schedule 2: Site Details

Site Ref (N=New site in 2020)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/ Grf	Consent			Housing Land Supply					Completions Programme									
					Type	Date	U/C	Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/20	Remaining as at 04/20	Expected Completions								
														20/21	21/22	22/23	23/24	24/25	Total 20-25	25/26	26/27	Post 2027
5899	Crewe Road Gardens	Robertson Partnership Homes.	0.39	B	FULL	Jul-17	Mar-19	26	0	26	26	16	10	10	0	0	0	0	0	0	0	0
6280	Duddingston Road West	KLN Properties		B	OUT	Feb-20		120	0	120	30	0	120	0	0	30	30	30	90	30	0	0
	Market							90			0	0	90	0	0	15	15	30	60	30	0	0
	Affordable							30			30	0	30	0	0	15	15	0	30	0	0	0
N 6205	Duddingston Row	21st Century Homes.	0	B	FULL	Jul-19		40	2	38	40	0	40	0	20	20	0	0	40	0	0	0
6177	Dumbiedykes Road	Mr Martone	0.02	B	OUT	Jul-18		19	0	19	0	0	19	0	0	9	10	0	19	0	0	0
N 6249	Dumbryden Drive	Robertson Partnership Homes	0	B	FULL	Nov-19		49	14	35	49	0	49	0	0	15	34	0	49	0	0	0
6055	East Trinity Road	Inverleith Property Holdings Ltd. Edinburgh Intelligent Mortgage Advice.	0.03	B	FULL	Jun-18	Mar-19	5	2	3	0	2	3	3	0	0	0	0	3	0	0	0
6066	Easter Road	J.Smart & Co (contractors) PLC.	0.02	B	FULL	Jun-18		5	0	5	0	0	5	0	0	5	0	0	5	0	0	0
6154	Ferrymuir	Figgate Street Developments	0.5	G	FULL	May-18	Mar-19	44	0	44	44	0	44	44	0	0	0	0	44	0	0	0
5918	Figgate Street		0.04	B	FULL	Jun-17	Mar-20	6	0	6	0	0	6	6	0	0	0	0	6	0	0	0
6025	Fishwives Causeway	Barrat	4.93	B	FULL	Apr-18	Mar-19	435	76	359	108	38	397	82	87	50	50	50	319	50	28	0
	Market							327			0	38	289	41	49	21	50	50	211	50	28	0
	Affordable							108			108	0	108	41	38	29	0	0	108	0	0	0
N 6187	Frederick Street	Plumbing Pensions UK Ltd.	0		FULL	May-19		5	0	5	0	0	5	0	0	5	0	0	5	0	0	0
4946	Gayfield Square	Dr Ennis	0.05	B	FULL	Jun-18		11	0	11	0	0	11	0	0	0	0	0	0	11	0	0
N 6190	George Street	Lightstorm Estates Ltd.	0	B	FULL	May-19		6	0	6	0	0	6	0	0	6	0	0	6	0	0	0
5928	Gorgie Road	Caledonian Heritable	0.07	B	FULL	Dec-19		11	11	11	0	0	11	0	0	0	11	0	11	0	0	0
6061	Gorgie Road	AMA (New Town) Ltd.	0.66	B	FULL	Jan-19	Mar-19	48	9	39	0	0	48	9	39	0	0	0	48	0	0	0
6040	Great Junction Street	Glenprop2.	0.12	B	FULL	Jan-20	Sep-19	37	37	37	0	0	37	0	37	0	0	0	37	0	0	0
4728	Groathill Road South	Beaufort Property Company Ltd.	0.13	B	FULL	Aug-15	Mar-19	9	1	9	0	0	9	9	0	0	0	0	9	0	0	0
N 6200	Hopetoun Crescent	K & S Mir Ltd.	0	B	FULL	Jun-19		6	0	6	0	0	6	0	0	6	0	0	6	0	0	0
5941	Kinnear Road	Mr Ali Afshar	0.22	B	FULL	Sep-17	Mar-19	16	0	16	0	0	16	16	0	0	0	0	16	0	0	0
N 6285	Lanark Road	John Clark (Holdings) Ltd.	0	B	FULL	Feb-20		57	0	57	12	0	57	0	0	0	57	0	57	0	0	0
	Market							45			0	0	45	0	0	0	45	0	45	0	0	0
	Affordable							12			12	0	12	0	0	0	12	0	12	0	0	0
N 6281	Lanark Road	Haynes Asset Management. George Dunbar And Sons Builders Ltd.	0	B	FULL	Feb-20		9	0	9	0	0	9	0	0	9	0	0	9	0	0	0
5947	Lanark Road West		0.98	B	FULL	Jun-17	Mar-19	53	0	53	12	0	53	23	30	0	0	0	53	0	0	0
	Market							41			0	0	41	23	18	0	0	0	41	0	0	0

