

Housing, Homelessness and Fair Work Committee

10.00am, Thursday 20 January 2022

Housing Land Audit and Completions Programme 2021 – 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 2021 to the Housing, Homelessness and Fair Work Committee for information.

Stephen Moir

Executive Director of Corporate Services

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Referral Report

Housing Land Audit and Completions Programme 2021

2. Terms of Referral

- 2.1 On the 1 December 2021, the Planning Committee considered a report that summarised findings of the 2021 annual Housing Land Audit and Completions Programme.
- 2.2 The audit demonstrated that there was more than enough unconstrained housing land to meet the remaining housing land requirement in full and that the five-year completions programme was above target.
- 2.3 The Planning Committee agreed:
 - 1) To note the findings of the report including Appendix 1 'The Housing Land Audit and Completions Programme 2021'.
 - 2) To refer the report to the Scottish Government for information.
 - 3) To refer the report to the Housing, Homelessness and Fair Work Committee for its information.

3. Background Reading/ External References

- 3.1 [Webcast - Planning Committee - 1 December 2021](#)

4. Appendices

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

Planning Committee - Appendix 1

2.00pm, Wednesday, 1 December 2021

Housing Land Audit and Completions Programme 2021

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

- 1.1 It is recommended that Planning Committee:
 - 1.1.1 Notes the findings of this report including Appendix 1, 'The Housing Land Audit and Completions Programme 2021';
 - 1.1.2 Agrees to refer this report to the Scottish Government for information; and
 - 1.1.3 Refers this report to the Housing, Homelessness and Fair Work Committee for information.

Paul Lawrence

Executive Director of Place

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Report

Housing Land Audit and Completions Programme 2021

2. Executive Summary

- 2.1 The purpose of this report is to summarise the findings of the 2021 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 The Covid-19 pandemic and the national lockdown during the second quarter of 2020 has resulted in the number of completions over the year to April 2021 being lower than recent years. Housebuilding activity is now back to the pre-pandemic level with expected completions over the next five years averaging 2,600 per year.
- 2.4 The audit demonstrates that there is more than enough unconstrained housing land to meet the remaining housing land requirement in full 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 for the period to 2024. The adopted Edinburgh Local Development Plan (2016) extended the target to 2026.
- 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 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.

- 3.4 The conclusion was 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 Housing Land Audit and Delivery Programme 2017 which further enhanced the audit process by identifying the 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 issues 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. 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 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 alternative approach to measuring housing land supply and delivery, approved by Planning Committee, recognised 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 2021 HLACP have been discussed and agreed as reasonable with Homes for Scotland.

Housing Land Supply

- 4.4 As at 31 March 2021, there was enough land free of planning constraints and available for development for 22,411 houses. There was also land for a further 8,228 houses on sites where there was a constraint as set out in schedule 4 of Appendix 1.
- 4.5 The effective land supply is varied in type, size and location. It is spread over a range of locations and includes brownfield (54%) and greenfield (46%) 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 will 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 that the housing supply target can be met, additional land must be made available to allow for flexibility of range and choice.
- 4.7 On [29 September 2021](#), Planning Committee approved a new proposed LDP, City Plan 2030, for its statutory period of representation. The plan includes new housing supply targets and housing land requirements along with proposals for a generous supply of land to meet the targets. Once adopted, the housing targets and land requirements will replace those in the LDP (2016) set by the SDP. New proposals in Proposed City Plan 2030 do not count towards the current targets and housing land requirements and are not contained in Housing Land Audit and Completions Programme 2021. However, some of the sites that were allocated in LDP (2016), and have not yet been delivered, have been carried over as proposals into the new proposed plan.

Housing Delivery

- 4.8 Delivery of new homes is influenced by a range of factors including economic fluctuations, supply of skills and materials, movement in the local and national housing market and other commercial considerations.
- 4.9 Following the recession from 2008, the market recovered and completions increased from 1,191 in 2012/13 to 2,967 in 2019/20. The Covid-19 pandemic and national lockdown in the second quarter of 2020 caused a fall in completions to 1,700 for the year to April 2021. However, the fall in housebuilding activity was temporary and anticipated completions for the next five years averages at 2,600 per annum.
- 4.10 Emerging from the 2008 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 2011-2015. 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. The rate of delivery of new homes will also be influenced by the impact of Build to Rent developments, where the pace of delivery seeks to meet strong rental demand and is not constrained by the mortgage market and potentially also by improvements in construction methods.
- 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 housing supply target. It demonstrates that there is sufficient unconstrained land to meet the remaining housing land requirement in the city and that the five year completions programme exceeds 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 2021	23,651
Housing Supply Target 2021 to 2026	8,743
Supply	Output
Remaining Housing Land Requirement 11,982	Completions Target 2021 to 2026 8,743
Effective Housing Land Supply 22,411	5 year completions programme* 12,843

* Previously referred to as the five year effective land supply

- 4.12 At current build rates, there is enough effective housing land in Edinburgh to last for eight 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). Since April 2015, 8,225 homes have been granted planning permission on such sites and of those, 2,344 are for affordable homes. Some 87% are on brownfield land.

National Planning Framework 4

- 4.14 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.
- 4.17 Homes for Scotland are consulted during the preparation of the HLACP and advise 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 relating to ownership or control of a site, the planning system and other regulatory processes and the development industry. Details of these are on pages 12 and 13 of Appendix 1.

Increasing Housing Delivery

- 4.18 On [24 August 2017](#), Council approved its five year business plan including an objective to build 20,000 new affordable homes 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, Homelessness and Fair Work 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 identifies 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.
- 4.19 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.
- 4.20 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 recognised 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

- 4.21 There is more than enough 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.
- 4.22 The five-year completions programme (previously referred to as the five year effective land supply) is now 47% above the five year completions target.
- 4.23 Based upon current rates of delivery, there is enough effective land in Edinburgh to last for eight years.

5. Next Steps

- 5.1 The next annual Housing Land Audit and Completions Programme will be carried out in Spring 2022 and reported to Planning Committee in Autumn 2022.

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: 29 September 2021. Item 6.1 - City Plan 2030 – Approval of Proposed Plan for statutory representation period](#)
- 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 [Housing, Homelessness and Fair Work Committee: 14 January 2021. Item 7.2 Land Strategy to Support Delivery of Affordable Housing and Brownfield Regeneration](#)
- 8.7 [Planning Committee: 7 August 2019. Item 8.1 Affordable Housing Policy Delivery](#)
- 8.8 [Fourth National Planning Framework: Position Statement](#)
- 8.9 [Strategic Development Plan for Edinburgh and South East Scotland, SESplan, 2013](#)
- 8.10 [Local Development Plan](#)
- 8.11 [City Housing strategy](#)

9. Appendices

- 9.1 Appendix 1 – Housing Land Audit and Completions Programme 2021.
- 9.2 Appendix 2 – Map of the established land supply in City of Edinburgh.

Appendix 1

Housing Land Audit and Completions Programme 2021

Housing Land Audit and Completions Programme 2021

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) 2021 is an assessment of the housing land supply in the City of Edinburgh Council area as at 31 March 2021. The audit attempts to programme expected housing completions over the audit period, April 2021 to March 2026 and details completions that took place over the year April 2020 to March 2021.

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. The audit does not include new proposals from the proposed City Plan 2030. 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 the land 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. Based upon past completion rates, the audit assumes that 75% of small sites will be developed over the five year period but does not attempt to identify which ones. 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 completions 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 2021, the established land supply in the City of Edinburgh Council area was 30,639. This included land free of all planning constraints for 22,411 dwellings and land for a further 8,228 dwellings on sites that are currently considered constrained.

Effective land supply

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 22,411 dwellings in the City of Edinburgh Council. This includes 7,607 dwellings on sites currently under construction, 8,973 dwellings on sites with planning consent but where development has not yet started and a further 5,566 dwellings on sites that have not yet received planning consent – mostly sites allocated in the Local Development Plan. The remaining 265 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 sixteen 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

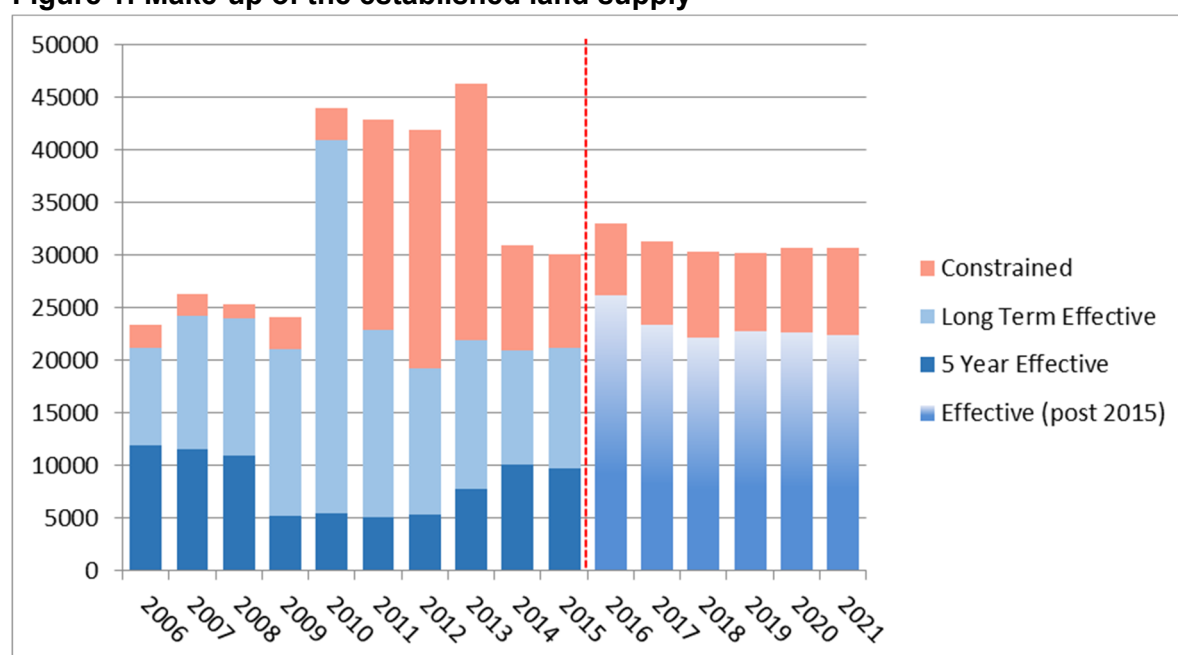
‘Constrained.’ Land on which development cannot currently take place without remedial action.

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 and subsequent recession 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. Following the adoption of the current Local Development Plan in 2016, the effective land supply increased to over 2,500 units – the highest it has been since the early 2000s. The exception to this was of 2010 where there was a spike in effective eland supply caused by a local plan allocation and an application for around 18,000 units at Leith Docks. As 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. Over the last 4 years the effective and established land supply have remained stable suggesting that new land coming forward as windfall is at a similar rate to the number of units completed each year.

