

Notice of meeting and agenda

Housing, Homelessness and Fair Work Committee

10.00 am Thursday, 31st October, 2019

Dean of Guild Court Room - City Chambers

This is a public meeting and members of the public are welcome to attend

The law allows the Council to consider some issues in private. Any items under "Private Business" will not be published, although the decisions will be recorded in the minute.

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1. Order of Business

- 1.1 Including any notices of motion and any other items of business submitted as urgent for consideration at the meeting.

2. Declaration of Interests

- 2.1 Members should declare any financial and non-financial interests they have in the items of business for consideration, identifying the relevant agenda item and the nature of their interest.

3. Deputations

- 3.1 If any.

4. Minutes

- | | | |
|-----|---|---------|
| 4.1 | Minute of the Housing, Homelessness and Fair Work Committee of 29 August 2019 – submitted for approval as a correct record | 7 - 18 |
| 4.2 | Minute of the Housing, Homelessness and Fair Work Committee of 13 September 2019 – submitted for approval as a correct record | 19 - 20 |

5. Forward Planning

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| 5.1 | Housing, Homelessness and Fair Work Committee Work Programme | 21 - 24 |
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Business Bulletin

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7. Executive Decisions

7.1	Rapid Rehousing Transition Plan – Engagement Plan – Report by Executive Director for Communities and Families	57 - 62
7.2	The City of Edinburgh Council’s Assurance Statement on Housing Services – Report by Executive Director of Place	63 - 76
7.3	Strategic Housing Investment Plan (SHIP) 2020-2025 – Report by Executive Director of Place	77 - 110
7.4	Review of Scottish Government Funded ‘No One Left Behind’ Employability Provision – Report by Executive Director of Place	111 - 124
7.5	Business Improvement Districts – Report by Executive Director of Place	To Follow

8. Routine Decisions

8.1	Place Directorate – Financial Monitoring 2019/20 – Month Five Position – Report by Executive Director of Place, Executive Director of Resources	125 - 134
8.2	Housing Land Audit and Completions Programme 2019 - referral from the Planning Committee	135 - 184
8.3	Affordable Housing Policy Delivery - referral from the Planning Committee	185 - 196
8.4	Edinburgh International Conference Centre Annual Update – Report by Executive Director of Place	197 - 232

9. Motions

9.1	If any.	
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10. Resolution to Consider in Private

- 10.1** The Committee, is requested under Section 50(A)(4) of the Local Government (Scotland) Act 1973, to exclude the public from the meeting for the following items of business on the grounds that they would involve the disclosure of exempt information as defined in Paragraphs 6 and 9 of Part 1 of Schedule 7A of the Act.

11. Private Reports

- | | | |
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| 11.1 | Private Sector Leasing Scheme - Update – Report by Executive Director for Communities and Families | 233 - 236 |
| 11.2 | Marketing Edinburgh Update – Report by Chief Executive | 237 - 314 |

Laurence Rockey

Head of Strategy and Communications

Committee Members

Councillor Kate Campbell (Convener), Councillor Mandy Watt (Vice-Convener), Councillor Chas Booth, Councillor Jim Campbell, Councillor David Key, Councillor Kevin Lang, Councillor John McLellan, Councillor Claire Miller, Councillor Gordon Munro, Councillor Iain Whyte and Councillor Norman Work

Information about the Housing, Homelessness and Fair Work Committee

The Housing, Homelessness and Fair Work Committee consists of 11 Councillors and is appointed by the City of Edinburgh Council. The Housing, Homelessness and Fair Work Committee usually meets in the Dean of Guild Court Room in the City Chambers on the High Street in Edinburgh. There is a seated public gallery and the meeting is open to all members of the public.

Further information

If you have any questions about the agenda or meeting arrangements, please contact Jamie Macrae or Sarah Stirling, Committee Services, City of Edinburgh Council, Business Centre 2.1, Waverley Court, 4 East Market Street, Edinburgh EH8 8BG, Tel 0131 553 8242 / 0131 529 3009, email jamie.macrae@edinburgh.gov.uk / sarah.stirling@edinburgh.gov.uk.

A copy of the agenda and papers for this meeting will be available for inspection prior to the meeting at the main reception office, City Chambers, High Street, Edinburgh.

The agenda, minutes and public reports for this meeting and all the main Council committees can be viewed online by going to www.edinburgh.gov.uk/cpol.

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Minutes

Housing, Homelessness and Fair Work Committee

10.00am, Thursday 29 August 2019

Present

Councillors Kate Campbell (Convener), Watt (Vice-Convener), Booth, Jim Campbell, Key, McLellan, Miller, Munro, Osler (substituting for Councillor Lang), Whyte and Work.

1. Minutes

Decision

To approve the minute of the Housing and Economy Committee of 6 June 2019 as a correct record.

2. Work Programme

The Housing, Homelessness and Fair Work Committee Work Programme for the period September 2019 to January 2020 was presented.

Decision

To note the Work Programme.

(Reference – Work Programme, submitted)

3. Housing, Homelessness and Fair Work Committee Rolling Actions Log

The Housing, Homelessness and Fair Work Committee Rolling Actions Log for August 2019 was presented.

Decision

- 1) To agree to close the following actions:
 - Action 2 – Edinburgh Economy Strategy
 - Action 5(3) – Innovative Approaches to Increased Housing Supply
 - Action 8(3 & 4) – Adjusted Motion by Councillor Rose – Improving Access to Edinburgh Airport

- Action 11 – Invitation to Unity in Diversity and ECOC Conference, Florence, 5-7 November 2018
- Action 12 – Motion by Councillor Jim Campbell – Later Living Housing
- Action 13 – Mixed Tenure Improvement Strategy
- Action 19 – City Strategic Investment Fund
- Action 20 – Edinburgh Tourism Strategy Update Report
- Action 21 – Marketing Edinburgh Update
- Action 22 – Motion by Cllr Hutchison – Public Communal Bins in Muirhouse
- Action 23 – Business Bulletin
- Action 26 – Commercial Needs Studies
- Action 29 (2 & 3) – Emergency Motion by the Coalition – Parks and Cemeteries Homeless Evictions

2) To otherwise note the remaining outstanding actions.

(Reference – Rolling Actions Log, submitted)

4. **Housing, Homelessness and Fair Work Committee Business Bulletin**

The Housing, Homelessness and Fair Work Committee Business Bulletin for August 2019 was presented.

Decision

- 1) To agree to update the diagram on the work plan for the Employability Pipeline and that this would be circulated to members.
- 2) To agree to a briefing on Marketing Edinburgh before the report to committee in October.
- 3) To agree to a briefing on the Old Town Bid for local elected members.
- 4) To include the section on Parks and Cemeteries in the Business Bulletin for the Culture and Communities Committee.
- 5) To circulate the briefing on Parks and Cemeteries to members of the committee and to members of the Culture and Communities Committee.
- 6) To agree to circulate more information on the CivTech 4.0 Challenge Submission.
- 7) To note the Business Bulletin.

(Reference – Business Bulletin, submitted.)

5. Delivery Strategy for Meadowbank

The delivery strategy objectives for the wider site at Meadowbank were set out and a summary provided of the masterplan proposals that had been developed in collaboration with the community.

The masterplan had been informed by and responded to the feedback received from an extensive programme of community engagement. It balanced the challenges of bringing new homes to the area, protecting and enhancing the environment and supporting the delivery of a new sports centre.

Decision

- 1) To note the consultation that had taken place to date on the Meadowbank masterplan.
- 2) To agree the delivery strategy objectives for the wider Meadowbank site.
- 3) To note the intention to submit the masterplan for Planning approval in autumn 2019.
- 4) To thank officers for their work on the report.

(Reference – report by the Executive Director of Place, submitted)

Declaration of Interests

Councillor Booth declared a non-financial interest in the above item as a member of the Planning Committee, left the room and took no part in the discussion.

6. Delivery Strategy for Powderhall

On 21 March 2019, the Housing and Economy Committee received a report on the City Strategic Investment Fund (CSIF) and agreed that a further report be brought back to Committee in two cycles setting out an options appraisal for the Powderhall Stables project.

The delivery strategy objectives were set out for the proposed housing led, mixed use development at Powderhall. The Powderhall site comprised of the former waste transfer station (WTS), the adjacent former bowling greens and the B listed stables block fronting onto Broughton Road. The Powderhall site had been subject to extensive consultation with the public, community groups and wider Council services to create the approved Place Brief which would inform proposals.

Decision

- 1) To agree the delivery strategy objectives for Powderhall set out at paragraph 4.2 and 4.3.
- 2) To agree the recommended option of retaining ownership of the stables block and leasing to an appropriate operator as the preferred approach.

- 3) To agree to discharge the motion to committee on 21 March 2019 requesting that a further report be brought back to Committee in two cycles setting out an options appraisal for the Powderhall Stables project.
- 4) To agree to submit a funding application for the stable block and for housing infrastructure grant to assist in funding the development.
- 5) To agree to circulate a briefing to members on the basics around key housing issues.
- 6) To thank officers for their work on the report.

(Reference – Housing and Economy Committee, 21 March 2019 (item 11); report by the Executive Director of Place, submitted)

Declaration of Interests

Councillors Booth and Osler declared a non-financial interest in the above item as members of the Planning Committee, left the room and took no part in the discussion.

7. Housing Revenue Account Budget Strategy 2020/21

The 30-year Housing Revenue Account Business Plan 2020/21-2049/50 was the financial framework that underpinned the Housing Service. The Plan was reviewed annually in consultation with tenants and a five-year Capital Programme and one-year Capital Investment Budget was approved by Council. A comprehensive review of the business plan was currently underway to maximise income and increase efficiency to ensure the business plan remained sustainable.

The 2019/20 Business Plan projected a £75.6 million deficit between 2022/23 and 2032/33. The business plan was currently under review, with key assumptions updated prior to consultation. The net impact of the updates so far had been positive. The total projected deficit was around £15 million less (20% reduction) than that reported in February 2019. The deficit had also been postponed; starting in 2023/24 instead of 2022/23.

Motion

- 1) To agree to seek tenants' views on the Housing Revenue Account (HRA) budget strategy for inclusion in the 2020/21 HRA budget report.
- 2) To note progress to date on reviewing the business planning assumptions had resulted in a 20% reduction (c.£15 million) of the projected deficit (£75 million between years 2022/23 and 2032/33) and a delay in the impact, starting in 2023/24 instead of 2022/23, as reported to Council in February 2019.
- 3) To note the ongoing financial and operational pressures which could impact on the delivery of the HRA budget Strategy and the update on the Housing Service Improvement Plan (HSIP) which sought to mitigate these.
- 4) To note that officers had appointed consultants to carry out carbon baselining in relation to the Council's HRA estate and to provide a route map for the Council

to achieve zero carbon across the Council's housing stock (new build and existing homes).

- 5) To note that a workshop was being arranged for committee members to consider the above work.
 - 6) To agree that a report on housing sustainability would be brought to committee within two cycles, with consideration of how targets for carbon payback periods could be included in future reporting.
- moved by Councillor Kate Campbell, seconded by Councillor Watt

Amendment

- 1) To agree to seek tenants' views on the Housing Revenue Account (HRA) budget strategy for inclusion in the 2020/21 HRA budget report.
 - 2) To note progress to date on reviewing the business planning assumptions had resulted in a 20% reduction (c.£15 million) of the projected deficit (£75 million between years 2022/23 and 2032/33) and a delay in the impact, starting in 2023/24 instead of 2022/23, as reported to Council in February 2019.
 - 3) To note the ongoing financial and operational pressures which could impact on the delivery of the HRA budget Strategy and the update on the Housing Service Improvement Plan (HSIP) which sought to mitigate these.
 - 4) To instruct that future Housing Revenue Account Budget Strategies include a commentary and financial modelling to achieve planned carbon neutrality of the Council's HRA Estate on an ongoing basis by 2030, 2037 and 2050.
- moved by Councillor Jim Campbell, seconded by Councillor Whyte

Voting

For the motion - 8 votes

For the amendment - 3 votes

(For the motion – Councillors Kate Campbell, Booth, Key, Miller, Munro, Osler, Watt and Work.

For the amendment – Councillors Jim Campbell, McLellan and Whyte.)

Decision

- 1) To agree to seek tenants' views on the Housing Revenue Account (HRA) budget strategy for inclusion in the 2020/21 HRA budget report.
- 2) To note progress to date on reviewing the business planning assumptions had resulted in a 20% reduction (c.£15 million) of the projected deficit (£75 million between years 2022/23 and 2032/33) and a delay in the impact, starting in 2023/24 instead of 2022/23, as reported to Council in February 2019.
- 3) To note the ongoing financial and operational pressures which could impact on the delivery of the HRA budget Strategy and the update on the Housing Service Improvement Plan (HSIP) which sought to mitigate these.

- 4) To note that officers had appointed consultants to carry out carbon baselining in relation to the Council's HRA estate and to provide a route map for the Council to achieve zero carbon across the Council's housing stock (new build and existing homes).
- 5) To note that a workshop was being arranged for committee members to consider the above work.
- 6) To agree that a report on housing sustainability would be brought to committee within two cycles, with consideration of how targets for carbon payback periods could be included in future reporting.

(Reference – Act of Council No 2. of 21 February 2019; report by the Executive Director of Place, submitted.)

8. MIPIM 2019 - Evaluation

MIPIM was a major real estate and investment conference, taking place annually in Cannes, France. Edinburgh had used MIPIM over the last ten years to profile the city's investment opportunities, gain intelligence on investment appetite, sources and flows of investment, benchmark the city's attractiveness to investors, and to nurture and increase investor relationships.

An evaluation of the Council's attendance at MIPIM 2019 as part of a 'Team Scotland' approach was provided and the planning underway for attendance at next year's event was set out.

Decision

To note the evaluation of the Council's attendance at MIPIM 2019.

(Reference – report by the Executive Director of Place, submitted.)

9. Economic Advisory Panel Membership

Details were provided of the selection process and proposed membership of the Economic Advisory Panel for the confirmation of the Housing, Homelessness and Fair Work Committee.

Decision

- 1) To agree the proposed membership of the Economic Advisory Panel.
- 2) To agree to discharge the motion, from 6 June 2019, that the final membership of the Panel should be subject to approval by Committee within one cycle.
- 3) To agree to consult with representative bodies and, in addition and where a suitable candidate could be found, to include one representative each for the creative industries, financial services and development sector.

(Reference – report by the Executive Director of Place, submitted.)

10. Place Directorate – Financial Monitoring 2018/19 – Outturn

The provisional 2018/19 revenue out-turn position was set out for the Place Directorate based on the unaudited annual accounts in respect of Housing Revenue Account (HRA) and the General Fund (GF) budgets, as summarised below:

HRA

Revenue - A balanced revenue position was achieved in 2018/19, with a contribution of £32.800m delivered towards new housing investment.

Capital - Capital investment expenditure of £80.962m was achieved against a budget of £80.934m.

GF

Revenue - The revenue position for the overall Place Directorate at 2018/19 outturn was a £2.736m spend over budget. The provisional 2018/19 revenue outturn for the Council as a whole showed an overall underspend of £1.582m.

Decision

- 1) To note the provisional out-turn position in respect of the Housing Revenue Account, capital and revenue budget.
- 2) To note the provisional out-turn position in respect of the General Fund, revenue budget.

(Reference – report by the Executive Director of Place, submitted.)

11. Place Directorate – Financial Monitoring 2019/20 – Month Three Position

The Executive Director of Place forecasted the following month three positions against the HRA and GF budgets:

HRA

Revenue - as at month three, a balanced position was forecast in 2019/20, with a projected contribution of £23.000m towards new housing investment.

Capital - as at month three, it was forecast that in 2019/20 the capital budget of £108.954m would be fully spent.

GF

Revenue - as at month three, a residual pressure of £1.236m remained in the Place GF budget. Place Directorate remained fully committed to making the necessary efforts to deliver identified operational cost pressures and were actively developing their budget management strategy and framework to bring the Place revenue budget towards balance.

Decision

- 1) To note the forecast position in respect of the Housing Revenue Account, capital and revenue budget.
- 2) To note the position in respect of the General Fund, revenue budget.
- 3) To agree that Appendix 2 would be recirculated to members with the missing column which detailed the items under the remit of the Housing, Homelessness and Fair Work Committee .

(References – report by the Executive Director of Place, submitted.)

12. Strategic Approach to Private Rented Sector

On 1 November 2018, the Housing and Economy Committee considered an update report on Rent Pressure Zones (RPZ) and agreed to a further report in six months as part of wider strategic approach to tackling key issues facing the private rented sector.

A strategic approach to the private rented sector (PRS) was set out. The high demand for housing of all tenures meant that the PRS must play its part in meeting housing need and supporting the growth of the city. A combination of increasing supply, improving access to and quality of the private rented housing stock was essential to meet the housing needs of a growing city. The Council's approach on tackling these challenges was outlined.

Decision

- 1) To note the strategic approach to the private rented sector set out in this report.
- 2) To agree to discharge the motion from 1 November 2018 to receive a further report on the strategic approach to tackling key issues facing the private rented sector.
- 3) To agree to receive a report within two committee cycles on development of a broad policy framework to support Build to Rent (BTR).
- 4) To thank officers for their work on the report.

(References – Housing and Economy Committee, 1 November 2018 (item 7); report by the Executive Director of Place, submitted.)

13. Promoting Play on Housing Revenue Account Land - Update

On 30 August 2018, Committee considered a report on the use of 'No Ball Games' signage on Housing Revenue Account (HRA) land and the approach Locality Housing Teams would take to consult with residents on the potential use of suitable areas for active play. It was agreed that an update on work undertaken would be provided to Committee within 12 months.

'No Ball Games' signs were not common on HRA land and the overall approach was to seek to identify solutions to nuisance and disruption whilst encouraging play wherever

possible. Opportunities for outdoor play were considered as part of the design and layout for new Council housing developments.

In the last year, housing officers had been progressing this work in the Localities and engaging with residents on the potential removal of signs where they might no longer have been required. An update was provided on the ongoing work.

