

Housing Land Audit & Completions Programme 2022



Housing Land Audit and Completions Programme 2022

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1. INTRODUCTION

The Housing Land Audit and Completions Programme (HLACP) 2022 is an assessment of the housing land supply in the City of Edinburgh Council area as at 31 March 2022. The audit attempts to programme expected housing completions over the audit period, April 2022 to March 2027 and details completions that took place over the year April 2021 to March 2022.

Sites included in the HLACP are housing sites under construction, sites with planning consent for housing, sites in adopted or finalised Local development 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 and other house builders. 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 2022, the established land supply in the City of Edinburgh Council area was 30,037. This included land free of all planning constraints for 22,679 dwellings and land for a further 7,358 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 22,679 dwellings in the City of Edinburgh Council. This includes 7,051 dwellings on sites currently under construction, 12,154 dwellings on sites with planning consent but where development has not yet started and a further 3,181 dwellings on sites that have not yet received planning consent – mostly sites allocated in the Local Development Plan. The remaining 293 dwellings are on small sites that are not listed separately within the audit.

Figure 1 below shows how the established land supply in Edinburgh has changed over the last seventeen 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:

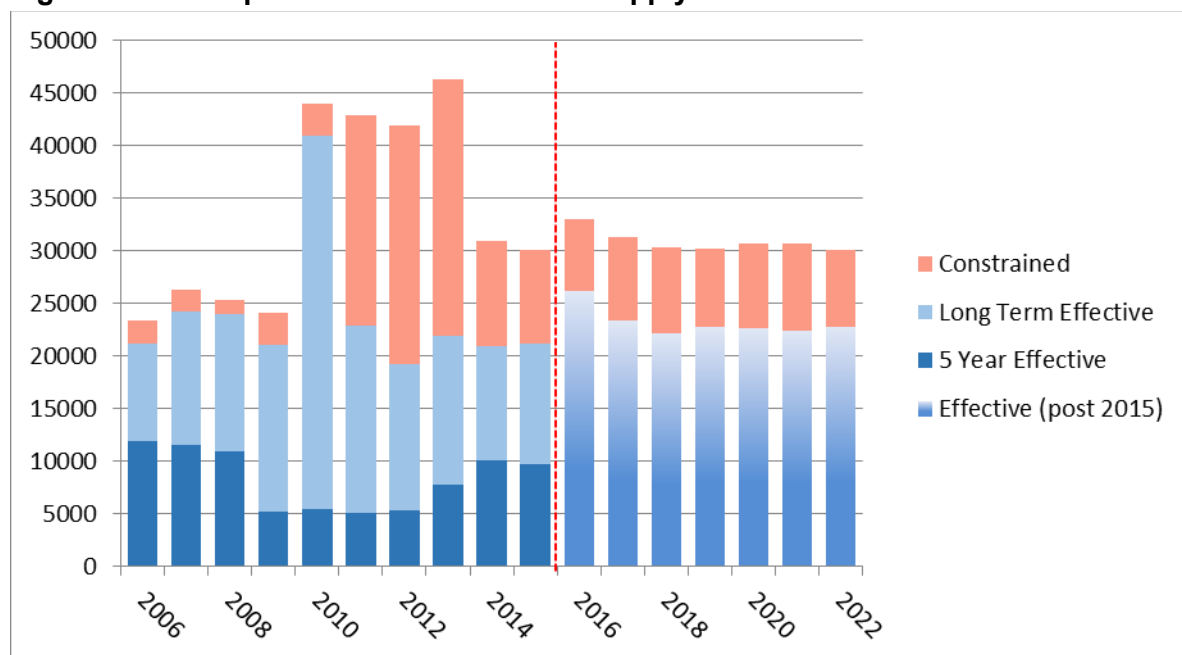
‘Effective’. Land free of development constraints and available for the construction of housing;
and

‘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 25,000 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 5 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



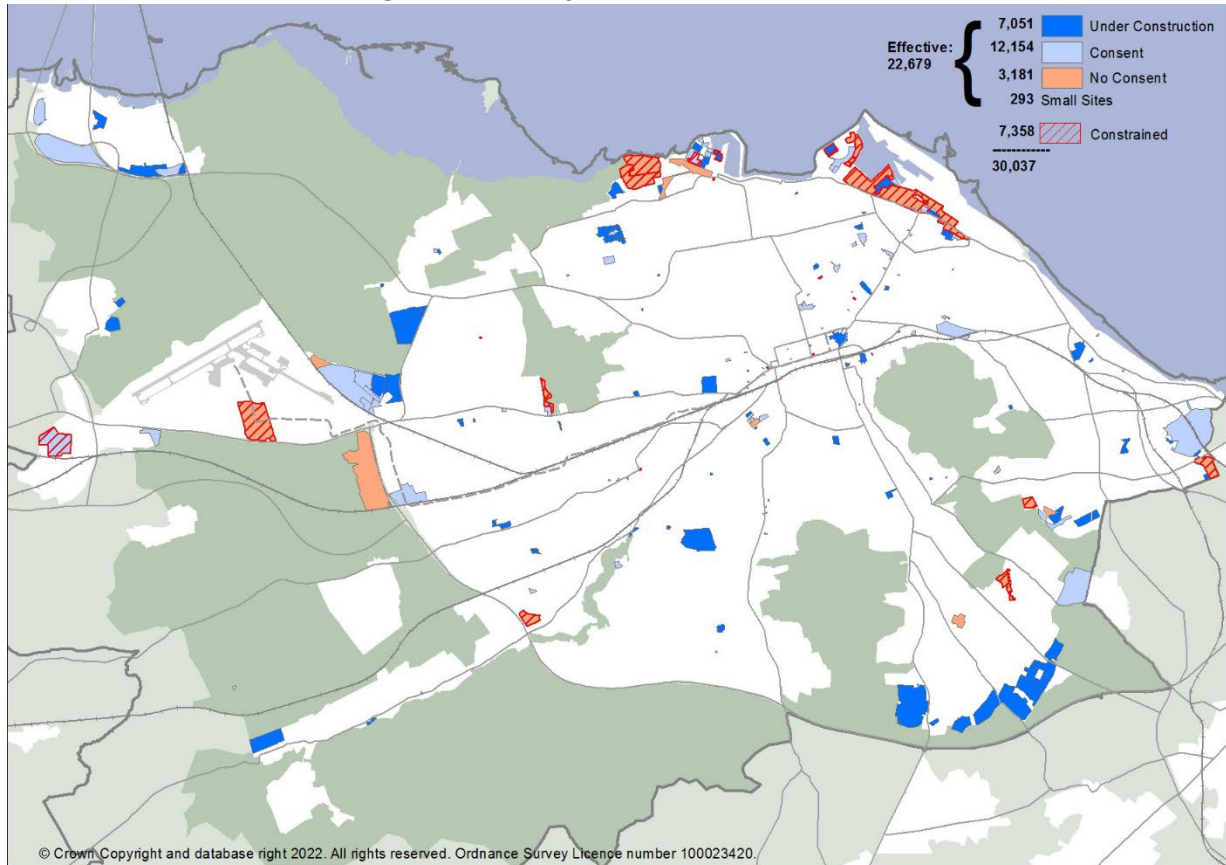
Constrained Land

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. Established Housing Land Supply 2022



The locations of the housing sites can be viewed on an [interactive online map](#)

Greenfield / Brownfield analysis

Excluding small sites, 10,922 units of the remaining capacity of effective sites (22,386) are categorised as being on greenfield land. This represents 49% of the total. In the early 2000s, 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

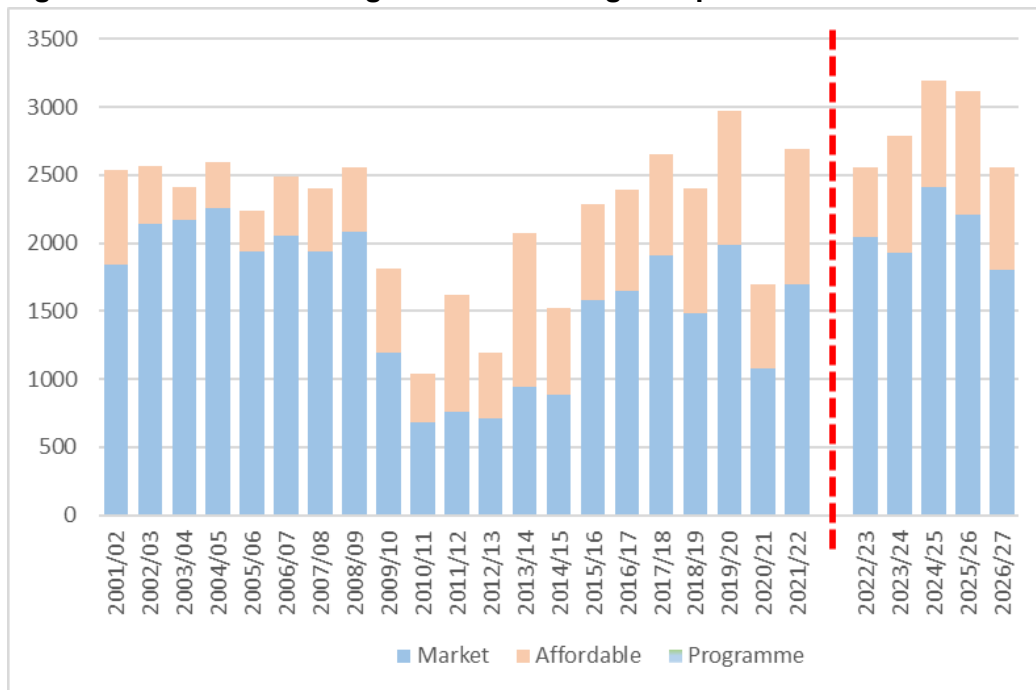
Completions

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 quickly returned to pre-pandemic levels and the number of completions over the last year increased to 2,786.