Figure 1: Make-up of the established land supply



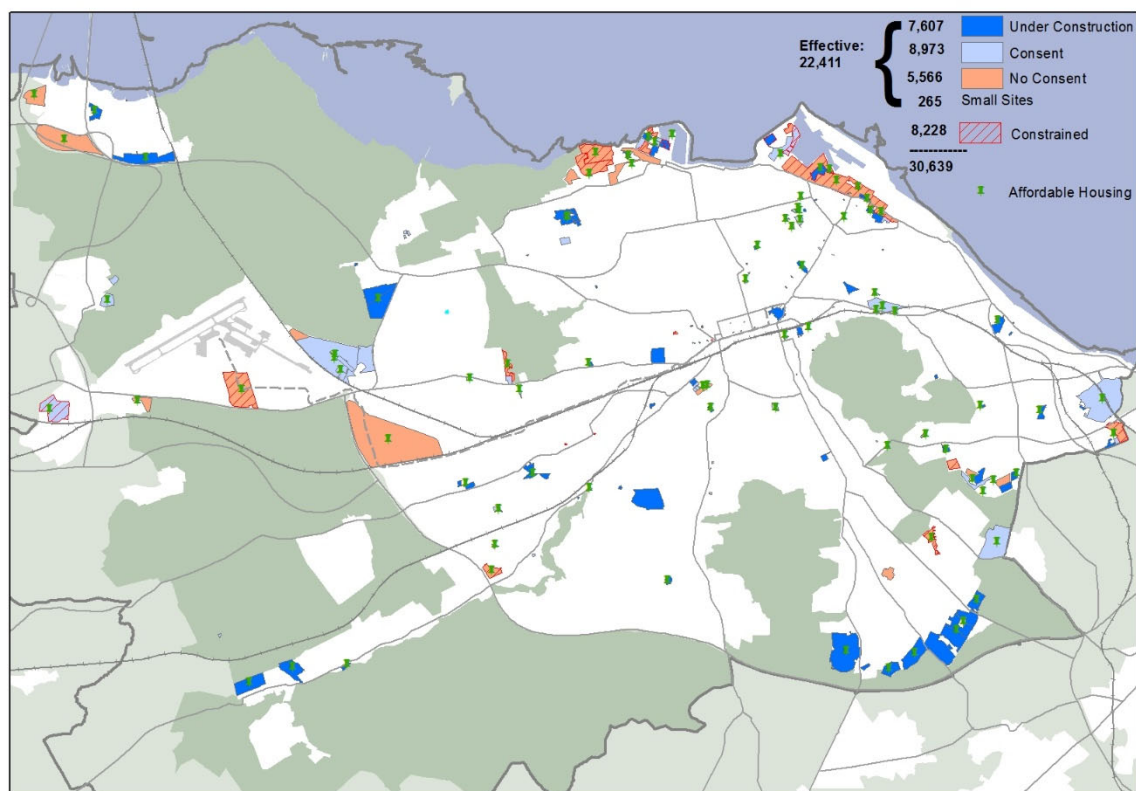
Constrained Land

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. A schedule of constrained sites, including the nature of constraint, is included as schedule 4.

Map 1. Housing Land Supply 2021



Greenfield / Brownfield analysis

Excluding small sites, 10,272 units of the remaining capacity of effective sites (22,146) 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.

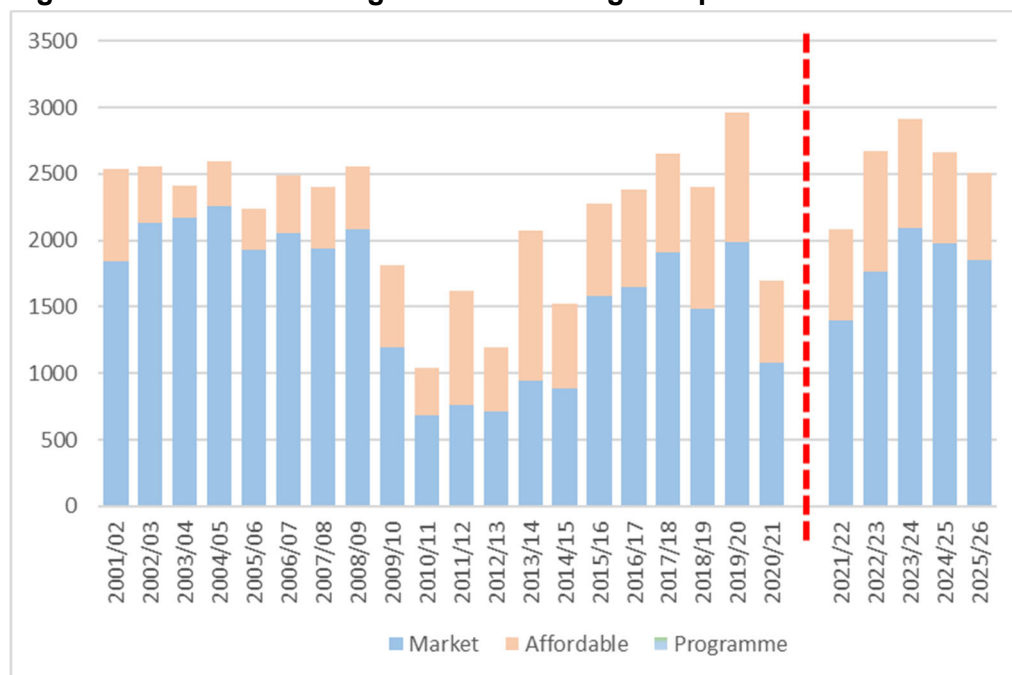
3. HOUSING DELIVERY

Completions

Mirroring the situation with the 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. Completions have been increasing since 2013 with the number of completions in 2019/20 being the highest recorded since 1998. The national lockdown in response to the Covid-19 pandemic in March 2020 has resulted in a considerable reduction in completions over the year to March 2021. Development activity has returned to pre-pandemic levels and an increase in completions over the next few years is anticipated.

The actual number of completions in the future could be higher than programmed as it is likely that some additional housing completions will take place on windfall sites that are not yet in the land supply. Figure 2 below charts historic housing completions and programmed completions for the next 5 years.

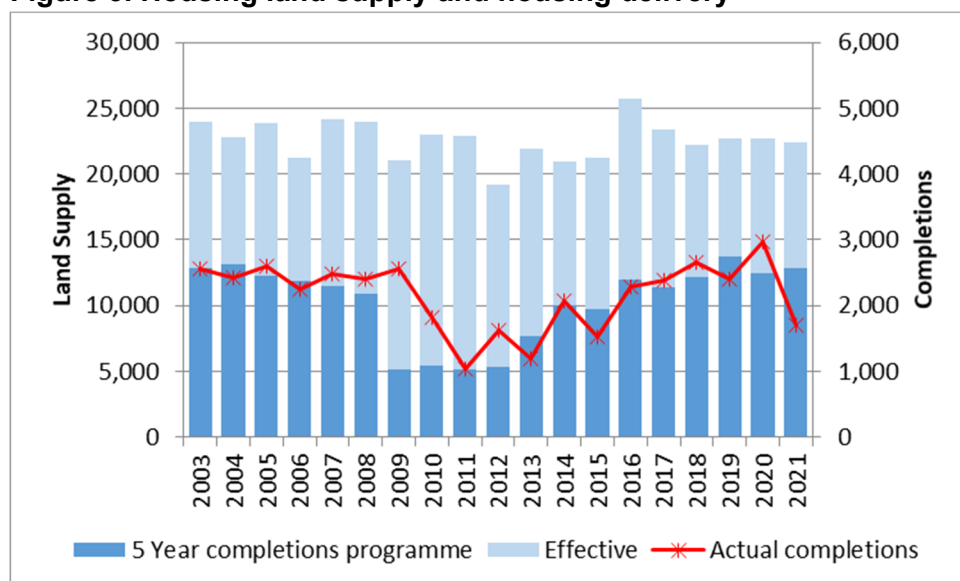
Figure 2. Historic and Programmed Housing Completions



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. In the second quarter of 2020, the national lockdown in response to the Covid-19 pandemic caused development to temporarily halt resulting in a reduction of completions from nearly 3,000 in 2019/20 to 1,700 over the year to March 2021. 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 2021. 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 27% of the current effective land supply (6,096 units). 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 37% 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 1,600 per year since.

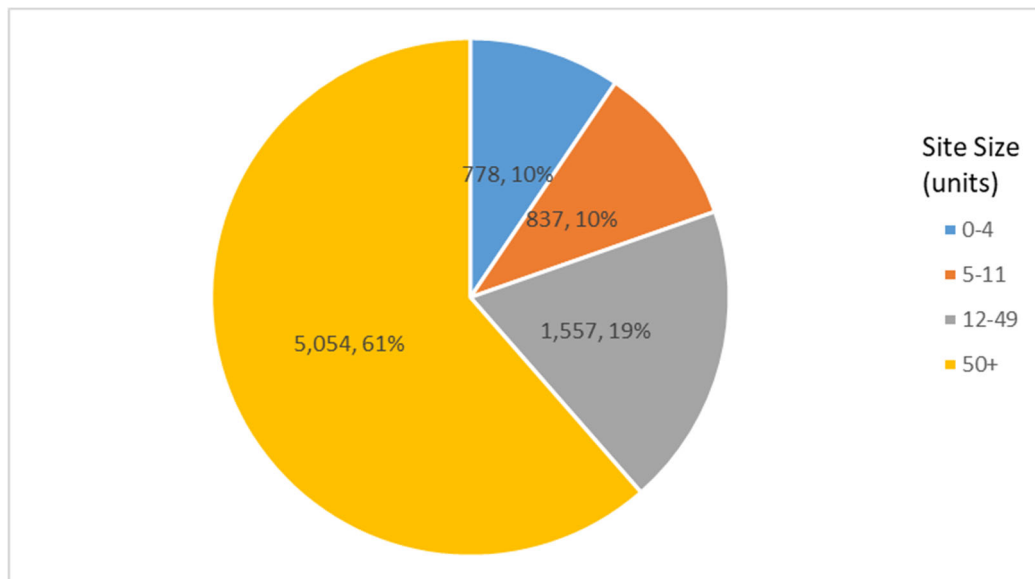
Windfall Development

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, 8,226 homes have received planning consent on windfall sites. Of these 2,344 units will be affordable.

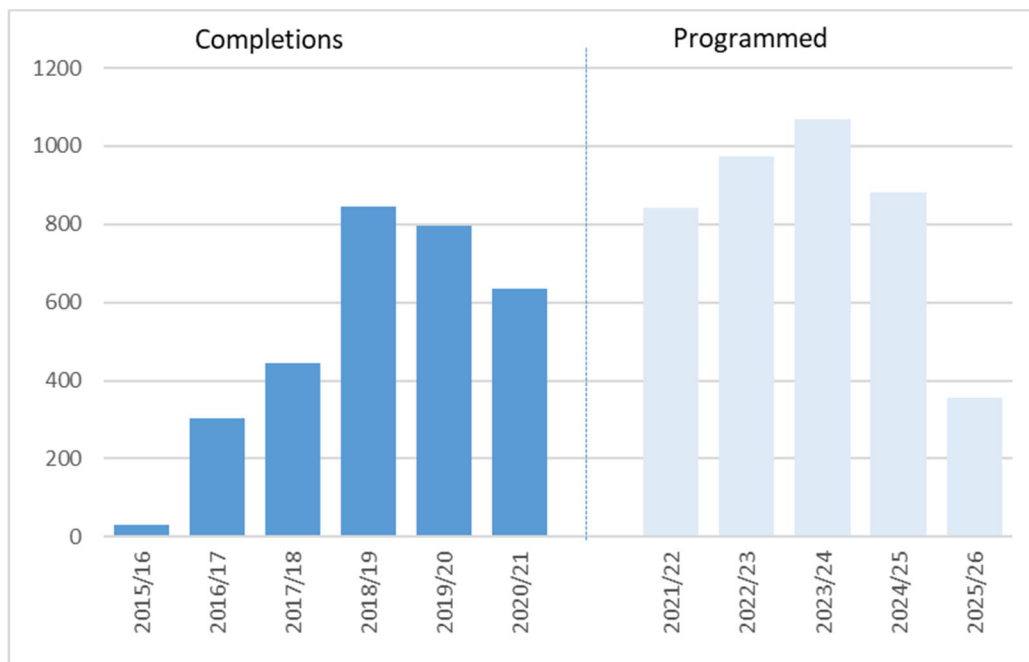
The windfall sites cover a range of sizes with over half the consented units being major developments (sites of over 50 units). The size distribution of windfall sites is shown in figure 4 below.

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



Between 2015 and 2019, there were 1,621 units completed on windfall sites – slightly below the target of 1,690. However, with 1,433 homes completed since 2019 and a further 4,121 programmed over the next 5 years the remaining LDP target of 1,602 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.