Decision

- 1) To note the update in relation to 'No Ball Games' signs on HRA.
- 2) To discharge the action agreed at committee on 30 August 2018 that an update on the outcome of consultations undertaken relating to 'No Ball Games' signage should be provided to committee within 12 months.

(References – Housing and Economy Committee, 30 August 2018 (item 13); report by the Executive Director of Place, submitted.)

14. Edinburgh Social Enterprise Strategy

On 21 March 2019, the Housing and Economy Committee considered a report on the on Support for Social Enterprise which highlighted the development of a refreshed Social Enterprise Strategy for Edinburgh.

The Social Enterprise Strategy for Edinburgh 'Enterprising Edinburgh' had since been published in May 2019. This was in line with the Edinburgh Economic Strategy which recognised Social Enterprise and the Social Economy as key contributors to improved economic outcomes for the city, and further underlined Edinburgh Social Enterprise network's role in representing the sector within the City Region Deal governance structure.

An updated was provided on the refreshed Social Enterprise Strategy for Edinburgh.

Decision

- 1) To endorse the aims of a refreshed strategy for Social Enterprise in Edinburgh.
- 2) To note the continuing support provided by the Council to Edinburgh Social Enterprise network and the active support of Business Gateway for the sector.

(References – Housing and Economy Committee, 21 March 2019 (item 10); report by the Executive Director of Place, submitted.)

Declaration of Interests

Councillors Osler declared a non-financial interest in the above item as her husband was the former chair of Social Enterprise Scotland.

15. Edinburgh Living: Progress Update

An update was provided on the progress made with the growth of the Edinburgh Living Limited Liability Partnerships (LLPs) in 2019 and the strong pipeline of housing acquisitions secured through the Council's house building programme.

Decision

- 1) To note the progress made with the growth of the Edinburgh LLPs in 2019 and the strong pipeline of housing acquisitions secured through the Council's house building programme.
- 2) To agree to receive a report in two Committee cycles on the strategy for procuring new homes on private sector land.
- 3) To recognise the importance of new houses that were coming forward through the Edinburgh Living LLPs, and the contribution they could make to the Council achieving carbon neutrality.
- 4) To recognise that the Council procured or developed homes for Edinburgh Living to purchase on completion.
- 5) To agree that the homes procured or developed by the council for Edinburgh Living should be consistent with the aims of the housing sustainability report due within two cycles.

(Reference – report by the Executive Director of Place, submitted.)

16. Internal Audit – Homelessness Services – referral from the Governance, Risk and Best Value Committee

On 13 August 2019, The Governance, Risk and Best Value Committee considered a report by the Chief Internal Auditor on Internal Audit Annual Opinion for the year ended 31 March, which detailed the outcome of the audits carried out as part of the Council's 2018/19 Internal Audit annual plan and the status of open Internal Audit findings as at 31 March 2019.

It was agreed to report to the relevant Executive Committee at the earliest opportunity and the subsequent Governance, Risk and Best Value Committee setting out clear plans to ensure the closure of all historic and overdue internal audit management actions to enable an improvement to the overall Internal Audit Opinion for 2019/20.

Therefore the Homelessness Services Audit was referred to the Housing, Homelessness and Fair Work Committee for consideration.

Decision

- 1) To note the Homelessness Services Audit.
- 2) To agree that a briefing note would be circulated to members on the progress of management actions taken before the next committee meeting.
- 3) To agree that a report would come back on the wider issues related to the internal audit.

(References – Governance, Risk and Best Value Committee, 13 August 2019 (item 7); report by the Executive Director of Place, submitted.)

17. Emergency Motion by Councillor Kate Campbell – Support for Crisis’s ‘Cover the Cost’ Campaign

The Convener ruled that the following item, notice of which had been given at the start of the meeting, be considered as a matter of urgency to allow the Committee to give early consideration to this matter.

The following motion by Councillor Kate Campbell was submitted in terms of Standing Order 16(2):

“Committee supports Crisis’s ‘Cover the Cost’ Campaign, recognising the very real challenges that we face in the city around homelessness and the affordability of homes.

Committee instructs the Housing, Homelessness and Fair Work Convenor to write to the Chancellor asking that he consider the positive impact of increasing Local Housing Allowance (LHA) rates when setting the budget in September.

Committee agrees an increase in LHA rates would make more homes affordable to people on the lowest incomes and households experiencing, or at risk of homelessness.

Committee agrees to forward this request onto COSLA for consideration by leaders.”

- moved by Councillor Kate Campbell, seconded by Councillor Watt

Decision

To approve the motion by Councillor Kate Campbell.

18. Emergency Motion by Councillor Booth – Shelter Scotland campaign: Are You With Us?

The Convener ruled that the following item, notice of which had been given at the start of the meeting, be considered as a matter of urgency to allow the Committee to give early consideration to this matter.

The following motion by Councillor Booth was submitted in terms of Standing Order 16(2):

“Committee:

- 1) Notes the campaign “Are you with us” launched by Shelter Scotland on Tuesday 27 August 2019, which aims to bring the fundamental right to housing within a modern framework of Human Rights Law;
- 2) Supports the aims of the campaign; and
- 3) Requests the Convenor write to Shelter Scotland expressing the Council’s support for the campaign’s aims.”

- moved by Councillor Booth, seconded by Councillor Miller

Decision

To approve the motion by Councillor Booth.

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Minutes

Housing, Homelessness and Fair Work Committee

10.00am, Friday 13 September 2019

Present

Councillors Kate Campbell (Convener), Watt (Vice-Convener), Booth, Jim Campbell, Douglas (substituting for Councillor McLellan), Lang, Miller, Munro, Whyte and Work.

1. Original Edinburgh – Old Town Business Improvement District; Proposal and Ballot

(a) Deputation by Original Edinburgh

The Committee agreed to hear a deputation from Jocelyne Fleming, James McGregor and Kat Brogan on behalf of Original Edinburgh in relation to the Original Edinburgh – Old Town Business Improvement District; Proposal and Ballot.

The deputation highlighted the following issues:

- That local businesses had come together to form Original Edinburgh in order to support the prosperity of the Old Town.
- That the deputation was keen to work with local businesses, the Council and the community collaboratively in order to support this project.
- That the Original Edinburgh BID steering group had developed a strategic long term plan for the future of the Old Town.
- That Original Edinburgh aimed to deliver a common vision to enhance the public realm for workers, residents and the general public to promote the Old Town.
- That the Board of Directors that would represent the members of the BID would be democratically elected and would work with the Council to find solutions using the levy that would be raised.
- To confirm that the Original Edinburgh BID had met all six of the necessary criteria required to move to ballot.

The deputation requested that the Committee consider the merits of the proposal put forward by Original Edinburgh.

(b) Report by the Executive Director of Place

Business Improvement Districts (BID) allowed business communities to raise funds through a levy on nondomestic rates (NDR) and take forward a range of activities to improve the area in which they are located.

The Original Edinburgh BID steering group wrote to the Executive Director of Place on 13 June 2019 to give the Council notice of their intention to hold a ballot on 28 November 2019. The BID proposal was received on 21 August 2019

The Council was required, under BID Legislation, to either approve the proposal and permit a ballot to take place, or exercise its right to veto.

Committee was asked to decide if the criteria set out in legislation had been satisfied. If this was the case, the Committee could not exercise its right to veto and was required to allow the ballot to proceed. Committee was not, at this stage, being asked to debate which way the Council should vote in the event of a ballot.

Decision

- 1) To note the progress towards a proposed BID for the Old Town and the production of a fully developed BID Proposal.
- 2) To agree that the Council found no valid reason to exercise its right to veto a ballot.
- 3) To support the aims of the Original Edinburgh BID proposals as set out in paragraph 4.3 of the report.
- 4) To agree that a ballot of eligible voters would take place on 28 November 2019 to determine if a BID would be established in Edinburgh's Old Town.
- 5) To agree to communicate with the BID on the need for a baseline of public sector services.
- 6) To agree that the Convener would meet with Police Scotland to discuss the baseline of public services.
- 7) To agree to a briefing between members and the deputation to discuss business proposals and the Council's role in the BID.

(Reference – report by the Executive Director of Place, submitted)

Work Programme

Housing, Homelessness and Fair Work Committee

31 October 2019

No.	Title / description	Purpose/Reason	Directorate and Lead Officer	Progress updates	Expected date
1	Town Centre Investment Strategic Statement		Executive Director of Place Lead Officer: Alison Coburn 0131 529 3149 alison.coburn@edinburgh.gov.uk		20 January 2020
2	Tourism Strategy Update	Recommendation from HH&FW-29/8/19	Executive Director of Place Lead Officer: Jim Galloway 0131 529 3211 jim.galloway@edinburgh.gov.uk		20 January 2020
3	Development of a broad policy framework to support Build to Rent	Recommendation from HH&FW-29/8/19	Executive Director of Place Lead Officer: Elaine Scott 0131 529 6789 elaine.scott@edinburgh.gov.uk		20 January 2020

4	Mixed Tenure Improvement Strategy	Recommendation from HH&FW-29/8/19. Update as noted on the rolling action log.	Executive Director of Place Lead Officer: Elaine Scott 0131 529 6789 elaine.scott@edinburgh.gov.uk		20 January 2020
5	Housing Service Improvement Plan	Bi-Annual Report Update (HH&FW June 2019)	Executive Director of Place Lead Officer: Elaine Scott 0131 529 6789 elaine.scott@edinburgh.gov.uk		20 January 2020
6	Budget Monitoring Period 8		Executive Director of Place Lead Officer: Susan Hamilton 0131 469 3718 susan.hamilton@edinburgh.gov.uk		20 January 2020
7	HRA Budget Strategy	Recommendation from HH&FW-29/8/19. Update as noted on the rolling action log.	Executive Director of Place Lead Officer: Elaine Scott 0131 529 6789 elaine.scott@edinburgh.gov.uk		20 January 2020
8	EDI Update	Six Monthly Update	Executive Director of Place Lead Officer: David Cooper 0131 529 6233 david.cooper@edinburgh.gov.uk		20 January 2020

9	Advice Services Accreditation report		Executive Director of Communities and Families Lead Officer: Nicky Brown 0131 529 7589 nicky.brown@edinburgh.gov.uk		20 January 2020
10	Rapid Access Accommodation with Support for Edinburgh's rough sleepers	Update as noted on the rolling action log.	Executive Director of Communities and Families Lead Officer: Nicky Brown 0131 529 7589 nicky.brown@edinburgh.gov.uk		20 January 2020
11	Empty Homes Update	Update as noted on the rolling action log	Executive Director of Place Lead Officer: Elaine Scott 0131 529 6789 elaine.scott@edinburgh.gov.uk		20 January 2020
12	Edinburgh Living Update	Recommendation from Housing, Homelessness and Fair Work 29/8/19. Update as noted on the rolling action log.	Executive Director of Place Lead Officer: Elaine Scott 0131 529 6789 elaine.scott@edinburgh.gov.uk		19 March 2020

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Rolling Actions Log

Housing, Homelessness and Fair Work Committee

31 October 2019

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
1	18.01.18	Rent Pressure Zones	1) To agree to work with other local authorities and Scottish Government to develop a shared methodology for gathering evidence that complies with the requirements of Scottish Government Guidance to support the designation of RPZ.	Executive Director of Place	November 2018	November 2018	Closed on 24 January 2019 Report submitted to Housing and Economy Committee on 1 November 2018.

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
			2) To agree to commission further analysis on the profile of rents and household incomes across localities, postcodes and data zones in the city.	Executive Director of Place	August 2019		Recommended for closure This was included in the Private Rented Sector Strategy report in August 2019.
2	07.06.18	Marketing Edinburgh Service Level Agreement	1) To approve a one-year SLA for Marketing Edinburgh to reflect the funding approved by the Committee in March and to note that officers would continue to develop an SLA with ME, taking account of the Five Year Strategy and the emerging Economy Strategy.	Executive Director of Place	March 2019	March 2019	Closed on 6 June 2019 - Report submitted to Committee on 21 March 2019

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
			2) To agree that Marketing Edinburgh would further develop the strategic objectives in the SLA, to ensure they were specific and measurable.		January 2019	January 2019	Closed 21 March 2019 - An update on this was considered by the Housing and Economy Committee on 24 January 2019. (See also action 18 below)

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
			<p>3) To develop a funding strategy to enable the continued transition from public funding towards greater private funding that is evidenced over the seven-year period reported in the Annual Review, targeting a reduction of £300,000 CEC Grant funding in the Five Year Strategy.</p> <p>4) To agree that significant focus would be placed on lower carbon tourism in the Five Year Strategy.</p>		October 2019		<p>Report on agenda for October 2019 (B Agenda)</p> <p>(see also: Action 27)</p> <p>This was incorporated into the SLA for Marketing Edinburgh in 2018/19. In preparing the new business plan for Marketing Edinburgh, they will consider this.</p>

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
			5) To note that a progress update would be prepared for the Housing and Economy Committee on 1 November 2018.		November 2018	November 2018	Closed on 24 January 2019 Update was included in the Business Bulletin for this Committee on 1 November 2018
3	07.06.18	Rapid Access Accommodation with Support for Edinburgh's Rough Sleepers	1) To agree to start a procurement process and return to Committee with a report outlining options for procuring an extended and improved Rapid Access Accommodation Service. 2) To focus on partnerships with Third Sector for delivery.	Executive Director for Communities & Families	January 2020		Procurement has now been completed and Rapid Access Accommodation is in place. Details are provided on the Business Bulletin for October 2019. A report will be provided in January on Rapid Access to Accommodation for Rough Sleepers.

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
4	30.08.18	Tenant and Customer Engagement	To agree that the funding for the Edinburgh Tenants Federation (ETF) and the Neighbourhood Alliance (NA) will be extended to 31 March 2020 subject to performance improvement milestones in the revised Service Level Agreements (SLA) being met.	Executive Director of Place	Spring 2020		<p>Work on the Service Level Agreement (SLA) is progressing. Funding agreed until 31 March 2020 subject to performance improvement milestones in the revised SLA being met.</p> <p>An update on the SLA progress was included in the Business Bulletin on 21 March 2019.</p>

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
5	30.08.18	Promoting Play on Housing Revenue Account Land – ‘No Ball Games’ Signs	1)	To note that an update on the outcome of consultations undertaken will be provided to Committee and the Neighbourhood Networks, if appropriate, within 12 months.	Executive Director of Place	August 2019	Recommended for closure This was included on the agenda for the Housing Homelessness and Fair Work Committee on 29 August 2019.
			2)	To agree that a reporting mechanism should be in place for members of the public to alert housing officers to the presence of ‘No Ball Game’ signs.		November 2018	Closed on 24 January 2019 An email account has now been established for members of the public to report the presence of ‘No Ball Game’ signs.

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
			3) For an update on progress to be included in the Business Bulletin in six months.		March 2019	March 2019	Closed on 6 June 2019 - An update was included in the Business Bulletin on 21 March 2019.
6	01.11.18	Private Sector Leasing Scheme - Update	To request the Executive Director of Place to submit an update report to a future meeting of the Committee, the report to include information on pricing and the number of private landlords leaving the sector and the reasons for this.	Executive Director for Communities and Families	October 2019		Update was included in Business Bulletin for the meeting of 29 August 2019 (item 6.1). The report is on the agenda for 31 October 2019 (B Agenda).

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
7	01.11.18	Rent Pressure Zone Update	To agree to a further report in six months as part of wider strategic approach to tackling key issues facing the private rented sector.	Executive Director of Place	August 2019		Recommended for closure This was included as part of the Private Rented Sector report to Committee in August 2019.
8	24.01.19	Empty Homes Update	Agree to receive an annual update on empty homes to include progress with piloting the use of Compulsory Purchase Orders.	Executive Director of Place	January 2020		

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
9	24.01.19	Improved Access to Edinburgh Airport	1) To note that a briefing email would be circulated to members on the outcomes of the forthcoming officer discussions with Transport Scotland and that a full update would be included in the Committee's Business Bulletin in March.	Executive Director of Place	March 2019	March 2019	Closed on 6 June 2019 -Update considered by Housing and Economy Committee in Business Bulletin on 21 March 2019.

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
			2) Notes that a further report setting out delivery and finance options will be reported to Committee in 2019.	Executive Director of Place	Policy and Sustainability October 2019	October 2019	<p>Recommended for Closure</p> <p>An update was included on the Business Bulletin for August 2019.</p> <p>The full report was considered at the Policy and Sustainability Committee on 1 October 2019 (Item 7.7).</p>

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
10	Council 14.03.19	Street Change Glasgow	<p>Council:</p> <ol style="list-style-type: none"> Notes the report "Street Begging in Edinburgh" commissioned by Edinburgh Community Safety Partnership and published last week. Notes that the above report sets out 16 key recommendations in relation to street begging in Edinburgh. Notes Glasgow's decision to adopt the Street Change scheme. Notes Street Change is a brand and platform that had been developed in Edinburgh but ceased operating last year. 	Executive Director for Communities and Families	October 2019		<p><u>October 2019</u></p> <p>An update is provided on the Business Bulletin for the October committee.</p>

			<p>5. Agrees that officers should report to H&E within three cycles on whether the scheme could be reinstated using a partnership model based on a multi-agency response, gauge the appetite from partners to reinstate the scheme, and assess the role it could play in our wider homelessness strategy. This should include consideration of the Rapid Rehousing Transition Plan, the 16 key recommendations from Shelter's report 'Street Begging in Edinburgh' and draw on examples of initiatives elsewhere in the UK where appropriate.</p>				
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No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
11	21.03.19	Business Bulletin – West Edinburgh Relief Road	To note that a report on the West Edinburgh relief road was scheduled to be reported to Committee in August 2019.	Executive Director of Place	October 2019		<p>Recommended for Closure</p> <p>An update was provided in the Business Bulletin for August 2019.</p> <p>The report was considered at the Policy and Sustainability Committee on 1 October 2019 (Item 7.7).</p>
12	21.03.19	EICC - Presentation by Marshall Dallas, Chief Executive and Les Florence, Finance and Administration, EICC	To note that an update report was scheduled to be brought to Committee in two cycles (August 2019).	Executive Director of Place	October 2019		On the agenda for October 2019.