Draft Housing Land Audit and Completions Programme 2020

Schedule 2: Site Details

Site Ref (N=New site in 2020)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/ Grf	Consent		Housing Land Supply					Completions Programme														
					Type	Date	U/C	Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/20	Remaining as at 04/20	Expected Completions					25/26	26/27	Post 2027					
											20/21	21/22	22/23	23/24	24/25	Total 20-25										
	Affordable										12			12	0	12	0	12	0	0	0	0	12	0	0	0
6178	Lasswade Road	Bellway / Miller	18.61	G	FULL	Mar-19	Sep-19				335	299	36	83	0	335	23	103	131	50	28	335	0	0	0	
	Market										252			0	0	252	23	75	76	50	28	252	0	0	0	
	Affordable										83			83	0	83	0	28	55	0	0	83	0	0	0	
N 6215	Leven Street	Scotmid Co-operative	0	B	FULL	Aug-19	Mar-20				8	0	8	0	0	8	0	8	0	0	0	8	0	0	0	
6151	Lochend Butterfly Way	STD Ltd	0.18	B	FULL	Sep-18					24	0	24	6	0	24	0	0	24	0	0	24	0	0	0	
	Market										18			0	0	18	0	0	18	0	0	18	0	0	0	
	Affordable										6			6	0	6	0	0	6	0	0	6	0	0	0	
6067	London Road	City Of Edinburgh Council.	11.62	B	OUT	Dec-18					300	0	300	75	0	300	0	0	50	50	50	150	50	50	50	
	Market										225			0	0	225	0	0	38	38	38	114	38	38	35	
	Affordable										75			75	0	75	0	0	12	12	12	36	12	12	15	
6017	London Road	Murascot Ltd.	0.12	B	FULL	Nov-18					30	0	30	7	0	30	0	0	30	0	0	30	0	0	0	
	Market										23			0	0	23	0	0	23	0	0	23	0	0	0	
	Affordable										7			7	0	7	0	0	7	0	0	7	0	0	0	
5027	London Road	Caledonian Trust PLC.	0.81	B	OUT	Nov-16					116	0	116	29	0	116	0	0	0	56	60	116	0	0	0	
	Market										87			0	0	87	0	0	0	42	45	87	0	0	0	
	Affordable										29			29	0	29	0	0	0	14	15	29	0	0	0	
6001	Long Dalmahoy Road	Mr C Hardy	0.32	B	FULL	Jan-19					7	7	0	0	0	7	0	7	0	0	0	7	0	0	0	
5800	Longstone Road	Castle Rock Edinvar Housing Associatio	5.63	G	FULL	Nov-16	Mar-18				157	50	107	38	107	50	25	25	0	0	0	50	0	0	0	
	Market										119			0	107	12	12	0	0	0	0	12	0	0	0	
	Affordable										38			38	0	38	13	25	0	0	0	38	0	0	0	
5801	Madeira Street	Port Of Leith Housing Association.	0.12	B	FULL	May-16	Mar-17				12	0	12	12	8	4	0	0	0	0	0	0	4	0	0	
6096	Main Street	Undefined	0.1	B	FULL	Oct-18	Mar-20				7	0	7	0	0	7	0	7	0	0	0	7	0	0	0	
5544	Marionville Road	Glendinning Assets Limited.	0.45	B	NONE						113	10	103	28	0	113	0	0	10	50	53	113	0	0	0	
	Market										85			0	0	85	0	0	10	36	39	85	0	0	0	
	Affordable										28			28	0	28	0	0	0	14	14	28	0	0	0	