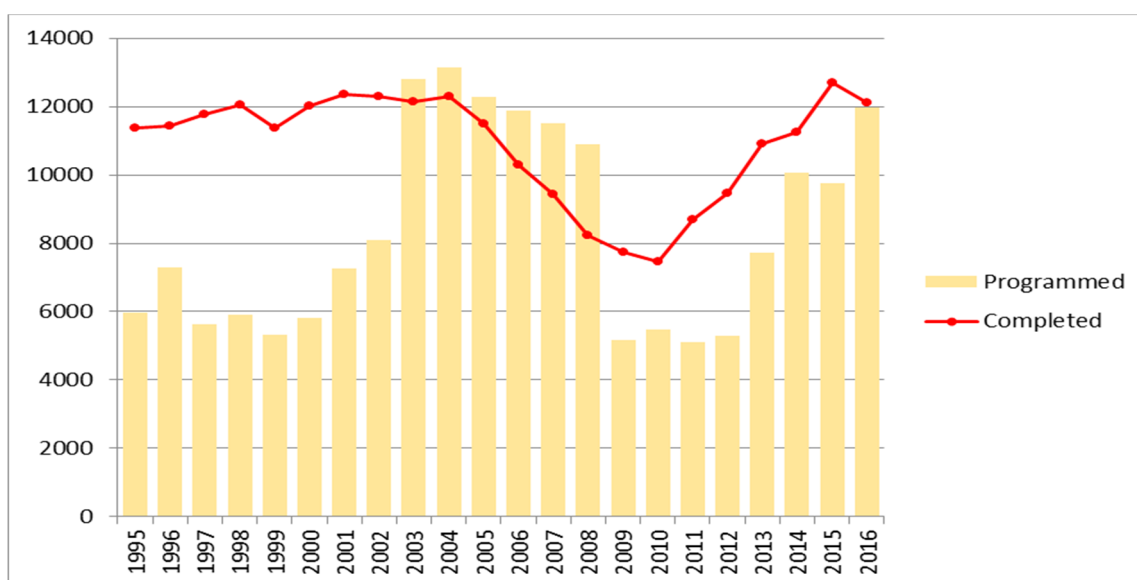
Figure 5 Units completed and programmed on windfall sites



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 over a five year period to the number of completions that actually occurred over the same five year period for each housing audit 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 land requirement. The table also shows the 5 year completions programme (previously referred to as the five year effective land supply)

compared to the output target for the next 5 years – the remaining housing supply target for the LDP (2016).

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 2021	23,651
Housing Supply Target 2021 to 2026	8,743
Supply	Output
Remaining Housing Land Requirement 11,982	Completions Target 2021 to 2026 8,743
Effective Housing Land Supply 22,411	5 year completions programme* 12,843

* Previously referred to as the 5 year effective land supply

The table demonstrates that there is enough land, free from development constraints, to meet the remaining development plan housing land requirement. The table further demonstrates that programmed delivery to 2026 will surpass the entire development plan housing supply target.

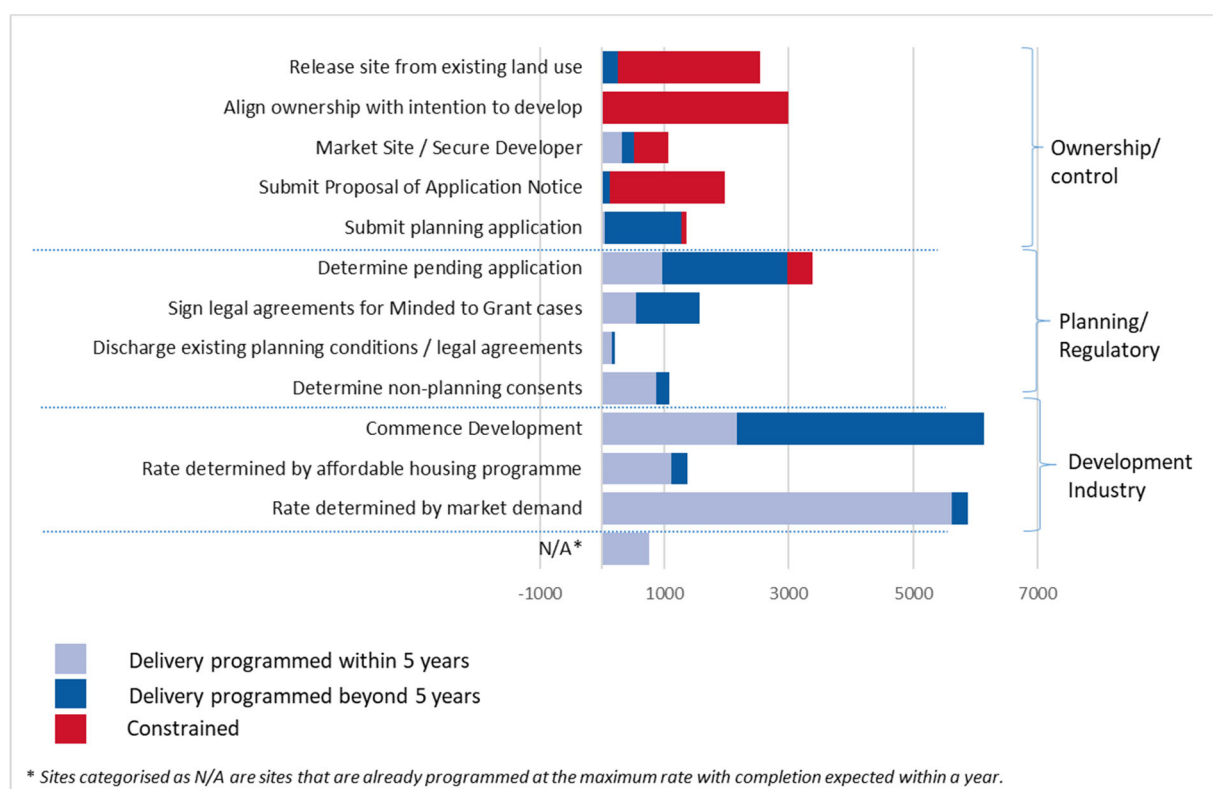
Increasing Housing Delivery

Further to identifying constraints that prevent delivery of new homes, HLACP2021 also attempts to identify the actions 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. Twelve different actions were identified and applied on an individual site by site basis. The twelve 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 3,285 units programmed beyond the five year period on effective sites affected by factors related to the planning system.

Finally, there are 1,800 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 purposes 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 2020/21 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 2020. 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 – Established Land Supply

Schedule 1. Land supply and delivery summary

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Schedule 2 – Site Details

Housing Land Audit and Completions Programme 2021

Schedule 2: Site Details

							Housing Land Supply						Completions Programme									
Site Ref	Site Name /Address	Developer (Or Owner)	Area	Brf/	Consent		Total			Total	Complete	Remaining	Expected Completions									
(N=New site in 2020)			/ha	Grf	Type	Date	U/C	Dwellings	Houses	Flats	affdble units	by 04/21	as at 04/21	21/22	22/23	23/24	24/25	25/26	Total 21-26	26/27	27/28	Post 2028
LDP Allocations																						
3825	LDP CC2: New Street	Artesan	0.78 B		FULL	Dec-16	Sep-19	167	10	157	0	0	167	37	50	50	30	0	167	0	0	0
4338.5	LDP CC3: Fountainbridge	Fountain North Ltd.	0.60 B		FULL	Nov-19	Mar-21	125	0	125	0	0	125	0	60	65	0	0	125	0	0	0
4338.6	LDP CC3: Fountainbridge	Moda Living (Springside) Ltd.	0.61 B		FULL	Nov-18	Mar-21	205	0	205	0	0	205	0	100	105	0	0	205	0	0	0
4338.7	LDP CC3: Fountainbridge	Moda Living (Springside)	1.09 B		OUT	Dec-16		140	0	140	0	0	140	0	0	0	70	70	140	0	0	0
4900.1A	LDP CC3: Fountainbridge (Phase 1.1)	City Of Edinburgh Council	0.48 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
														0								
4900.1B	LDP CC3: Fountainbridge (Phase 1.1)	City Of Edinburgh Council.	0.40 B		FULL	Oct-19		113	0	113	113	0	113	0	0	0	50	63	113	0	0	0
4900.1	LDP CC3: Fountainbridge (Phase 1)	City of Edinburgh Council	3.70 B		NONE			258	0	258	0	0	258	0	0	0	0	78	78	90	90	0
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	21	71	21	50	34
	Affordable							58			58	0	58	0	0	0	0	29	29	29	0	0
5245	LDP Del 4: Edinburgh Park / South Gyle	LDP Site	121.75 G		NONE			1,737	0	1,737	434	0	1,737	0	0	0	50	100	150	100	100	1,387
	Market							1,303			0	0	1,303	0	0	0	40	75	115	75	75	1,038
	Affordable							434			434	0	434	0	0	0	10	25	35	25	25	349
3424.11	LDP EW 1A: Western Harbour	Forth Properties Limited.	17.60 B		FULL	Jun-20		938	0	938	0	0	938	0	0	0	50	100	150	100	100	588
3424.10	LDP EW 1A: Western Harbour- Sandpiper Drive	Robertson Living.	0.00 B		FULL	Oct-19	Mar-20	40	0	40	40	0	40	40	0	0	0	0	40	0	0	0
4894.1C	LDP EW 1C: Salamander Place phase 3 and 4	Cruden and Teague	1.03 B		FULL	Nov-17	Mar-18	199	0	199	199	0	199	100	99	0	0	0	199	0	0	0
4894.1D	LDP EW 1C: Salamander Place Phase 5	Teague Homes (UK), Miller Homes & Cruden	2.73 B		FULL	Sep-19	Mar-21	155	44	111	0	0	155	0	0	50	50	55	155	0	0	0
4894.1E	LDP EW 1C: Salamander Place Phase 6 and 7	Cruden Homes (East) Ltd / Teague Homes	1.08 B		FULL	Nov-19		151	0	151	151	0	151	0	0	0	0	50	50	50	51	0
3105A	LDP EW 2A: West Shore Road - Forth Quarter	City of Edinburgh Council	4.32 B		NONE	Oct-03		444	0	0	257	0	444	0	0	50	100	100	250	100	94	0
	Market							187			0	0	187	0	0	20	30	30	80	30	77	0
	Affordable							257			257	0	257	0	0	30	70	70	170	70	17	0
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	40	49	0	0	0	89	0	0	0
	Market							56			0	0	56	25	31	0	0	0	56	0	0	0
	Affordable							33			33	0	33	15	18	0	0	0	33	0	0	0
3733A	LDP EW 2B: Waterfront WEL - Central Dev Area	City of Edinburgh Council	7.10 B		NONE	Jul-03		1,149	0	0	402	0	1,149	0	0	0	0	50	50	50	100	949
	Market							747			0	0	747	0	0	0	0	38	38	38	75	596
	Affordable							402			402	0	402	0	0	0	0	12	12	12	25	353
3744A.3	LDP EW 2C: Granton Harbour - Plot 3	Port Of Leith Housing Association.	0.70 B		FULL	Dec-16	Mar-19	104	0	104	104	0	104	0	50	54	0	0	104	0	0	0
3744A.7	LDP EW 2C: Granton Harbour Plots 26 and 27	Link	1.90 B		FULL	Jun-06	Mar-18	264	0	264	264	132	132	0	0	0	0	0	0	132	0	0
3744A.8	LDP EW 2C: Granton Harbour Plots S1 and S2	Port of Leith HA	2.16 B		FULL	Aug-17	Mar-21	302	0	302	302	0	302	0	0	50	50	50	150	50	50	52
3744A.9	LDP EW 2C: Granton Harbour Plots 9a/9b	Granton Central Developments Ltd.	0.81 B		FULL	Mar-20		104	0	104	0	0	104	0	0	0	50	54	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
4893A	LDP EW1B: Central leith Waterfront A	CALA Management Ltd.	5.25 B		FULL	Aug-18	Mar-19	390	33	357	97	60	330	72	87	112	59	0	330	0	0	0
	Market							293			0	60	233	72	72	72	17	0	233	0	0	0
	Affordable							97			97	0	97	0	15	40	42	0	97	0	0	0
3760	LDP HSG 1: Springfield	Cala	11.97 G		NONE			176	89	87	44	0	176	0	12	43	31	50	136	40	0	0
	Market							132			0	0	132	0	12	28	31	50	121	11	0	0
	Affordable							44			44	0	44	0	0	15	0	0	15	29	0	0
3747	LDP HSG 5: Hillwood Rd	Taylor Wimpey	4.93 G		NONE			132			33	0	132	0	20	49	63	0	132	0	0	0
	Market							99			0	0	99	0	33	46	0	0	99	0	0	0
	Affordable							33			33	0	33	0	0	16	17	0	33	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