13	06.06.19	Edinburgh Economy Strategy – Annual Progress Report	<ol style="list-style-type: none"> 1) Calls for research and analysis on the current economy and the economic challenges for Edinburgh as a result of this target. 2) Agrees that this research and analysis will inform a review of the Edinburgh Economy Strategy in order to develop an outcome based strategy for Edinburgh to meet these commitments, taking into account jobs that will emerge from the need to meet the net zero carbon target, sectoral analysis of carbon footprint and the support, collaboration and leadership that the council will need to provide to move us towards a more sustainable economy. 	Executive Director of Place	Policy and Sustainability Committee June 2020		
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No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
			3) agrees that the recruitment of members of the Economic Advisory Panel should be undertaken as proposed in the report, but that the final membership of the panel should be subject to approval by the Housing and Economy Committee within one cycle.	Executive Director of Place	August 2019		3) Recommended for closure Considered by Committee on 29 August 2019.
14	06.06.19	Mixed Tenure Improvement Strategy Update	To agree to receive an update report in January 2020.	Executive Director of Place	January 2020		

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
15	06.06.19	Marketing Edinburgh Update	<p>1) Note that a progress update will be included in the August Business Bulletin</p> <p>2) Notes that a detailed implementation plan for the future of Marketing Edinburgh being presented to the Committee on 31 October to ensure plans are firmly in place in advance of 1 April 2020.</p>	Executive Director of Place	<p>August 2019</p> <p>October 2019</p>		<p>1) Recommended for closure Included in the Business Bulletin on 29 August 2019</p> <p>2) On the agenda for October 2019.</p>

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
16	06.06.19	Town Centre Fund – Allocations Report	<p>1) Agrees that progress updates are provided in the Business Bulletins from 31 October 2019 and a report be brought back at the first Committee after the end of the financial year setting out project progress and outcomes as appropriate.</p> <p>2) Calls for a town centre investment strategic statement to enable future decision making.</p>	Executive Director of Place	<p>April 2020</p> <p>January 2020</p>		<p>Item included in the Business Bulletin for August 2019 and updates will be provided at each cycle. Further report will go to Committee in April 2020.</p> <p>Report due in January 2020.</p>

17	06.06.19	Emergency Motion by the Coalition – Parks and Cemeteries Homeless Evictions	<p>1) Notes the Director of Place is putting together a briefing note for elected members.</p> <p>2) To agree that the Convener would write again to Police Scotland to emphasise cross-party support in condemning their recent actions to issue eviction notices to homeless people rough sleeping in the Council's parks and cemeteries.</p> <p>3) To ensure the Convener and Vice-Convener of the Culture and Communities Committee were briefed on this Committee's decision as leads for the</p>	<p>Executive of Director of Place</p> <p>Convener</p> <p>Executive Director of Place</p>	<p>August 2019</p> <p>August 2019</p>		<p>1) Recommended for closure Briefing was circulated to Committee on 29 August 2019.</p> <p>2) Closed – meeting took place on 6 August.</p> <p>3) Closed – completed</p>
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No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
			Council's SLA with Police Scotland.				
18	06.06.19	Motion by the Green Group – Wellbeing Measures for Economic Success	Calls on officers to identify ways in which wellbeing measures can be incorporated into and strengthen the economic aims of this Council, and to make recommendations to the relevant executive committee(s).	Executive Director of Place	June 2020		

19	29.08.19	Business Bulletin	<ol style="list-style-type: none"> 1) To agree to update the diagram on the work plan for the Employability Pipeline and that this would be circulated to members. 2) To agree to a briefing on Marketing Edinburgh before the report to committee in October. 3) To agree to a briefing on Old Town Bid for local elected members. 4) To circulate the briefing on Parks and Cemeteries to members of the committee and to members of the Culture and Communities Committee. 5) To agree to circulate more information on the CivTech 4.0 Challenge Submission. 	Executive Director of Place			<p>Recommended for closure</p> <ol style="list-style-type: none"> 1) Diagram on work place was circulated on 13 September 2019 2) Briefing scheduled for Wednesday 16 October. 3) A briefing was carried out on 10 September 2019 4) Briefing on Parks and Cemeteries was circulated on 10 September 2019. 5) Briefing circulated on 4 October 2019.
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20	29.08.19	Delivery Strategy for Powderhall	To agree to circulate a briefing to members on the basics around key housing issues.	Executive Director of Place	October 2019		Recommended for closure Briefing note circulated on 7 October 2019.
21	29.08.19	Housing Revenue Account Budget Strategy 2020/21	Agrees that a report on housing sustainability will be brought to committee within two cycles, with consideration of how targets for carbon payback periods could be included in future reporting	Executive Director of Place	January 2020		
22	29.08.19	Strategic Approach to Private Rented Sector	Agrees to receive a report within two committee cycles on development of a broad policy framework to support Build to Rent (BTR).	Executive Director of Place	January 2020		
23	29.08.19	Edinburgh Living: Progress Update	Agrees to receive a report in two Committee cycles on the strategy for procuring new homes on private sector land.	Executive Director of Place	March 2020		

24	29.08.19	Internal Audit – Homelessness Services	<ol style="list-style-type: none"> 1) To agree that a briefing note would be circulated to members on the progress of management actions taken before the next committee meeting. 2) To agree that a report would come back on the wider issues related to the internal audit. 	Executive Director for Communities and Families	<p>October 2019</p> <p>March 2020</p>		<p>A briefing note detailing the progress to date will be circulated before the 31 October committee.</p> <p>A full report will be provided in March which details the wider issues, complexities and progress to date against the recommendations.</p>
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25	29.08.19	Emergency Motion by the Coalition Support for Crisis's 'Cover the Cost' Campaign	1) Committee instructs the Housing, Homelessness and Fair Work Convenor to write to the Chancellor asking that he consider the positive impact of increasing Local Housing Allowance (LHA) rates when setting the budget in September. 2) Committee agrees to forward this request onto COSLA for consideration by leaders.	Convener Executive Director of Place	August 2019 October 2019		Recommended for closure Letter sent on 29 August 2019.
26	29.08.19	Emergency Motion by the Green Group Shelter Scotland campaign: Are You With Us?	Requests the Convenor write to Shelter Scotland expressing the council's support for the campaign's aims.	Convener			Recommended for closure Letter sent on 10 October 2019.

27	13.09.19	Deputation Original Edinburgh (in relation to Item 7.1 Original Edinburgh – Old Town Business Improvement District; Proposal and Ballot)	To agree to a briefing between members and the deputation to discuss business proposals and the CEC's role in the BID.	Executive Director of Place	October 2019		Briefing is scheduled for 22 October 2019.
28	13.09.19	Original Edinburgh – Old Town Business Improvement District; Proposal and Ballot	1) To agree to communicate with the BID on the need for a baseline of public sector services. 2) To agree that the Convener would meet with Police Scotland to discuss the baseline of public services.	Executive Director of Place Convener	April 2020 October 2019		1) The services agreement cannot take place formally until the BID is established (earliest 1 April 2020). 2) Meeting scheduled for 29 October 2019.

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Business Bulletin

Housing, Homelessness and Fair Work Committee

10.00am, Thursday, 31 October 2019

Dean of Guild Court Room, City Chambers, Edinburgh

Housing, Homelessness and Fair Work Committee

Convener:	Members:	Contact:
<p>Convener Councillor Kate Campbell</p>  <p>Vice Convener Councillor Mandy Watt</p> 	<ul style="list-style-type: none"> • Cllr Chas Booth • Cllr Jim Campbell • Cllr David Key • Cllr Kevin Lang • Cllr John McLellan • Cllr Claire Miller • Cllr Gordon Munro • Cllr Iain Whyte • Cllr Norman Work 	<p>Jamie Macrae Committee Officer Tel: 0131 553 8242</p> <p>Sarah Stirling Assistant Committee Officer Tel: 0131 529 3009</p> <p>Lisa Mallon Housing Operations Manager Tel: 0131 529 6291</p>

Recent News	Background
<p>Town Centre Fund and Strategic Statement</p> <p>On 6 June 2019 the Housing and Economy Committee agreed allocations for the £2.613m of funding that Council received from the Scottish Government as part of the 2019/20 budget settlement. A number of projects were put forward for consideration but unfortunately there was insufficient funding available to allow all of these projects to proceed.</p> <p>A detailed design and construction pack has been prepared for South Queensferry and procurement is underway with a contractor expected to be in place by the end of 2019. Asbestos has been removed from Granton Station and work is underway to move materials from the grounds, with the scope of further works currently being agreed within the project team. On Westside Plaza, detailed designs are being prepared by HarrisonStevens. On the Pennywell Cultural and Learning Hub, work is ongoing with North Edinburgh Arts to progress the development. A monitoring regime is being developed to assess the impact of each project with the Scottish Government requiring progress updates at the end of November.</p> <p>In considering this matter the Committee asked that updates be provided on each of the projects that were allocated funding and also asked that officers prepared a Town Centre Strategic Statement to assist in the allocation process should funding be made available in future years. This work is underway and a report will be brought to the Housing, Homelessness and Fair Work in January 2020 for consideration.</p>	<p>Contact:</p> <p>David Cooper david.cooper@edinburgh.gov.uk uk</p> <p>0131 529 6233</p>
<p>Update on European Structural Funds Scotland Programme Pre-Suspension</p> <p>In May 2019 European Programme lead delivery partners were advised that following a European Commission audit of the Scottish Structural Funds</p>	<p>Contact:</p> <p>Ken Shaw ken.shaw@edinburgh.gov.uk</p> <p>0131 529 3476</p>

Recent News

Background

Programme a pre-suspension procedure was being initiated by the Commission.

This means that the European Commission will not pay any claims submitted from Scottish Government until the audit issues identified have been resolved.

As these audit findings relate to the wider structural funds programme, Scottish Government have advised lead partners (including COSLA and SLAED) that eligible expenditure incurred by partners under current programme arrangements would be honoured- although it has introduced delays in the financial claims process.

There has been a regular dialogue between Scottish Government, COSLA and SLAED on this issue to help mitigate the impact of this pause in the programme. This has including lead partners (including City of Edinburgh Council) sourcing and providing additional information on programme activity to help Scottish Government resolve the audit findings and enable a lifting of the pre-suspension.

Scottish Government have advised partners that they anticipated the audit issues will be resolved by November 2019.

Street Change

Whilst Street Change was initially introduced in Glasgow, it was suspended. After further exploration there were significant unresolved IT issues with the programme. On this basis it was not considered to be a viable option for Edinburgh and as an alternative, it was felt that 'personal budgets' were more effective.

Small amounts of 'personal budgets' can be used to help people access help and support. For example a rough sleeper applied for a job but didn't have suitable clothes for the interview. The personal payment helped to purchase clothes. The man was successful in obtaining employment. Other people have been helped to secure ID, essential for claiming welfare benefits.

The Council and partners have been working effectively to address rough sleeping in Edinburgh. Most rough sleepers have a combination of mental health and

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0131 529 7589

Recent News

Background

addiction issues plus adverse childhood experiences. This has left them very vulnerable and often 'mainstream services' are unable to engage with these individuals successfully.

Three 'rapid access accommodation' services have been established; two sites are owned and managed by the Cameron Guest house Group and one by the Salvation Army. Streetwork make referrals into these 68 rapid access beds for rough sleepers directly off the street.

Streetwork, Salvation Army and Y-people provide on-site support assessments and ongoing support while the Council offers on-site homelessness assessments to help people access re-housing more rapidly.

Since December 2017, 125 individuals have used the Rapid Access Accommodation (RAA) and allied services. Everyone entering RAA has been offered safe, secure accommodation, a support assessment, help to access support and a homelessness assessment.

RAA also offers a breathing space and period of stability for people who might have been on the streets for a considerable length of time.

76 people (61%) have been helped to access more suitable move on accommodation. This is a significantly higher rate of success than might have been achieved in mainstream services. Anyone leaving RAA without a positive accommodation outcome is welcome to return when they are ready.

Fountainbridge Development Update

On 7 March 2019, the Finance and Resources Committee agreed the outline business case for the Fountainbridge development and the initiation of a procurement process to appoint a development partner in line with the strategy for the site agreed by Housing and Economy Committee.

Council officers have now completed the market engagement stages of the procurement process and the

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0131 529 6233

Recent News

Background

formal stages started earlier this month. This process will run into the early part of next year and it is anticipated that a development partner will be appointed by Summer 2020, subject to approval from Finance and Resources Committee. A 38 week pre-development period would then commence during which the Council and development partner would work together to carry out preparatory activities with construction starting in 2021.

Alongside this process, work is also progressing with the appointment a contractor to carry out advanced enabling works; the submission of detailed planning applications; the agreements needed with SP Energy Networks around the relocation of the primary substation; the continued engagement with the community around further improvements to the project; and the identification of funding opportunities for the energy solution

Housing, Homelessness & Fair Work Committee

10am, Thursday, 31 October 2019

Rapid Rehousing Transition Plan – Engagement Plan

Executive/routine
Wards
Council Commitments

1. Recommendations

- 1.1 Committee is asked to note the content of the engagement plan.

Alistair Gaw

Executive Director for Communities and Families

Contact: Nicky Brown, Homelessness and Housing Support Senior Manager

E-mail: nicky.brown@edinburgh.gov.uk | Tel: 0131 529 7589

Rapid Rehousing Transition Plan – Engagement Plan

2. Executive Summary

- 2.1 The Housing & Economy Committee agreed the Council's Rapid Rehousing Transition Plan (RRTP) on 21 March 2019. The report noted that engagement with relevant partners would be required for future iterations of the RRTP. This report sets out the planned engagement with partners and service users.

3. Background

- 3.1 The Scottish Government instructed all local authorities to produce a five year, costed RRTPs by 31 December 2018. This followed recommendations from the Scottish Government's Homelessness and Rough Sleeping Action Group (HARSAG).
- 3.2 Due to the timescale, officers completed a draft RRTP and submitted this to Scottish Government by the 31 December 2018 deadline but made it clear that it would require agreement from the Housing & Economy Committee, this was done on 31 March 2019.
- 3.3 The definition of rapid rehousing is, where homelessness cannot be prevented:
- 3.3.1 A settled, mainstream housing outcome as quickly as possible.
 - 3.3.2 Time spent in any form of temporary accommodation reduced to a minimum, with as few transitions as possible.
 - 3.3.3 When temporary accommodation is needed, the optimum type is mainstream, furnished and within a community.

4. Main report

- 4.1 Engagement is required with relevant partners, elected members, service users and frontline workers in homelessness to deliver a second iteration of the RRTP.
- 4.2 In order to do this an engagement plan has been developed and is attached as appendix 1. A summary of this is noted below.

- 4.3 **RRTP Consultation Event for Partners** – the event will be held on 9 October 2019. Invites have been sent to around 80 people including third sector homeless providers in Edinburgh, health and social care colleagues, EdIndex Board members, Inclusive Edinburgh representatives and Elected Members.
- 4.4 The event programme includes an introduction by Kevin Stewart (MSP) Minister for Local Government, Housing and Planning and a world café style event where attendees will be able to give feedback and offer innovative ideas on how to achieve rapid rehousing in Edinburgh.
- 4.5 This event will be followed by smaller focus groups to explore specific topics if further exploration is required.
- 4.6 **Service User Consultation** – Officers are working with third sector colleagues to develop a series of consultation events with people who have experienced or are currently experiencing homelessness in Edinburgh.
- 4.7 **Frontline Staff** – Regular attendance at homeless services team meetings to provide opportunity for frontline staff to provide feedback. A bi-monthly section in the Partnership & Planning and RRTP Newsletter will also provide frontline staff (and partners) with regular updates on the RRTP.
- 4.8 The RRTP Lead Officer will also attend the Inclusive Edinburgh Board, SHAPE and the EdIndex Board on a regular basis to ensure that partners are kept up to date with development of the RRTP and have the opportunity to provide regular feedback.
- 4.9 A dedicated RRTP email address has been created which will can be used by all partners to provide feedback.

5. Next Steps

- 5.1 All feedback received will be considered in the development of the second iteration of the Edinburgh RRTP.
- 5.2 The updated RRTP will be presented to this Committee for agreement.

6. Financial impact

- 6.1 There will be costs associated with hiring venues for consultation events. These will be met from existing budgets.

7. Stakeholder/Community Impact

- 7.1 Stakeholders will be consulted on to develop the second iteration of the RRTP.

8. Background reading/external references

- 8.1 [The City of Edinburgh Council Rapid Rehousing Transition Plan](#).
- 8.2 The recommendations of the Scottish Governments [HRSAG](#).

9. Appendices

- 9.1 Appendix 1 – RRTP Engagement Plan.

Engagement Plan for RRTP

Who	How
Frontline staff	<ul style="list-style-type: none"> • Regular attendance at team meetings. • Attendance at consultation event. • Updates via bi – monthly Partnership & Planning and RRTP newsletter.
Stakeholders	<ul style="list-style-type: none"> • Stakeholder event. • Focus groups following consultation event. • Attendance at SHAPE. • EdIndex board attendance. • Inclusive Edinburgh board attendance.
Service Users	<ul style="list-style-type: none"> • Service user consultation event(s) being developed with third sector partners.
All	<ul style="list-style-type: none"> • Dedicated RRTP feedback email

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Housing, Homelessness and Fair Work Committee

10.00am, Thursday 31 October 2019

The City of Edinburgh Council's Assurance Statement on Housing Services

Executive/routine	Routine
Wards	All
Council Commitments	39

1. Recommendations

- 1.1 It is recommended that the Housing, Homelessness and Fair Work Committee:
 - 1.1.1 notes a new requirement for all social landlords to submit an Annual Assurance Statement to the Scottish Housing Regulator (SHR) by 31 October each year; and
 - 1.1.2 approves the first City of Edinburgh Council Assurance Statement on housing services for submission to the SHR.