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.

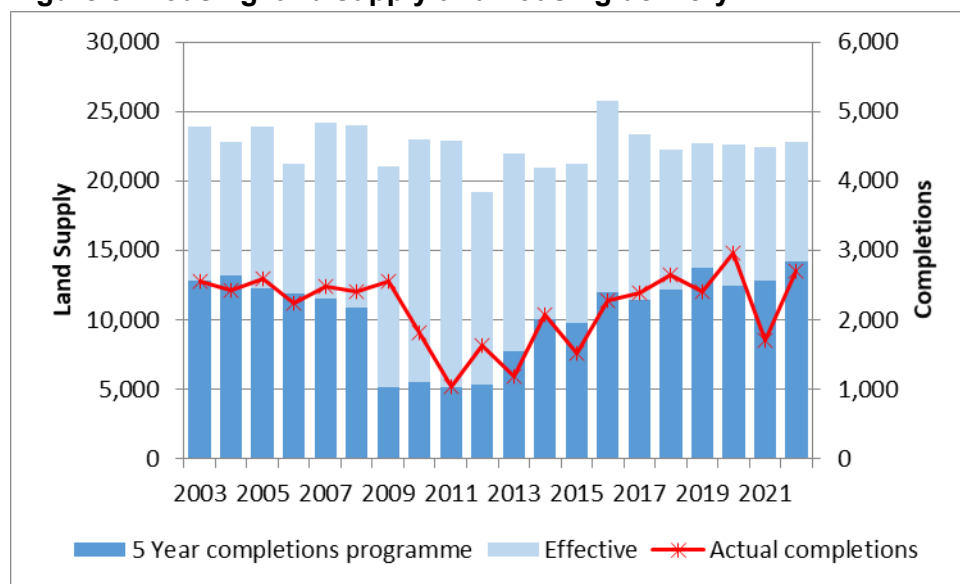
Figure 2. Historic and Programmed Housing Completions



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 and again, for a shorter period in 2020, when 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 25% of the current effective land supply (5,783 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 38% of all dwellings completed since 2011. Numerically, affordable housing completions have increased in recent years but the large proportional shift is more a consequence of a reduction in market completions following the credit crunch. The number of market completions has increased again markedly over the last few years, from 890 in 2014/15 to an average of 1,630 per year since.

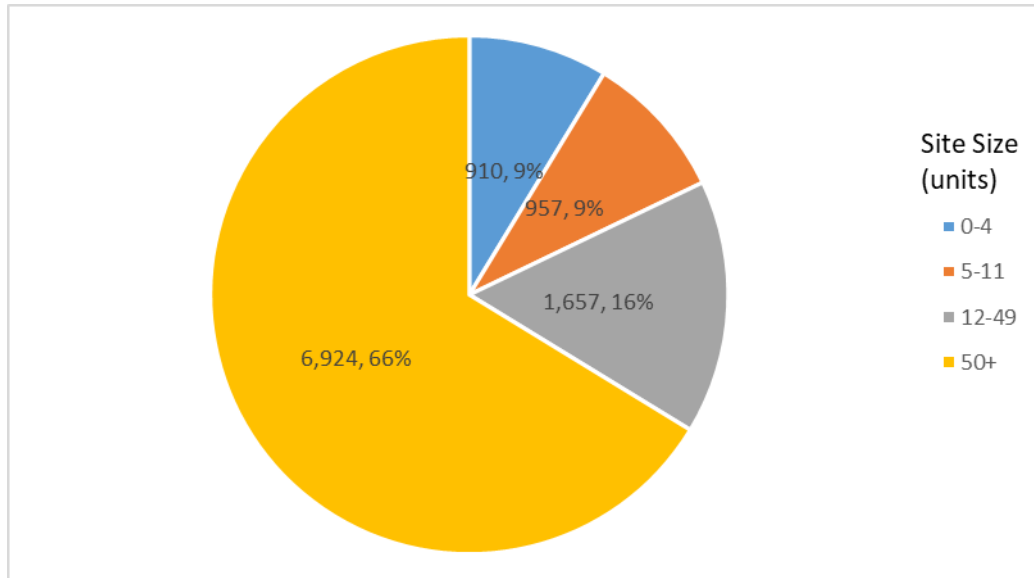
Windfall Development

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, 10,448 homes have received planning consent on windfall sites. Of these 2,842 units will be affordable.

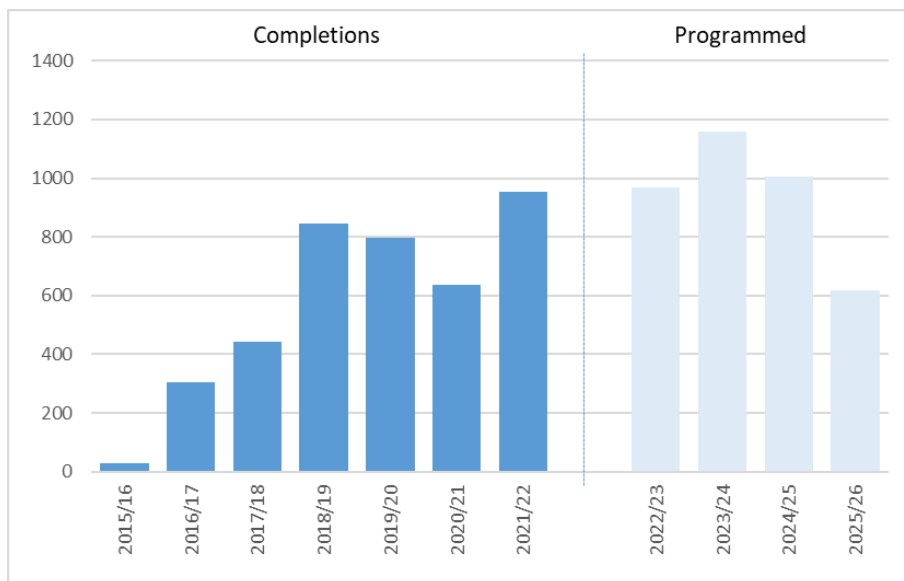
The windfall sites cover a range of sizes with over half the consented units being major developments (sites of over 50 units). The size distribution of windfall sites is shown in figure 4 below.

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. There has been a further 2,387 windfall homes completed since 2019 meaning the remaining target set by the LDP is 648 units over the next 4 years. With 3,751 windfall homes programmed over the next 4 years the remaining LDP target 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 four years (to the end of the development plan period) 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.

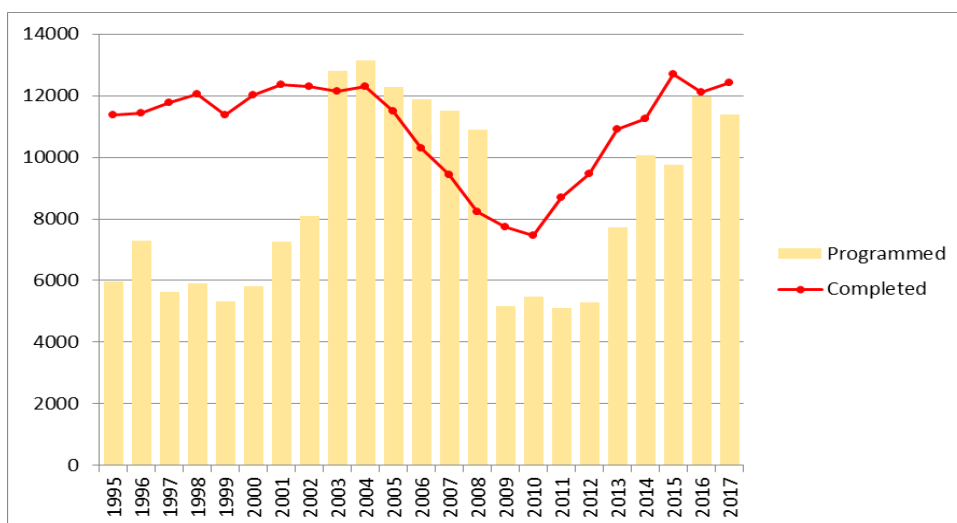
Figure 5 Units completed and programmed on windfall sites



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 to 2012 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 programme of completions for the next four years compared to the remaining development plan housing supply target. As there are only 4 years remaining in the development plan period, it is not possible to show the five year completions programme against a five year completions target

accounting for completions to date. However the table shows the average five year completions target for the entire development plan period. Finally, the table shows the number of years that the effective land supply will last at current rates of development.