Housing Land Audit and Completions Programme 2021

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							Housing Land Supply						Completions Programme										
Site Ref	Site Name /Address	Developer (Or Owner)	Area	Brf/ Grf	Consent		Total			Total	Complete	Remaining	Expected Completions										
(N=New site in 2020)			/ha		Type	Date	U/C	Dwellings	Houses	Flats	affdble units	by 04/21	as at 04/21	21/22	22/23	23/24	24/25	25/26	Total 21-26	26/27	27/28	Post 2028	
3965	LDP HSG 12: Albion Road	Places for People	2.70 B		FULL	Mar-14	Mar-15	205	48	157	0	175	30	30	0	0	0	0	30	0	0	0	
3754	LDP HSG 17: Greendykes (areas K and L)	Craigmillar JVC	15.79 B		NONE			129	0		0	0	129	0	0	0	0	0	0	29	50	50	
3754.6	LDP HSG 17: Greendykes Road (areas N,Q,P,R)	Taylor Wimpey	3.93 B		FULL	Sep-18	Mar-20	169	111	58	0	0	169	20	50	50	49	0	169	0	0	0	
3753.5	LDP HSG 18: New Greendykes Areas C & D	Sheratan Ltd + Persimmon Homes (East S	2.93 G		FULL	Sep-17	Mar-19	145	115	30	0	81	64	32	32	0	0	0	64	0	0	0	
3753.6	LDP HSG 18: New Greendykes Areas A,E	Persimmon Homes.	4.04 G		OUT	Jul-10		163	112	51	0	0	163	0	0	50	50	50	150	13	0	0	
3753.7	LDP HSG 18: New Greendykes Areas H/AH1	Persimmon Homes.	4.82 G		OUT	Jul-10		128	110	18	25	0	128	0	0	0	28	50	78	50	0	0	
	Market							103			0	0	103	0	0	0	28	35	63	40	0	0	
	Affordable							25			25	0	25	0	0	0	0	15	15	10	0	0	
5246.1	LDP HSG 19: Maybury East	Taylor Wimpey UK Limited.	12.99 G		FULL	May-20		250	205	45	63	0	250	22	57	70	75	26	250	0	0	0	
	Market							187			0	0	187	22	45	55	55	10	187	0	0	0	
	Affordable							63			63	0	63	0	12	15	20	16	63	0	0	0	
N 5246.2.1	LDP HSG 19: Maybury Central - 1	West Craigs Ltd & Dunedin Canmore.	0.07 B		FULL	May-20		5	5	0	0	0	5	0	5	0	0	0	5	0	0	0	
N 5246.2.2	LDP HSG 19: Maybury Central - 2	Dunedin Canmore.	2.82 G		FULL	Dec-20		158	35	123	158	0	158	0	58	100	0	0	158	0	0	0	
N 5246.2.3	LDP HSG 19: Maybury Central - 3	Dunedin Canmore.	2.63 G		FULL	Dec-20		142	43	99	142	0	142	0	42	100	0	0	142	0	0	0	
5246.2	LDP HSG 19: Maybury Central	West Craigs Ltd.	58.82 G		OUT	Sep-19		1,400	0	0	70	0	1,400	0	50	100	100	300	550	300	300	250	
	Market							1,330			0	0	1,330	0	50	100	100	265	515	265	300	250	
	Affordable							70			70	0	70	0	0	0	0	35	35	35	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	15	35	47	
	Affordable							33			33	0	33	0	0	0	0	0	0	10	15	8	
5247A	LDP HSG 20: Cammo	CALA Management Ltd	28.18 G		FULL	Jan-20	Mar-20	197	83	114	0	0	197	41	62	61	33	0	197	0	0	0	
5247B	LDP HSG 20: Cammo	BDW Trading Ltd	28.18 G		FULL	Jan-20	Mar-20	458	185	273	164	0	458	80	84	80	80	60	384	74	0	0	
	Market							294			0	0	294	40	40	40	40	60	220	74	0	0	
	Affordable							164			164	0	164	40	44	40	40	0	164	0	0	0	
5248	LDP HSG 21: Broomhills	BDW Trading Ltd.	24.60 G		FULL	May-17	Mar-18	671	540	93	158	429	242	120	80	42	0	0	242	0	0	0	
	Market							513			0	323	190	95	53	42	0	0	190	0	0	0	
	Affordable							158			158	106	52	25	27	0	0	0	52	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	151	47	47	0	0	0	0	47	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	26	268	74	60	44	40	50	268	0	0	0	
	Market							220			0	16	204	34	40	40	40	50	204	0	0	0	
	Affordable							74			74	10	64	40	20	4	0	0	64	0	0	0	
5251.3	LDP HSG 24: Gilmerton Station Road	BDW	12.37 G		FULL	Jun-18	Dec-19	315	270	45	78	23	292	62	61	36	36	36	231	36	25	0	
	Market							237			0	23	214	12	33	36	36	36	153	36	25	0	
	Affordable							78			78	0	78	50	28	0	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	67	82	30	52	0	0	0	82	0	0	0	
	Market							112			0	67	45	16	29	0	0	0	45	0	0	0	
	Affordable							37			37	0	37	14	23	0	0	0	37	0	0	0	
5254.2	LDP HSG 27: Newcraighall East Phase 4	Avant Homes	17.05 G		FULL	Jan-20	Mar-21	37	37	0	10	0	37	17	20	0	0	0	37	0	0	0	
	Market							27			0	0	27	17	10	0	0	0	27	0	0	0	
	Affordable							10			10	0	10	0	10	0	0	0	10	0	0	0	
5254.3	LDP HSG 27: Newcraighall East Phase 5	Avant Homes	17.05 G		FULL	Mar-21		29	29	0	6	0	29	0	0	29	0	0	29	0	0	0	
	Market							23			0	0	23	0	0	23	0	0	23	0	0	0	
	Affordable							6			6	0	6	0	0	6	0	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	EDI	48.29 G		OUT	Nov-20		1,330	0	0	332	0	1,330	0	0	37	100	100	237	100	100	893	
	Market							998			0	0	998	0	0	25	75	75	175	75	75	673	
	Affordable							332			332	0	332	0	0	12	25	25	62	25	25	220	

Housing Land Audit and Completions Programme 2021

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							Housing Land Supply					Completions Programme										
Site Ref	Site Name /Address	Developer (Or Owner)	Area	Brf/	Consent		Total			Total	Complete	Remaining	Expected Completions									
(N=New site in 2020)			/ha	Grf	Type	Date	U/C	Dwellings	Houses	Flats	affdble units	by 04/21	as at 04/21	21/22	22/23	23/24	24/25	25/26	Total 21-26	26/27	27/28	Post 2028
5712	LDP HSG 32: Buileyon Road	CALA	38.41 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 Scotstour	Taylor Wimpey East Scotland.	18.83 G		FULL	Jun-19	Mar-20	339	247	92	85	11	328	15	70	80	80	83	328	0	0	0
	Market							254			0	11	243	15	55	60	60	53	243	0	0	0
	Affordable							85			85	0	85	0	15	20	20	30	85	0	0	0
5716	LDP HSG 37: Newmills Road	Cala Management Ltd.	11.33 G		FULL	Jul-17	Mar-18	206	91	115	51	178	28	28	0	0	0	0	28	0	0	0
	Market							155			0	154	1	1	0	0	0	0	1	0	0	0
	Affordable							51			51	24	27	27	0	0	0	0	27	0	0	0
5706	LDP HSG 38: Ravelrig Road	CALA Management Ltd.	14.02 G		FULL	Apr-17	Mar-18	140	116	24	36	101	39	27	12	0	0	0	39	0	0	0
	Market							104			0	65	39	27	12	0	0	0	39	0	0	0
	Affordable							36			36	36	0	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	150	110	50	50	10	0	0	110	0	0	0
	Market							195			0	85	110	50	50	10	0	0	110	0	0	0
	Affordable							65			65	65	0	0	0	0	0	0	0	0	0	0
5704	LDP HSG 40: SE Wedge South - Edmonstone	Snaefell Holdings (UK) Ltd.	27.23 G		FULL	Sep-18		696	298	398	174	0	696	0	0	15	30	60	105	60	60	471
	Market							522			0	0	522	0	0	15	20	45	80	45	45	352
	Affordable							174			174	0	174	0	0	0	10	15	25	15	15	119
5720	Abbey Mount	Abbey Mount Estates Ltd C/O Agent	0.05 B		FULL	May-19	Mar-21	11	0	11	0	0	11	11	0	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	11	0	0	0	11	0	0	0
N 6294	Alva Street	Phoenix Developments.	0.03 B		FULL	Apr-20	Mar-21	6	0	6	0	0	6	0	6	0	0	0	6	0	0	0
5882	Ashley Place	Cornhill Building Services Limited.	0.47 B		NONE			65	0	65	14	0	65	0	0	30	35	0	65	0	0	0
	Market							51			0	0	51	0	0	30	21	0	51	0	0	0
	Affordable							14			14	0	14	0	0	0	14	0	14	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	7	0	0	0
6271	Barnton Avenue West	New Age Developers.	0.42 B		FULL	Jan-20		15	0	15	0	0	15	0	15	0	0	0	15	0	0	0
N 6297	Barnton Brae	Mr L Rennie.	0.34 B		FULL	Apr-20		11	0	11	0	0	11	0	0	0	11	0	11	0	0	0
6210	Bath Road	Kindplease Ltd.	0.02 B		FULL	Jul-19		6	0	6	0	0	6	0	0	0	6	0	6	0	0	0
4893B	Bath Road	BDW Trading Ltd.	1.68 B		FULL	Aug-19	Mar-21	212	0	212	53	0	212	0	86	60	54	12	212	0	0	0
	Market							159			0	0	159	0	33	60	54	12	159	0	0	0
	Affordable							53			53	0	53	0	53	0	0	0	53	0	0	0
N 6299	Bell's Brae	Sundial Properties.	0.05 B		FULL	Oct-20		11	0	11	0	0	11	0	0	11	0	0	11	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
6282	Bonnington Road Lane	John Lewis Partnership.	1.91 B		OUT	Feb-20		453	0	453	113	0	453	0	0	0	150	0	150	150	0	153
	Market							340			0	0	340	0	0	0	110	0	110	110	0	120
	Affordable							113			113	0	113	0	0	0	40	0	40	40	0	33
6211	Braid Road	Pentland Investments Ltd.	0.15 B		FULL	Jun-20		7	0	7	0	0	7	0	7	0	0	0	7	0	0	0
4402	Brunstane Road South	South Castle Properties Limited.	0.54 B		FULL	May-14	Mar-12	12	12	0	0	11	1	1	0	0	0	0	1	0	0	0
N 6307	Burdiehouse Road	BDW and Hallam land management	7.55 G		FULL	May-20	Mar-21	116	95	21	30	0	116	35	45	36	0	0	116	0	0	0
	Market							86			0	0	86	20	30	36	0	0	86	0	0	0
	Affordable							30			30	0	30	15	15	0	0	0	30	0	0	0
4917A	Calder Road	The City Of Edinburgh Council.	2.60 B		FULL	Nov-15	Mar-18	184	35	149	184	64	120	40	40	40	0	0	120	0	0	0
N 6308	Calton Road	Square & Crescent Ltd Square & Crescen	0.07 B		FULL	Jul-20		22	0	22	5	0	22	0	0	22	0	0	22	0	0	0
	Market							17			0	0	17	0	0	17	0	0	17	0	0	0
	Affordable							5			5	0	5	0	0	5	0	0	5	0	0	0
N 6309	Cammo Road	Mr Terry Heneaghan	0.27 B		FULL	Oct-20	Mar-21	7	7	0	0	0	7	0	7	0	0	0	7	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
N 6311	Castle Street	Middlebrook Properties Ltd.	0.03 B		FULL	Apr-20		9	0	9	0	0	9	0	0	9	0	0	9	0	0	0
N 6313	Clovenstone Gardens	J Smart & Co (Contractors) PLC.	0.57 G		FULL	Jan-21		69	0	69	69	0	69	0	0	30	39	0	69	0	0	0