Paul Lawrence

Executive Director of Place

Elaine E Scott, Housing Services Manager

Email: elaine.scott@edinburgh.gov.uk Tel: 0131 529 2277

The City of Edinburgh Council's Assurance Statement on Housing Services

2. Executive Summary

- 2.1 The [Scottish Housing Regulator](#) revised its Regulatory Framework in 2019. This placed a new requirement on all social landlords to submit an Annual Assurance Statement to the SHR by 31 October each year.
- 2.2 The Assurance Statement confirms where the Council meets the standards and outcomes required by the SHR and provides information on areas for improvement and associated management actions. Following approval by committee, the assurance statement will be published on the SHR website.

3. Background

- 3.1 [The Housing \(Scotland\) Act 2010](#) sets out the requirement for a social housing charter and the statutory objectives, functions, duties and powers of the SHR.
- 3.2 The [Scottish Social Housing Charter](#) set the standards and outcomes that all social landlords should aim to achieve when performing their housing activities. The SHR monitors, assesses and reports on the Charter. The SHR's statutory objective is to safeguard and promote the interests of current and future tenants, people who are homeless, factored owners and Gypsy/Travellers.
- 3.3 [A Regulatory Framework](#) sets out the approach to regulation. The SHR monitors, assesses, reports and intervenes (as appropriate) in relation to social landlords' performance of housing activities. A new regulatory framework and associated statutory guidance came into force on 1 April 2019.
- 3.4 All social landlords are required to report annual performance by the 31 May each year, through the [Annual Return on the Charter](#) (ARC) and to tenants by 31 October. Based on the analysis of each ARC, the SHR publishes an Engagement Plan for every social landlord in Scotland. These plans focus on areas for improvement. The Council's [Engagement Plan](#) for 2019 notes that the SHR is engaging with the Council on certain performance issues related to services for people who are homeless.

- 3.5 The new regulatory framework also requires all social landlords to submit an Annual Assurance Statement providing assurance that their organisation complies with the relevant requirements of [Chapter Three of Regulatory Framework](#). Detailed [statutory guidance](#) has also been published to accompany the enhanced framework.

4. Main report

- 4.1 In addition to the pre-existing requirements for social landlords to meet the Scottish Social Housing Charter and report performance to the SHR and tenants, social landlords must now also prepare an [Annual Assurance Statement](#) on how the Council meets (or doesn't meet) its statutory and legal obligations. The Statement forms part of the overall regulatory view that the SHR has of the organisation. The Statement must be made available to tenants and other service users. The SHR will publicise all statements on their website.
- 4.2 As governing body, the Housing, Homelessness and Fair Work Committee is required to approve the Assurance Statement. The first City of Edinburgh Council Assurance Statement on housing services is attached (Appendix 1) along with an Assurance Statement Summary of Compliance (Appendix 2).
- 4.3 The Council assures performance continuously and there is regular dialogue with the SHR on areas of challenge and improvement to ensure that services are delivered in accordance with legislation, regulatory standards and take account of best practice guidance.
- 4.4 The Assurance Statement confirms that the Council complies with duties, obligations and responsibilities placed on landlords by legislation and through statutory guidance.
- 4.5 The exception to this is in relation to the duty to offer suitable temporary accommodation for people experiencing homelessness. There are occasions where the Council breaches the unsuitable Accommodation Order (2004), by placing families in bed and breakfast accommodation for longer than 7 days. The number of breaches has reduced significantly over the last year, as the Council has implemented a range of actions to reduce the reliance on this form of accommodation for families.
- 4.6 The Council at times, is also not able to offer accommodation to all people experiencing homelessness, the vast majority of these cases relate to presentations that are made out with normal office hours. To continue to improve the response in this area, the Council has worked in partnership with the Scottish Government and third sector partners to deliver rapid access accommodation, which can be accessed by street-based outreach workers 24 hours per day.
- 4.7 The Council submitted an officer draft of the first Rapid Rehousing Transition Plan (RRTP) to the Scottish Government in December 2018, which aims to

support rapid re-housing for homeless people. The Council is currently consulting on the second iteration of the RRTP with partners and service users and an update on the long-term engagement plan is reported to this Committee. One of the key priorities of the RRTP is to increase the supply of affordable housing in the city. A separate report to this committee on the Strategic Housing Investment Plan (SHIP) 2020/25 outlines a programme over the next five years which would deliver 9,500 homes. Nearly 80% of the grant funded Affordable Housing Supply Programme (AHSP) is for social rent with the remainder being for mid-market rent and low-cost home ownership.

- 4.8 The Assurance Statement guidance includes a requirement for all landlords to collect data relating to the protected characteristics of existing tenants, new tenants, people on waiting lists, governing body members and staff, people who apply to the Council as homeless and those who live on the Gypsy/Traveller site. The current approach will be reviewed in line with data protection regulations to ensure a consistent approach to collection and reasonable and relevant data use. Pending further guidance being issued, compliance with this requirement will not be measured by the SHR until April 2021.
- 4.9 The 2018/19 Annual Return on the Charter (ARC) results were published on 30 August 2019. The ARC shows that 76.7% of Council homes are let to homeless people compared to a local authority average of 43.0% and a Registered Social Landlord average of 27.6%.
- 4.10 The ARC results showed an improving performance on rent collection, with the percentage of rent due being collected increasing by 1.2% to 99.8%, this despite Universal Credit (UC) full service roll out, which began in Edinburgh in November 2018. In contrast the local authority (LA) landlords' average reduced by 0.7% over the same period.
- 4.11 Whilst income collection performance has improved, and the service continues to perform well when letting homes, the overall performance and customer satisfaction across core housing management (repairs, quality of home, neighbourhood and service) is showing signs of flatlining and dipping. A three-year Housing Service Improvement Plan (HSIP) has been put in place to increase satisfaction, improve performance and reduce operating costs. The key HSIP work streams were approved by the Housing and Economy Committee on 6 June 2019 and Committee will receive biannual progress updates. The next update is due to be considered by Committee on 24 January 2020.
- 4.12 The percentage of homes meeting the Scottish Housing Quality Standard (SHQS) and the Energy Efficiency Standards for Social Housing (EESH) have increased by more than 10% over the last two years, but they still lag behind the average for all LA and social landlords. The Mixed Tenure Housing Improvement Strategy was approved by committee on 7 June 2018. Updates were provided to Committee in January 2019 and June 2019, setting out progress to date including plans to set up a dedicated mixed tenure team and develop an

enhanced scheme of assistance to encourage owners to meet their responsibilities for common repairs and to agree to invest in improvements.

- 4.13 The Council's SHQS compliance increased to 86.2% in 2018/19 but is still below the LA average of 94.3% in 2018/19. Homes currently not meeting the SHQS are considered to be in abeyance. The main reason for abeyance is the lack of a door entry system in 1,291 mixed tenure blocks. A plan is underway to ensure the majority of blocks are fully compliant over the next three years.
- 4.14 The repairs workstream of the HSIP aims to deliver a range of service improvements; including the introduction of Total Mobile. Total Mobile is now live and will provide a wealth of data generated by field-based operatives for analysis to identify problems relating to processes, reduce delivery costs and ultimately improve business performance and customer satisfaction.
- 4.15 Other improvement actions include a revised Service Level Agreement (SLA) and Improvement Plan with Repairs Direct to reduce call waiting times and ensure repairs are completed right first time; on-the-spot surveys with tenants to generate valuable real-time feedback and drive forward further service enhancements, automated text and email reminders to tenants of their appointment the day before and alerts when operatives are on their way. In addition, a new customer resolution approach will replace the current complaint handling process; this will place greater emphasis on resolving customers concerns and less emphasis on investigating the viability of the complaint.

5. Next Steps

- 5.1 The approved Assurance Statement will be submitted to the SHR and made available to tenants (online and hard copy provided on request). The SHR will publicise the statement on its website.
- 5.2 The SHR will be updated on progress on the improvement actions at regular quarterly meetings held between the Council and SHR.
- 5.3 The SHR is currently developing a toolkit to support consistency with annual assurance reporting across all landlords. The guidance is aimed at local authority committees and members of governing bodies and will help to strengthen the approach over time. The experience of both landlords and SHR following the first submissions will inform further refinement of the toolkit.
- 5.4 An update on the HSIP will be provided for the Housing, Homelessness and Fair Work Committee on 24 January 2020.

6. Financial impact

- 6.1 There are no adverse financial impacts arising from this report. Work on assurance will assist with ensuring best value for tenants and other service users.

7. Stakeholder/Community Impact

- 7.1 There are no adverse stakeholder/community impact implications arising from this report. Work on assurance will strengthen tenant scrutiny and approaches to involving tenants and other service users.
- 7.2 The Council's SHR Landlord Performance Report, Engagement Plan and Assurance Statement are available online. The Housing Service's newsletter, the Tenants' Courier, delivered to every tenant, advises where the documents can be found and that hard copies can be provided on request.

8. Background reading/external references

- 8.1 www.scottishhousingregulator.gov.uk/for-landlords/regulatory-framework
- 8.2 www.scottishhousingregulator.gov.uk/for-landlords/statutory-guidance/annual-assurance-statement

9. Appendices

- 9.1 Appendix 1 - City of Edinburgh Council Assurance Statement 2019
- 9.2 Appendix 2 - Assurance Statement Assessment Summary

APPENDIX 1

City of Edinburgh Council Assurance Statement

31 October 2019

The City of Edinburgh Council complies with duties, obligations and responsibilities placed on landlords by legislation and through statutory guidance.

The Council is working towards delivering the outcomes set out in the Scottish Social Housing Charter for tenants, people who are homeless and others service users.

The Council has put in place a Rapid Rehousing Transition Plan (RRTP) and is engaging with the Scottish Government and the Scottish Housing Regulator (SHR) to ensure compliance with the duty to offer temporary or emergency accommodation for people experiencing homelessness.

A three-year Housing Service Improvement Plan (HSIP) has been put in place to increase satisfaction, improve performance and reduce operating costs. The repairs workstream of the plan aims to deliver improved data for analysis to identify problems relating to processes and improve business performance and customer satisfaction. “

As Convenor of the City of Edinburgh Council Housing, Homelessness and Fair Work Committee, I can confirm that the appropriate evidence to support the level of assurance has been considered and confirmed.

Signed _____

Date of signing _____

Councillor Kate Campbell, Convenor of the Housing, Homelessness and Fair Work Committee

Scottish Housing Regulator (SHR) – Annual Assurance Statement (AAS) Assessment of Compliance

Requirements for All Local Authorities

SHR Requirements	Status	Evidence	Action
Prepare an Annual Assurance Statement in accordance with published guidance, submit it to the SHR between April and the end of October each year, and make it available to tenants and other service users.		<p>The Council submits an Annual Return on the Charter (ARC) that sets out performance in delivering the standards and outcomes in the Scottish Social Housing Charter.</p> <p>There is ongoing regular dialogue with the SHR on areas for improvement and the plans in place to address these.</p>	<p>The Assurance Statement is scheduled to be signed off by Committee on 31 October 2019.</p> <p>The Autumn tenant newsletter advises tenants how to access the AAS.</p>
Notify the SHR during the year of any material changes to the assurance in our Assurance Statement.		Notification cannot be made until after the first AAS is produced.	The Council meets the regulator on a quarterly basis to provide regular updates on areas for improvement.
Have assurance and evidence that we are meeting all our legal obligations associated with housing and homelessness services, equality and human rights, and tenant and resident safety.		<p>Services are delivered in accordance with legislation, regulatory standards and taking account of best practice guidance:</p> <ul style="list-style-type: none"> Internal Audit reviews are carried out on the housing service, most recently on contract management arrangements and processes within Housing Property and Homelessness Services. Audits are reported to Governance Risk and Best Value and Improvement Plans implemented. The housing service itself carries out annual reviews on key housing and homeless policies. Assurance is reported to Committee. 	<p>At times the Council does not currently comply with its duty to offer temporary or emergency accommodation for people experiencing homelessness, due to the continued reliance on the use of bed and breakfast accommodation.</p> <p>The number of instances of non-compliance are reducing as actions are being taken to reduce the reliance on this type of accommodation. The Council has also worked in partnership with Scottish Government and third sector partners to</p>

- Benchmarking of services via Housemark, the Scottish Rent Forum, and Scotland’s Housing Network. The wider Council is carrying out a self-assessment in advance of a planned Best Value audit in 2020/21.
- Regular engagement with Scottish Government is taking place on actions being taken by the Council to ensure compliance with the duty to offer temporary or emergency accommodation.
- Strategy and policy reports are approved by relevant committees in accordance with the Council’s Governance Framework.
- An Equality, Diversity and Rights Framework 2017-21 was agreed by Corporate Policy and Strategy Committee in February 2019; Integrated Impact Assessments (IIAs) are required for projects and policy changes.
- Partnership working in Localities model with Police Scotland, including participation in Multi-Agency Risk Assessment Conferences.

deliver 24/7 rapid access accommodation.
 Action plans are in place and work ongoing to providing appropriate accommodation for homeless families (through the Rapid Rehousing Plan and informed by the Homelessness Taskforce. Regular reports are provided to Committee).

Notify the SHR of any tenant and resident safety matters which have

No health and safety matters have been reported to the Health and Safety Executive in the last 12 months.

None

<p>been reported to or are being investigated by the Health and Safety Executive, or reports from regulatory or statutory authorities, or insurance providers, relating to safety concerns.</p>			
<p>Make our Engagement Plan easily available and accessible to our tenants and service users, including online.</p>		<p>The SHR Engagement Plan for the Council is available online (from 31 October 2019).</p>	<p>The autumn edition of the tenants' newsletter (issued by 31 October 2019) will notify tenants how they can access the Engagement Plan.</p>
<p>Register all requirements for providing data to the SHR with the ICO's as a purpose for which they are acquiring data under the Data Protection Act 2018.</p>		<ul style="list-style-type: none"> • By law, data controllers must pay a fee to register with the UK Information Commissioner who is the data protection regulator within the UK. • The City of Edinburgh Council data controller registration number is Z5545409. 	<p>None</p>
<p>Submit an Annual Return on the Charter to the SHR each year in accordance with the SHR published guidance.</p>		<ul style="list-style-type: none"> • The ARC has been completed and returned to the Scottish Housing Regulator each year since 2013/14. • Last ARC return submitted by service on 31 May 2019 and published by the SHR on 30 August 2019. 	<p>A degradation of ICT systems over the past three years has led to an over reliance on paper-based systems and a reduction in repairs data collection.</p> <p>Improvements in data collection on repairs through introduction of Total Mobile will support service improvement and inform future service planning and reporting; including the 2020 ARC.</p>
<p>Involve tenants, and where relevant, other service users, in the preparation and scrutiny of performance information. We must:</p>		<ul style="list-style-type: none"> • Annual funding provided to ETF and the Neighbourhood Alliance to support tenant participation and engagement - SLAs in place until 31 March 2020. • Nine RTOs funded in 2018/19. Start up and running cost grants provided. 	<p>Finalise updated Tenant Participation Strategy and Scrutiny Framework</p> <p>Ongoing discussion with tenants and other service users to ensure that their</p>

<ul style="list-style-type: none"> • agree our approach with tenants • ensure that it is effective and meaningful – that the chosen approach gives tenants a real and demonstrable say in the assessment of performance • publicise the approach to tenants • ensure that it can be verified and be able to show that the agreed approach to involving tenants has happened • involve other service users in an appropriate way, having asked and had regard to their needs and wishes. 		<ul style="list-style-type: none"> • HRA Scrutiny Group and a programme of tenant led inspections delivered by ETF. • The Rent Matters Working Group advises on the Housing Budget Consultation. • Consultation is ongoing to update the Tenant Participation Strategy and Scrutiny Framework. • A programme of market research with tenants and other service users is in place to ensure customer insight, this includes an annual tenant survey and regular targeted focus groups. • Homelessness service users have been heavily involved in informing changes to the services they receive, especially the introduction of shared housing and a move away from traditional bed and breakfast temporary accommodation. • Consultation is carried out with owners in multi-storey blocks on a regular basis and particularly where major investment work is required. Regular meetings held, and newsletters provided as required. • Service user group established at Gypsy Traveller site. Extensive consultation on site redevelopment. Plans now in place for a site that will meet the needs of Gypsy Travellers as identified by the community themselves. 	<p>views inform the development of housing services.</p>
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<p>Report our performance in achieving or progressing towards the Charter outcomes and standards to our tenants and other service users (no later than 31 October each year). We must agree the format of performance reporting with tenants, ensuring that it is accessible for tenants and other service users, with plain and jargon free language.</p>		<ul style="list-style-type: none"> • Initial consultation carried out with tenants before the first report in 2014. • An annual performance report is included in the autumn Tenants' Courier (a newsletter for Council tenants that is delivered to every Council home). • This report is made available online along with the SHR Landlord Report, Assurance Statement and Engagement Plan. 	<p>Autumn edition of the Tenants' Courier (issued by 31 October 2019) includes performance information, improvement actions and consultation on how tenants want performance to be reported to them in future. The Courier is posted to all tenants and available online.</p>
<p>When reporting our performance to tenants and other service users we must:</p> <p>Page 74 provide them with an assessment of performance in delivering each of the Charter outcomes and standards which are relevant to the Council</p> <ul style="list-style-type: none"> • include relevant comparisons – these should include comparisons with previous years, with other landlords and with national performance • set out how and when we intend to address areas for improvement • give tenants and other service users a way to feed back their views on the style and form of the reporting. 		<ul style="list-style-type: none"> • The annual performance report is included in the autumn editions of the Tenants' Courier newsletter, which is posted to all tenants and available online. 	<p>Autumn edition of the Tenants' Courier (issued by 31 October 2019) includes performance information, improvement actions and consultation on how tenants want performance to be reported to them in future. The Courier is posted to all tenants and available online.</p>