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
Average 5 year Supply Target 2009 to 2026	9,528
Housing Land Requirement 2009 to 2026	35,633
Completions 2009 to 2022	26,437
Housing Supply Target 2022 to 2026	
5,957	
Supply	Output
Remaining Housing Land Requirement 9,196	Supply Target 2022 to 2026 5,957
Effective Housing Land Supply 22,679	Completions Programme 2022 to 2026 11,683
Years Supply at current delivery rate 8.0	5 year completions programme 14,202

* Previously referred to as the 5 year effective land supply

The table demonstrates that there is more than 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 result in the entire development plan housing supply target being exceeded. Whilst there is no longer a 5 year supply target, the current 5 year completions programme is almost 50% above the average 5 year target for the entire development plan period (2009 – 2026). At current rates of delivery, there is enough effective land for housing to last for eight years.

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

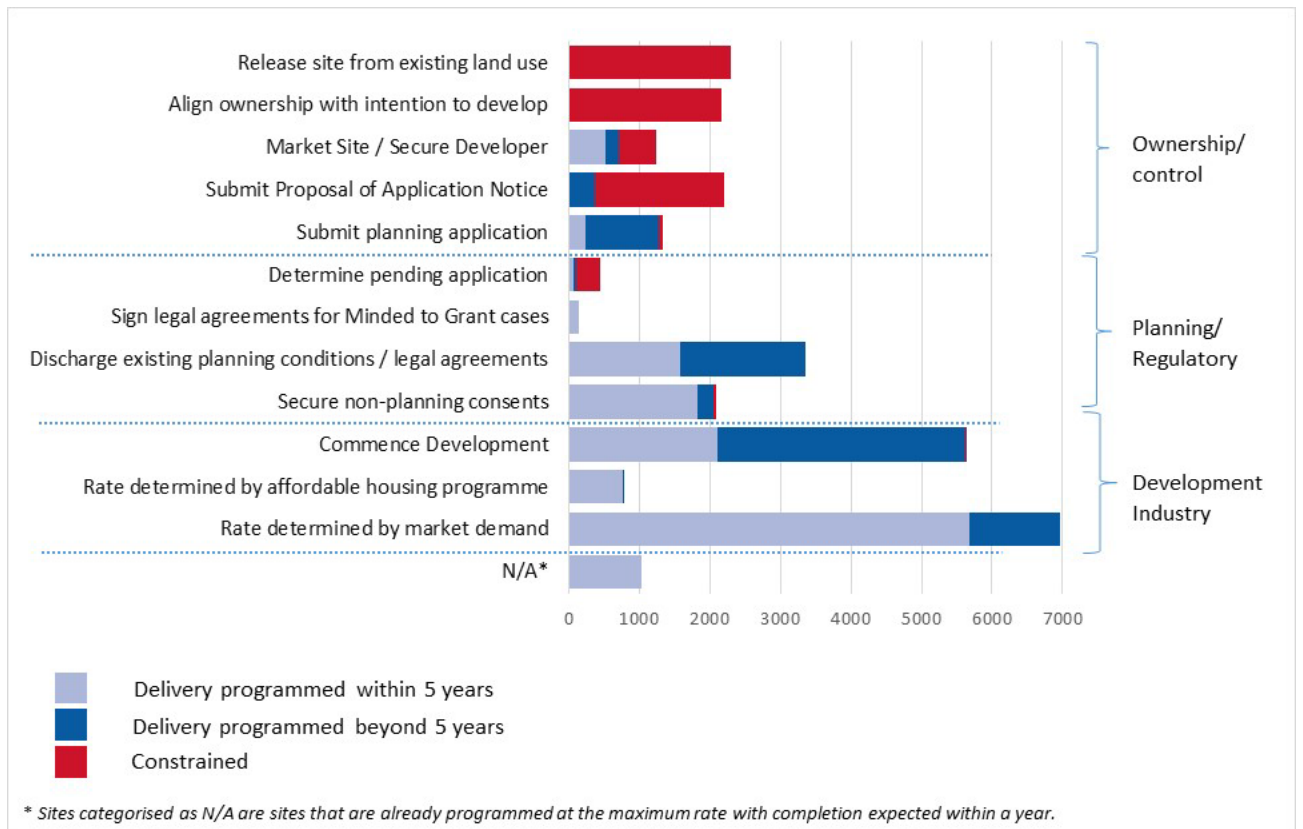
Figure 7 below shows the numbers of units (excluding small sites) affected by each of the 12 delivery factors. For each factor, the graph shows the number of units programmed for completion within 5 years as a lighter shade and units programmed beyond 5 years as a darker shade.

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 2,028 units programmed beyond the five year period on effective sites affected by factors related to the planning system.

Finally, there are 1,625 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.

Figure 7. Factors affecting the delivery of homes



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 2021/22 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 2021. 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 the housing sites can be viewed on an [interactive online map](#)

Schedule 1 – Established Land Supply

Schedule 2 – Site Details

Housing Land Audit and Completions Programme 2022

Schedule 2: Site Details

Site Ref	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/ Grf	Consent Type	Date	U/C	Housing Land Supply					Completions Programme										
								Total Dwellings	Houses		Total affdble units	Complete by 04/22	Remaining as at 04/22	Expected Completions									
									22/23	23/24				24/25	25/26	26/27	Total 22-27	27/28	28/29	Post 2029			
LDP Allocations																							
3825	LDP CC2: New Street	Artesan	0.8	B	FULL	Dec-16	Sep-19	167	10	157	0	52	115	14	0	50	51	0	115	0	0	0	
4338.6	LDP CC3: Fountainbridge	Moda Living (Springside) Ltd.	0.6	B	FULL	Nov-18	Mar-21	205	0	205	0	0	205	100	105	0	0	0	205	0	0	0	
4338.7	LDP CC3: Fountainbridge	Moda Living (Springside)	1.1	B	FULL	Sep-21		140	0	140	0	0	140	0	0	70	70	0	140	0	0	0	
4900.1	LDP CC3: Fountainbridge (Phase 1)	City Of Edinburgh Council	3.7	B	NONE			258	0	258	0	0	258	0	0	0	0	78	78	90	90	0	
4900.1B	LDP CC3: Fountainbridge (Phase 1.1)	City Of Edinburgh Council.	0.4	B	FULL	Oct-19		113	0	113	113	0	113	0	0	0	50	63	113	0	0	0	
4900.1A	LDP CC3: Fountainbridge (Phase 1.1)	City Of Edinburgh Council	0.5	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	
4900.2	LDP CC3: Fountainbridge (Vastint)	Vastint	1.2	B	FULL	Mar-21		234	11	223	58	0	234	0	0	50	50	50	150	50	34	0	
	Market							176			0	0	176	0	0	50	50	20	120	22	34	0	
	Affordable							58			58	0	58	0	0	0	0	30	30	28	0	0	
5245.2	LDP Del 4: Edinburgh Park / South Gyle	Parabola	15.0	G	FULL	Jan-22		1737	0	1737	434	0	1737	0	0	0	100	100	200	200	200	1137	
	Market							1,303			0	0	1,303	0	0	0	75	75	150	150	150	853	
	Affordable							434			434	0	434	0	0	0	25	25	50	50	50	284	
3424.11	LDP EW 1A: Western Harbour	Forth Properties Limited.	17.6	B	FULL	Jun-20		800	0	800	0	0	800	0	0	50	100	100	250	100	100	350	
N 3424.11A	LDP EW 1A: Western Harbour	Edinburgh Forthside Developments Limit	0.9	B	FULL	Sep-21		205	0	205	0	0	205	0	50	100	55	0	205	0	0	0	
4894.1D	LDP EW 1C: Salamander Place Phase 5	Teague Homes (UK), Miller Homes & Cruden	2.7	B	FULL	Sep-19	Mar-21	155	44	111	0	117	38	38	0	0	0	0	38	0	0	0	
4894.1E	LDP EW 1C: Salamander Place Phase 6 and 7	Cruden Homes (East) Ltd / Teague Homes	1.1	B	FULL	Nov-19		151	0	151	151	0	151	0	0	50	50	51	151	0	0	0	
3105A	LDP EW 2A: West Shore Road - Forth Quarter	City of Edinburgh Council	4.3	B	FULL	Oct-21	Mar-22	444	0	444	257	0	444	0	50	100	100	100	350	94	0	0	
	Market							187			0	0	187	0	20	40	40	40	140	47	0	0	
	Affordable							257			257	0	257	0	30	60	60	60	210	47	0	0	
3733A.8	LDP EW 2B: Waterfront WEL - Waterfront Avenue	CEC		B	FULL	Mar-22	Mar-22	75	0	75	63	0	75	0	25	50	0	0	75	0	0	0	
	Market							12			0	0	12	0	0	12	0	0	12	0	0	0	
	Affordable							63			63	0	63	0	25	38	0	0	63	0	0	0	
3733A	LDP EW 2B: Waterfront WEL - Central Dev Area	Various	7.1	B	NONE	Jul-03		1074	0	0	327	0	1074	0	0	0	50	100	150	100	100	724	
	Market							747			0	0	747	0	0	0	38	75	113	75	75	484	
	Affordable							327			327	0	327	0	0	0	12	25	37	25	25	240	
3744A.4	LDP EW 2C: Granton Harbour - Plot 31	Granton Central Developments Ltd.	0.6	B	OUT	May-21		97	0	97	0	0	97	0	0	0	0	97	97	0	0	0	
3744A.6	LDP EW 2C: Granton Harbour - Plot 29	Granton Central Developments Ltd.	0.7	B	FULL	Sep-19		100	100	100	0	0	100	0	0	0	50	50	100	0	0	0	
3744A.7	LDP EW 2C: Granton Harbour Plots 26 and 27	Link	1.9	B	FULL	Jun-06	Mar-18	264	0	264	264	132	132	0	0	0	0	0	0	132	0	0	
3744A.9	LDP EW 2C: Granton Harbour Plots 9a/9b	Granton Central Developments Ltd.	0.8	B	FULL	Mar-20		104	0	104	0	0	104	0	0	50	54	0	104	0	0	0	
3744A.8	LDP EW 2C: Granton Harbour Plots S1 and S2	Port Of Leith Housing Association.	2.2	B	FULL	Aug-17	Mar-21	302	0	302	302	0	302	0	50	50	100	102	302	0	0	0	
3744A.10	LDP EW 2C: Granton Harbour	GCD Ltd.	8.3	B	FULL	May-20		171	18	153	0	0	171	0	0	21	40	40	101	40	30	0	
3744A.11	LDP EW 2C: Granton Harbour	GCD Ltd.	8.3	B	FULL	May-20		98	0	98	0	0	98	0	0	0	38	60	98	0	0	0	
4893A	LDP EW1B: CLW - Ocean Drive	CALA Management Ltd.	5.2	B	FULL	Aug-18	Mar-19	390	33	357	97	145	245	120	119	6	0	0	245	0	0	0	
	Market							293			0	145	148	79	69	0	0	0	148	0	0	0	
	Affordable							97			97	0	97	41	50	6	0	0	97	0	0	0	
N 4893D	LDP EW1B: CLW - Baltic Street	Sundial Properties Ltd.	1.1	B	FULL	Aug-21		18	0	18	18	0	18	0	18	0	0	0	18	0	0	0	
4893B	LDP EW1B: CLW - Bath Road	BDW Trading Ltd.	1.7	B	FULL	Aug-19	Mar-21	212	0	212	53	0	212	55	74	64	19	0	212	0	0	0	
	Market							159			0	0	159	29	47	64	19	0	159	0	0	0	
	Affordable							53			53	0	53	26	27	0	0	0	53	0	0	0	
N 4893C	LDP EW1B: CLW - Bath Road	BDW Trading Ltd.	0.8	B	FULL	Sep-21		95	0	95	23	0	95	0	0	45	50	0	95	0	0	0	
	Market							72			0	0	72	0	0	45	27	0	72	0	0	0	
	Affordable							23			23	0	23	0	0	0	23	0	23	0	0	0	
3760	LDP HSG 1: Springfield	Cala	12.0	G	FULL	Nov-21		176	89	87	44	0	176	0	28	69	79	0	176	0	0	0	
	Market							132			0	0	132	0	28	50	54	0	132	0	0	0	
	Affordable							44			44	0	44	0	0	19	25	0	44	0	0	0	