Housing Land Audit and Completions Programme 2021

Schedule 2: Site Details

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(N=New site in 2020)			/ha	Grf	Type	Date	U/C	Dwellings	Houses	Flats	affdble units	by 04/21	as at 04/21	21/22	22/23	23/24	24/25	25/26	Total 21-26	26/27	27/28	Post 2028	
6135	Colinton Road	Rutherford Colinton.	0.02 B		FULL	Oct-19	Mar-20	5	0	5	0	0	5	5	0	0	0	0	0	5	0	0	0
N 6314	Colinton Road	Eastern Properties Ltd & Westerwood Lt	0.37 B		FULL	Jun-20	Mar-21	19	0	19	0	0	19	0	9	10	0	0	0	19	0	0	0
5898	Constitution Street	GA Group Ltd.	0.07 B		FULL	Oct-19		9	0	9	0	0	9	0	0	9	0	0	0	9	0	0	0
N 6315	Corbiehill Road	Mr Rupinder Bal.	0.09 B		FULL	May-20		5	0	5	0	0	5	0	0	5	0	0	0	5	0	0	0
N 6316	Corbieshot	Robertson Living Ltd.	2.35 G		FULL	Nov-20	Mar-21	54	50	4	13	0	54	27	27	0	0	0	0	54	0	0	0
	Market							41			0	0	41	27	14	0	0	0	41	0	0	0	
	Affordable							13			13	0	13	0	13	0	0	0	13	0	0	0	
N 6317	Corstorphine Road	Sundial Dundas (Corstorphine) Ltd.	1.62 #Error		FULL	Sep-20		76	0	76	0	0	76	0	0	16	30	30	76	0	0	0	
N 6318	Corstorphine Road	AMA (New Town) Ltd.	0.76 B		FULL	Aug-20	Mar-21	28	5	23	7	0	28	0	14	14	0	0	28	0	0	0	
	Market							21			0	0	21	0	14	7	0	0	21	0	0	0	
	Affordable							7			7	0	7	0	0	7	0	0	7	0	0	0	
5423	Craighouse Road	Edinburgh Napier University And Craigh	19.77 B		FULL	Nov-14	Mar-17	145	43	102	0	30	115	30	40	45	0	0	115	0	0	0	
N 6320	Craigmillar Park	Cala Management Ltd	1.41 B		FULL	Nov-20	Mar-21	48	21	27	0	0	48	0	13	35	0	0	48	0	0	0	
N 6323	Dickson Street	Dickson Street Limited	0.03 B		FULL	Dec-20		7	0	7	0	0	7	0	0	7	0	0	7	0	0	0	
6280	Duddingston Road West	KLN Properties.	0.77 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	30	15	15	60	30	0	0	
	Affordable							30			30	0	30	0	0	0	15	15	30	0	0	0	
N 6325	Duddingston Road West	Stone Acre Projects Ltd	0.40 B		FULL	Jun-20	Mar-21	8	8	0	0	0	8	0	8	0	0	0	8	0	0	0	
6205	Duddingston Row	21st Century Homes.	0.57 B		FULL	Jul-19	Mar-21	40	2	38	40	0	40	20	20	0	0	0	40	0	0	0	
6177	Dumbiedykes Road	Mr F Martone	0.02 B		FULL	Aug-20		11	0	11	0	0	11	0	0	11	0	0	11	0	0	0	
6249	Dumbryden Drive	Robertson Partnership Homes	0.99 B		FULL	Nov-19		49	14	35	49	0	49	0	15	34	0	0	49	0	0	0	
N 6328	Edinburgh Road	PANACEA Property.	0.03 B		FULL	Jan-21		5	0	5	0	0	5	0	0	5	0	0	5	0	0	0	
N 6329	Eyre Place	Mr Lindsay McArthur.	0.01 B		OUT	May-20		7	0	7	0	0	7	0	0	7	0	0	7	0	0	0	
N 6330	Eyre Terrace	The Royal Bank Of Scotland	0.43 B		OUT	Jan-21		70	0	70	17	0	70	0	0	35	35	0	70	0	0	0	
	Market							53			0	0	53	0	0	35	18	0	53	0	0	0	
	Affordable							17			17	0	17	0	0	0	17	0	17	0	0	0	
N 6331	Falcon Road West	AMA (New Town) Ltd.	0.10 B		FULL	Dec-20		11	0	11	0	0	11	0	0	11	0	0	11	0	0	0	
5918	Figgate Street	Figgate Street Developments	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	Barratt	4.93 B		FULL	Apr-18	Mar-19	435	76	359	108	108	327	87	50	50	50	50	287	40	0	0	
	Market							327			0	108	219	87	25	25	25	25	187	32	0	0	
	Affordable							108			108	0	108	0	25	25	25	25	100	8	0	0	
6187	Frederick Street	Plumbing Pensions UK Ltd.	0.05 B		FULL	May-19		5	0	5	0	0	5	0	0	5	0	0	5	0	0	0	
4946	Gayfield Square	MacTagart and Mikel	0.05 B		FULL	Jun-18		11	0	11	0	0	11	0	11	0	0	0	11	0	0	0	
6190	George Street	Lightstorm Estates Ltd.	0.02 B		FULL	May-19	Mar-21	6	0	6	0	0	6	0	6	0	0	0	6	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	0	37	0	0	37	37	0	0	0	0	37	0	0	0	
4728	Groathill Road South	Beaufort Property Company Ltd.	0.13 B		FULL	Aug-15	Mar-19	9	0	9	0	0	9	9	0	0	0	0	9	0	0	0	
N 6338	Hailes Avenue	Apex Hotels Ltd.	0.21 B		FULL	May-20		11	4	7	0	0	11	0	0	4	7	0	11	0	0	0	
6200	Hopetoun Crescent	K & S Mir Ltd.	0.05 B		FULL	Jun-19		6	0	6	0	0	6	0	0	6	0	0	6	0	0	0	
N 6350	Jeffrey Street	Leonardo John Dalton House Ltd.	0.34 B		FULL	Oct-20		31	0	31	8	0	31	0	0	0	0	0	0	31	0	0	
	Market							23			0	0	23	0	0	0	0	0	0	23	0	0	
	Affordable							8			8	0	8	0	0	0	0	0	0	8	0	0	
6285	Lanark Road	John Clark (Holdings) Ltd.	0.42 B		FULL	Feb-20		57	0	57	12	0	57	0	0	57	0	0	57	0	0	0	
	Market							45			0	0	45	0	0	45	0	0	45	0	0	0	
	Affordable							12			12	0	12	0	0	12	0	0	12	0	0	0	
6281	Lanark Road	Haynes Asset Management.	0.08 B		FULL	Feb-20	Mar-21	9	0	9	0	0	9	0	9	0	0	0	9	0	0	0	
5947	Lanark Road West	George Dunbar And Sons Builders Ltd.	0.98 B		FULL	Jun-17	Mar-19	53	0	53	12	12	41	11	30	0	0	0	41	0	0	0	
	Market							41			0	0	41	11	30	0	0	0	41	0	0	0	
	Affordable							12			12	12	0	0	0	0	0	0	0	0	0	0	
6178	Lasswade Road	Bellway / Miller	18.61 G		FULL	Mar-19	Sep-19	335	299	36	83	67	268	50	50	50	50	68	268	0	0	0	
	Market							252			0	51	201	23	30	30	50	68	201	0	0	0	
	Affordable							83			83	16	67	27	20	20	0	0	67	0	0	0	
N 6354	Leith Walk	Mr George Duff.	0.11 B		FULL	Dec-20		10	0	10	0	0	10	0	0	0	10	0	10	0	0	0	
5027	London Road	Drum Property Group.	0.81 B		FULL	Aug-20		116	0	116	29	0	116	0	0	0	56	60	116	0	0	0	
	Market							87			0	0	87	0	0	0	56	31	87	0	0	0	
	Affordable							29			29	0	29	0	0	0	0	29	29	0	0	0	

Housing Land Audit and Completions Programme 2021

Schedule 2: Site Details

							Housing Land Supply					Completions Programme											
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6067	London Road Market Affordable	Place Development, City Of Edinburgh C	11.62 B		FULL	Oct-20		596 447 149	0	596	149 0 149	0 0 0	596 447 149	0 0 0	0	0	25 35 0	50 35 15	50 35 15	125 95 30	50 35 15	100 75 25	321 242 79
6001	Long Dalmahoy Road	Mr C Hardy	0.32 B		FULL	Jan-19		7	7	0	0	0	7	0	7	0	0	0	0	7	0	0	0
5800	Longstone Road Market Affordable	Castle Rock Edinvar Housing Associatio	5.63 G		FULL	Nov-16	Mar-18	157 119 38	50	107	38 0 38	153 115 38	4 4 0	4 4 0	0	0	0	0	0	4 4 0	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	0	4	0	0
5544	Marionville Road Market Affordable	Dandara Limited.	0.45 B		FULL	Jan-21		113 85 28	10	103	28 0 28	0 0 0	113 85 28	0 0 0	0	0	0	72 54 18	41 31 10	113 85 28	0	0	0
5803	Maritime Lane	Zonal Retail Data System Ltd.	0.05 B		FULL	Aug-18	Mar-21	8	0	8	0	0	8	8	0	0	0	0	0	8	0	0	0
6161	Meadowbank	City Development Office Ltd.	0.04 B		FULL	Mar-19		11	0	11	0	0	11	0	0	11	0	0	0	11	0	0	0
N 6359	Melville Street	MSC Development LLP.	0.07 B		FULL	Aug-20	Mar-21	11	0	11	0	0	11	0	11	0	0	0	0	11	0	0	0
6233	Melville Street	Dragon Development Edinburgh.	0.06 B		FULL	Sep-19	Mar-20	11	0	11	0	0	11	11	0	0	0	0	0	11	0	0	0
6158	Mitchell Street	J.N.L Property Investments.	0.02 B		FULL	Mar-19		9	0	9	0	0	9	0	9	0	0	0	0	9	0	0	0
6029	Newhaven Road Market Affordable	Queensberry Properties	0.38 B		FULL	Feb-19	Sep-19	52 39 13	0	52	13 0 13	15 15 0	37 24 13	37 24 13	0	0	0	0	0	37 24 13	0	0	0
6276	Niddrie Mains Road	CCG (Scotland) Ltd.	1.36 B		FULL	Feb-20	Mar-20	136	0	136	136	0	136	68	68	0	0	0	0	136	0	0	0
N 6369	North Castle Street	Ms Dawn Shan.	0.02 B		FULL	Nov-20	Mar-21	6	0	6	0	0	6	6	0	0	0	0	0	6	0	0	0
3623	Ocean Drive Market Affordable	S1 Developments Ltd.	1.14 B		FULL	Nov-20		338 253 85	0	338	85 0 85	0 0 0	338 253 85	0 0 0	0	0	0	50 38 12	100 75 25	150 113 37	100 75 25	88 65 23	0
6290	Ocean Drive	Abercastle Developments Ltd.	0.03 B		FULL	Sep-19	Mar-21	5	0	5	0	0	5	0	5	0	0	0	0	5	0	0	0
6184	Oxgangs Green	Hopefield Partnership Ltd.	1.51 B		FULL	May-19	Mar-20	85	6	79	85	0	85	35	50	0	0	0	0	85	0	0	0
6046	Peffermill Road	21st Century Homes.	0.34 B		FULL	Jan-19	Mar-21	30	0	30	30	0	30	30	0	0	0	0	0	30	0	0	0
4996.4	Pennywell Road Market Affordable	CEC	2.21 B		OUT	Sep-13		68 48 20	2	66	20 0 20	0 0 0	68 48 20	0 0 0	0	0	0	30 30 0	38 18 20	68 48 20	0	0	0
5159.3	Pennywell Road Market Affordable	Urban Union	7.74 B		FULL	Jan-18	Jun-19	315 134 181	140	175	181 0 181	12 12 0	303 122 181	25 25 0	50 24 26	50 20 30	50 0 50	50 0 50	225 69 156	50 25 25	28 28 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	24	50	50	0	124	0	0	0	
N 6374	Pinkhill Market Affordable	Dandara.	0.42 B		FULL	Jun-20		46 35 11	0	46	11 0 11	0 0 0	46 35 11	0 0 0	0	0	30 24 6	16 11 5	0 35 11	46 35 11	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	8	0	0	0
6039	Prestonfield Avenue	First Construction Ltd.	0.08 B		FULL	Oct-18		9	0	9	0	0	9	0	9	0	0	0	0	9	0	0	0
6228	Princes Street	ECF Edinburgh Retail.	0.11 B		FULL	Aug-19		17	0	17	0	0	17	0	0	0	17	0	17	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	8	0	0	0
6207	Randolph Crescent		0.04 B		FULL	Jul-19	Mar-20	7	0	7	0	0	7	7	0	0	0	0	0	7	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	8	0	0	0
5834	Restalrig Road	A'ila Modaraba.	0.04 B		FULL	Sep-20	Mar-21	6	0	6	0	0	6	6	0	0	0	0	0	6	0	0	0
5836	Rosefield Place	Badenoch Homes Ltd.	0.13 B		FULL	Jul-20	Mar-18	6	0	6	0	0	6	6	0	0	0	0	0	6	0	0	0
3762	RWELP HSG : Ferrymuir Gait Market Affordable		4.66 B		FULL	Oct-20	Mar-21	125 94 31	89	36	31 0 31	0 0 0	125 94 31	0 0 0	0	50 50 0	50 35 15	25 9 16	125 94 31	0	0	0	0
N 6382	Sciennes Road Market Affordable	Downing Students (Meadows) LP Inc.	1.47 B		FULL	Aug-20		126 95 31	8	118	31 0 31	0 0 0	126 95 31	0 0 0	0	26 26 0	50 19 31	50 50 0	126 95 31	0	0	0	0
6254	Simon Square	Seven Hills Property Ltd.	0.02 B		FULL	Nov-19	Mar-21	6	0	6	0	0	6	6	0	0	0	0	0	6	0	0	0
6191	South Fort Street Market	Blake Property Company LLP & BDW Trade	0.73 B		FULL	May-19		115 87	0	115	28 0 87	0 0 0	115 87	0 0 0	0	0	93 65 22	22 0 0	0 115 87	0	0	0	0