<p>Make the SHR report on our performance easily available to our tenants, including online.</p>		<ul style="list-style-type: none"> • Report for 2017/18 is currently online. • 2018/19 report will be available online from 31 October 2019 	<p>Report available online from 31 October 2019. The Tenants' Courier, delivered to every Council home and available online, includes information on how to access the Performance Report, the Landlord Engagement Plan and the Assurance Statement.</p>
<p>Have effective arrangements and a policy for whistleblowing by staff and elected members, which it makes easily available and which we promote.</p>		<ul style="list-style-type: none"> • The Council's current whistleblowing policy was agreed in March 2018. • Details are available for staff on the Council's intranet site. 	<p>Continue to include in the annual mandatory policy refresh for all staff.</p>
<p>Make information on reporting significant performance failures, including the SHR leaflet, available to its tenants.</p>		<ul style="list-style-type: none"> • Information is included in the autumn edition of the Tenants' Courier (issued by 31 October 2019), which is delivered to every council home. • The Courier is also published and advertised online. 	<p>Provide direct link on the website to how to report significant performance failures. Distribute the SHR leaflet.</p>
<p>Provide tenants and other service users with the information they need to exercise their right to complain and seek redress and respond to tenants within the timescales outlined in our service standards, in accordance with guidance from the Scottish Public Services Ombudsman (SPSO).</p>		<ul style="list-style-type: none"> • Details on how to complain are available on the Council's website and in Locality offices. • Housing Property hold focus groups with tenants who have made a complaint about a repair. • Complaints processes are reviewed regularly to ensure compliance with SPSO requirements. 	<p>Provide complaint information for all new tenants via tenancy start up packs.</p>
<p>Ensure we have effective arrangements to learn from complaints and from other tenant and service user feedback, in accordance with SPSO guidance.</p>		<ul style="list-style-type: none"> • Complaints performance data is used to inform service improvement, e.g. the Stair Cleaning Board reviews complaints quarterly to inform discussions and Housing Property hold regular workshops with tenants who have made a recent repair complaint to help with assessing improvements required. 	<p>The introduction of Total Mobile will enable further in-depth analysis on the types of complaints being made and actions required on recurring issues. A further update will be provided through</p>

		<ul style="list-style-type: none"> • Biannual Updates are provided to committee on the Housing Service Improvement Programme. 	the HSIP to Committee in January 2019.
Have assurance and evidence that we consider equality and human rights issues properly when making all of our decisions, in the design and review of internal and external policies, and in day-to-day service delivery.		Integrated Impact assessments are required when introducing new policies or changes to existing policies. IIAs are published online.	Audit of reports to be carried out to ensure compliance.
To comply with these duties, we must collect data relating to each of the protected characteristics of our existing tenants, new tenants, people on waiting lists, governing body members and staff. We must also collect data on protected characteristics for people who apply to us as homeless and those who live on our Gypsy/Traveller site.		<ul style="list-style-type: none"> • Information on all the protected characteristics is not asked for in all cases. E.g. applicants are asked about age, ethnicity and gender of involved parties only. Annually information on the ethnicity of EdIndex applicants is shared with the Edinburgh Partnership Board. In contrast additional data is collected on those who are homeless, but not CEC tenants. • Information sharing Protocols are in place for sharing sensitive data (EdIndex, SAVOLO). • GDPR/DPIA is considered for projects. A Council Data Privacy Statement is in place. Use of Mandates for individual cases. • An Equality, Diversity and Rights Framework 201/21 was agreed by Corporate Policy and Strategy Committee in February 2019; Integrated Impact Assessments (IIAs) are required for projects and policy changes. 	<p>The Council will review requirements in line with data protection regulations to ensure a consistent approach to collection, that is both reasonable and relevant.</p> <p>Pending further guidance being issued, compliance with this requirement will not be measured by the SHR until April 2021.</p>

Housing, Homelessness and Fair Work Committee

10.00am, Thursday 31 October 2019

Strategic Housing Investment Plan (SHIP) 2020-2025

Executive/routine Wards Council Commitments	Executive All
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1. Recommendations

- 1.1 It is recommended that Housing, Homelessness and Fair Work Committee:
- 1.1.1 approve the Strategic Housing Investment Plan 2020-2025 for submission to the Scottish Government;
 - 1.1.2 notes progress in meeting the Council’s commitment to deliver a programme to build at least 10,000 social and affordable homes over the next five years, with a plan to build 20,000 by 2027; and
 - 1.1.3 notes that SHIP guidance published by government in August 2019 requires local authorities to set cross tenure targets for delivery of wheelchair accessible homes and ensure alignment of strategies in relation to rapid rehousing for homeless people, actions to address child poverty and engagement with gypsy travellers. Updates will be provided annually as part of the SHIP process.

Paul Lawrence

Executive Director of Place

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Strategic Housing Investment Plan (SHIP) 2020-2025

2. Executive Summary

- 2.1 The purpose of this report is to seek approval for the SHIP for 2020/21 - 2024/25 prior to its submission to the Scottish Government.
- 2.2 In 2017 following the formation of the Capital coalition, a commitment was made to build at least 10,000 social and affordable homes over the next five years, with a plan to build 20,000 by 2027. Since the commitment was introduced, 2,118 homes have been completed and a further 3,101 homes have been approved. A further 1,700 approvals and 1,300 completions are expected this year.
- 2.3 The 2020-2025 SHIP outlines a programme over the next five years which would deliver 9,500 homes. Nearly 80% of the grant funded Affordable Housing Supply Programme (AHSP) is for social rent with the remainder being for mid-market rent and low-cost home ownership.
- 2.4 There are significant challenges associated with delivering affordable housing at scale. The SHIP includes an update on the strategic approach to addressing the key challenges; including development and construction industry capacity, securing both land and finance, to deliver 20,000 homes. With over 2,024 affordable homes under construction on 36 sites in the city, work to achieve the commitment is well underway.

3. Background

- 3.1 On [24 August 2017](#), the Council agreed the Programme for the Capital - The City of Edinburgh Council Business Plan 2017-22, including a commitment to deliver 20,000 affordable homes over the next ten years.
- 3.2 On [22 March 2018](#), Housing and Economy Committee approved actions set out in the Delivering Land for Affordable Housing report to secure land and increase control over the pace of housing development.
- 3.3 In June 2018, the Scottish Government accepted the recommendations of the Homeless and Rough Sleeping Action Group, which included a requirement for local authorities to develop a Rapid Rehousing Transition Plan (RRTP) to support rapid re-housing for homeless people. The officer's draft of the first RRTP was

submitted to Scottish Government in December 2018. The Council is consulting on the second iteration of the RRTP with partners and service users.

- 3.4 In August 2018, all six local authority partners and both UK and Scottish Governments signed off on the final [South East Scotland City Region Deal](#) (SESCR). Housing was identified as a major thematic element and included draft terms of reference for the establishment of a regional housing board. Two strategic aims were identified for the Regional Housing Programme:
 - 3.4.1 deliver a step change in innovation and inclusive growth in the housing and construction sectors; and
 - 3.4.2 deliver a step change in the supply of new homes across the South East of Scotland.
- 3.5 On 1 March 2019, the [South East Scotland City Region Deal](#) Joint Committee [approved](#) the establishment of a Regional Housing Board.
- 3.6 On [30 August 2018](#), Housing and Economy Committee received a report on Innovative approaches to increasing housing supply. The report set out the Council's strong track record for delivering innovative investment models, as well as, actions to exploring options for new funding sources for infrastructure and a potential for a Build to Rent (BTR) model for large scale housing projects.
- 3.7 On [24 January 2019](#) Housing and economy Committee received a report on an Approach to BTR that could deliver more affordable homes for rent at pace and scale not dependent on the traditional sales model. The report committed to consulting with developers, BTR industry representatives and other stakeholders to develop a policy framework to support BTR and accelerate housing development.
- 3.8 On [21 February 2019](#), the Council approved the five-year Housing Revenue Account (HRA) Budget Strategy 2019/20 to 2023/24. In addition to this, Council approved a draft 2019/20 capital budget, five-year capital investment programme and 30-year Business Plan. This included £1,823 million capital investment over the next 10 years to deliver the Council's own housing development programme.
- 3.9 On [27 February 2019](#), Planning Committee approved the annual update to guidance, which aimed to improve clarity for developers over the interpretation of Affordable Housing Policy (AHP) and to more effectively meet Edinburgh's identified affordable housing needs through the prioritisation of affordable tenures. An update on the delivery of the AHP, was also considered by Planning committee on [7 August 2019](#). Delivery of affordable housing requirements has seen onsite housing provided in nine out of ten planning applications of 20 or more homes.
- 3.10 On [6 June 2019](#), Housing and Economy Committee received a report on Later Living Housing, which set out the barriers and opportunities for people who need, or wish, to move to housing that meets their needs in later life. As well as, the continued commitment of Housing and Health and Social Care (H&SC) partners

to work together to ensure the homes are meeting identified need across the city, integrating with services at a local level.

- 3.11 On 9 August 2019, Scottish Government issued [Guidance](#) on preparation of SHIPs outlining the requirement for local authorities to set cross tenure targets for delivery of wheelchair accessible homes and ensure alignment of strategies in relation to rapid rehousing for homeless people, actions to address child poverty and engagement with gypsy travellers.
- 3.12 On [20 August 2019](#), the Edinburgh Integration Joint Board approved the Strategic Plan 2019/22. This included the Housing Contribution Statement, which reinforces the commitment from the affordable housing sector to ensure 4,500 of the 20,000 new affordable homes planned in the city over the next 10 years will support H&SC priorities.
- 3.13 On 3 September 2019 the [City Region Deal Joint Committee](#) approved an ambitious regional housing work programme and noted that housing will form an integral part of the emerging regional growth framework.

4. Main report

- 4.1 Local authorities are required to submit an annual SHIP to the Scottish Government. The purpose of the SHIP is to:
 - 4.1.1 set out investment priorities for affordable housing;
 - 4.1.2 demonstrate how these will be delivered;
 - 4.1.3 identify the resources required to deliver these priorities; and
 - 4.1.4 enable the involvement of key partners.

Context

- 4.2 Edinburgh is a growing city and one of the most highly pressured housing markets in the country. The latest Housing Need and Demand Assessment (HNDA2) states there is demand for between 38,000 and 46,000 new homes in Edinburgh over ten years; over 60% of these homes need to be affordable.
- 4.3 Social rented homes account for only 14% of the housing stock in Edinburgh, compared to the Scottish average of 23%. There is a high demand for social rented housing with over 21,000 people registered for social rented housing through EdIndex, the Council's common housing register, with an average of almost 190 households bidding for every social rented home that becomes available for let. The 2019 Annual Return on the Social Housing Charter indicated that 76.7% of Council lets in Edinburgh go to homeless households (the highest in Scotland), compared to a Local Authority average of 43%. Around 48% of Registered Social Landlords (RSL) lets through the EdIndex go to homeless households, compared to a national average of 28%.

- 4.4 The average house price is around six times the average gross annual earnings in the city, making it least affordable city in Scotland to buy a home. The average advertised monthly private rent in Edinburgh was over £1,100 in the second quarter of 2019, compared to a national average of £833. The next highest city is Glasgow with an average of £799. The average mid-market rent for a two-bedroom home in the city is around £620 a month; almost half the average private rent.
- 4.5 Local Housing Allowance (LHA), set by the UK Government, is the maximum amount of benefit which a person can claim. LHA was formerly based on the 30th percentile of rented accommodation from across the Broad Rental Market Area (BRMA); the lowest priced third of the rental market in that area. LHA rates were frozen for four years from 2014 whilst private sector rents have grown by 30%. Scottish Government figures show that in 2018, across Scotland, it was the Lothian area (including Edinburgh) that had the biggest gap between LHA and the lowest third of the rental market; increasing financial pressures for private rented tenants on low income.
- 4.6 It is estimated that there has been a loss of around 10% of Private Rented Sector homes to short term lets in recent years. The rapid growth in short term lets is creating further pressure on supply, rent levels and house prices in some areas as properties are purchased for short term let rather than long term rent or owner occupation.
- 4.7 Edinburgh's affordable housing pressures are unique in Scotland and substantial; limited supply of social rented housing, market rents which have moved further from LHA than any other local authority area, the highest average market rents in Scotland, the highest average sales values in Scotland, increased land values because of high house prices and rents, and the largest concentration of short term lets in Scotland, taking thousands of homes out of the regular functioning of the housing market.
- 4.8 Significant demographic changes are expected which impact on housing needs. It is anticipated that the number of older people who require intensive levels of support will increase by 60% 2032. More people will be living with long-term conditions, disabilities and complex needs. The number of people living with dementia is also projected to increase by almost 62% over the same period ([Joint Strategic Needs Assessment 2015](#)).

Current delivery

- 4.9 Work is well underway to accelerate the delivery of affordable housing in the city and to achieve this Council's commitment to build at least 10,000 social and affordable homes over the next five years, with a plan to build 20,000 by 2027. Each year, following submission to the Scottish Government, the SHIP is used by the Council to set the AHSP which is the Scottish Government's grant funding programme for new affordable homes.

- 4.10 The first two years of the commitment saw a record number of homes approved (3,101 homes) for social rent, mid-market rent and low-cost home ownership; an almost 25% increase on the average approvals achieved over the last five years. Approvals this financial year (2019/20) are expected to reach 1,700 homes and based on current delivery programmes an additional 1,300 homes are expected to be completed. Including this year's projections and the first two years of the SHIP, that would mean 8,166 new affordable homes would be approved in the first five years of the coalition commitment and 7,026 homes completed. Therefore, further acceleration is required in the next two years to meet the coalition commitment of 10,000 new homes over five years. The SHIP 2020-2025 already identifies an additional 3,146 potential approvals in years three to five.
- 4.11 It is anticipated that over 1,000 homes will be approved for site start in 2019/20 through the grant funded programme (AHSP). This is the largest number of homes identified for approval through the AHSP programme to date and builds on the high level of approvals set last year. There were 747 social rented homes approved through the grant funded programme in 2018/19. This was the highest number of social rented homes ever approved and this high number is maintained with 702 social rented homes identified for approval this year. Non-grant funded mechanisms; such as the Scottish Government Mid-Market Rent (MMR) Invitation, are being used to support delivery of mid rented housing releasing grant funding in the AHSP to support delivery of social rented homes. There are currently over 2,000 homes currently under construction on 36 sites across the city. See Appendix 1 for details.
- 4.12 The strong performance is due to work with housing delivery partners that has taken place over a number of years to acquire sites, develop new investment models and deliver cost efficiencies. A strong pipeline programme underpins the annual programme enabling sites to be brought forward. Due to the strength of the pipeline programme, the Council has secured an additional £21.2m in grant funding over the last two years and Government has increased the 2019/20 resource planning assumptions by £3.1m at the beginning of 2019/20.
- 4.13 In [June 2018](#), Committee agreed to increase the target number of homes to be delivered for older people and those with complex needs to 4,500 from 3,000 over the ten-year period. Since the beginning of the commitment almost 500 homes have been completed. This includes amenity and supported housing, fully wheelchair accessible homes and housing for veterans.

SHIP Outputs

- 4.14 The SHIP 2020-2025 has identified a pipeline of 6,766 affordable homes that could be approved for site start and 9,474 potential completions, with delivery strongest in the first few years. The annual SHIP always shows stronger delivery in the first few years due to greater levels of certainty around delivery timescales in the earlier years. The SHIP is reviewed annually and will be increased to meet the 20,000 target, as confidence in the development pipeline grows.

- 4.15 The approvals are split into two categories:
- 4.15.1 4,197 homes delivered through AHSP; and
- 4.15.2 2,569 homes delivered through innovative funding mechanisms, requiring little or no grant funding.
- 4.16 The 4,197 homes that have been identified to be approved through the AHSP require grant of £297.52m over the SHIP period, or £59.50m per year on average.
- 4.17 The majority (76%) of the AHSP approvals are for social rent, with the remaining split between mid-market rent (23%) and low-cost home ownership (1%). This exceeds the Scottish Government's 70% social rent target.
- 4.18 The table below provides a summary of the projected outputs and funding requirements of the AHSP projects identified in the SHIP. Table 1 identifies a shortfall of £71.8m in grant funding over five years.

Table 1 Summary – AHSP

YEAR	HOMES APPROVED	HOMES STARTED	HOMES COMPLETED	GRANT REQUIREMENT (£M)	SG RESOURCE PLANNING ASSUMPTIONS (£M)
2020/21	1,001	1,378	714	79.331	45.147
2021/22	1,069	1,365	1,447	63.032	45.147
2022/23	767	719	1,396	55.324	45.147
2023/24	799	374	1,127	52.044	45.147
2024/25	561	521	735	47.79	45.147
TOTAL	4,197	4,357	5,419	297.521	225.735

**RPA only known for 2020/21 years two to five assume grant levels remain static.*

- 4.19 The remaining 2,569 homes will be delivered through innovative funding schemes that require little or no grant. This includes the Council's two new Limited Liability Partnerships (LLP) and The Scottish Government's MMR initiative. A more comprehensive breakdown of innovative funding mechanisms is set out in section five of Appendix 2.
- 4.20 The AHSP is the main delivery programme to meet the 20,000 homes target and provides the only source of funding for social rented homes. Innovative funding and delivery models are key to accelerating the number of homes identified for delivery in the SHIP. Table 2 identifies the combined affordable completions/approvals since 2017 and projections for the current year, which includes the non-grant funded delivery programmes. It identifies the forward programme of projected completions and approvals, outlining progress against the 20,000 homes target.