Draft Housing Land Audit and Completions Programme 2020

Schedule 2: Site Details

Site Ref	Site Name /Address	Developer (Or Owner)	Area	Brf/ Grf	Consent		Housing Land Supply					Completions Programme										
					/ha	Type	Date	U/C	Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/20	Remaining as at 04/20	Expected Completions						Post 2027	
															20/21	21/22	22/23	23/24	24/25	Total 20-25		25/26
5803	Maritime Lane	Zonal Retail Data System Ltd.	0.05	B	FULL	Aug-18		8	0	8	0	0	8	0	8	0	0	0	0	0	0	0
6161	Meadowbank	City Development Office Ltd.	0.04	B	FULL	Mar-19		11	0	11	0	0	11	0	11	0	0	0	0	0	0	0
N 6233	Melville Street	Dragon Development Edinburgh.	0	B	FULL	Sep-19	Mar-20	11	0	11	0	0	11	11	0	0	0	0	0	0	0	0
5809	Mill Lane	F3 Building Surveyors	0.04	B	FULL	May-18	Mar-20	6	0	6	0	0	6	6	0	0	0	0	0	0	0	0
6059	Milton Road West	83S Ltd	0.21	B	FULL	Aug-18	Mar-19	11	0	11	0	0	11	11	0	0	0	0	0	0	0	0
6158	Mitchell Street	J.N.L Property Investments.	0.02	B	FULL	Mar-19		9	0	9	0	0	9	0	0	9	0	0	0	0	0	0
5707	Morrison Crescent	Fountain North Ltd And Dunedin Canmore	0.15	B	FULL	Mar-16	Mar-19	19	0	19	19	0	19	19	0	0	0	0	0	0	0	0
6029	Newhaven Road	Queensberry Properties	0.38	B	FULL	Feb-19	Sep-19	52	0	52	13	0	52	0	26	26	0	0	0	0	0	0
	Market							39			0	0	39	0	26	13	0	0	0	0	0	0
	Affordable							13			13	0	13	0	0	13	0	0	0	0	0	0
6020	Newtoft Street	Abbey Property Partnership	0.21	B	FULL	May-18		6	0	6	0	0	6	0	0	6	0	0	0	0	0	0
N 6276	Niddrie Mains Road	CCG (Scotland) Ltd.	0	B	FULL	Feb-20	Mar-20	136	0	136	136	0	136	0	68	68	0	0	0	0	0	0
N 6290	Ocean Drive	Abercastle Developments Ltd.	0		FULL	Sep-19		5	0	5	0	0	5	0	0	5	0	0	0	0	0	0
6011	Ocean Drive	Port of Leith HA	0.38	B	FULL	Jan-18		57	0	57	57	0	57	0	0	57	0	0	0	0	0	0
N 6184	Oxgangs Green	Hopefield Partnership Ltd.	0		FULL	May-19	Mar-20	85	6	79	85	0	85	0	35	50	0	0	0	0	0	0
6046	Peffermill Road	21st Century Homes.	0.34	B	FULL	Jan-19		30	0	30	30	0	30	0	30	0	0	0	0	0	0	0
5159.2	Pennywell Road	City Of Edinburgh Council.	3.24	B	FULL	Dec-17	Sep-19	136	0	136	0	12	124	0	0	24	50	50	0	0	0	0
5159.3	Pennywell Road	Urban Union	7.74	B	FULL	Jan-18	Jun-19	315	140	175	181	0	315	0	0	25	50	50	0	0	0	90
	Market							134			0	0	134	0	0	25	20	20	0	0	0	29
	Affordable							181			181	0	181	0	0	0	30	30	0	0	0	61
4996.4	Pennywell Road	CEC	2.21	B	OUT	Sep-13		68	2	66	20	0	68	0	0	0	30	38	0	0	0	0
	Market							48			0	0	48	0	0	0	30	18	0	0	0	0
	Affordable							20			20	0	20	0	0	0	0	20	0	0	0	0
6113	Pitt Street	Buckley Building UK Ltd.	0.01	B	FULL	Jan-19		8	0	8	0	0	8	0	8	0	0	0	0	0	0	0
6039	Prestonfield Avenue	First Construction Ltd.	0.08	B	FULL	Oct-18		9	0	9	0	0	9	0	0	9	0	0	0	0	0	0
N 6228	Princes Street	ECF Edinburgh Retail.	0		FULL	Aug-19		17	0	17	0	0	17	0	0	17	0	0	0	0	0	0
6026	Queen Street	Glenmorison Group.	0.01	B	FULL	Jun-19	Mar-20	7	7	0	0	0	7	0	7	0	0	0	0	0	0	0
6102	Queensferry Road	Greenstead Properties Ltd	0.14	B	FULL	Jan-19	Mar-19	6	6	0	0	4	2	2	0	0	0	0	0	0	0	0
6050	Randolph Crescent	Randolph Development LLP.	0.04	B	FULL	Nov-18	Mar-20	8	0	8	0	0	8	8	0	0	0	0	0	0	0	0
N 6207	Randolph Crescent		0	B	FULL	Jul-19	Mar-20	7	0	7	0	0	7	0	7	0	0	0	0	0	0	0
6166	Randolph Crescent	Square & Crescent Ltd	0.05	B	FULL	Mar-19	Mar-20	8	0	8	0	0	8	8	0	0	0	0	0	0	0	0
3762	RWELP HSG : Ferrymuir Gait	Corus Hotels Ltd.	4.66	B	NONE	Oct-15		108	78	30	27	0	108	0	0	0	50	58	0	0	0	0
	Market							81			0	0	81	0	0	0	40	41	0	0	0	0