Housing Land Audit and Completions Programme 2021

Schedule 2: Site Details

								Housing Land Supply					Completions Programme										
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	Affordable							28			28	0	28	0	0	28	0	0	0	28	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	75	75	0	0	0	150	0	0	0	
6289	St John's Road	MacLaggart And Mickel Commercial Devel	0.52	B	FULL	Mar-20		36	4	32	9	0	36	0	0	4	16	16	36	0	0	0	
	Market							27			0	0	27	0	0	4	7	16	27	0	0	0	
	Affordable							9			9	0	9	0	0	0	9	0	9	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	
6022	The Wisp	Springfield Properties PLC	1.63	G	FULL	Mar-20	Mar-20	139	0	139	35	0	139	39	50	50	0	0	139	0	0	0	
	Market							104			0	0	104	39	35	30	0	0	104	0	0	0	
	Affordable							35			35	0	35	0	15	20	0	0	35	0	0	0	
N 6387	Timber Bush	Office Suites UK Ltd & James Hay Pensi	0.03	B	FULL	Nov-20		5	0	5	0	0	5	0	5	0	0	0	5	0	0	0	
6160	Viewforth	CALA Management Ltd.	0.88	B	FULL	Mar-19	Sep-19	104	0	104	17	20	84	54	30	0	0	0	84	0	0	0	
	Market							87			0	20	67	54	13	0	0	0	67	0	0	0	
	Affordable							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	Mar-21	11	0	11	0	0	11	11	0	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	60	60	60	0	0	180	0	0	0	
	Market							135			0	0	135	45	45	45	0	0	135	0	0	0	
	Affordable							45			45	0	45	15	15	15	0	0	45	0	0	0	
6244	Wellflats Road	Dandara Limited.	5.35	G	FULL	Aug-20		108	102	6	27	0	108	0	10	60	38	0	108	0	0	0	
	Market							81			0	0	81	0	10	40	31	0	81	0	0	0	
	Affordable							27			27	0	27	0	0	20	7	0	27	0	0	0	
5984	Wellington Place	Deborah Bailey	0.14	B	NONE			32	0	32	32	0	32	0	32	0	0	0	32	0	0	0	
5866	West Bowling Green Street	HB Villages Developments Limited.	0.39	B	FULL	Sep-18	Mar-20	24	0	24	0	0	24	24	0	0	0	0	24	0	0	0	
6021	West Bowling Green Street	WBG Partnership.	0.36	B	FULL	Jul-18	Mar-20	77	0	77	19	0	77	37	40	0	0	0	77	0	0	0	
	Market							58			0	0	58	37	21	0	0	0	58	0	0	0	
	Affordable							19			19	0	19	0	19	0	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	157	46	22	24	0	0	0	46	0	0	0	
6076	West Granton Road	ED Consilium Ltd.	0.07	B	FULL	Jun-19		11	0	11	0	0	11	0	11	0	0	0	11	0	0	0	
Small Sites								266			2	1	265	53	53	53	53	53	265	0	0	0	
All Sites								24,866			6,759	2,455	22,411	2,086	2,673	2,917	2,659	2,508	12,843	2,104	1,626	5,838	
	Market							18,107			0	1,792	16,315	1,397	1,769	2,091	1,981	1,856	9,094	1,447	1,315	4,459	
	Affordable							6,759			6,759	663	6,096	689	904	826	678	652	3,749	657	311	1,379	

Schedule 3 – Completions 2020/21

Housing Land Audit and Completions Programme 2021

Schedule 3: Completions 2020/21

Site Ref	Site Name (C= Site completed during 2020/21)	Developer	Brf/ Grf	Total			Completions up to 03/20			Completions 04/20 to 03/21			Units Remaining			
				Dwellings	Houses	Flats affordable units	Total	Market	Affordable	Total	Market	Affordable	Total	Market	Affordable	
LDP Allocations																
	4893A LDP EW1B: Central leith Waterfront A	CALA Management Ltd.	B	390	33	357	97	38	38	0	22	22	0	330	233	97
	3744A.7 LDP EW 2C: Granton Harbour Plots 26 and 27	Link	B	264	0	264	264	0	0	0	132	0	132	132	0	132
	3965 LDP HSG 12: Albion Road	Places for People	B	205	48	157	0	137	137	0	38	38	0	30	30	0
C	3756.9 LDP HSG 14: Niddrie Mains	21st Century Homes	B	194	66	128	108	0	0	0	194	86	108			
C	3756.8 LDP HSG 14: Niddrie Mains Road	Cruden Homes (East) Ltd.	B	149	79	70	38	115	85	30	34	26	8			
C	3755 LDP HSG 16: Thistle Foundation Phase 3	Places For People.	B	149	45	104	149	78	0	78	71	0	71			
C	3754.4 LDP HSG 17: Greendykes Road (areas D and J)	BDW Trading Ltd	B	158	123	35	0	152	152	0	6	6	0			
	3753.5 LDP HSG 18: New Greendykes Areas C & D	Sheratan Ltd + Persimmon Homes (East S	G	145	115	30	0	35	35	0	46	46	0	64	64	0
	5248 LDP HSG 21: Broomhills	BDW Trading Ltd.	G	671	540	93	158	340	236	104	89	87	2	242	190	52
		Hallam Land Management Ltd & BDW														
C	5249 LDP HSG 22: Burdiehouse Road	Tradi	G	210	145	65	52	193	141	52	17	17	0			
	5251.3 LDP HSG 24: Gilmerton Station Road	BDW	G	315	270	45	78	0	0	0	23	23	0	292	214	78
	5251.2 LDP HSG 24: Gilmerton Station Road	Persimmon Homes	G	294	237	57	74	0	0	0	26	16	10	268	204	64
	5251.1 LDP HSG 24: Gilmerton Station Road	Miller Homes Ltd	G	198	151	47	0	134	134	0	17	17	0	47	47	0
		Taylor Wimpey / South East Edinburgh														
	5252 LDP HSG 25: Candlemaker's Park	D	G	149	125	24	37	37	37	0	30	30	0	82	45	37
C	5254.1 LDP HSG 27: Newcraighall East phas 1-3	Avant Homes	G	176	152	24	44	140	120	20	36	12	24	0	0	0
	5713 LDP HSG 33: South Scotstoun	Taylor Wimpey East Scotland.	G	339	247	92	85	0	0	0	11	11	0	328	243	85
	5716 LDP HSG 37: Newmills Road	Cala Management Ltd.	G	206	91	115	51	141	117	24	37	37	0	28	1	27
	5706 LDP HSG 38: Ravelrig Road	CALA Management Ltd.	G	140	116	24	36	93	57	36	8	8	0	39	39	0
	5717 LDP HSG 39: Lasswade Road	Persimmon / Miller	G	260	227	33	65	110	52	58	40	33	7	110	110	0
Other Completions																
C	5698 Beaverbank Place	Dunedin Canmore	B	41	0	41	41	0	0	0	41	0	41			
		Miller Homes Limited & Bonnington														
C	5732 Bonnington Road Lane	Part	B	201	0	201	50	135	94	41	66	57	9			
C	4635 Broughton Street Lane	Prosper Holdings	B	11	11	0	0	0	0	0	11	11	0			
	4402 Brunstane Road South	South Castle Properties Limited.	B	12	12	0	0	8	8	0	3	3	0	1	1	0
C	4917B Calder Road	The City Of Edinburgh Council.	B	132	73	59	0	92	92	0	40	40	0			
	4917A Calder Road	The City Of Edinburgh Council.	B	184	35	149	184	30	0	30	34	0	34	120	0	120
C	5280 Canonmills Bridge	Glovart Holdings Ltd.	B	9	3	6	0	0	0	0	9	9	0			
C	6218 Chambers Street	Mackenzie And Mackenzie LLP.	B	9	0	9	0	0	0	0	9	9	0			
		Edinburgh Napier University And														
	5423 Craighouse Road	Craigh	B	145	43	102	0	8	8	0	22	22	0	115	115	0
C	5547 Craigleith Road	Motor Fuel Limited.	B	8	8	0	0	0	0	0	8	8	0			
C	5899 Crewe Road Gardens	Robertson Partnership Homes.	B	26	0	26	26	16	0	16	10	0	10			
C	6055 East Trinity Road	Inverleith Property Holdings Ltd.	B	5	2	3	0	2	2	0	3	3	0			
C	6154 Ferrymuir	J.Smart & Co (contractors) PLC.	G	44	0	44	44	0	0	0	44	0	44			
	6025 Fishwives Causeway	Barrat	B	435	76	359	108	38	38	0	70	70	0	327	219	108
C	5941 Kinnear Road	Mr Ali Afshar	B	16	0	16	0	0	0	0	16	16	0			
	5947 Lanark Road West	George Dunbar And Sons Builders Ltd.	B	53	0	53	12	0	0	0	12	0	12	41	41	0