Table 2 Meeting 20,000 Homes - Affordable Housing Approvals since 2017/18 and projections 2019/20 – 2023/24

20,000 Homes	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Total
Financial Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	

Approvals	1,475	1,626	1,700	1,715	1,905	1,586	999	561	11,567
Completions	966	1,152	1,300	1,528	2,080	2,446	2,255	1,165	12,892

- 4.21 It is important to note that the delivery targets projected are dependent upon additional grant funding being made available to enable delivery. This is further discussed in 4.35 below.
- 4.22 In addition to this, the reduction in projected approvals and completions from year six is due to uncertainty regarding delivery timescales rather than planned reduction. The SHIP is reviewed annually and will be increased to meet the 20,000 target, as confidence in the development pipeline grows.
- 4.23 More homes are being built to meet the housing needs of Edinburgh’s changing demographic. 4,500 of the 20,000 commitment will be delivered for older people and those with complex needs. Around 11% of the homes to be approved in the first two years of the SHIP are specifically designed for this group, including amenity, supported, fully wheelchair accessible homes and housing for veterans. Housing and H&SC partners will continue to work together to ensure the homes are meeting identified need across the city, integrating with services at a local level.
- 4.24 Energy efficiency standards are in place for new affordable housing in Scotland. All new developments are required to meet the Building Regulations, which contain stringent targets for energy efficiency with new Council and RSL homes built to a higher silver standard. The Council requires affordable housing developments to have a low environmental impact and to contribute to the wider equality objective of eradicating fuel poverty. Housing association and Council house building partners are working to sustainability principles which promote local material sourcing, recycling, insulation standards, and renewable energy. The environmental impact of individual projects is assessed through the planning process.
- 4.25 On the [14 May 2019](#), Corporate Policy and Strategy Committee approved the Council’s Sustainability Approach, which included Edinburgh working towards a net zero carbon target by 2030, with a hard target of 2037. In response to this the Housing Service has commissioned two separate pieces of consultancy work on options to achieving net zero carbon across the Council’s new build housing programme and the Council’s existing stock. A route map for the Council to achieve zero carbon across housing is under development and will be reported to Housing Homelessness and Fair Work Committee on 24 January 2020.
- 4.26 The SHIP is delivered in partnership with Registered Social Landlords, private housing developers and housebuilders and forms part of a regional housing programme that aims to deliver a step change in innovation and inclusive growth in the housing and construction sectors.
- 4.27 On 5 April 2019, the Regional Housing Board agreed to establish a series of parallel workstreams that, when taken together, will progress the work of the

regional housing programme towards its aims. These work streams were agreed as:

4.27.1 Regional Affordable Housing Programme;

4.27.2 Strategic Sites;

4.27.3 Infrastructure and Land; and

4.27.4 Innovation and Skills.

4.28 In June 2019, a series of workshops were held, with over 60 stakeholders, to secure wider engagement and input to shape the work of the four key workstreams. Scottish Government have agreed to work on the next phase of the programme and the associated funding profile beyond 2020/21 to achieve agreed outcomes over the next ten years.

Key strategic challenges for delivery of the SHIP

Challenge 1. Construction industry capacity

4.29 A [report](#) approved by the Edinburgh and South East Scotland City Region Joint Committee in September 2019 highlighted some of the key risks to housing delivery. Several factors were cited as contributing towards increasing delays in the house building programme including:

4.29.1 **Availability and cost of building materials** with brick shortages reported across the UK. Most of the building materials used in the UK are imported; for example, over 80% of wood used in the UK is imported. High demand internationally and the reduced value of the sterling has led to increased costs of materials;

4.29.2 **Skills shortages** across construction and housebuilding sectors combined with difficulty of attracting new starts to the industry; and

4.29.3 **Industry capacity to deliver** - citing examples of limited interest in tenders and anecdotal evidence of Small to Medium Enterprises (SMEs) and suppliers reporting that they will not take on further works due to full order books.

4.30 A [report](#) published by Scottish Government summarised the findings of a short life working group, which met during 2018 and was established to assess and provide recommendations on the 'future new housing and construction skills'. It highlighted specific skills shortages in the new build sector primarily in relation to site skills, such as bricklaying, joinery, site managers and other trades. Needs of the industry are also changing. Companies have invested in manufacturing facilities for offsite construction for new homes, but they also require known future activity pipelines to support housing growth and future skills investment. Additional training support both for new entrants and upskilling existing staff is required both for offsite and onsite.

4.31 Actions to address the strategic challenge set out above have been identified through the City Region Deal. The £5.8m City Region Deal funded, HCI Skills

Gateway, project takes an integrated regional approach to work with schools, colleges, universities and employers to enable disadvantaged groups to enter into the sector. This includes new short courses, upskilling and new programmes to meet skills and jobs needs. Alignment between the regional housing programme and the HCI Skills Gateway will be critical to help address some of the skills shortages in the region. The Programme will ensure that people, including those with protected characteristics, across the region have the skills to access construction jobs generated through the housing programme.

- 4.32 Combined with current skills shortages, the climate emergency and rising development costs it is becoming increasingly clear that innovation is required to develop alternative approaches to finance and build new, sustainable homes. The scale and pipeline of housing development across the region presents a unique opportunity for innovation. City region partners are considering the benefits of greater standardisation in relation to housing design requirements and housing components alongside collaborative approaches to procurement to support delivery at scale and reduce costs.

Key Challenge 2. Delivering Land and Infrastructure for Affordable Housing

- 4.33 One of the key risks to the delivery of 20,000 affordable is failure to secure suitable land for development. Around 63% of the homes completed over the SHIP period are expected to be delivered on private sector sites secured through the AHP. All of the sites are within the City Development Plan. The Council and RSL delivery partners have significantly less influence over the type of housing that will be brought forward for development and development timescales on private sector sites.
- 4.34 The availability and control of land has been highlighted by partners working together on the City Region Deal as a key factor on the rate of affordable housing delivery. Many affordable housing delivery partners across the region have also identified reliance on the private sector bringing sites forward for delivery.
- 4.35 The ability to secure the capital investment required to deliver transport, education and other infrastructure is highlighted as a key risk to housing delivery. Work has begun on greater collaboration at a national, regional and sub-regional levels through the collaborative work undertaken in relation to the City Region Deal. Future areas of work in relation to delivering infrastructure required for housing sites. These include:
- 4.35.1 **Establish a Regional Infrastructure Forum:** Comprising of key infrastructure providers, City Region Deal partners and representation from Scottish Government. It would seek to align a delivery plan for infrastructure that will enable, accelerate and support inclusive growth across the region.
- 4.35.2 **Project level multi-disciplinary working groups:** to operate at sub-regional level (e.g. on the seven strategic sites identified in the City Region Deal)

4.35.3 **Engage in regional pilots:** examples include development of a regional charging levy, which would seek to gather contributions from developers towards the delivery of infrastructure necessary to enable and support inclusive growth.

4.36 Drawing on the approach taken with many other City Deals across the UK, the Council's Chief Executive has chaired several meetings with public sector partners to consider how to maximise the value and outcomes from Edinburgh's public-sector estate and deliver opportunities for accelerated investment through strategic partnership and review of public sector assets.

Key Challenge 3. Funding Affordable Housing Delivery

4.37 The Scottish Government announced long term resource planning assumptions which provided certainty over forward funding until 2020/21 which in Edinburgh was an average of £42.844m. This is was welcomed, however, there is no clarity on funding going beyond 2020/21. Should this level of funding not be maintained there will be an annual funding shortfall of around £14.357m required to deliver the current commitments set out in the SHIP. There is also a risk that grant funding post 2021 will be less than current resource planning assumptions; further increasing the funding shortfall.

4.38 In order to achieve the Council's affordable house building target of delivering 2,000 homes a year (1,000 through AHSP grant funding and 1,000 from non-grant funded sources) £65m of grant funding will be required annually. The programme therefore requires a 44% increase funding currently set out in Scottish Government's three-year resource planning assumptions. It is, therefore, essential to continue the work initiated through City Region Deal, to secure an uplift in grant funding in years three, four and five of the SHIP and greater certainty in future years.

4.39 Scottish Government has been working on developing a vision for how homes and communities should feel in 2040 and the options and choices to get there. The first phase of [stakeholder engagement](#) concluded on 30 November 2018, and attracted contributions from over 800 people representing more than 100 organisations. Engagement is ongoing with a wide range of people across Scotland and further formal public consultations will take place in the autumn on the draft vision and principles, themes and outline options for the route map. The outputs from the next round of consultation will inform the final vision and a route map to 2040, which will be published in spring 2020.

4.40 The Council is at the forefront in increasing affordable housing delivery through innovative approaches. In Edinburgh, affordable housing led BTR has been delivering professionally managed, quality rented homes at below market rents for nearly ten years. These are detailed in section 5 of Appendix 2 and include: National Housing Trust (NHT); Scottish Government MMR Invitation; the Council's Edinburgh Living project and LAR Housing Trust.

- 4.41 On [24 January 2019](#), Housing and Economy Committee considered a report on Approach to Build to Rent, that highlighted the opportunity that private sector BTR provides to accelerate housing development; supported by institutional investment; whilst delivering 25% affordable housing. A workshop was held with BTR developers and investors (informed by an online questionnaire) in June 2019 to explore challenges and potential solutions to accelerate development of BTR. This engagement will inform the development of a broad policy framework to support the growth of BTR aligned to the delivery of Council objectives.
- 4.42 In August 2019 Scottish Government issued revised guidance for the SHIP. The guidance requires local authorities to set targets across all tenures for the delivery of wheelchair accessible homes and to report annually on progress. The Council house building programme has a target that 10% of homes will be delivered to a wheelchair accessible standard. Further work is required with H&SC and other partners to enable target setting for new build homes in other tenures.
- 4.43 The revised SHIP guidance also sets out a requirement to align strategies in relation to rapid rehousing for homeless people, actions to address child poverty and engagement with gypsy travellers with the local housing strategy and SHIP. The SHIP supports the delivery of the RRTP, the Strategic Plan and a range of other Council strategies and programmes through the delivery of affordable homes; including social rented housing to meet the needs of a growing city.

5. Next Steps

- 5.1 Following committee approval submit the SHIP 2020-2025 to government for approval.
- 5.2 Further engagement with stakeholders to inform the development of a broad policy framework to support the growth of BTR aligned to the delivery of Council objectives. The framework will be reported to Housing, Homelessness and Fair Work committee on 24 January 2020.
- 5.3 Progress the workstreams agreed by the Regional Housing Board (Regional Affordable Housing Programme, Strategic Sites, Infrastructure and Land and Innovation and Skills).

6. Financial Impact

- 6.1 Current development costs for the programme is on average around £154,000 per unit (at 10% increase since last year's SHIP) and therefore requires around £1.5 bn of investment to fund around 9,500 completions identified in the SHIP.
- 6.2 There are various sources of funding to support the affordable housing programme. The SHIP notes that grant funding of £297.521m is required to

deliver 4,197 new homes identified through the AHSP. This is significantly above the £225.735m that would be received, should funding levels continue at the same level as announced in June 2017. The AHSP programme is supported by around £446m of housing association and Council own funding; a mixture of upfront capital (i.e. reserves and bond finance), and private finance (borrowing repaid by rental income).

- 6.3 The Council's affordable housing building is principally funded through (HRA) borrowing. The [HRA Budget Strategy 2019-2024](#) outlines a five-year capital investment programme, which includes £677m to support the Council's new build programme (including the upfront capital costs for Edinburgh Living's mid-market and affordable market homes, which will be repaid to the HRA upon completions).
- 6.4 A [report](#) to Planning Committee in August on delivery of affordable housing through the Affordable Housing Policy has been referred to this committee for information. The report advises that since 2013, £4,375,358 has been received in commuted sums. Commuted sums are used to support delivery of sites identified in the SHIP and can be packaged with available private funding and Scottish Government grant funding to enable a project with higher than normal infrastructure and development costs to proceed. Commuted sums can also be used to support the acquisition of land for affordable housing or to deliver a larger proportion of a site for affordable housing than might not otherwise be possible.
- 6.5 To date £1,063,278 has been spent to support the delivery of 283 affordable homes on five sites across the city. The remaining balance (£3,312,080) will be used to support the pipeline of projects identified in the SHIP. It is expected to be spent in full by 2024/25. In accordance with policy, commuted sums will be allocated to projects in the ward where the sum was generated and, should there be no suitable projects in that ward, sums will be used in an adjacent ward.
- 6.6 A further £2,192,131 has been secured through s75 arrangements but has yet to be collected by the Council as the relevant trigger point in the development process has yet to be reached. This funding will be programmed for expenditure on affordable housing projects as part of the ongoing SHIP process.
- 6.7 In addition to this, the Council has provided support for NHT, where the Council has committed over £100m for the development of eight NHT developments in Edinburgh. The final phases of the 886 homes delivered through NHT are currently under construction. There are no further NHT approvals within the lifetime of this SHIP, but the remaining NHT completions are identified within the SHIP.
- 6.8 On [18 January 2018](#), the Housing and Economy Committee agreed that the Council could enter into agreements with Scottish Futures Trust (SFT) to establish two LLPs to support the delivery of homes for market rent and mid-market rent. This followed Scottish Government Consent for the City of Edinburgh Council to on lend up to £248m to the two LLPs, one for market rent

and one for mid-market rent for the purpose of delivering a minimum of 1,500 homes for market and mid-market rent in Edinburgh.

7. Stakeholder/Community Impact

- 7.1 All developing housing associations have been involved in producing the SHIP and will be prominent in delivering the housing projects contained within.
- 7.2 The Council and RSL partners place community engagement at the centre of housing development projects and go far beyond statutory planning requirements. For example, the Council's house building team has used the Place Standard on recent projects; a tool which identifies 14 themes around which structured consultation can be developed. It is intended that the Place Standard will support communities and the public and private sectors to work together to deliver high quality, sustainable places.
- 7.3 Local Authorities working across the Edinburgh and South East Scotland City Region all produce SHIPs which outline the collaborative measures being undertaken to accelerate new housing delivery. This includes working together to identify and to unlock sites suitable for affordable housing development to address the housing crisis facing the region.
- 7.4 In June a series of workshops to secure wider engagement and input to the work of the Edinburgh and South East Scotland City Region Deal. The workshops were attended by over 60 attendees with a wide variety of expertise relating to the workshop topics.
- 7.5 A workshop was held with BTR developers and investors (informed by an online questionnaire) in June 2019 to explore challenges and potential solutions to accelerate development of BTR. This engagement will inform the development of a broad policy framework to support the growth of BTR aligned to the delivery of Council objectives. Further consultation will take place with stakeholders prior to bringing a report to committee on the proposed framework.

8. Background reading/external references

- 8.1 [ESES City Region Deal Heads of Terms Agreement – July 2018](#)
- 8.2 [Guidance on the Preparation of Strategic Housing Investment Plans \(SHIP\) July 2018](#)
- 8.3 [Delivering Land for Affordable Housing March 2018](#)

9. Appendices

- 9.1 Appendix 1 – Affordable homes under construction

Appendix 1: Over 2,000 affordable homes under construction on 36 sites



Strategic Housing Investment Plan 2020/21 – 2024/25

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10. Gypsy Travellers sites
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12. Integrated impact assessment
13. Conclusion

1. Summary

- 1.1 The Strategic Housing Investment Plan (SHIP) sets out the approach by the City of Edinburgh Council and our housing association partners to investing in affordable housing in the city over a five-year period.
- 1.2 This SHIP outlines a programme which would deliver nearly 9,500 completed homes over the next five years. Of these, there are around 4,197 homes which require £298m of grant funding through the Scottish Government's Affordable Housing Supply Programme (AHSP). The remaining 2,569 homes are being delivered through innovative funding schemes which either do not require grant or do so at significantly reduced levels.

2. Strategic Context

- 2.1 Edinburgh is one of the most highly pressured housing markets in the country. Falling incomes and rising housing costs in the private market and an insufficient number of new affordable homes are the main drivers of poverty and inequality in the city. Demand currently outstrips supply resulting in rents that are not affordable to people on low and moderate incomes.
- 2.2 Edinburgh does not have an adequate affordable and social housing supply. The latest Housing Needs and Demand Assessment (HNDA2) states that there is demand for between 38,000 and 46,000 new homes in Edinburgh over ten years; over 60% of these homes need to be affordable.
- 2.3 There is a high demand for social rented housing in the city. Over 21,000 people are registered for social rented housing through EdIndex, the Council's common housing register, with an average of almost 190 households bidding for every social rented home that becomes available for let. The 2019 Annual Return on the Social Housing Charter indicated that 76.7% of Council lets in Edinburgh go to homeless households (the highest in Scotland), compared to a Local Authority average of 43%. Around 48% of Registered Social Landlords (RSL) lets through the EdIndex go to homeless households, compared to a national average of 28%. It is estimated that there is a loss of around 10% of PRS homes to short term lets in recent years. The rapid growth in short term lets is having further pressure on both supply and rent levels. Research also indicates a displacement of demand, with rents rising significantly above average in areas bordering a high concentration of short term lets (rising between 20-27% over the period of 2014-17).
- 2.4 The average house price is around six times the average gross annual earnings in the city, making it least affordable city in Scotland to buy a home. More than one in four households in the city rent homes from a private landlord. The sector has doubled in size since 2000. The average advertised monthly private rent in Edinburgh was over £1,100 in the second quarter of 2019, compared to a national average of £833 ([citylets datahub](#)). The next highest city is Glasgow with an average of £799.