Draft Housing Land Audit and Completions Programme 2020

Schedule 2: Site Details

Site Ref (N=New site in 2020)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/ Grf	Consent		Housing Land Supply					Completions Programme													
					Type	Date	U/C	Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/20	Remaining as at 04/20	Expected Completions					Post 2027						
											20/21	21/22	22/23	23/24	24/25	Total 20-25	25/26	26/27							
	<i>Affordable</i>										27			27	0	27	0	0	0	10	17	27	0	0	0
N 3424.1	Sandpiper Drive	Robertson Living.	0 B		FULL	Oct-19	Mar-20				40	0	40	40	0	40	0	40	0	0	0	40	0	0	0
5011	Shandwick Place	Mr Tom Diresta c/o Agent	0.06 B		FULL	Apr-19					11	11	11	0	0	11	0	0	0	0	0	0	11	0	0
N 6254	Simon Square	Seven Hills Property Ltd.	0 B		FULL	Nov-19					6	0	6	0	0	6	0	6	0	0	0	6	0	0	0
N 6191	South Fort Street	Blake Property Company LLP & BDW Tradi	0		FULL	May-19					115	0	122	34	0	115	0	0	50	65	0	115	0	0	0
	<i>Market</i>										81			0	0	81	0	0	36	45	0	81	0	0	0
	<i>Affordable</i>										34			34	0	34	0	0	14	20	0	34	0	0	0
6108	South Learmonth Gardens	Square & Crescent.	0.05 B		FULL	Oct-18	Mar-19				6	0	6	0	0	6	6	0	0	0	0	6	0	0	0
4793	St James Centre	TIAA Henderson Real Estate.	0.49 B		FULL	Sep-16	Mar-19				150	0	150	0	0	150	0	75	75	0	0	150	0	0	0
N 6289	St John's Road	Mactaggart And Mickel Commercial Devel	0 B		FULL	Mar-20					36	4	32	9	0	36	0	0	4	16	16	36	0	0	0
	<i>Market</i>										27			0	0	27	0	0	4	16	7	27	0	0	0
	<i>Affordable</i>										9			9	0	9	0	0	0	0	9	0	0	0	0
6157	Stead's Place	McGregor MOT Centre.	0.04 B		FULL	Mar-19					11	0	11	0	0	11	0	0	11	0	0	11	0	0	0
5850	Sunnybank Place	Enemetric.	0.2 B		FULL	Jun-16	Jun-19				35	0	35	35	0	35	0	15	20	0	0	35	0	0	0
5980	Telford Drive	Mr Adam Dzierzek	0.03 B		OUT	Jul-17					8	0	8	0	0	8	0	0	8	0	0	8	0	0	0
6022	The Wisp	Springfield Properties PLC	1.63 G		FULL	Mar-20	Mar-20				139	139	139	35	0	139	0	39	50	50	0	139	0	0	0
	<i>Market</i>										104			0	0	104	0	39	30	35	0	104	0	0	0
	<i>Affordable</i>										35			35	0	35	0	0	20	15	0	35	0	0	0
5857	Trinity Road	Mr John and Moira Paterson	0.14 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	0.06 B		FULL	Oct-18	Mar-19				11	0	11	0	0	11	11	0	0	0	0	11	0	0	0
6160	Viewforth	CALA Management Ltd.	0.88 B		FULL	Mar-19	Sep-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	Canonmills No. 5 LTD.	0.07 B		FULL	Apr-19					11	11	11	0	0	11	0	11	0	0	0	11	0	0	0
5983	Warriston Road	Artisan Cannonmills	0.72 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	30	35	40	30	135	0	0	0
	<i>Affordable</i>										45			45	0	45	0	0	25	20	0	45	0	0	0
N 6244	Wellflats Road	The Trustees Of The Foxhall Trust.	0		OUT	Oct-19					108	108	0	27	0	108	0	20	40	48	0	108	0	0	0
	<i>Market</i>										81			0	0	81	0	20	30	31	0	81	0	0	0