Housing Land Audit and Completions Programme 2021

Schedule 3: Completions 2020/21

Site Ref (C= Site completed during 2020/21)	Site Name	Developer	Brf/ Grf	Total				Completions up to 03/20			Completions 04/20 to 03/21			Units Remaining		
				Dwellings	Houses	Flats affordable	units	Total	Market	Affordable	Total	Market	Affordable	Total	Market	Affordable
C	6178 Lasswade Road	Bellway / Miller	G	335	299	36	83	0	0	0	67	51	16	268	201	67
	6215 Leven Street	Scotmid Co-operative	B	8	0	8	0	0	0	0	8	8	0			
C	5800 Longstone Road	Castle Rock Edinvar Housing	G	157	50	107	38	107	107	0	46	8	38	4	4	0
	6096 Main Street	Associatio	B	7	0	7	0	0	0	0	7	7	0			
C	5809 Mill Lane	Undefined	B	6	0	6	0	0	0	0	6	6	0			
C	6059 Milton Road West	F3 Building Surveyors	B	6	0	6	0	0	0	0	6	6	0			
C	5707 Morrison Crescent	83S Ltd	B	11	0	11	0	0	0	0	11	11	0			
		Fountain North Ltd And Dunedin	B	19	0	19	19	0	0	0	19	0	19			
C	6029 Newhaven Road	Canmore	B	52	0	52	13	0	0	0	15	15	0	37	24	13
	5159.3 Pennywell Road	Queensberry Properties	B	315	140	175	181	0	0	0	12	12	0			
C	6026 Queen Street	Urban Union	B	7	0	7	0	0	0	0	7	7	0	303	122	181
C	6102 Queensferry Road	Glenmorison Group.	B	6	6	0	0	4	4	0	2	2	0			
C	6108 South Learmonth Gardens	Greenstead Properties Ltd	B	6	0	6	0	0	0	0	6	6	0			
C	5850 Sunnybank Place	Square & Crescent.	B	35	0	35	35	0	0	0	35	0	35			
C	5857 Trinity Road	Enemetric.	B	5	5	0	0	0	0	0	5	5	0			
C	6037 Union Street	Mr John and Moira Paterson	B	11	0	11	0	0	0	0	11	11	0			
C	6160 Viewforth	Blagden Property (One) Ltd	B	104	0	104	17	0	0	0	20	20	0	84	67	17
	5370 West Bowling Green Street	CALA Management Ltd.	B	97	0	97	24	91	67	24	6	6	0			
C	4502 West Coates	J Smart & Co.	B	203	0	203	0	110	110	0	47	47	0	46	46	0
	6125 York Place	Cala Evans Restoration Ltd And City & S1 Developments.	B	6	0	6	0	0	0	0	6	6	0			
	Sall Sites										89	89	0			
Total Completions 2020/21											1700	1080	620			

Schedule 4 – Constrained Sites

Housing Land Audit and Completions Programme 2021

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	779	273	0	779	NONE		Some land contamination - no consent
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	988	346	0	988	NONE		Not viable in current climate
5132	LDP HSG 4: West Newbridge	Lp Site	490	245	0	490	NONE		Not marketed
4897	LDP HSG 7: Edinburgh Zoo		80	20	0	80	NONE		Site in alternative use
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
5257	LDP HSG 30: Moredunvale Road	LDP Site	200	200	0	200	NONE		Not currently in Council's disposal plan
5256	LDP HSG 31: Curriemurend	CEC	188	188	0	188	NONE		Not currently in Council's disposal plan
6248	Ardshiel Avenue	Southside Company Services Ltd	6	0	0	6	FULL	Nov-19	Site not progressed.
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)
5928	Gorgie Road	Caledonian Heritable	11	0	0	11	FULL	Dec-19	Site In use as public bar
6017	London Road	Murascot Ltd.	30	7	0	30	FULL	Nov-18	Latest consent is for student housing
6011	Ocean Drive	Port of Leith HA	57	57	0	57	FULL	Jan-18	Consent Expired (Jan 2021)
5011	Shandwick Place	Mr Tom Diresta c/o Agent	11	0	0	11	FULL	Apr-19	No progress - Viability
	Small Sites		89			89			
	Total Constrained Capacity		8587	2361	359	8228			

Schedule 5 – Delivery Factors

Housing Land Audit and Completions Programme 2021

Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5
Completion rates at maximum								
5720	Abbey Mount	Abbey Mount Estates Ltd C/O Agent	11	0	0	11	11	0
6294	Alva Street	Phoenix Developments.	6	0	0	6	6	0
5993	Bernard Street	J & M Cameron Properties Ltd	11	0	0	11	11	0
4402	Brunstane Road South	South Castle Properties Limited.	12	0	11	1	1	0
6309	Cammo Road	Mr Terry Heneaghan	7	0	0	7	7	0
6135	Colinton Road	Rutherford Colinton.	5	0	0	5	5	0
6314	Colinton Road	Eastern Properties Ltd & Westerwood Lt	19	0	0	19	19	0
6325	Duddingston Road West	Stone Acre Projects Ltd	8	0	0	8	8	0
5918	Figgate Street	Figgate Street Developments	6	0	0	6	6	0
6190	George Street	Lightstorm Estates Ltd.	6	0	0	6	6	0
6040	Great Junction Street	Glenprop2.	37	0	0	37	37	0
4728	Groathill Road South	Beaufort Property Company Ltd.	9	0	0	9	9	0
6281	Lanark Road	Haynes Asset Management.	9	0	0	9	9	0
3424.1	LDP EW 1A: Western Harbour- Sandpiper Drive	Robertson Living.	40	40	0	40	40	0
3733A.5	LDP EW 2B: Upper Strand Phs 3	Places for People	89	33	0	89	89	0
3965	LDP HSG 12: Albion Road	Places for People	205	0	175	30	30	0
5251.1	LDP HSG 24: Gilmerton Station Road	Miller Homes Ltd	198	0	151	47	47	0
5706	LDP HSG 38: Ravelrig Road	CALA Management Ltd.	140	36	101	39	39	0
5800	Longstone Road	Castle Rock Edinvar Housing Associatio	157	38	153	4	4	0
5803	Maritime Lane	Zonal Retail Data System Ltd.	8	0	0	8	8	0
6359	Melville Street	MSC Development LLP.	11	0	0	11	11	0
6233	Melville Street	Dragon Development Edinburgh.	11	0	0	11	11	0
6029	Newhaven Road	Queensberry Properties	52	13	15	37	37	0
6276	Niddrie Mains Road	CCG (Scotland) Ltd.	136	136	0	136	136	0
6369	North Castle Street	Ms Dawn Shan.	6	0	0	6	6	0
6290	Ocean Drive	Abercastle Developments Ltd.	5	0	0	5	5	0
6046	Peffermill Road	21st Century Homes.	30	30	0	30	30	0
6050	Randolph Crescent	Randolph Development LLP.	8	0	0	8	8	0
6166	Randolph Crescent	Square & Crescent Ltd	8	0	0	8	8	0
6207	Randolph Crescent		7	0	0	7	7	0
5834	Restalrig Road	A'ila Modaraba.	6	0	0	6	6	0
5836	Rosefield Place	Badenoch Homes Ltd.	6	0	0	6	6	0
6254	Simon Square	Seven Hills Property Ltd.	6	0	0	6	6	0

Housing Land Audit and Completions Programme 2021

Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5
5546	Warriston Road	Canonmills No. 5 LTD.	11	0	0	11	11	0
5866	West Bowling Green Street	HB Villages Developments Limited.	24	0	0	24	24	0
4502	West Coates	Cala Evans Restoration Ltd And City &	203	0	157	46	46	0
Rate Determined by Market Demand								
4893B	Bath Road	BDW Trading Ltd.	212	53	0	212	212	0
6307	Burdiehouse Road	BDW and Hallam land management	116	30	0	116	116	0
6316	Corbieshot	Robertson Living Ltd.	54	13	0	54	54	0
6318	Corstorphine Road	AMA (New Town) Ltd.	28	7	0	28	28	0
5423	Craighouse Road	Edinburgh Napier University And Craigh	145	0	30	115	115	0
6320	Craigmillar Park	Cala Management Ltd	48	0	0	48	48	0
6025	Fishwives Causeway	Barrat	435	108	108	327	287	40
6061	Gorgie Road	AMA (New Town) Ltd.	48	0	0	48	48	0
5947	Lanark Road West	George Dunbar And Sons Builders Ltd.	53	12	12	41	41	0
6178	Lasswade Road	Bellway / Miller	335	83	67	268	268	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
4338.6	LDP CC3: Fountainbridge	Moda Living (Springside) Ltd.	205	0	0	205	205	0
4894.1D	LDP EW 1C: Salamander Place Phase 5	Teague Homes (UK), Miller Homes & Crud	155	0	0	155	155	0
4893A	LDP EW1B: Central Ieth Waterfront A	CALA Management Ltd.	390	97	60	330	330	0
4773	LDP HSG 11: Shrub Place	Places For People (Shrubhill) Ltd.	376	225	201	175	175	0
3754.6	LDP HSG 17: Greendykes Road (areas N,Q,P,R)	Taylor Wimpey	169	0	0	169	169	0
3753.5	LDP HSG 18: New Greendykes Areas C & D	Sheratan Ltd + Persimmon Homes (East S	145	0	81	64	64	0
5247B	LDP HSG 20: Cammo	BDW Trading Ltd	458	164	0	458	384	74
5247A	LDP HSG 20: Cammo	CALA Management Ltd	197	0	0	197	197	0
5248	LDP HSG 21: Broomhills	BDW Trading Ltd.	671	158	429	242	242	0
5251.3	LDP HSG 24: Gilmerton Station Road	BDW	315	78	23	292	231	61
5251.2	LDP HSG 24: Gilmerton Station Road	Persimmon Homes	294	74	26	268	268	0
5252	LDP HSG 25: Candlemaker's Park	Taylor Wimpey / South East Edinburgh D	149	37	67	82	82	0
5254.2	LDP HSG 27: Newcraighall East Phase 4	Avant Homes	37	10	0	37	37	0
5713	LDP HSG 33: South Scotstoun	Taylor Wimpey East Scotland.	339	85	11	328	328	0
5716	LDP HSG 37: Newmills Road	Cala Management Ltd.	206	51	178	28	28	0
5717	LDP HSG 39: Lasswade Road	Persimmon / Miller	260	65	150	110	110	0
5159.2	Pennywell Road	City Of Edinburgh Council.	136	0	12	124	124	0
5159.3	Pennywell Road	Urban Union	315	181	12	303	225	78
3762	RWELP HSG : Ferrymuir Gait		125	31	0	125	125	0