Housing Land Audit and Completions Programme 2022

Schedule 2: Site Details

Site Ref	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/ Grf	Consent Type	Date	U/C	Housing Land Supply						Completions Programme									
								Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/22	Remaining as at 04/22	22/23	23/24	24/25	25/26	26/27	Total 22-27	27/28	28/29	Post 2029	
3747	LDP HSG 5: Hillwood Rd <i>Market Affordable</i>	Taylor Wimpey	4.9	G	FULL	Dec-21		132 99 33	96	36	33 0 33	0 0 0	132 99 33	0 0 0	20 20 0	49 34 15	63 45 18	0 0 0	132 99 33	0 0 0	0 0 0	0 0 0	
4773	LDP HSG 11: Shrub Place <i>Market Affordable</i>	Places For People (Shrubhill) Ltd.	2.1	B	FULL	May-16	Mar-17	342 117 225	0	342	225 0 225	219 49 170	123 68 55	53 35 18	70 33 37	0 0 0	0 0 0	0 0 0	123 68 55	0 0 0	0 0 0	0 0 0	
4773A	LDP HSG 11: Shrub Place - Tramway WkShop	The Engine Yaerd Ltd.	0.1	B	FULL	Oct-21	Mar-22	43	0	43	0	0	43	0	43	0	0	0	0	43	0	0	0
3754	LDP HSG 17: Greendykes (areas K and L)	Craigmillar JVC	15.8	B	NONE			129	0		0	129	0	0	0	0	0	0	0	0	29	50	50
3754.6	LDP HSG 17: Greendykes Road (areas N,Q,P,R)	Taylor Wimpey	3.9	B	FULL	Sep-18	Mar-20	169	111	58	0	38	131	50	50	31	0	0	131	0	0	0	
3753.6	LDP HSG 18: New Greendykes Areas A,E	Persimmon Homes.	4.0	G	FULL	May-21	Mar-22	165	114	51	0	0	165	100	65	0	0	0	165	0	0	0	
3753.7	LDP HSG 18: New Greendykes Areas H/AH1 <i>Market Affordable</i>	Persimmon Homes.	4.8	G	OUT	Jul-10		128 103 25	110	18	25 0 25	0 0 0	128 103 25	0 0 0	33 33 0	60 60 0	35 10 0	0	128 103 25	0 0 0	0 0 0	0 0 0	
5246.1	LDP HSG 19: Maybury East <i>Market Affordable</i>	Taylor Wimpey UK Limited.	13.0	G	FULL	May-20	Mar-22	250 187 63	205	45	63 0 63	0 0 0	250 187 63	79 59 20	70 55 15	75 60 15	26 13 13	0	250 187 63	0 0 0	0 0 0	0 0 0	
5246.2.1	LDP HSG 19: Maybury Central - 1	West Craigs Ltd & Dunedin Canmore.	0.1	B	FULL	May-20		5	5	0	0	0	5	0	5	0	0	0	5	0	0	0	
5246.2.2	LDP HSG 19: Maybury Central - 2	Dunedin Canmore.	2.8	G	FULL	Dec-20		158	35	123	158	0	158	0	0	58	100	0	158	0	0	0	
5246.2.3	LDP HSG 19: Maybury Central - 3	Dunedin Canmore.	2.6	G	FULL	Dec-20		142	43	99	142	0	142	42	100	0	0	0	142	0	0	0	
5246.2.4	LDP HSG 19: Maybury Central - 4	Miller Homes Limited & West Craigs Lim	7.4	G	FULL	Sep-21	Mar-22	213	198	15	0	0	213	50	50	50	63	0	213	0	0	0	
5246.2.5	LDP HSG 19: Maybury Central - 5	BDW Trading Ltd & West Craigs Limited.	7.6	G	FULL	Dec-21		269	210	59	0	0	269	16	50	50	50	50	216	53	0	0	
5246.2	LDP HSG 19: Maybury Central - Remainder <i>Market Affordable</i>	West Craigs Ltd.	58.8	G	OUT	Sep-19		899 774 125	0	0	125 0 125	0 0 0	899 774 125	0 0 0	27 27 0	102 102 0	192 142 50	238 163 75	559 434 125	225 225 0	115 115 0	0 0 0	
5246.3	LDP HSG 19: Maybury West <i>Market Affordable</i>	Roseberry Estates	4.5	G	NONE			130 97 33	0	0	33 0 33	0 0 0	130 97 33	0 0 0	0 0 0	0 0 0	0 0 0	0	0	25 15 10	50 40 10	55 42 13	
5247A	LDP HSG 20: Cammo	CALA Management Ltd	28.2	G	FULL	Jan-20	Mar-20	197	83	114	0	44	153	66	76	11	0	0	153	0	0	0	
5247B	LDP HSG 20: Cammo <i>Market Affordable</i>	BDW Trading Ltd	28.2	G	FULL	Jan-20	Mar-20	458 294 164	185	273	164 0 164	32 32 0	426 262 164	80 80 0	120 70 50	90 50 40	46 12 34	0	426 262 164	0 0 0	0 0 0	0 0 0	
5248	LDP HSG 21: Broomhills <i>Market Affordable</i>	BDW Trading Ltd.	24.6	G	FULL	May-17	Mar-18	671 513 158	572	99	158 0 158	559 401 158	112 112 0	82 82 0	30 30 0	0 0 0	0 0 0	0	112 112 0	0 0 0	0 0 0	0 0 0	
5251.1	LDP HSG 24: Gilmerton Station Road	Miller Homes Ltd	7.9	G	FULL	Mar-17	Mar-18	198	151	47	0	177	21	21	0	0	0	0	21	0	0	0	
5251.2	LDP HSG 24: Gilmerton Station Road <i>Market Affordable</i>	Persimmon Homes	9.7	G	FULL	Aug-21	Mar-20	302 225 77	245	57	77 0 77	99 64 35	203 161 42	150 108 42	53 53 0	0 0 0	0 0 0	0	203 161 42	0 0 0	0 0 0	0 0 0	
5251.3	LDP HSG 24: Gilmerton Station Road <i>Market Affordable</i>	BDW	12.4	G	FULL	Jun-18	Dec-19	315 237 78	270	45	78 0 78	138 71 67	177 166 11	45 34 11	45 45 0	45 45 0	42 42 0	0	177 166 11	0 0 0	0 0 0	0 0 0	
5252	LDP HSG 25: Candlemaker's Park <i>Market Affordable</i>	Taylor Wimpey / South East Edinburgh D	6.9	G	FULL	May-18	Mar-19	149 112 37	125	24	37 0 37	109 107 2	40 5 35	40 5 35	0 0 0	0 0 0	0 0 0	0	40 5 35	0 0 0	0 0 0	0 0 0	
5254.3	LDP HSG 27: Newcraighall East Phase 5 <i>Market Affordable</i>	Avant Homes	17.0	G	FULL	Mar-21	Mar-22	29 23 6	29	0	6 0 6	0 0 0	29 23 6	29 23 6	0 0 0	0 0 0	0 0 0	0	29 23 6	0 0 0	0 0 0	0 0 0	
5710	LDP HSG 28: Ellens Glen Road <i>Market Affordable</i>	LDP site	4.0	B	NONE			240 180 60	0	0	60 0 60	0 0 0	240 180 60	0 0 0	0 0 0	0 0 0	0 0 0	0	0 0 0	60 45 15	60 45 15	120 90 30	