Draft Housing Land Audit and Completions Programme 2020

Schedule 2: Site Details

Site Ref (N=New site in 2020)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/ Grf	Consent		Housing Land Supply					Completions Programme									
					Type	Date	U/C	Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/20	Remaining as at 04/20	Expected Completions					Post 2027		
							20/21	21/22	22/23	23/24	24/25	Total 20-25	25/26	26/27							
	<i>Affordable</i>						27			27	0	27	0	0	10	17	0	27	0	0	0
5984	Wellington Place	Deborah Bailey HB Villages Developments Limited.	0.14 B	FULL	Feb-18		32	0	32	32	0	32	0	0	32	0	0	32	0	0	0
5866	West Bowling Green Street	J Smart & Co.	0.39 B	FULL	Sep-18	Mar-20	24	0	24	0	0	24	12	12	0	0	0	24	0	0	0
5370	West Bowling Green Street	J Smart & Co.	0.83 B	FULL	Mar-17	Mar-18	97	0	97	24	91	6	6	0	0	0	0	6	0	0	0
	<i>Market</i>						73			0	67	6	6	0	0	0	0	6	0	0	0
	<i>Affordable</i>						24			24	24	0	0	0	0	0	0	0	0	0	0
6021	West Bowling Green Street	WBG Partnership.	0.36 B	FULL	Jul-18	Mar-20	77	0	77	19	0	77	0	37	40	0	0	77	0	0	0
	<i>Market</i>						58			0	0	58	0	37	21	0	0	58	0	0	0
	<i>Affordable</i>						19			19	0	19	0	0	19	0	0	19	0	0	0
4502	West Coates	Cala Evans Restoration Ltd And City &	7.42 B	FULL	Jun-16	Mar-17	203	0	203	0	110	93	43	50	0	0	0	93	0	0	0
6076	West Granton Road	ED Consilium Ltd.	0.07 B	FULL	Jun-19		11	11	11	0	0	11	0	0	11	0	0	11	0	0	0
6125	York Place	S1 Developments.	0.02 B	FULL	Jan-19	Mar-20	6	0	0	0	0	6	6	0	0	0	0	6	0	0	0
	Small Sites						287			2	5	282	56	57	56	57	56	282	0	0	0
	Total						25,256			8,304	2,610	22,646	1,631	2,442	3,143	2,859	2,340	12,415	1,933	1,579	6,719
	<i>Market</i>						16,952			0	1,925	15,027	935	1,601	2,044	2,069	1,662	8,311	1,209	977	4,530
	<i>Affordable</i>						8,304			8,304	685	7,619	696	841	1,099	790	678	4,104	724	602	2,189

Schedule 3: Completions

Draft Housing Land Audit and Completions Programme 2020

Schedule 3: Completions 2018/19

Site Ref (C= Site completed during 2019/20)	Site Name	Developer	Brf/ Grf	Total				Completions up to 03/19			Completions 04/19 to 03/20			Units Remaining		
				Dwellings	Houses	Flats affordable	units	Total	Market	Affordable	Total	Market	Affordable	Total	Market	Affordable
LDP Allocations																
C	5245.1 LDP Del 4: Edinburgh Park / South Gyle	David Wilson Homes	G	200	96	104	50	192	142	50	8	8	0	0	0	0
C	3424.9 LDP EW 1A: Western Harbour - Newhaven Place	FP Newhaven Two Ltd.	B	146	0	146	138	108	0	108	38	8	30	0	0	0
C	4894.1B LDP EW 1C: Salamander Place Phase 1 and 2	Teague Developments Ltp	B	163	0	163	0	60	60	0	103	103	0	0	0	0
C	3733A.7 LDP EW 2B: Upper Strand: Phase 2	Places for People	B	100	33	67	0	14	14	0	86	86	0	0	0	0
	4893A LDP EW1B: Central leith Waterfront A	CALA Management Ltd.	B	390	33	357	97	0	0	0	38	38	0	352	255	97
	4773 LDP HSG 11: Shrub Place	Places For People (Shrubhill) Ltd.	B	376	0	376	225	64	0	64	137	49	88	175	102	73
	3965 LDP HSG 12: Albion Road	Places for People	B	205	48	157	0	99	99	0	38	38	0	68	68	0