- 2.5 The tenure of mid-market rent is aimed at people who cannot afford home ownership, but would not usually be eligible for social housing. The average mid market rent for a two-bedroom home in the city is around £620 a month; almost half the average private rent.
- 2.6 The introduction of mid market since 2010 has aided the Council in driving more value for every pound of Scottish Government grant provided. Homes receiving help from Scottish Government either through grant or rental guarantees have their rents restricted to the mid-point of market rent levels for the property sizes in the relevant Broad Rental Market Area. This guarantees the long term affordability for tenants.
- 2.7 The Council is working with RSL partners to make mid market rent more accessible for people in work, presenting as homeless. These measures include tailored housing option advice and improved information around the availability of mid rent homes, including homes in development.
- 2.8 Over the last five years Edinburgh has consistently delivered homes requiring grant at least 8% below benchmark on average across the whole programme. Most social rented housing in the city is delivered alongside other tenures. This creates opportunities for cross subsidy, as well as, supporting development of sustainable, mixed tenure communities.
- 2.9 Significant demographic changes are expected which impact on housing needs. It is anticipated that the number of older people who require intensive levels of support will increase by 60% 2032. More people will be living with long-term conditions, disabilities and complex needs. The number of people living with dementia is also projected to increase by almost 62% over the same period ([Joint Strategic Needs Assessment 2015](#)).
- 2.10 These factors impact households in a variety of ways, for those on low incomes, the shortage of affordable accommodation is a contributing factor towards homelessness in the city. This effects not only Edinburgh but also neighbouring Local Authorities as rising inequality and cost of living impacts on households in other parts of the region.
- 2.11 In August 2018, the South East Scotland City Region Deal was signed. This includes a range of measures to support the delivery of new homes, including support for local authorities on a risk sharing basis to deliver infrastructure for strategic housing sites. Consent was also granted to Edinburgh to on-lend up to £248m and an additional one-off £16m capital grant to enable the Council to establish a new partnership to deliver 1,500 homes for mid market and market rent.
- 2.12 On 1 March 2019, the ESESCR Deal Joint Committee [approved](#) the establishment of a Regional Housing Board and for a report to be developed on the Regional Housing Programme.
- 2.13 On 5 April 2019, the Regional Housing Board agreed to establish a series of parallel workstreams that, when taken together, will progress the work of the

regional housing programme towards its aims. These work streams were agreed as:

1.1.1 Regional Affordable Housing Programme;

1.1.2 Strategic Sites;

1.1.3 Infrastructure and Land; and

1.1.4 Innovation and Skills.

2.14 In June 2019, a series of workshops were held, with over 60 stakeholders, to secure wider engagement and input to shape the work of the four key workstreams. Scottish Government have agreed to work on the next phase of the programme and the associated funding profile beyond 2020/21 to achieve agreed outcomes over the next ten years.

3. Current delivery

3.1 Work is well underway to accelerate the delivery of affordable housing in the city. Each year, following submission to the Scottish Government, the SHIP is used by the Council to set the AHSP which is the Scottish Government's grant funding programme for new affordable homes.

3.2 On 24 August 2018, the Council agreed the Programme for the Capital - The City of Edinburgh Council Business Plan 2017-22, including a commitment to deliver 20,000 affordable homes over the next ten years.

3.3 The first two years of the commitment has saw a record number of homes approved (3,101 homes) for social rent, mid-market rent and low-cost home ownership; an almost 25% increase on the average approvals achieved over the last five years. Approvals this financial year (2019/20) are expected to reach 1,700 homes and based on current delivery programmes an additional 1,300 homes are expected to be completed. Including this year's projections and the first two years of the SHIP, that would mean 8,421 new affordable homes would be approved in the first five years of the coalition commitment and 7,026 homes completed. This demonstrates a steady acceleration of the programme, but a further increase is required in the next two years to meet the coalition commitment of 10,000 new homes over five years. The SHIP 2020-2025 already identifies an additional 3,146 potential approvals in years three to five.

3.4 This strong performance is due to work with housing delivery partners that has taken place over several years to acquire sites, develop new investment models and deliver cost efficiencies. An extensive pipeline programme underpins the annual programme enabling sites to be brought forward. Due to the strength of the programme, the Council has secured an additional £21.2m in grant funding over the last two years and Government has increased the 2019/20 resource planning assumptions by £3.1m at the beginning of 2019/20.

4. Key Outputs of the SHIP

- 4.1 The core purpose of the SHIP is to set out strategic investment priorities for affordable housing over a five-year period. The SHIP provides the basis for the development of agreed Strategic Local Programme Agreements (SLPA) between local authorities and the Scottish Government. The SLPAs set out the programme of housing projects that will be funded over the next three years. This is reviewed and updated annually to ensure delivery remains on track.
- 4.2 Each year, following submission to the Scottish Government, the SHIP is used by the Council to draft SLPAs in partnership with all local delivery partners and for final agreement with the Scottish Government. These individual programmes will combine to form the grant funded AHSP for the city.
- 4.3 Projects selected for inclusion to the SHIP align with the Council's Local Development Plan and support the delivery of key strategic priorities of the Council; including the Rapid Rehousing Transition Plan and the Edinburgh Integration Joint Board (EIJB) Strategic Plan for 2019-22. RSLs are requested to submit proposals for the SHIP in July each year; projects are selected and prioritised within the SHIP based on deliverability, value for money, housing need and strategic fit.
- 4.4 During the course of each year, SHIP projects may change and can be brought forward or deferred depending upon changing circumstances as part of an ongoing process of communication between the Council and delivery partners.

Key Outputs

- 4.5 The SHIP 2020-2025 has identified a pipeline of 6,766 affordable homes that could be approved for site start and 9,474 potential completions, with delivery strongest in the first few years. The SHIP always shows stronger delivery in the first few years due to greater levels of certainty around delivery timescales in the earlier years. The SHIP is reviewed annually and will be increased to meet the 20,000 target, as confidence in the development pipeline grows.
- 4.6 The approvals are split into two categories:
 - 4.6.1 4,197 homes delivered through AHSP; and
 - 4.6.2 2,569 homes delivered through innovative funding mechanisms, requiring little or no grant funding.
- 4.7 The 4,197 homes that have been identified to be approved through the AHSP require grant of £297.52m over the SHIP period, or £59.50m per year on average.
- 4.8 The majority (76%) of the AHSP approvals are for social rent, with the remaining split between mid-market rent (23%) and low-cost home ownership (1%). This exceeds the Scottish Government's 70% social rent target.

4.9 The table below provides a summary of the projected outputs and funding requirements of the AHSP projects identified in the SHIP. Table 1 identifies a shortfall of £71.8m in grant funding over five years.

Table 1 Summary – AHSP

YEAR	HOMES APPROVED	HOMES STARTED	HOMES COMPLETED	GRANT REQUIREMENT (£M)	SG RESOURCE PLANNING ASSUMPTIONS (£M)
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**RPA only known for 2020/21 years two to five assume grant levels remain static.*

- 4.10 The remaining 2,569 homes will be delivered through innovative funding schemes that require little or no grant. This includes the Council’s two new Limited Liability Partnerships (LLP) and The Scottish Government’ MMR initiative. A more comprehensive breakdown of innovative funding mechanisms is set out in 5.4 below.
- 4.11 A total of 117 sites are included in the SHIP and 87 (or 74%) are on brownfield land with the remaining 30 (26%) on greenfield land. Almost all the homes being developed on greenfield sites are private developer-led through the Affordable Housing Policy.
- 4.12 Almost a third of the sites identified in the SHIP are being delivered by the Council’s own house building programme. The majority of the sites taken forward by housing association partners are in control of the private sector as they are being delivered through the Affordable Housing Policy (AHP).

5. Means of Delivery

Funding Delivery of 20,000 Homes

- 5.1 The Scottish Government announced long term resource planning assumptions which provided certainty over forward funding until 2020/21; which in Edinburgh was an average of £42.844m. This was welcomed, however, there is no clarity on funding going beyond 2020/21. Should this level of funding not be maintained there will be an annual funding shortfall of around £14.357m required to deliver the current commitments set out in the SHIP. Table 1 identifies a shortfall of £71.8m in grant funding over five years. This carry forward commitment is around £70m, a similar level of carry forward as in previous years and is based on a high number of approvals over the past few years. Project approvals require grant payments to be provided in stages over two or three years. There is also a risk that grant funding post 2021 will be less than current resource planning assumptions; further increasing the funding shortfall.

- 5.2 Approvals and associated funding requirements slowdown in years four and five of the SHIP. This has been the standard pattern for the SHIP since it was first introduced. In general, years one to three contain sites which partners have both knowledge of, and confidence in their ability to deliver and this begins to tail off in later years.
- 5.3 To achieve the Council's affordable house building target of delivering 2,000 homes a year (1,000 through AHSP grant funding and 1,000 from non-grant funded sources) £65m of grant funding will be required annually. The programme therefore requires significantly more funding than set out in Scottish Government's three-year resource planning assumptions. It is, therefore, essential to continue the work initiated through City Region Deal, to secure an uplift in grant funding to provide greater certainty of delivery in future years.

Innovative funding mechanisms

- 5.4 Affordable mid rent housing for people on low to moderate incomes is being developed on several sites across the city. In some instances this is supported through the grant funding programme. The introduction of mid market rented housing since 2010 has aided the Council in driving more value for every pound of Scottish Government grant provided. Over the last five years Edinburgh has consistently delivered homes requiring grant at least 8% below benchmark on average across the whole programme.
- 5.5 The Council works with partners to identify opportunities for innovation to deliver affordable housing without using funding provided through the AHSP. Affordable mid rent housing for people on low to moderate incomes is being developed on several sites across the city without grant funding. Further detail on each of these innovative projects is provided below:
- 5.5.1 **National Housing Trust (NHT)** – Edinburgh has been at the forefront of the initiative, with nearly half of all the homes built under the NHT in Scotland being built in the city. Eight Limited Liability Partnerships will deliver 886 mid-market rent homes in Edinburgh, backed by £100m of Council loans, underwritten by the Scottish Government. NHT has stimulated development and provided developers and housebuilders with confidence to invest in affordable housing;
- 5.5.2 **New Housing Delivery Partnership** –A unique collaboration between the Council, Scottish Futures Trust (SFT) and Scottish Government has led to the Council establishing two new LLPs. Edinburgh Living will deliver around 1,500 homes for mid-market and market rent, meeting housing needs of key workers and those on low to middle incomes who cannot access home ownership and are not a priority for social rent;
- 5.5.3 **Scottish Government Mid-Market Rent invitation (MMR Invitation)** – Council officers have been working in partnership with landowners, developers and Scottish Government to support the delivery of mid-rent homes on private sector sites through the Scottish Government MMR

invitation. Places for People (PfP) have been successful in securing £47.5m in loan funding through the scheme and will utilise the loan to attract additional equity investment, likely to come from pension funds. There are a number of projects being pursued in Edinburgh with around 500 homes currently identified as potential projects in Edinburgh.

- 5.5.4 Council officers are also working with Forth Ports and Rettie & Co. on a proposal to secure pension fund investment on privately owned land at Western Harbour. Heads of terms for the loan offer from the Scottish Government to support the project has been agreed by Scottish Government Ministers and supports delivery of 1,600 affordable homes without grant, with the loan repayable to Scottish Government over 25 years. Details of the terms of this offer are outlined [here](#). Homes will be targeted at people on moderate incomes, with rents being set at 30% of BRMA; and
- 5.5.5 **Local Affordable Rented (LAR) Housing Trust** – LAR is a Scottish Charity set up in 2015 to provide long-term, mid-market rented housing in Scotland. LAR launched with a £55m loan from the Scottish Government and now has plans to build around 1,000 homes, which will be available at mid-market rent across Scotland. Two developments have recently been completed in Edinburgh on Gorgie Road where former commercial buildings, Chesser House and Westwood House, have been converted into 87 MMR homes. Work is ongoing to progress further developments in Edinburgh.
- 5.5.6 **Build to Rent** On [24 January 2019](#), Housing and Economy Committee considered a report on Approach to Build to Rent. The report highlighted the opportunity that BTR provides to accelerate housing development; supported by institutional investment; whilst delivering 25% affordable housing. Officers are in discussions with a number of BTR developers with a potential to deliver over 3,000 homes across the city over the next few years.
- 5.5.7 On 31 July 2019, an application for 234 BTR homes at [159 Fountainbridge](#) was approved by Development Management Sub Committee. The development is being taken forward by Vastint, who will also manage the homes. The 58 tenure blind affordable homes will have rents at Local Housing Allowance level for a minimum of 25 years, and this is secured by Section 75 Agreement.
- 5.5.8 On 25 September 2019, an application for 338 BTR homes at Skyliner, Ocean Drive in Leith was approved by Development Management Sub Committee. This included 84 new affordable homes (25% of the total development). The development is being taken forward by S1 Developments. The affordable homes are pepper-potted throughout the development, offering an integrated and tenure blind mix of house types and include a variety of house sizes to reflect the provision of homes

across the wider site. These homes will be targeted at people on moderate incomes, with rents being set at 30% of BRMA, secured by Section 75 Agreement as affordable housing for a minimum of 25 years. The principles of this agreement are in line with the Scottish Government Invitation, as outlined in 5.5.4.

Maximising land supply

- 5.6 The scale and ambition of achieving the 20,000 homes should not be underestimated. In order to reach the 20,000 homes target a wider strategic partnership approach needs to be adopted that looks at a wide range of issues, One of the key risks to the delivery of 20,000 affordable is failure to secure suitable land for development.

Affordable Housing Policy

- 5.7 The Affordable Housing Policy is a planning policy which ensures that 25% of homes on all housing sites with 12 homes or more, are required to be affordable. This is an important delivery mechanism and contributes 63% of AHSP sites funded through the SHIP. The Council's own house building programme uses land secured either from its own assets or by acquisition on the open market. For housing associations, the AHP is a vital to ensuring land supply, with 85% of their programme being delivered on AHP land. Onsite provision of affordable housing is the highest priority for the AHP and officers seek to secure this in all instances. Since January 2013, one site affordable housing has been provided in nine out of ten planning applications for 20 or homes
- 5.8 The AHP will also deliver a number of homes for low cost ownership, which will be negotiated on a site by site basis. The CityPlan 2030 project is underway and will review and consult on the AHP in relation to the 25% provision of affordable housing.
- 5.9 The AHP can go some way to securing land for affordable homes. However, the timing of sites coming forward for development is dependent upon individual private developer assessment of demand and ultimately the price that households will be willing and able to pay to purchase a home. There is, therefore, a need for affordable housing developers to secure greater control over sites; through site acquisition and partnerships. There is also a need to get more public sector land developed for affordable housing.
- 5.10 A report on Delivering Land for Affordable Housing was approved by Committee in March 2018. The report identifies a three-pronged strategy for the Council to accelerate sites that may be identified for housing development through:
- 5.10.1 Engaging with owners to understand intentions and delays in sites being brought forward for housing development;
- 5.10.2 Working with house builders and RSLs to find ways to unlock development; and/or

- 9.2.1 Acquiring sites for housing development; including statutory intervention in cases where owners are unwilling to bring forward development.
- 5.11 The availability and control of land has been highlighted by partners working together on the City Region Deal as a key factor on the rate of affordable housing delivery. Many affordable housing delivery partners across the region have also identified reliance on the private sector bringing sites forward for delivery.
- 5.12 The ability to secure the capital investment required to deliver transport, education and other infrastructure is highlighted as a key risk to housing delivery. Work has begun on greater collaboration at a national, regional and sub-regional levels through the collaborative work undertaken in relation to the City Region Deal. Future areas of work in relation to delivering infrastructure required for housing sites. These include:
- 5.12.1 **Establish a Regional Infrastructure Forum:** Comprising of key infrastructure providers, City Region Deal partners and representation from Scottish Government. It would seek to align a delivery plan for infrastructure that will enable, accelerate and support inclusive growth across the region.
- 5.12.2 **Project level multi-disciplinary working groups:** to operate at sub-regional level (e.g. on the seven strategic sites identified in the City Deal documents)
- 5.12.3 **Engage in regional pilots:** examples include development of a regional charging levy, which would seek to gather contributions from developers towards the delivery of infrastructure necessary to enable and support inclusive growth.
- 5.13 Drawing on the approach taken with many other City Deals across the UK, the Council's Chief Executive has brought together public sector partners to consider how to maximise the value and outcomes from Edinburgh's public-sector estate and deliver opportunities for accelerated investment through strategic partnership and review of public sector assets.
- 5.14 Through City Region Deal, Edinburgh's Waterfront is identified as a strategic site with commitment from Scottish Government to explore options to support the delivery of essential infrastructure. The scale of the opportunity at Edinburgh's Waterfront creates potential for innovation in the procurement and delivery of housing.

6. Specialist Housing, Including Wheelchair Accessible Homes

Delivery of Specialist Housing in the Affordable Sector

- 6.1 The Edinburgh Integration Joint Board (EIJB) Strategic Plan for 2019-22 was approved by the EIJB on 20 August 2019. The Housing Contribution Statement which supports the Strategic Plan highlights the importance of housing in relation to health and well-being and provides clear commitments to support health and social care priorities. These include the principle of Home First; helping people to

live independently at home or in a homely setting for as long as possible; ensuring new homes meet future needs; developing new models of housing and care in local communities and jointly developing new technology which can be embedded in homes to support independent living. The Council and its Registered Social Landlord (RSL) partners are committed to ensuring that 4,500 of the 20,000 new affordable homes planned for the city over the next 10 years will support health and social care priorities.

- 6.2 Around 11% of the homes approved in the first two years of the SHIP are specifically designed for older people and those with complex needs. This includes amenity and supported housing, fully wheelchair accessible, housing for older people and veterans and letting properties to care providers to allow people to receive support in their own homes.
- 6.3 It is important to note that the majority of new build properties funded through the AHSP are designed to meet the Housing for Varying Needs Standard. Many properties delivered through the AHSP are therefore accessible for people of limited mobility, meaning particular needs housing requirements can often be met through allocation of a standard general needs property.
- 6.4 There are opportunities for Registered Social Landlords to work with veterans charities to provide around 150 new homes for disabled veterans over the next ten years. Hillcrest Housing Association are working in partnership with the Scottish Veterans Garden City Association on the redevelopment of the former B&Q site at Warriston, which will deliver five new homes for disabled veterans next year. The SHIP will be the tool for developing housing associations to work in partnership with veterans charities to identify suitable homes to meet the needs of disabled veterans.

Delivery of specialist Housing in the Private Sector

- 6.5 A [report](#) on Later Living Housing was considered at Housing and Economy Committee on 6 June 2019. It identifies Edinburgh's housing market is not responding to the changing specialist needs of an ageing population. Over the past five years there have been 260 purpose-built retirement flats built in the city, with 44 currently under construction. This represents around 4% of overall private housing completions over the same period. From this, it is clear there are only a small number of housing developers and investors who have chosen to invest in purpose built housing for older people. House builders are choosing to target alternative market segments, such as, the provision of family housing.
- 6.6 Where assisted living housing has been built in Edinburgh, by the private sector, over the past five years, it has been targeted at the upper end of the housing market. Prices range from around £200,000 (one-bedroom property) to over £1 million (three-bedroom property).
- 6.7 Care homes also form part of the offer from private developers. Since 2013 there have been 623 bed spaces built in eleven new developments across the city, with

a further development (160 bed spaces), currently under construction. These have been built by a number of different care providers.