Housing Land Audit and Completions Programme 2022

Schedule 2: Site Details

Site Ref (N=New site in 2022)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/ Grf	Consent			Housing Land Supply					Completions Programme												
					Type	Date	U/C	Total Dwellings	Houses	Flats	Total affdble units	Complete		Remaining			Expected Completions								
												by 04/22	as at 04/22	22/23	23/24	24/25	25/26	26/27	Total 22-27	27/28	28/29	Post 2029			
	Affordable							31			31	0	31	0	31	0	31	0	0	0	0	31	0	0	0
6382	Sciennes Road Market Affordable	Downing Students (Meadows) LP Inc.	1.5	B	FULL	Aug-20	Mar-22	126	8	118	31	0	126	0	126	0	26	50	50	0	0	126	0	0	0
								95			0	0	95	0	95	0	11	34	50	0	0	95	0	0	0
								31			31	0	31	0	31	0	15	16	0	0	0	31	0	0	0
N 6526	Shandwick Place	DS Landsburgh Limited.	0.0	B	FULL	Mar-20		6	0	6	0	0	6	0	6	0	0	6	0	0	0	6	0	0	0
6254	Simon Square	Seven Hills Property Ltd.	0.0	B	FULL	Nov-19	Mar-21	6	0	6	0	0	6	6	0	0	0	0	0	0	0	6	0	0	0
6191	South Fort Street Market Affordable	Blake Property Company LLP & BDW Trad	0.7	B	FULL	May-19	Mar-22	115	0	115	28	0	115	43	57	15	0	0	0	0	115	0	0	0	0
								87			0	0	87	37	35	15	0	0	0	0	87	0	0	0	0
								28			28	0	28	6	22	0	0	0	0	0	28	0	0	0	0
N 6398	St Peter's Place	LAR Housing Trust.	0.1	B	FULL	Aug-21	Mar-22	16	4	12	16	0	16	0	8	8	0	0	0	0	16	0	0	0	0
4793	St James Centre	TIAA Henderson Real Estate.	0.5	B	FULL	Sep-16	Mar-19	150	0	150	0	0	150	150	0	0	0	0	0	0	150	0	0	0	0
6289	St John's Road Market Affordable	Maclaggart And Mickel Commercial Devel	0.5	B	FULL	Mar-20		36	4	32	9	0	36	0	4	16	16	0	0	0	36	0	0	0	0
								27			0	0	27	0	4	16	7	0	0	0	27	0	0	0	0
								9			9	0	9	0	0	0	9	0	0	0	9	0	0	0	0
N 6486	Telford Drive	Cullross Ltd/Port Of Leith Housing Ass	0.1	B	FULL	Nov-21	Mar-22	11	0	11	0	0	11	0	11	0	0	0	0	0	11	0	0	0	0
6022	The Wisp Market Affordable	Springfield Properties PLC	1.6	G	FULL	Mar-20	Mar-20	139	0	139	35	0	139	39	50	50	0	0	0	0	139	0	0	0	0
								104			0	0	104	24	30	50	0	0	0	0	104	0	0	0	0
								35			35	0	35	15	20	0	0	0	0	0	35	0	0	0	0
6387	Timber Bush	Office Suites UK Ltd & James Hay Pensi	0.0	B	FULL	Nov-20		5	0	5	0	0	5	0	5	0	0	0	0	0	5	0	0	0	0
N 6433	Torphichen Street	ADM Edinburgh.	0.0	B	FULL	Jul-21		7	0	7	0	0	7	0	7	0	0	0	0	0	7	0	0	0	0
6160	Viewforth Market Affordable	CALA Management Ltd.	0.9	B	FULL	Mar-19	Sep-19	104	0	104	17	68	36	36	0	0	0	0	0	0	36	0	0	0	0
								87			0	68	19	19	0	0	0	0	0	0	19	0	0	0	0
								17			17	0	17	17	0	0	0	0	0	0	17	0	0	0	0
5983	Warriston Road Market Affordable	Artisan Cannonmills	0.7	B	FULL	Jul-17	Mar-19	180	0	180	45	32	148	74	74	0	0	0	0	0	148	0	0	0	0
								135			0	32	103	40	63	0	0	0	0	0	103	0	0	0	0
								45			45	0	45	34	11	0	0	0	0	0	45	0	0	0	0
6244	Wellflats Road Market Affordable	Dandara Limited.	5.4	G	FULL	Sep-21	Mar-22	124	116	8	31	0	124	42	60	22	0	0	0	0	124	0	0	0	0
								93			0	0	93	31	45	17	0	0	0	0	93	0	0	0	0
								31			31	0	31	11	15	5	0	0	0	0	31	0	0	0	0
5984	Wellington Place	Port of Leith HA	0.1	B	FULL	Jun-21		35	0	35	35	0	35	0	0	35	0	0	0	0	35	0	0	0	0
6021	West Bowling Green Street Market Affordable	WBG Partnership.	0.4	B	FULL	Jul-18	Mar-20	77	0	77	19	0	77	37	40	0	0	0	0	0	77	0	0	0	0
								58			0	0	58	28	30	0	0	0	0	0	58	0	0	0	0
								19			19	0	19	9	10	0	0	0	0	0	19	0	0	0	0
4502	West Coates	Cala Evans Restoration Ltd And City &	7.4	B	FULL	Jun-16	Mar-17	203	0	203	0	179	24	24	0	0	0	0	0	0	24	0	0	0	0
	Small Sites							297			0	4	293	58	59	59	59	58		293	0	0	0	0	0
All Sites	Market							26,076	0	0	6,832	3,397	22,679	2,583	2,785	3,198	3,117	2,569		14,202	1,813	1,696	4,968		
	Affordable							19,244	0	0	0	2,348	16,896	2,041	1,937	2,421	2,210	1,835		10,394	1,337	1,414	3,751		
								6,832	0	0	6,832	1,049	5,783	542	848	777	907	734		3,808	476	282	1,217		