	3756.8 LDP HSG 14: Niddrie Mains Road	Cruden Homes (East) Ltd.	B	149	79	70	38	36	32	4	79	53	26	34	26	8
	3755 LDP HSG 16: Thistle Foundation Phase 3	Places For People.	B	149	45	104	149	0	0	0	78	0	78	71	0	71
C	3754.5 LDP HSG 17: Greendykes Road (area G)	21st Century Homes.	B	75	13	62	75	0	0	0	75	0	75	0	0	0
	3754.4 LDP HSG 17: Greendykes Road (areas D and J)	BDW Trading Ltd	B	158	123	35	0	82	82	0	70	70	0	6	6	0
C	3753.3 LDP HSG 18: New Greendykes Area F	Persimmon Homes.	G	58	58	0	0	43	43	0	15	15	0	0	0	0
	3753.5 LDP HSG 18: New Greendykes Areas C & D	Sheratan Ltd + Persimmon Homes (East S	G	145	115	30	0	0	0	0	35	35	0	110	110	0
C	3753.4 LDP HSG 18: New Greendykes Areas G & AH3	Persimmon Homes (East Scotland)	G	165	87	78	70	95	95	0	70	0	70	0	0	0
	5248 LDP HSG 21: Broomhills	BDW Trading Ltd.	G	633	540	93	158	57	41	16	283	195	88	293	239	54
	5249 LDP HSG 22: Burdiehouse Road	Hallam Land Management Ltd & BDW Tradi	G	210	145	65	52	146	94	52	47	47	0	17	17	0
	5251.1 LDP HSG 24: Gilmerton Station Road	Miller Homes Ltd	G	198	151	47	0	33	33	0	101	101	0	64	64	0
	5252 LDP HSG 25: Candlemaker's Park	Taylor Wimpey / South East Edinburgh D	G	149	125	24	37	0	0	0	37	37	0	112	75	37
	5253 LDP HSG 26: Newcraighall North	EDI Group Ltd And Barratt Homes/BDW Tr	G	220	194	26	55	179	157	22	41	8	33	0	0	0
	5254.1 LDP HSG 27: Newcraighall East phas 1-3	Avant Homes	G	176	152	24	44	59	54	5	81	66	15	36	12	24
C	3745.4 LDP HSG 3: Queensferry Road	Walker Group	G	75	75	0	0	65	65	0	10	10	0	0	0	0
C	5714 LDP HSG 34: Dalmeny	Westpoint Homes Ltd	G	15	15	0	0	6	6	0	9	9	0	0	0	0
	5716 LDP HSG 37: Newmills Road	Cala Management Ltd.	G	206	91	115	51	58	22	36	83	83	0	65	50	15
	5706 LDP HSG 38: Ravelrig Road	CALA Management Ltd.	G	140	116	24	36	32	20	12	61	37	24	47	47	0
	5717 LDP HSG 39: Lasswade Road	Persimmon / Miller	G	260	227	33	65	9	9	0	101	43	58	150	143	7
C	5718 LDP HSG 41: The Wisp North	Springfield Properties.	G	80	48	32	20	48	48	0	32	12	20	0	0	0
Other Housing Sites																
C	5719 Abbey Lane	Bellway Homes Ltd (Scotland). Miller Homes Limited & Bonnington	B	139	0	139	34	44	36	8	95	69	26	0	0	0
	5732 Bonnington Road Lane	Part	B	201	0	201	50	44	19	25	91	75	16	66	57	9
C	5892 Boswall Parkway	Robertson Partnership Homes.	B	46	0	46	46	0	0	0	46	0	46	0	0	0
	4917A Calder Road	The City Of Edinburgh Council.	B	184	35	149	184	0	0	0	30	0	30	154	0	154
	4917B Calder Road	The City Of Edinburgh Council.	B	132	73	59	0	26	26	0	66	66	0	40	40	0
	5423 Craighouse Road	Edinburgh Napier University And Craigh	B	145	43	102	0	0	0	0	8	8	0	137	137	0
	5899 Crewe Road Gardens	Robertson Partnership Homes.	B	26	0	26	26	0	0	0	16	0	16	10	0	10
C	5909 Dumbryden Drive	Robertson Partnership Homes.	B	49	0	49	49	0	0	0	49	0	49	0	0	0
	6055 East Trinity Road	Inverleith Property Holdings Ltd.	B	5	2	3	0	0	0	0	2	2	0	3	3	0
C	5914 Ettrick Road	Mr Jim Barlow	B	10	0	10	0	0	0	0	10	10	0	0	0	0
	6025 Fishwives Causeway	Barrat	B	435	76	359	108	0	0	0	38	38	0	397	289	108

