

Calderwood Delivers – Affordable Housing

Decent, affordable housing is amongst the most basic of human requirements.

The development of Calderwood will assist West Lothian Council in meeting the demand for housing that is accessible to people on a modest income.

Affordable Housing at Calderwood will be built in different neighbourhoods across the development in order to assist our vision of creating a fully integrated, mixed community.



Affordable housing can be delivered to meet demand for a number of different users. Some examples are outlined below.

Social Rented Housing

Housing Provided for Rent and Managed on the tenants behalf by a Housing Association or Registered Social Landlord.



Shared Ownership

Housing where the customer is given the opportunity to purchase a share of the house from the owner (usually an RSL) with a rental value being paid on the balance of the property.



Shared Equity

A similar arrangement to Shared Ownership but the customer does not pay rent on the balance of the property. This is retained by the housing provider which, again, is usually an RSL.



Discount to Market Housing and Housing without Subsidy

Affordable housing falling into this category could include housing sold at a price lower than if it had been sold privately or, lower priced 'entry level' housing. In both cases a legal mechanism is developed that ensures that the property will remain affordable.



Sheltered Housing

Sheltered housing for rent or for sale is designed to meet the changing housing needs of the elderly. Usually taking the form of a group of self-contained properties, sheltered housing ensures independence, privacy and security for residents.



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Committed to creating neighbourhoods of choice in Scotland

Building Quality Homes
Cable Rock Estate was partner in the first UK owned sector regeneration of Edinburgh's historic New Town that also includes design-led affordable housing. The project has brought new life into an important part of the City's World Heritage site.

Places for People is proud to provide the highest quality homes that promote local production and ensure positive impact on quality, health, person centred care and support services. To date we have enabled people with a range of needs, including physical disabilities, mental health issues, acquired brain injury and physical disability, to make informed choices about their care and support needs. Cable Rock Estate is the first of 30% of the 200 customers.

Supporting the community
In Edinburgh Cable Rock Estate has been working over the last decade with the local community and partners to develop new homes for rent and care that contribute to wider local food regeneration through developing the social and economic structure. This includes the local Business Centre and Calderhill Social Enterprise and Arts Centre.

Supporting the community
Local providers of the 'Mentimeter' shared equity programme and on their shared equity homes for a new social network.

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Places for People are involved in the delivery of Affordable Housing throughout the UK and specifically in West Lothian. Their ambitions to create balanced, mixed communities in areas where people want to live aligns with the aims of the wider Calderwood proposals.