Schedule 3 – Completions 2021/22

Housing Land Audit and Completions Programme 2022

Schedule 3: Completions 2021/22

Site Ref	Site Name	Developer	Brf/ Grf	Total				Completions up to 03/21			Completions 04/21 to 03/22			Units Remaining		
				Dwellings	Houses	Flats affordable units		Total	Market	Affordable	Total	Market	Affordable	Total	Market	Affordable
LDP Allocations																
	3825 LDP CC2: New Street	Artesan	B	167	10	157	0	0	0	0	52	52	0	115	115	0
C	4338.5 LDP CC3: Fountainbridge	Fountain North Ltd.	B	125	0	125	0	0	0	0	125	125	0	0	0	0
C	3424.10 LDP EW 1A: Western Harbour- Sandpiper Drive	Robertson Living.	B	40	0	40	40	0	0	0	40	0	40	0	0	0
C	4894.1C LDP EW 1C: Salamander Place phase 3 and 4	Crudden and Teague	B	199	0	199	199	0	0	0	199	0	199	0	0	0
	4894.1D LDP EW 1C: Salamander Place Phase 5	Teague Homes (UK), Miller Homes & Cruden	B	155	44	111	0	0	0	0	117	117	0	38	38	0
C	3733A.5 LDP EW 2B: Upper Strand Phs 3	Places for People	B	89	0	89	33	0	0	0	89	56	33	0	0	0
C	3744A.3 LDP EW 2C: Granton Harbour - Plot 3	Port Of Leith Housing Association.	B	104	0	104	104	0	0	0	104	0	104	0	0	0
	4893A LDP EW1B: CLW - Ocean Drive	CALA Management Ltd.	B	390	33	357	97	60	60	0	85	85	0	245	148	97
	4773 LDP HSG 11: Shrub Place	Places For People (Shrubhill) Ltd.	B	342	0	342	225	201	49	152	18	0	18	123	68	55
C	3965 LDP HSG 12: Albion Road	Places for People	B	205	48	157	0	175	175	0	30	30	0	0	0	0
	3754.6 LDP HSG 17: Greendykes Road (areas N,Q,P,R)	Taylor Wimpey	B	169	111	58	0	0	0	0	38	38	0	131	131	0
	3753.5 LDP HSG 18: New Greendykes Areas C & D	Sheratan Ltd + Persimmon Homes (East S)	G	145	115	30	0	81	81	0	64	64	0	0	0	0
	5247A LDP HSG 20: Cammo	CALA Management Ltd	G	197	83	114	0	0	0	0	44	44	0	153	153	0
	5247B LDP HSG 20: Cammo	BDW Trading Ltd	G	458	185	273	164	0	0	0	32	32	0	426	262	164
	5248 LDP HSG 21: Broomhills	BDW Trading Ltd.	G	671	572	99	158	429	323	106	130	78	52	112	112	0
	5251.1 LDP HSG 24: Gilmerton Station Road	Miller Homes Ltd	G	198	151	47	0	151	151	0	26	26	0	21	21	0
	5251.2 LDP HSG 24: Gilmerton Station Road	Persimmon Homes	G	302	245	57	77	26	16	10	73	48	25	203	161	42
	5251.3 LDP HSG 24: Gilmerton Station Road	BDW	G	315	270	45	78	23	23	0	115	48	67	177	166	11
	5252 LDP HSG 25: Candlemaker's Park	Taylor Wimpey / South East Edinburgh D	G	149	125	24	37	67	67	0	42	40	2	40	5	35
C	5254.2 LDP HSG 27: Newcraighall East Phase 4	Avant Homes	G	37	37	0	10	0	0	0	37	27	10	0	0	0
	5713 LDP HSG 33: South Scotstoun	Taylor Wimpey East Scotland.	G	306	214	92	69	11	11	0	40	40	0	255	186	69
C	5716 LDP HSG 37: Newmills Road	Cala Management Ltd.	G	206	91	115	51	178	154	24	28	1	27	0	0	0
	5706 LDP HSG 38: Ravelrig Road	CALA Management Ltd.	G	140	116	24	36	101	65	36	26	26	0	13	13	0
	5717 LDP HSG 39: Lasswade Road	Persimmon / Miller	G	260	227	33	65	150	85	65	77	77	0	33	33	0
Other Sites																
C	5993 Bernard Street	J & M Cameron Properties Ltd	B	11	0	11	0	0	0	0	11	11	0	0	0	0
	6307 Burdiehouse Road	BDW and Hallam land management	G	116	95	21	30	0	0	0	32	32	0	84	54	30
	4917A Calder Road	The City Of Edinburgh Council.	B	184	35	149	184	64	0	64	60	0	60	60	0	60
	6316 Corbieshot	Robertson Living Ltd.	G	54	50	4	13	0	0	0	23	23	0	31	18	13
	5423 Craighouse Road	Edinburgh Napier University And Craigh	B	145	43	102	0	30	30	0	25	25	0	90	90	0
C	6205 Duddingston Row	21st Century Homes.	B	40	2	38	40	0	0	0	40	0	40	0	0	0
C	5918 Figgate Street	Figgate Street Developments	B	6	0	6	0	0	0	0	6	6	0	0	0	0
	6025 Fishwives Causeway	Barrat	B	435	76	359	108	108	108	0	119	40	79	208	179	29
C	6190 George Street	Lightstorm Estates Ltd.	B	6	0	6	0	0	0	0	6	6	0	0	0	0
C	6061 Gorgie Road	AMA (New Town) Ltd.	B	48	9	39	0	0	0	0	48	48	0	0	0	0
C	6040 Great Junction Street	Glenprop2.	B	37	0	37	0	0	0	0	37	37	0	0	0	0
	5947 Lanark Road West	George Dunbar And Sons Builders Ltd.	B	53	0	53	12	12	0	12	17	17	0	24	24	0
	6178 Lasswade Road	Bellway / Miller	G	335	299	36	83	67	51	16	120	95	25	148	106	42

Housing Land Audit and Completions Programme 2022

Schedule 3: Completions 2021/22

Site Ref	Site Name	Developer	Brf/ Grf	Total				Completions up to 03/21			Completions 04/21 to 03/22			Units Remaining		
				Dwellings	Houses	Flats affordable units		Total	Market	Affordable	Total	Market	Affordable	Total	Market	Affordable
C	5800 Longstone Road	Castle Rock Edinvar Housing Associatio	G	157	50	107	38	153	115	38	4	4	0	0	0	0
C	5803 Maritime Lane	Zonal Retail Data System Ltd.	B	8	0	8	0	0	0	0	8	8	0	0	0	0
C	6233 Melville Street	Dragon Development Edinburgh.	B	11	0	11	0	0	0	0	11	11	0	0	0	0
C	6029 Newhaven Road	Queensberry Properties	B	52	0	52	13	15	15	0	37	24	13	0	0	0
C	6276 Niddrie Mains Road	CCG (Scotland) Ltd.	B	136	0	136	136	0	0	0	136	0	136	0	0	0
C	6290 Ocean Drive	Abercastle Developments Ltd.	B	5	0	5	0	0	0	0	5	5	0	0	0	0
C	6184 Oxgangs Green	Hopefield Partnership Ltd.	B	85	6	79	85	0	0	0	34	0	34	51	0	51
C	6046 Peffermill Road	21st Century Homes.	B	30	0	30	30	0	0	0	30	0	30	0	0	0
C	5159.3 Pennywell Road	Urban Union	B	315	140	175	181	12	12	0	94	20	74	209	102	107
C	6050 Randolph Crescent	Randolph Development LLP.	B	8	0	8	0	0	0	0	8	8	0	0	0	0
C	6166 Randolph Crescent	Square & Crescent Ltd	B	8	0	8	0	0	0	0	8	8	0	0	0	0
C	6207 Randolph Crescent		B	7	0	7	0	0	0	0	7	7	0	0	0	0
C	6160 Viewforth	CALA Management Ltd.	B	104	0	104	17	20	20	0	48	48	0	36	19	17
C	5546 Warriston Road	Canonmills No. 5 LTD.	B	11	0	11	0	0	0	0	11	11	0	0	0	0
C	5983 Warriston Road	Artisan Cannonmills	B	180	0	180	45	0	0	0	32	32	0	148	103	45
C	5866 West Bowling Green Street	HB Villages Developments Limited.	B	24	0	24	0	0	0	0	24	24	0	0	0	0
C	4502 West Coates	Cala Evans Restoration Ltd And City &	B	203	0	203	0	157	157	0	22	22	0	24	24	0
	Small Sites										92	90	2			
Total Completions 2021/2022											2786	1716	1070			

Schedule 4 – Constrained Sites

Housing Land Audit and Completions Programme 2022

Schedule 4: Constrained Sites

Ref	Address	Developer/applicant	Housing Units				Last Consent		Constraint
			Total	Afford.	Comp.	Remain	Type	Date	
5244	LDP Emp 6 IBG	LDP Site	350	88	0	350			No housing use established
3424	LDP EW 1A: Western Harbour	Forth Ports	669	0	0	669	Jul-02	OUT	Consent expired - flood risk
3424.1	LDP EW 1A: Western Harbour - Platinum Point	Gregor Shore Plc.	452	0	226	226	Apr-04	FULL	Owner not ready to market
3424.6	LDP EW 1A: Western Harbour View	AB Leith Ltd.	258	0	0	258	May-13	FULL	Owner not ready to market
4893	LDP EW 1B: Central Leith waterfront	Forth Ports	1444	361	0	1444			Multiple ownership - Site mostly in use
4894	LDP EW 1C: Leith Waterfront -Salamander Place		719	180	0	719			Much of site in use (Commercial)
3105B	LDP EW 2A: West Shore Road - Forth Quarter	City of Edinburgh Council	779	273	0	779	Oct-03	OUT	Some land contamination - no consent
3744A.2	LDP EW 2C: Granton Harbour	Gregor Shore PLC.	288	0	133	155	Jul-05	FULL	Owner not ready to market
3744B	LDP EW 2C: Granton Harbour	Various	347	190	0	347	May-21	OUT	Site in use (commercial)
3733B	LDP EW 2D: Waterfront - WEL - North Shore	Various	988	346	0	988			Site in use (commercial)
4157	LDP HSG 15: Castlebrae	LP site	145	0	0	145			Lp site. No consent
5254	LDP HSG 27: Newcraighall East (East Part)	LDP Site	88	22	0	88	Sep-15	OUT	Railway line/ Electricity pylons
5257	LDP HSG 30: Moredunvale Road	LDP Site	200	200	0	200			Not currently in Council's disposal plan
5256	LDP HSG 31: Curriemurend	CEC	188	188	0	188			Not currently in Council's disposal plan
5132	LDP HSG 4: West Newbridge	FAO Mr Campbell Black	490	245	0	490	May-20	FULL	Not marketed
4897	LDP HSG 7: Edinburgh Zoo		80	20	0	80			Site in alternative use
6248	Ardshiel Avenue	Southside Company Services Ltd	6	0	0	6	Nov-19	FULL	Site not progressed.
6210	Bath Road	Kindplease Ltd.	6	0	0	6	Jul-19	FULL	Consent now expired
5727	Beaverbank Place	Tourist Services Edin Ltd.	8	0	0	8	Feb-21	FULL	New application for change of use to leisure
5928	Gorgie Road	Caledonian Heritable	11	0	0	11	Dec-19	FULL	Site In use as public bar
6200	Hopetoun Crescent	K & S Mir Ltd.	6	0	0	6	Jun-19	FULL	Consent now expired
6011	Ocean Drive	Port of Leith HA	57	57	0	57	Jan-18	FULL	Consent Expired (Jan 2021)
6228	Princes Street	ECF Edinburgh Retail.	17	0	0	17	Aug-19	FULL	No Progress - viability
5011	Shandwick Place	Mr Tom Diresta c/o Agent	11	0	0	11	Apr-19	FULL	No Progress - viability
6076	West Granton Road	ED Consilium Ltd.	11	0	0	11	Jun-19	FULL	Consent expired
	Small sites		99	0	0	99			
	Total Constarined		7717	2170	359	7358			