Draft Housing Land Audit and Completions Programme 2020

Schedule 3: Completions 2018/19

Site Ref (C= Site completed during 2019/20)	Site Name	Developer	Brf/ Grf	Total				Completions up to 03/19			Completions 04/19 to 03/20			Units Remaining			
				Dwellings	Houses	Flats affordable	units	Total	Market	Affordable	Total	Market	Affordable	Total	Market	Affordable	
C	5924 Gilmerton Dykes Road	Lovell Partnerships	B	30	0	30	30	0	0	0	30	0	30	0	0	0	
C	6019 Gorgie Road	LAR Housing Trust.	B	47	0	47	47	0	0	0	47	0	47	0	0	0	
C	6045 Great King Street	Howard Property Developments LLP.	B	9	0	9	0	0	0	0	9	9	0	0	0	0	
C	5777 Hailesland Place	Robertson Partnership Homes.	B	32	10	22	32	10	0	10	22	0	22	0	0	0	
C	5937 Jordan Lane	Thistle Residential Ltd.	B	5	5	0	0	0	0	0	5	5	0	0	0	0	
C	5940 King's Stables Road	Peveril Securities & Campus Developmen	B	11	0	11	0	0	0	0	11	11	0	0	0	0	
C	5939 King's Stables Road	Peveril Securities & Campus Developmen	B	28	0	28	0	0	0	0	28	28	0	0	0	0	
C	5791 Ladywell Avenue	New Age Developers Ltd.	B	10	0	10	0	0	0	0	10	10	0	0	0	0	
C	5949 Lasswade Road	Square & Crescent.	B	41	0	41	11	30	30	0	11	0	11	0	0	0	
C	5463A Liberton Gardens	David Wilson Homes	B	206	116	90	72	202	130	72	4	4	0	0	0	0	
	5800 Longstone Road	Castle Rock Edinvar Housing Associatio	G	157	50	107	38	35	35	0	72	72	0	50	12	38	
C	5955 Melville Street	Mr Keith & Majella Shiells	B	6	0	6	0	0	0	0	6	6	0	0	0	0	
C	5810 Minto Street	Merchant Capital (Edinburgh) Ltd.	B	11	3	8	0	0	0	0	11	11	0	0	0	0	
C	5383 Old Dalkeith Road	Sheratan Ltd.	G	63	63	0	0	10	10	0	53	53	0	0	0	0	
C	5383.1 Old Dalkeith Road	Miller Homes/Cruden Homes.	G	47	31	16	47	0	0	0	47	0	47	0	0	0	
C	5159.2 Pennywell Road	City Of Edinburgh Council.	B	136	0	136	0	0	0	0	12	12	0	124	124	0	
C	5159.1 Pennywell Road	City Of Edinburgh Council.	B	12	0	12	12	0	0	0	12	0	12	0	0	0	
C	5540A Portobello High Street	Barratt East Scotland.	B	105	28	77	0	79	79	0	26	26	0	0	0	0	
C	6102 Queensferry Road	Greenstead Properties Ltd	B	6	6	0	0	0	0	0	4	4	0	2	2	0	
C	3750 RWELP HSP 6: Craigpark Quarry	Cala Management Ltd.	B	111	111	0	0	94	94	0	17	17	0	0	0	0	
C	5265 South Gayfield Lane	TRI Scotland.	B	5	0	5	0	0	0	0	5	5	0	0	0	0	
C	6041 South Learmonth Gardens	Channings Developments LLP.	B	9	0	9	0	0	0	0	9	9	0	0	0	0	
C	6008 Suffolk Road	Miller Homes Limited.	G	10	10	0	0	2	2	0	8	8	0	0	0	0	
C	5370 West Bowling Green Street	J Smart & Co.	B	97	0	97	24	0	0	0	91	67	24	6	6	0	
	4502 West Coates	Cala Evans Restoration Ltd And City &	B	203	0	203	0	6	6	0	104	104	0	93	93	0	
C	5869 West Pilton Place	Salus Developments.	B	8	0	8	0	0	0	0	8	8	0	0	0	0	
	Small Sites										98	98	0				
Completions 2019/20											2,967	1,986	981				

Schedule 4: Constrained Sites

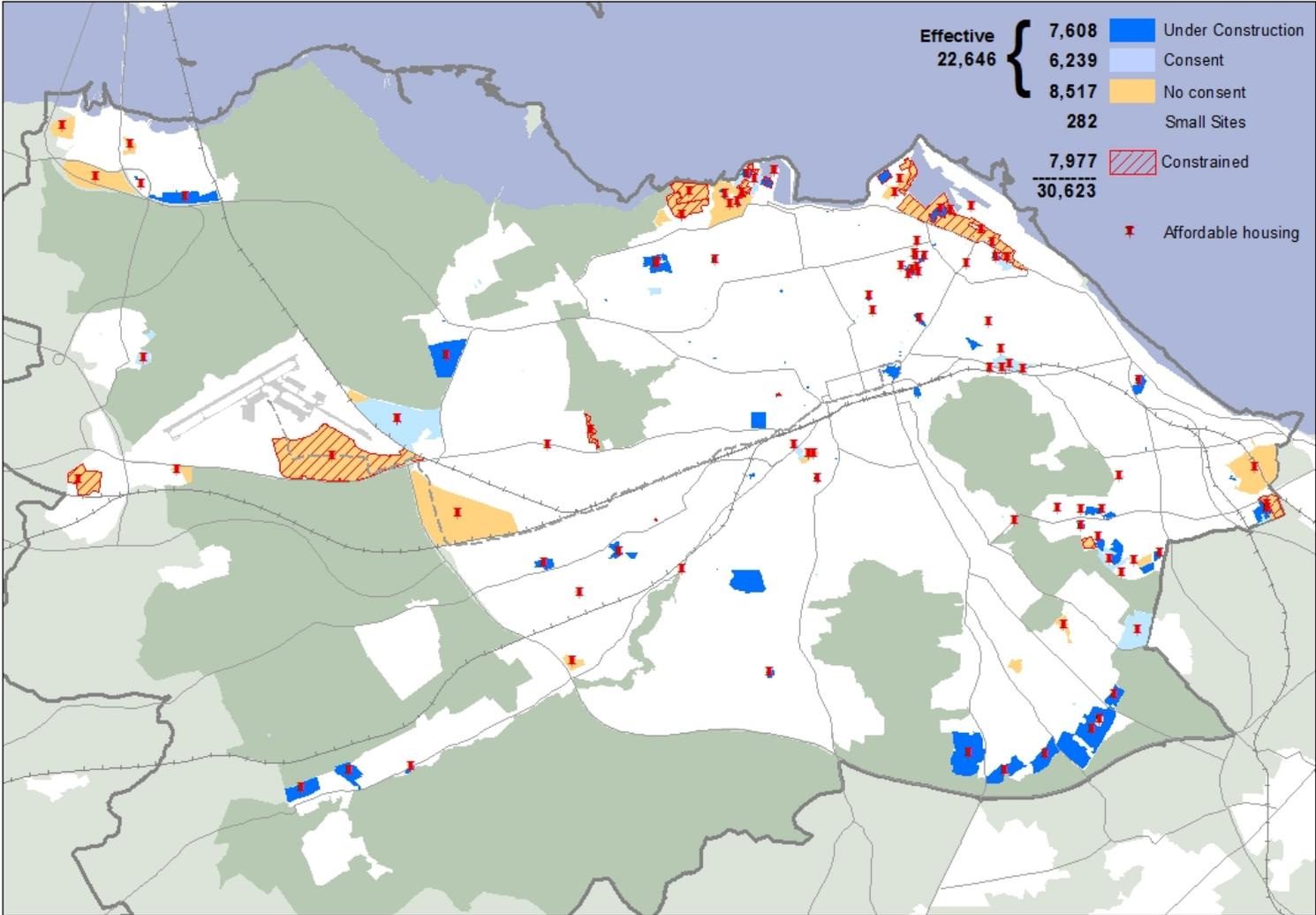
Draft Housing Land Audit and Completions Programme 2020