Housing Land Audit and Completions Programme 2021

Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5
4793	St James Centre	TIAA Henderson Real Estate.	150	0	0	150	150	0
6022	The Wisp	Springfield Properties PLC	139	35	0	139	139	0
6160	Viewforth	CALA Management Ltd.	104	17	20	84	84	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
Rate determined by affordable housing programme								
4917A	Calder Road	The City Of Edinburgh Council.	184	184	64	120	120	0
4900.1B	LDP CC3: Fountainbridge (Phase 1.1)	City Of Edinburgh Council.	113	113	0	113	113	0
4894.1C	LDP EW 1C: Salamander Place phase 3 and 4	Crudden and Teague	199	199	0	199	199	0
4894.1E	LDP EW 1C: Salamander Place Phase 6 and 7	Cruden Homes (East) Ltd / Teague Homes	151	151	0	151	50	101
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
5246.2.2	LDP HSG 19: Maybury Central - 2	Dunedin Canmore.	158	158	0	158	158	0
5246.2.3	LDP HSG 19: Maybury Central - 3	Dunedin Canmore.	142	142	0	142	142	0
5801	Madeira Street	Port Of Leith Housing Association.	12	12	8	4	0	4
6184	Oxgangs Green	Hopefield Partnership Ltd.	85	85	0	85	85	0
Commence Development								
6028	Almondhill	Almond Hill Kirkliston Ltd.	11	0	0	11	11	0
5882	Ashley Place	Cornhill Building Services Limited.	65	14	0	65	65	0
6271	Barnton Avenue West	New Age Developers.	15	0	0	15	15	0
6299	Bell's Brae	Sundial Properties.	11	0	0	11	11	0
6211	Braid Road	Pentland Investments Ltd.	7	0	0	7	7	0
6080	Canaan Lane	Mr Phillip Sunderland	10	0	0	10	10	0
6317	Corstorphine Road	Sundial Dundas (Corstorphine) Ltd.	76	0	0	76	76	0
6205	Duddingston Row	21st Century Homes.	40	40	0	40	40	0
6249	Dumbryden Drive	Robertson Partnership Homes	49	49	0	49	49	0
6187	Frederick Street	Plumbing Pensions UK Ltd.	5	0	0	5	5	0
4946	Gayfield Square	MacTaggart and Mikel	11	0	0	11	11	0
4900.1	LDP CC3: Fountainbridge (Phase 1)	EDI	258	0	0	258	78	180
4900.1A	LDP CC3: Fountainbridge (Phase 1.1)	City Of Edinburgh Council	64	32	0	64	64	0
3424.11	LDP EW 1A: Western Harbour	Forth Properties Limited.	938	0	0	938	150	788
5246.2	LDP HSG 19: Maybury Central	West Craigs Ltd.	1400	70	0	1400	550	850
5246.2.1	LDP HSG 19: Maybury Central - 1	West Craigs Ltd & Dunedin Canmore.	5	0	0	5	5	0

Housing Land Audit and Completions Programme 2021

Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5	
5246.1	LDP HSG 19: Maybury East	Taylor Wimpey UK Limited.	250	63	0	250	250	0	
5711	LDP HSG 29: Brunstane	EDI	1330	332	0	1330	237	1093	
5704	LDP HSG 40: SE Wedge South - Edmonstone	Snaefell Holdings (UK) Ltd.	696	174	0	696	105	591	
6067	London Road	Place Development, City Of Edinburgh C	596	149	0	596	125	471	
6001	Long Dalmahoy Road	Mr C Hardy	7	0	0	7	7	0	
5544	Marionville Road	Dandara Limited.	113	28	0	113	113	0	
6158	Mitchell Street	J.N.L Property Investments.	9	0	0	9	9	0	
6113	Pitt Street	Buckley Building UK Ltd.	8	0	0	8	8	0	
6191	South Fort Street	Blake Property Company LLP & BDW Tradi	115	28	0	115	115	0	
6387	Timber Bush	Office Suites UK Ltd & James Hay Pensi	5	0	0	5	5	0	
5984	Wellington Place	Deborah Bailey	32	32	0	32	32	0	
6076	West Granton Road	ED Consilium Ltd.	11	0	0	11	11	0	
Market Site / Secure Developer									
6248	Ardshiel Avenue	Southside Company Services Ltd & Rothe	6	0	0	6	6	0	Constrained
6210	Bath Road	Kindplease Ltd.	6	0	0	6	6	0	
3744A.10	LDP EW 2C: Granton Harbour	GCD Ltd.	171	0	0	171	101	70	
3744A.11	LDP EW 2C: Granton Harbour	GCD Ltd.	98	0	0	98	98	0	
3744A.7	LDP EW 2C: Granton Harbour Plots 26 and 27	Link	264	264	132	132	0	132	
3744A.9	LDP EW 2C: Granton Harbour Plots 9a/9b	Granton Central Developments Ltd.	104	0	0	104	104	0	
5132	LDP HSG 4: West Newbridge	FAO Mr Campbell Black	490	245	0	490	0	490	Constrained
6017	London Road	Murascot Ltd.	30	7	0	30	0	30	Constrained
6161	Meadowbank	City Development Office Ltd.	11	0	0	11	11	0	
5011	Shandwick Place	Mr Tom Diresta c/o Agent	11	0	0	11	0	11	Constrained
Secure non-planning consents									
6152	Barnton Avenue West	Barnton Avenue West Ltd.	7	0	0	7	7	0	
6297	Barnton Brae	Mr L Rennie.	11	0	0	11	11	0	
6308	Calton Road	Square & Crescent Ltd Square & Crescen	22	5	0	22	22	0	
6122	Canon Street	Thistle Property Group.	11	0	0	11	11	0	
6311	Castle Street	Middlebrook Properties Ltd.	9	0	0	9	9	0	
6313	Clovenstone Gardens	J Smart & Co (Contractors) PLC.	69	69	0	69	69	0	
5898	Constitution Street	GA Group Ltd.	9	0	0	9	9	0	
6315	Corbiehill Road	Mr Rupinder Bal.	5	0	0	5	5	0	
6323	Dickson Street	Dickson Street Limited	7	0	0	7	7	0	
6177	Dumbiedykes Road	Mr F Martone	11	0	0	11	11	0	

Housing Land Audit and Completions Programme 2021

Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5
6328	Edinburgh Road	PANACEA Property.	5	0	0	5	5	0
6331	Falcon Road West	AMA (New Town) Ltd.	11	0	0	11	11	0
6338	Hailes Avenue	Apex Hotels Ltd.	11	0	0	11	11	0
6200	Hopetoun Crescent	K & S Mir Ltd.	6	0	0	6	6	0
6350	Jeffrey Street	Leonardo John Dalton House Ltd.	31	8	0	31	0	31
6285	Lanark Road	Abbotswell Developments	57	12	0	57	57	0
6354	Leith Walk	Mr George Duff.	10	0	0	10	10	0
5027	London Road	Drum Property Group.	116	29	0	116	116	0
3623	Ocean Drive	S1 Developments Ltd.	338	85	0	338	150	188
6374	Pinkhill	Dandara.	46	11	0	46	46	0
6039	Prestonfield Avenue	First Construction Ltd.	9	0	0	9	9	0
6228	Princes Street	ECF Edinburgh Retail.	17	0	0	17	17	0
6382	Sciennes Road	Downing Students (Meadows) LP Inc.	126	31	0	126	126	0
6289	St John's Road	Mactaggart And Mickel Commercial Devel	36	9	0	36	36	0
6244	Wellflats Road	Dandara Limited.	108	27	0	108	108	0
Discharge existing planning conditions / legal agreements								
6329	Eyre Place	Mr Lindsay McArthur.	7	0	0	7	7	0
3753.7	LDP HSG 18: New Greendykes Areas H/AH1	Persimmon Homes.	128	25	0	128	78	50
4996.4	Pennywell Road	CEC	68	20	0	68	68	0
Sign legal agreements for Minded to Grant cases								
6282	Bonnington Road Lane	John Lewis Partnership.	453	113	0	453	150	303
4338.7	LDP CC3: Fountainbridge	Moda Living (Springside)	140	0	0	140	140	0
5712	LDP HSG 32: Buileyon Road	CALA	840	210	0	840	125	715
3747	LDP HSG 5: Hillwood Rd	Taylor Wimpey	132	33	0	132	132	0
Determine pending application								
5888	Belford Road	AMA (Belford) Ltd.	52	0	0	52	0	52
6280	Duddingston Road West	KLN Properties.	120	30	0	120	90	30
6330	Eyre Terrace	The Royal Bank Of Scotland	70	17	0	70	70	0
4900.2	LDP CC3: Fountainbridge (Vastint)	Vastint	234	58	0	234	100	134
5245	LDP Del 4: Edinburgh Park / South Gyle	LDP Site	1737	434	0	1737	150	1587
5244	LDP Emp 6 IBG	LDP Site	350	88	0	350	0	350
3105A	LDP EW 2A: West Shore Road - Forth Quarter	City of Edinburgh Council	444	257	0	444	250	194
3760	LDP HSG 1: Springfield	Cala	176	44	0	176	136	40

Housing Land Audit and Completions Programme 2021

Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5	
3753.6	LDP HSG 18: New Greendykes Areas A,B	Persimmon Homes.	163	0	0	163	150	13	
5254.3	LDP HSG 27: Newcraighall East Phase 5	Avant Homes	29	6	0	29	29	0	
Submit planning application (if PAN period concluded for major applications)									
5919	Ford's Road	AMA (New Town) Ltd.	9	0	0	9	0	9	Constrained
3733A	LDP EW 2B: Waterfront WEL - Central Dev Area	Various	1149	402	0	1149	50	1099	
3754	LDP HSG 17: Greendykes (areas K and L)	Craigmillar JVC	129	0	0	129	0	129	
3754.3	LDP HSG 17: Greendykes Road	Craigmillar Eco Housing Co-op	10	10	0	10	0	10	Constrained
6011	Ocean Drive	Port of Leith HA	57	57	0	57	0	57	Constrained
Submit Proposal of Application Notice (major applications)									
3424	LDP EW 1A: Western Harbour	Forth Ports	669	0	0	669	0	669	Constrained
3105B	LDP EW 2A: West Shore Road - Forth Quarter	City of Edinburgh Council	779	273	0	779	0	779	Constrained
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	0	200	Constrained
5256	LDP HSG 31: Curriemuirend	CEC	188	188	0	188	0	188	Constrained
Align ownership with intention to develop									
3424.1	LDP EW 1A: Western Harbour - Platinum Point	Gregor Shore Plc.	452	0	226	226	0	226	Constrained
3424.6	LDP EW 1A: Western Harbour View	AB Leith Ltd.	258	0	0	258	0	258	Constrained
4893	LDP EW 1B: Central Leith waterfront	Forth Ports	2138	535	0	2138	0	2138	Constrained
3744A.2	LDP EW 2C: Granton Harbour	Gregor Shore PLC.	288	0	133	155	0	155	Constrained
3744A.6	LDP EW 2C: Granton Harbour - Plot 29	Hart Estates Ltd.	36	0	0	36	0	36	Constrained
3744A.4	LDP EW 2C: Granton Harbour - Plot 31		97	0	0	97	0	97	Constrained
5254	LDP HSG 27: Newcraighall East (East Part)	LDP Site	88	22	0	88	0	88	Constrained
Release site from existing land use									
5928	Gorgie Road	Caledonian Heritable	11	0	0	11	0	11	Constrained
4894	LDP EW 1C: Leith Waterfront -Salamander Place		719	180	0	719	0	719	Constrained
3744B	LDP EW 2C: Granton Harbour	Various	347	190	0	347	0	347	Constrained
3733B	LDP EW 2D: Waterfront - WEL - North Shore	Various	988	346	0	988	0	988	Constrained
4157	LDP HSG 15: Castlebrae	LP site	145	0	0	145	0	145	Constrained
5710	LDP HSG 28: Ellens Glen Road	LDP site	240	60	0	240	0	240	
4897	LDP HSG 7: Edinburgh Zoo		80	20	0	80	0	80	Constrained
6157	Stead's Place	McGregor MOT Centre.	11	0	0	11	11	0	

Schedule 6 – Deleted Sites

Housing Land Audit and Completions Programme 2021

Schedule 6: Sites deleted since Housing Land Audit and Completions Programme 2020

Ref	Site Name /Address	Developer (Or Owner)	Capacity 2020	Reason for deletion
3733A.1	LDP EW 2B: Granton Park Avenue	Buredi + Waterfront Edinburgh Ltd.	81	Part of site was complete. Remaining part of site is not zoned for housing in new Waterfront Masterplan Consent for plot expired. Plot is now part of capacity for wider site 3733A Site superceded by new application on larger site - ref 6282 Consent has now expired Consent has now expired Not mainstream housing Consent for site has expired. No new applications submitted
3733A.6	LDP EW 2B: West Harbour Road	Waterfront Edinburgh Limited.	42	
6014	Bonnington Road Lane	James Watts	14	
6066	Easter Road	Edinburgh Intelligent Mortgage Advice.	5	
6020	Newtoft Street	Abbey Property Partnership		
6372	Peffer Place	Keyworkers living Ltd.	64	
5980	Telford Drive	Mr Adam Dzierzek	8	

Appendix 2 - Established Land Supply 2021