Schedule 5 – Delivery Factors

Housing Land Audit and Completions Programme 2022

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
6028	Almondhill	Almond Hill Kirkliston Ltd.	11	0	0	11	11	0
6294	Alva Street	Phoenix Developments.	6	0	0	6	6	0
6271	Barnton Avenue West	New Age Developers.	15	0	0	15	15	0
6299	Bell's Brae	Sundial Properties.	10	0	0	10	10	0
4402	Brunstane Road South	South Castle Properties Limited.	12	0	11	1	1	0
4917A	Calder Road	The City Of Edinburgh Council.	184	184	124	60	60	0
6308	Calton Road	Square & Crescent Ltd Square & Crescen	22	5	0	22	22	0
6309	Cammo Road	Mr Terry Heneaghan	6	0	0	6	6	0
6080	Canaan Lane	Mr Phillip Sunderland	10	0	0	10	10	0
6122	Canon Street	Thistle Property Group.	11	0	0	11	11	0
6311	Castle Street	Middlebrook Properties Ltd.	9	0	0	9	9	0
5574	Clearburn Crescent	Mr David Rae	10	0	0	10	10	0
6135	Colinton Road	Rutherford Colinton.	5	0	0	5	5	0
5898	Constitution Street	GA Group Ltd.	9	0	0	9	9	0
6325	Duddingston Road West	Stone Acre Projects Ltd	8	0	0	8	8	0
5919	Ford's Road	AMA (New Town) Ltd.	9	0	0	9	9	0
4728	Groathill Road South	Beaufort Property Company Ltd.	12	0	0	12	12	0
6350	Jeffrey Street	Leonardo John Dalton House Ltd.	31	8	0	31	31	0
6285	Lanark Road	Abbotswell Developments	57	12	0	57	57	0
5947	Lanark Road West	George Dunbar And Sons Builders Ltd.	53	12	29	24	24	0
6527	Laverockbank Road	Mackenzie And Mackenzie LLP.	7	0	0	7	7	0
4894.1D	LDP EW 1C: Salamander Place Phase 5	Teague Homes (UK), Miller Homes & Crud	155	0	117	38	38	0
4773A	LDP HSG 11: Shrub Place - Tramway Wshop	The Engine Yaerd Ltd.	43	0	0	43	43	0
5248	LDP HSG 21: Broomhills	BDW Trading Ltd.	671	158	559	112	112	0
5251.1	LDP HSG 24: Gilmerton Station Road	Miller Homes Ltd	198	0	177	21	21	0
5252	LDP HSG 25: Candlemaker's Park	Taylor Wimpey / South East Edinburgh D	149	37	109	40	40	0
5254.3	LDP HSG 27: Newcraighall East Phase 5	Avant Homes	29	6	0	29	29	0
5706	LDP HSG 38: Ravelrig Road	CALA Management Ltd.	140	36	127	13	13	0
5717	LDP HSG 39: Lasswade Road	Persimmon / Miller	260	65	227	33	33	0
6411	Manor Place	Manor Developments Edinburgh Ltd.	6	0	0	6	6	0
6161	Meadowbank	City Development Office Ltd.	11	0	0	11	11	0
6359	Melville Street	MSC Development LLP.	11	0	0	11	11	0

Housing Land Audit and Completions Programme 2022

Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5
6555	Newcraighall Road	Panacea (Scotland) Limited.	10	0	0	10	10	0
6369	North Castle Street	Ms Dawn Shan.	6	0	0	6	6	0
6184	Oxgangs Green	Hopefield Partnership Ltd.	85	85	34	51	51	0
5159.2B	Pennywell Road	City Of Edinburgh Council & North Edin	6	0	0	6	6	0
6374	Pinkhill	Dandara.	46	11	0	46	46	0
6454	Polwarth Terrace	Canal View Care Ltd.	6	0	0	6	6	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
4793	St James Centre	TIAA Henderson Real Estate.	150	0	0	150	150	0
6486	Telford Drive	Cullross Ltd/Port Of Leith Housing Ass	11	11	0	11	11	0
4502	West Coates	Cala Evans Restoration Ltd And City &	203	0	179	24	24	0
Rate Determined by Market Demand								
6307	Burdiehouse Road	BDW and Hallam land management	116	30	32	84	84	0
6314	Colinton Road	Eastern Properties Ltd & Westerwood Lt	19	0	0	19	19	0
6316	Corbieshot	Robertson Living Ltd.	54	13	23	31	31	0
6318	Corstorphine Road	AMA (New Town) Ltd.	28	7	0	28	28	0
5423	Craighouse Road	Quartermile Developments	145	0	55	90	90	0
6320	Craigmillar Park	Cala Management Ltd	48	0	0	48	48	0
6519	East of Milburn Tower	Murray Estates Lothian Limited	1350	337	0	1350	150	1200
6025	Fishwives Causeway	Barrat	435	108	227	208	208	0
6399	Gylemuir Road	Artisan Edinburgh Corstorphine.	126	31	0	126	126	0
6518	Iona Street	Iona Street Edinburgh Ltd.	80	20	0	80	80	0
6514	Lanark Road	Thistle Residential.	25	0	0	25	25	0
6178	Lasswade Road	Bellway / Miller	335	83	187	148	148	0
4338.6	LDP CC3: Fountainbridge	Moda Living (Springside) Ltd.	205	0	0	205	205	0
3105A	LDP EW 2A: West Shore Road - Forth Quarter	City of Edinburgh Council	444	257	0	444	350	94
3744A.9	LDP EW 2C: Granton Harbour Plots 9a/9b	Granton Central Developments Ltd.	104	0	0	104	104	0
4893B	LDP EW1B: CLW - Bath Road	BDW Trading Ltd.	212	53	0	212	212	0
4893C	LDP EW1B: CLW - Bath Road	BDW Trading Ltd.	95	23	0	95	95	0
4893A	LDP EW1B: CLW - Ocean Drive	CALA Management Ltd.	390	97	145	245	245	0
4773	LDP HSG 11: Shrub Place	Places For People (Shrubhill) Ltd.	342	225	219	123	123	0
3754.6	LDP HSG 17: Greendykes Road (areas N,Q,P,R)	Taylor Wimpey	169	0	38	131	131	0

Housing Land Audit and Completions Programme 2022

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.	165	0	0	165	165	0
5246.2.4	LDP HSG 19: Maybury Central - 4	Miller Homes Limited & West Craigs Lim	213	0	0	213	213	0
5246.1	LDP HSG 19: Maybury East	Taylor Wimpey UK Limited.	250	63	0	250	250	0
5247B	LDP HSG 20: Cammo	BDW Trading Ltd	458	164	32	426	426	0
5247A	LDP HSG 20: Cammo	CALA Management Ltd	197	0	44	153	153	0
5251.3	LDP HSG 24: Gilmerton Station Road	BDW	315	78	138	177	177	0
5251.2	LDP HSG 24: Gilmerton Station Road	Persimmon Homes	302	77	99	203	203	0
5713	LDP HSG 33: South Scotstoun	Taylor Wimpey East Scotland.	306	69	51	255	255	0
5713.1	LDP HSG 33: South Scotstoun (Dimma Park)	Taylor Wimpey East Scotland.	72	0	0	72	72	0
6405	Meadow Place Road	Westpoint Homes Ltd.	24	6	0	24	24	0
5159.2	Pennywell Road	City Of Edinburgh Council.	136	136	12	124	124	0
5159.3	Pennywell Road	Urban Union	315	181	106	209	209	0
3762	RWELP HSG : Ferrymuir Gait		124	31	0	124	124	0
6382	Sciennes Road	Downing Students (Meadows) LP Inc.	126	31	0	126	126	0
6191	South Fort Street	Blake Property Company LLP & BDW Tradi	115	28	0	115	115	0
6398	St Peter's Place	LAR Housing Trust.	16	16	0	16	16	0
6022	The Wisp	Springfield Properties PLC	139	35	0	139	139	0
6160	Viewforth	CALA Management Ltd.	104	17	68	36	36	0
5983	Warriston Road	Artisan Cannonmills	180	45	32	148	148	0
6244	Wellflats Road	Dandara Limited.	124	31	0	124	124	0
6021	West Bowling Green Street	WBG Partnership.	77	19	0	77	77	0
Rate determined by affordable housing programme								
6249	Dumbryden Drive	Robertson Partnership Homes	49	49	0	49	49	0
4900.1B	LDP CC3: Fountainbridge (Phase 1.1)	City Of Edinburgh Council.	113	113	0	113	113	0
3744A.8	LDP EW 2C: Granton Harbour Plots S1 and S2	Port Of Leith Housing Association.	302	302	0	302	302	0
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
Commence Development								

