

Affordable housing project 'ahead of schedule'

Work to deliver a development of 43 much needed affordable homes in a high-demand part of Edinburgh is ahead of schedule according to the Port of Leith Housing Association (PoLHA).

The association is providing the affordable housing at Ten Brunswick Road, which have been built by CALA Homes (East) as part of its popular development.

Demand for the 43 mid-market rent homes is expected to be exceptionally high, after the recent experience of 96 new homes at Western Harbour attracting 3,400 applicants.

Ahead of a site handover in Autumn 2018, the housing association has praised the 'exceptional' on-site team.



10 Brunswick Road

Keith Anderson, Chief Executive, PoLHA, said: "We're thrilled with the outstanding quality of the homes that CALA has built. These homes are up there with some of the finest homes that the Association has ever received from a developer through the affordable planning mechanism

"It's clear that the CALA team viewed these affordable homes with the same pride as the other high-quality homes in the development."

Mid-market rent price levels sit between social rent prices and full open market rates. These homes are intended for people who would not qualify for social housing and find full open market rents unaffordable.

With the increasing cost of renting in Edinburgh widely publicised and average rental prices reaching £1062 per month, reports have identified that many would-be first time buyers are left spending large percentages of their income on rent.

The properties at PoLHA's block are due to complete ahead of schedule this Autumn. The flats are tenure blind and sit comfortably within the wider development, with a similar internal and external specification to the private homes.

Gavin Pope, Land Director with CALA Homes (East), said: "These properties offer the lifestyle benefits of a true city centre development and mark a milestone in Edinburgh's affordable housing market.

"We are especially proud to see these homes through the planning process to the handover stage.

"It is of paramount importance that we deliver homes meeting needs across all aspects of the market and help to tackle the widespread supply shortfall.

"These mid-market apartments fill an easily recognisable void. And as well as providing opportunities for some first-time

buyers, the private units next-door provided second-step homes, which will have freed up other homes to the market.”

PolHA say that celebrating Leith’s urban character, Ten Brunswick Road showcases homes with a real sense of personality. A redevelopment of the former Royal Mail Sorting Office demolished in 2010, the derelict brownfield site remained vacant until being fully regenerated by CALA Homes (East).

The development is of striking appearance, with multi-tonal bricks adding warmth to the building’s exteriors while still matching its surroundings.

Also creating a strong visual feature are the cast stone double height entrances, which provide a strong sense of arrival at each staircase.

The Port of Leith block includes 16 one-bedroom and 27 two-bedroom mid-market flats.

While still sympathetic to the local neighbourhood, the development creates its own sense of community through specially designed pedestrian links, external balconies and communal open space gardens which are not often afforded to city centre buildings.