Schedule 4: Constrained Sites

Ref	Address	Developer/applicant	Total	Housing Units			Last Consent		Constraint
				Afford.	Comp.	Remain	Type	Date	
5244	LDP Emp 6 IBG	LDP Site	350	88	0	350	NONE		No housing use established
3424	LDP EW 1A: Western Harbour	Forth Properties Limited.	669	0	0	669	NONE		Consent expired - flood risk
3424.1	LDP EW 1A: Western Harbour - Platinum Point	Gregor Shore Plc.	452	0	226	226	FULL	Apr-04	Owner not ready to market
3424.6	LDP EW 1A: Western Harbour View	AB Leith Ltd.	258	0	0	258	NONE		Owner not ready to market
4893	LDP EW 1B: Central Leith waterfront	Various	2138	535	0	2138	NONE		Multiple ownership - Site mostly in use
4894	LDP EW 1C: Leith Waterfront - Salamander Place		719	180	0	719	NONE		Much of site in use (Commercial)
3105B	LDP EW 2A: West Shore Road - Forth Quarter	City of Edinburgh Council	691	125	0	691	NONE		Some land contamination - no consent
3733A.1	LDP EW 2B: Granton Park Avenue	Buredi + Waterfront Edinburgh Ltd	95	26	14	81	FULL	Sep-05	Alternative use proposed
3733A.6	LDP EW 2B: West Harbour Road	Waterfront Edinburgh Limited.	42	7	0	42	NONE		Consent expired on plot
3744B	LDP EW 2C: Granton Harbour	Various	347	190	0	347	NONE		Site in use (commercial)
3744A.2	LDP EW 2C: Granton Harbour	Gregor Shore PLC.	288	0	133	155	FULL	Jul-05	Owner not ready to market
3744A.6	LDP EW 2C: Granton Harbour - Plot 29	Hart Estates Ltd.	36	0	0	36	NONE		Owner not ready to market
3744A.4	LDP EW 2C: Granton Harbour - Plot 31		97	0	0	97	NONE		Consent Expired
3733B	LDP EW 2D: Waterfront - WEL - North Shore	Various	850	170	0	850	NONE		Not viable in current climate
4157	LDP HSG 15: Castlebrae	LP site	145	0	0	145	NONE		Lp site. No consent
3754.3	LDP HSG 17: Greendykes Road	Craigmillar Eco Housing Co-op	10	10	0	10	NONE		Consent expired - no further activity
5254	LDP HSG 27: Newcraighall East (East Part)	LDP Site	88	22	0	88	NONE		Railway line/ Electricity pylons
5132	LDP HSG 4: West Newbridge	Lp Site	500	125	0	500	NONE		No planning consent (Consent now granted)
4897	LDP HSG 7: Edinburgh Zoo		80	20	0	80	NONE		Site in alternative use
5888	Belford Road	AMA (Belford) Ltd.	52	0	0	52	FULL	May-17	Consent Now expired (Aug 2020)
5919	Ford's Road	AMA (New Town) Ltd.	9	0	0	9	FULL	Jun-17	Consent Now expired (Aug 2020)
3623	Ocean Drive	S1 Developments	338	85	0	338	NONE		Consent Expired (New consent now granted)
	Small Sites					96			
	Total Constrained Capacity		8254	1583	373	7977			

8254 1583 373 7881

Appendix 2: Established Housing Land Supply 2020



© Crown Copyright and database right 2017. All rights reserved. Ordnance Survey Licence number 100023420.