Housing Land Audit and Completions Programme 2022

Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5	
6475	Abercorn Terrace	Abercorn Care Ltd.	8	0	0	8	8	0	
5888	Belford Road	AMA (Belford) Ltd.	50	0	0	50	50	0	
6282	Bonnington Road Lane	Platform	464	130	0	464	275	189	
6211	Braid Road	Pentland Investments Ltd.	7	0	0	7	7	0	
6317	Corstorphine Road	Sundial Dundas (Corstorphine) Ltd.	76	0	0	76	76	0	
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	
4946	Gayfield Square	MacTaggart and Mikel	11	0	0	11	11	0	
6434	Lanark Road West	Whyalla Investments Ltd.	6	0	0	6	6	0	
4900.1	LDP CC3: Fountainbridge (Phase 1)	City Of Edinburgh Council	258	0	0	258	78	180	
4900.1A	LDP CC3: Fountainbridge (Phase 1.1)	City Of Edinburgh Council	64	32	0	64	64	0	
5245.2	LDP Del 4: Edinburgh Park / South Gyle	LDP Site	1737	434	0	1737	200	1537	
3424.11A	LDP EW 1A: Western Harbour	Edinburgh Forthside Developments Limit	205	0	0	205	205	0	
3424.11	LDP EW 1A: Western Harbour	Forth Properties Limited.	800	0	0	800	250	550	
4894.1E	LDP EW 1C: Salamander Place Phase 6 and 7	Cruden Homes (East) Ltd / Teague Homes	151	151	0	151	151	0	
5246.2.1	LDP HSG 19: Maybury Central - 1	West Craigs Ltd & Dunedin Canmore.	5	0	0	5	5	0	
5246.2.5	LDP HSG 19: Maybury Central - 5	BDW Trading Ltd & West Craigs Limited.	269	0	0	269	216	53	
5704	LDP HSG 40: SE Wedge South - Edmonstone	Snaefell Holdings (UK) Ltd.	696	174	0	696	150	546	
6415	Leith Walk	Drum (Steads Place) Ltd & CAMVO 123 Lt	152	38	0	152	152	0	
6067	London Road	Place Development, City Of Edinburgh C	596	149	0	596	125	471	
6001	Long Dalmahoy Road	Mr C Hardy	8	0	0	8	8	0	
6387	Timber Bush	Office Suites UK Ltd & James Hay Pensi	5	0	0	5	5	0	
6433	Torphichen Street	ADM Edinburgh.	7	0	0	7	7	0	
5984	Wellington Place	Port of Leith HA	35	35	0	35	35	0	
6076	West Granton Road	ED Consilium Ltd.	11	0	0	11	0	11	Constrained
Market Site / Secure Developer									
6248	Ardshiel Avenue	Southside Company Services Ltd & Rothe	6	0	0	6	0	6	Constrained
6210	Bath Road	Kindplease Ltd.	6	0	0	6	0	6	Constrained
3825	LDP CC2: New Street	Artesan	167	0	52	115	115	0	
3744A.11	LDP EW 2C: Granton Harbour	GCD Ltd.	98	0	0	98	98	0	
3744A.10	LDP EW 2C: Granton Harbour	GCD Ltd.	171	0	0	171	101	70	
3744A.6	LDP EW 2C: Granton Harbour - Plot 29	Granton Central Developments Ltd.	100	0	0	100	100	0	
3744A.4	LDP EW 2C: Granton Harbour - Plot 31	Granton Central Developments Ltd.	97	0	0	97	97	0	

Housing Land Audit and Completions Programme 2022

Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5	
3744A.7	LDP EW 2C: Granton Harbour Plots 26 and 27	Link	264	264	132	132	0	132	
5132	LDP HSG 4: West Newbridge	FAO Mr Campbell Black	490	245	0	490	0	490	Constrained
5011	Shandwick Place	Mr Tom Diresta c/o Agent	11	0	0	11	0	11	Constrained
Secure non-planning consents									
6403	Abbey Lane	Artisan Abbeyhill Ltd And Unite Group	66	0	0	66	66	0	
6453	Abercromby Place	Mr Fursman	5	0	0	5	5	0	
5882	Ashley Place	Cornhill Building Services Limited.	58	13	0	58	58	0	
6297	Barnton Brae	Mr L Rennie.	11	0	0	11	11	0	
5727	Beaverbank Place	Tourist Services Edin Ltd.	8	0	0	8	0	8	Constrained
6423	Broughton Road	City Of Edinburgh Council.	27	27	0	27	27	0	
6313	Clovenstone Gardens	J Smart & Co (Contractors) PLC.	69	69	0	69	69	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	
6280	Duddingston Road West	KLN Properties.	131	0	0	131	131	0	
6177	Dumbiedykes Road	Mr F Martone	11	0	0	11	11	0	
6451	Dumbryden Gardens	Robertson Construction Group	8	0	0	8	8	0	
6404	Fettes Row	Izar V Lux S. A R. L (c/o Turley).	349	88	0	349	200	149	
6422	George Street	Mitchells And Butlers Plc.	6	0	0	6	6	0	
6470	Gorgie Road	Chesser Homes Ltd.	8	0	0	8	8	0	
6396	Gorgie Road	Spindlehawk Ltd.	35	8	0	35	35	0	
6200	Hopetoun Crescent	K & S Mir Ltd.	6	0	0	6	0	6	Constrained
6496	Hopetoun Street	Bield Housing & Care.	5	0	0	5	5	0	
4900.2	LDP CC3: Fountainbridge (Vastint)	Vastint	234	58	0	234	150	84	
4893D	LDP EW1B: CLW - Baltic Street	Sundial Properties Ltd.	18	18	0	18	18	0	
3760	LDP HSG 1: Springfield	Cala	176	44	0	176	176	0	
3747	LDP HSG 5: Hillwood Rd	Taylor Wimpey	132	33	0	132	132	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	
5544	Marionville Road	Dandara Limited.	113	28	0	113	113	0	
6482	Morningside Road	83S Ltd.	11	0	0	11	11	0	
6481	Morningside Road	83S Ltd.	10	0	0	10	10	0	
3623	Ocean Drive	S1 Developments Ltd.	338	85	0	338	338	0	
6416	Oxgangs Path	New Age Developers Ltd.	11	0	0	11	11	0	

Housing Land Audit and Completions Programme 2022

Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5	
6459	Pipe Lane	Portobello Sands Ltd C/o Agent.	10	0	0	10	10	0	
6113	Pitt Street	Buckley Building UK Ltd.	8	0	0	8	8	0	
6039	Prestonfield Avenue	First Construction Ltd.	9	0	0	9	9	0	
6228	Princes Street	ECF Edinburgh Retail.	17	0	0	17	0	17	Constrained
6520	Redhall House Drive	Mr Dildar Singh Gold	8	0	0	8	8	0	
6526	Shandwick Place	DS Landsburgh Limited.	6	0	0	6	6	0	
6289	St John's Road	Mactaggart And Mickel Commercial Devel	36	9	0	36	36	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	128	0	
5246.2	LDP HSG 19: Maybury Central	West Craigs Ltd.	899	125	0	899	559	340	
5711	LDP HSG 29: Brunstane	EDI	1330	332	0	1330	380	950	
5712	LDP HSG 32: Buileyon Road	CALA	980	0	0	980	508	472	
Sign legal agreements for Minded to Grant cases									
4338.7	LDP CC3: Fountainbridge	Moda Living (Springside)	140	0	0	140	140	0	
Determine pending application									
5244	LDP Emp 6 IBG	LDP Site	350	88	0	350	0	350	Constrained
4996.4	Pennywell Road	CEC	99	0	0	99	66	33	
Submit planning application (if PAN period concluded for major applications)									
3733A.8	LDP EW 2B: Waterfront - Waterfront Avenue	CEC	75	63	0	75	75	0	
3733A	LDP EW 2B: Waterfront WEL - Central Dev Area	Various	1074	327	0	1074	150	924	
3754	LDP HSG 17: Greendykes (areas K and L)	Craigmillar JVC	129	0	0	129	0	129	
6011	Ocean Drive	Port of Leith HA	57	57	0	57	0	57	Constrained

Housing Land Audit and Completions Programme 2022

Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5	
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	
5710	LDP HSG 28: Ellens Glen Road	LDP site	240	60	0	240	60	180	
5257	LDP HSG 30: Moredunvale Road	LDP Site	200	200	0	200	0	200	Constrained
5256	LDP HSG 31: Curriemurend	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	1444	361	0	1444	0	1444	Constrained
3744A.2	LDP EW 2C: Granton Harbour	Gregor Shore PLC.	288	0	133	155	0	155	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 -Salamanca 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
4897	LDP HSG 7: Edinburgh Zoo		80	20	0	80	0	80	Constrained

Schedule 6 – Deleted Sites

Housing Land Audit and Completions Programme 2022

Schedule 6: Sites deleted since Housing Land Audit and Completions Programme 2021

Ref	Site Name /Address	Developer (Or Owner)	Capacity 2020	Reason for deletion
6152	Barnton Avenue West	Barnton Avenue West Ltd.	7	Consent Lapsed
6330	Eyre Terrace	The Royal Bank Of Scotland	70	Supceded by other application
6187	Frederick Street	Plumbing Pensions UK Ltd.	5	Consent Lapsed
3754.3	LDP HSG 17: Greendykes Road	Craigmillar Eco Housing Co-op	10	Consent lapsed
6017	London Road	Murascot Ltd.	30	Developed for student housing
6515	Lower Gilmore Place	Glencairn Properties C/o Agent.	20	Developed for student housing
6158	Mitchell Street	J.N.L Property Investments.	9	Consent Lapsed
6157	Stead's Place	McGregor MOT Centre.	11	Consent Lapsed