- 6.8 Discussions were held with planning colleagues in June 2019, following the issuing of guidance by the Scottish Government to set all tenure targets for the delivery of wheelchair accessible homes. The guidance requires local authorities, through the Local Housing Strategy process, to set targets and to report annually on these targets but it does not provide guidance on how to influence the housing market to deliver these homes.
- 6.9 The LHS sets the strategic direction for housing within the local authority area. However, the Local Authority relies upon the suite of policies, legislation and resources at its disposal to take forward the identified priorities emerging from the LHS. As 6.1 (above) identifies, delivery of specialist housing is a key priority for Edinburgh but market housing is not responding to the emerging needs of an ageing population.

Adaptations

- 6.10 In addition to building new homes to meet changing and varying needs, the SHIP includes grant funding for RSLs to carry out adaptations to homes to enable people to remain in their own homes and to live independently. Adaptations will continue to be a strategic housing investment priority. Each year c.£500,000 supports over 200 adaptations within RSL homes.

7. Carbon Emissions and Energy Efficiency

- 7.1 Energy efficiency standards are in place for new affordable housing in Scotland. All new developments are required to meet the Building Regulations, which contain stringent targets for energy efficiency. The Council requires affordable housing developments to have a low environmental impact and to contribute to the wider equality objective of eradicating fuel poverty. Housing association and Council house building partners are working to sustainability principles which promote local material sourcing, recycling, insulation standards, and renewable energy. The environmental impact of individual projects is assessed through the planning process.
- 7.2 On the [14 May 2019](#), Corporate Policy and Strategy Committee approved the Council's Sustainability Approach, which included Edinburgh working towards a net zero carbon target by 2030, with a hard target of 2037. In response to this the Housing Service has commissioning two separate pieces of consultancy work on options to achieving net zero carbon across the Council's new build housing programme and the Council's existing stock. A route map for the Council to achieve zero carbon across housing is under development and will be reported to Housing Homelessness and Fair Work Committee on 24 January 2020. This will inform future SHIP submissions.

8. Rapid Rehousing Transition Plan (RRTP)

- 8.1 A draft Rapid Rehousing Transition Plan (RRTP) was completed for the Scottish Government deadline of 31 December 2018 and was approved by Housing and Economy Committee March 2019. This RRTP sets out how the Council will continue to work with partners to reduce the amount of time that homeless people spend in temporary accommodation.
- 8.2 The key priority of the RRTP in relation to the SHIP is to ensure homeless households have access to settled, mainstream housing as quickly as possible. The RRTP highlighted a number of challenges the Council faces around rapid rehousing. Of relevance to the SHIP are the housing supply challenges to:
- 8.2.1 Increase the supply of housing, in particular provide social housing; and
- 8.2.2 Provide a range of additional housing tenures to support people on low to moderate incomes.
- 8.3 Renting from a private landlord is the only available housing option for many people but rents in Edinburgh are high and push households towards financial difficulty and the risk of homelessness. To reduce the pressure on the housing market, as well as providing housing for households on low to moderate incomes, a commitment to increase affordable housing supply is key in addressing these challenges.
- 8.4 Social housing providers play a key role in both preventing homelessness and delivering more social rented homes. People are much less likely to become homeless again if they move into social housing rather than private rented housing. This has resulted in the provision of social rented accommodation becoming a key priority of the SHIP. Projects that provide social rent are prioritised for delivery within the SHIP and grant funding.
- 8.5 As set out in 2.3 above more than 70% of Council lets in Edinburgh go to homeless households (the highest in Scotland). There continues to be a strong partnership with RSL partners in Edinburgh and a shared commitment to reducing homelessness wherever possible, with almost half (48%) of all RSL lets in Edinburgh going to homeless households in 2018/19 (the highest in Scotland).
- 8.6 Around a third of people presenting as homeless are in employment but may be in insecure jobs or part time employment. The Council is working with RSL partners to improve information, advice and access routes into Mid-Market Rent for working homeless households. These measures include tailored housing option advice, improved information around the availability of mid rent homes, including homes in development.
- 8.7 The RRTP will be reviewed each year in consultation with partners as part of the Council's continued focus on preventing and addressing homelessness.

9. Child Poverty

- 9.1 In August 2019 Education, Children and Families Committee approved a report on [reducing child poverty](#). One of the main themes emerging from this report is the cost of living; specifically housing costs. The report identifies that people on low income cited the cost of housing as the main affordability issue.
- 9.2 As identified in section 2.4 above, the average house price is six times the average gross annual earnings in the city, making Edinburgh the least affordable city in Scotland to buy a home. At the same time, private rents in Edinburgh are high and rising, reaching a new all-time high of £1,100 per month in Q2 2019, compared to a Scottish average of £833.
- 9.3 Providing affordable housing with low rents reduces poverty. Outcome 1 of the City Housing Strategy 2017 is to reduce the cost of living and is one of the main rationale for the Council's pledge to deliver 20,000 homes over a ten year period.
- 9.4 The expanded house building programme provides additional benefits to the significant and unavoidable costs that families in poverty face in keeping a suitable roof over their heads. These include providing employment opportunities, building new homes are highly energy efficient and cheap to run along with providing stable and secure tenancies which reduces homelessness.

10. Gypsy Travellers sites

- 10.1 The Council has one travelling people's site which meets the Scottish Government's [guidance on minimum site standards](#). It also includes the provision of a community hub (in the form of a portacabin) which has been decorated and furnished by the community as a resource. This was achieved in partnership with the NHS and other voluntary providers.
- 10.2 The Council has also embarked on an extensive improvement programme and has recently submitted a planning application to upgrade the site. The re-configuration of the site has been designed with reference to Scottish Government [guidance](#) on good practice in relation to the design of sites. The designs have also been developed in collaboration with Gypsy/Traveller community representatives, with work expected to start on site in spring 2020.
- 10.3 Council officers are participating in discussions with local authority and other partners regarding best practice in assessing need and demand for Gypsy/Traveller accommodation.

11. Consultation and engagement

- 11.1 There is a strong partnership approach to delivering new build affordable housing in the city. This is evidenced by the joint and ambitious commitment to deliver 20,000 homes over the next ten years. To ensure delivery of this pipeline of projects the SHIP is kept under constant review through continuous discussion with partners at regular meetings, working groups and forums. The projects are

refined and revised throughout the year, to ensure a high number of quality sites are selected for inclusion in the SHIP.

- 11.2 Regular meetings are held with RSL development directors and chief executives to ensure the efficient and effective delivery of the programme and alignment of strategic objectives.
- 11.3 The Edinburgh Affordable Housing Partnership has established a health and social care sub group and the Chair of this sub group is the housing representative on the Strategic Planning Group.
- 11.4 In June 2019, a series of workshops to secure wider engagement and input to the work of the Edinburgh and South East Scotland City Region Deal. The workshops were attended by over 60 attendees with a wide variety of expertise relating to the workshop topics.
- 11.5 A workshop was held with Build to rent (BTR) developers and investors (informed by an online questionnaire) in June 2019 to explore challenges and potential solutions to accelerate development of BTR. This engagement will inform the development of a broad policy framework to support the growth of BTR aligned to the delivery of Council objectives. Further consultation will take place with stakeholders prior to bringing a report to committee on the proposed framework.

12. Integrated impact Assessment

- 12.1 The Integrated Impact Assessment (IIA) concludes that the SHIP should have a positive impact on tackling inequality through investment in new affordable homes for people on low to medium incomes.
- 12.2 The SHIP contributes to the public sector equality duty and advances equality of opportunity. It will increase access to affordable housing and well-designed, safer and cleaner communities. It will contribute to improved health by increasing the supply of good quality homes, reducing fuel poverty and providing homes which are physically accessible.

13. Conclusion

- 13.1 There is a significant shortfall of affordable housing in Edinburgh and that is why the Council and housing associations are working in partnership to significantly increase the number of new affordable homes in the city. This has been further strengthened with the coalition's commitment to increase this target to 20,000 homes over the next ten years. The strong history of partnership working and award winning housing development means that work is already well under way to achieve these ambitious commitments, with over 2,000 affordable homes under construction on 36 sites in the city.
- 13.2 The SHIP sets out the delivery of over 9,500 new homes over the next five years, with delivery strongest in the first three years. This is due the reducing levels of certainty around planning, land and delivery timetables in later years of the SHIP.

13.3 There are significant challenges associated with delivering affordable housing at scale; including development and construction industry capacity, securing both land and finance, to deliver 20,000 homes. The SHIP is reviewed annually and will be increased to meet the 20,000 target, as confidence in the development pipeline grows.

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Housing, Homelessness and Fair Work Committee

10.00am, Thursday 31 October 2019

Review of Scottish Government funded 'No One Left Behind' Employability Provision

Executive
All
Council Commitments

1. Recommendations

1.1 Committee is asked to:

- 1.1.1 note the extensive review and co-production process of early intervention employability provision for young people at risk of not securing a positive destination after leaving school.
- 1.1.2 note the Review Group's recommendation that Delivery Option 2 (Appendix 5) is developed - to include the key priorities that emerged from co-production - to meet the No One Left Behind (NOLB) objectives for those young people at stage 1 of the strategic skills pipeline.
- 1.1.3 approve the undertaking of a small grants process to secure this provision to begin in April 2020.
- 1.1.4 receive a report regarding the recommendations for award of small grants funding at the next Housing, Homelessness and Fair Work Committee on 20 January 2020.

Paul Lawrence

Executive Director of Place

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Review of Scottish Government funded ‘No One Left Behind’ Employability Provision

2. Executive Summary

- 2.1 This report provides information on the recent review and co-production outcomes of current early intervention employability provision for young people at risk of becoming Not in Education, Employment or Training (NEET) – formerly called Activity Agreements.
- 2.2 The report notes emerging themes to be considered when developing a new specification for this service and details the proposed timeline and process for awarding small grants for delivery.
- 2.3 Committee approval is sought to allow the small grants process to be undertaken for a newly specified service, which meets the parameters of NOLB funding and the needs of vulnerable young people who require additional support to secure a positive destination, to begin in April 2020.

3. Background

- 3.1 On [20 January 2016](#) the former Economy Committee approved the award of seven small grants to third sector organisations to deliver Activity Agreement provision across the city. Funding for this is wholly awarded by Scottish Government.
- 3.2 In April 2019, there was a change to the way that Activity Agreement provision was funded across the country. An update advising of the change in funding was included in the Business Bulletin to the Housing and Economy Committee of [6 June 2019](#).
- 3.3 Scottish Government agreed that 2019/20 could be treated as a transition year to allow Local Authorities to review and co-design new provision to meet the needs of the most vulnerable young people and reflect the changes in funding.
- 3.4 The incumbent providers received a one-year extension to continue to deliver the service until March 2020 whilst the provision was evaluated and reviewed.

4. Main report

- 4.1 An Activity Agreement is an early intervention for the city's most vulnerable young people aged 16 – 19 who have left school without a positive destination or who have not been able to sustain a job or complete a college or training course due to multiple barriers. Dedicated staff work with each young person to agree a bespoke package of activity to encourage and support them in taking the next step towards a positive destination.
- 4.2 The service works with up to 160 young people per year and is currently delivered by a core team of three (2.2 FTE) staff employed by the Council entirely funded by Scottish Government, alongside seven third sector Activity Agreement Hubs across the city:

Below lists the annual funding award, organisations, delivery location and outcomes for the last 3 years of the current contracts.

Hub, Delivery Location and Organisation	Annual Cost	Clients	College	Training	Job/ SE
City Centre South Bridge Resource Centre <i>Canongate Youth</i>	£25,000	76	22	20	15
North East Community Renewal - Bingham <i>Community Renewal</i>	£13,750	40	8	3	16
North West West Pilton N/hood Centre <i>West Pilton N/hood Centre</i>	£16,500	63	25	24	25
Leith The Citadel Youth Centre <i>The Citadel</i>	£24,900	63	29	60	22
South Central Slateford Green Com Centre <i>DunedinCanmore Youth Projects</i>	£18,000	73	41	29	14
South East Valley Park Com Centre <i>DunedinCanmore Youth Projects</i>	£18,000	75	23	34	30
South West Gate 55/ WH Library <i>Community Help and Advice</i>	£25,000	81	36	34	27
TOTALS	£141,150	471	184	204	149

It is important to note that the total number of outcomes exceeds the number of young people registered. This is due to the needs of this vulnerable client group who may enter multiple destinations before being able to sustain a positive destination. Young people are encouraged to return to the service for support if things don't work out first time around.

- 4.3 The service is currently delivered by six providers using different models in each area – from one member of staff based in a community centre 2 days per week offering 1-2-1s and an employability session, to an integrated full programme of activities and 1-2-1 provision every day of the week. Extra value is added where providers have secured additional funding or deliver other services which can be

accessed by participants. Each Hub is supported by a member of Council staff to ensure integration with High Schools, Skills Development Scotland and other organisations.

- 4.4 The use of various premises across the city, mainly using Council buildings – South Bridge Resource Centre, West Pilton Neighbourhood Centre, Valley Park Community Centre, Wester Hailes Library and Gate 55 – as well as the Citadel and Slateford Green allows the service to be accessible.
- 4.5 Due to a change in funding stream from ‘Opportunities for All’ to ‘NOLB’ in April 2019, small changes were made to delivery of the service during quarter one of 2019/20 to ensure that reporting requirements were met and the service continued to be delivered to a high standard.
- 4.6 The NOLB strategy encourages the integration and alignment of employability support with housing, criminal justice and health. The funding allocation for this year is aimed at delivering provision for young people at stage 1 of the strategic skills pipeline.
- 4.7 A Review Group was set up in June 2019 to oversee the review and co-production process. This included senior officers from Employability and Talent Development, Communities and Families, Throughcare and Aftercare, Skills Development Scotland, Edinburgh Voluntary Organisations’ Council (EVOC) and Capital City Partnership (CCP).
- 4.8 A programme of co-production sessions with past and current service users, current delivery organisations, referral sources including high schools and the wider Joined-up For Jobs (JUFJ) network was carried out between July and September 2019. This is noted at Appendix 2.
- 4.9 From this process, the following key priorities emerged:
 - 4.9.1 earlier engagement with those at risk of becoming NEET is a priority;
 - 4.9.2 provision should be no more than a short bus journey away from the participant;
 - 4.9.3 initial activity should include 1-2-1, groupwork, access to vocational training, work experience placements and information on full range of opportunities;
 - 4.9.4 additional services such as life skills, budgeting, cooking, employer talks/ visits would also be useful;
 - 4.9.5 a keyworker that young people could trust and rely on was highlighted as one of the most important features;
 - 4.9.6 the core team is central to the delivery process through maintaining relationships with referral sources and for the smooth engagement and transition of young people;
 - 4.9.7 stage 1 provision should be aimed at those aged 16 – 19 but up to age 26 for those with additional barriers;

- 4.9.8 there should be better pathway planning from the outset with a maximum engagement period of 18 months;
- 4.9.9 top five useful activities are: building confidence; help to apply for college, training and jobs; gaining qualifications/certificates; meeting with other professional staff – e.g. Skills Development Scotland (SDS), health, training; and groupwork – especially employability skills; and
- 4.9.10 young people would like to attend more hours or more regularly – increasing from minimum engagement of four hours up to 16 hours per week over a prolonged period.
- 4.10 After considering the above priorities and the spread of referrals over the last three years (Appendix 1), the Review Group discussed and evaluated four potential delivery options (Appendix 5). The Review Group agreed that Delivery Option 2 was the preferred option.
- 4.11 Delivery Option 2 ensures locality-based service with outreach provision, a central location to allow young people to travel out with their locality and a core team to continue to work with the wider employability network and deliver additional benefit to the NOLB strategy.
- 4.12 Reducing the number of delivery Hubs to five allows for each locality to receive a higher level of funding – up to £40,000. This should allow delivery over an increased number of days which was highlighted as a need during co-production.
- 4.13 A specification is under development and will take the above priorities into consideration, will ensure there is no duplication of service and will also build upon the previous seven years of learning and good practice. It will also specify where outreach provision should take place to ensure that the service is accessible to the most vulnerable young people in their own community.
- 4.14 It is intended to carry out a small grants process to award the funding using the method used for the recent Employability Third Party Grants Applications. This will be carried out by a panel consisting of senior officers from Communities and Families, Skills Development Scotland, CCP and EVOC.

5. Next Steps

- 5.1 If approved by Committee, the specification will be finalised and a small grants process to award the contracts will be carried out during November 2019.
- 5.2 Grant Expiry Letters will be issued to current providers in December 2019 advising that the current funding comes to an end on 31 March 2020.
- 5.3 A report on the outcome of the small grants process will be submitted to the next Housing, Homelessness and Fair Work Committee on 20 January 2020.
- 5.4 New provision would begin on 1 April 2020.

6. Financial impact

- 6.1 The current allocation from Scottish Government of £324,000 covers the full cost of the service. Although confirmation has not been received, it is highly likely that this amount will continue to be awarded for at least the next three years to cover the cost of this provision.
- 6.2 Any new grants will be awarded on an annual basis dependent on the award of continued NOLB funding from Scottish Government.

7. Stakeholder/Community Impact

- 7.1 Extensive consultation and co-production has been undertaken with key stakeholders, current providers and service users (Appendix 2) to ensure that best practice is captured and used to inform a new specification.
- 7.2 Continuation of service should not be affected as the process will complete prior to the end of current contracts and current participants will be supported to transfer to the new provision where relevant.
- 7.3 The new specification will continue to deliver provision at stage 1 of the Strategic Skills Pipeline and work with key partners to support the most vulnerable young people in the city, preparing them to access opportunities and progress to opportunities at further stages of the pipeline.

8. Background reading/external references

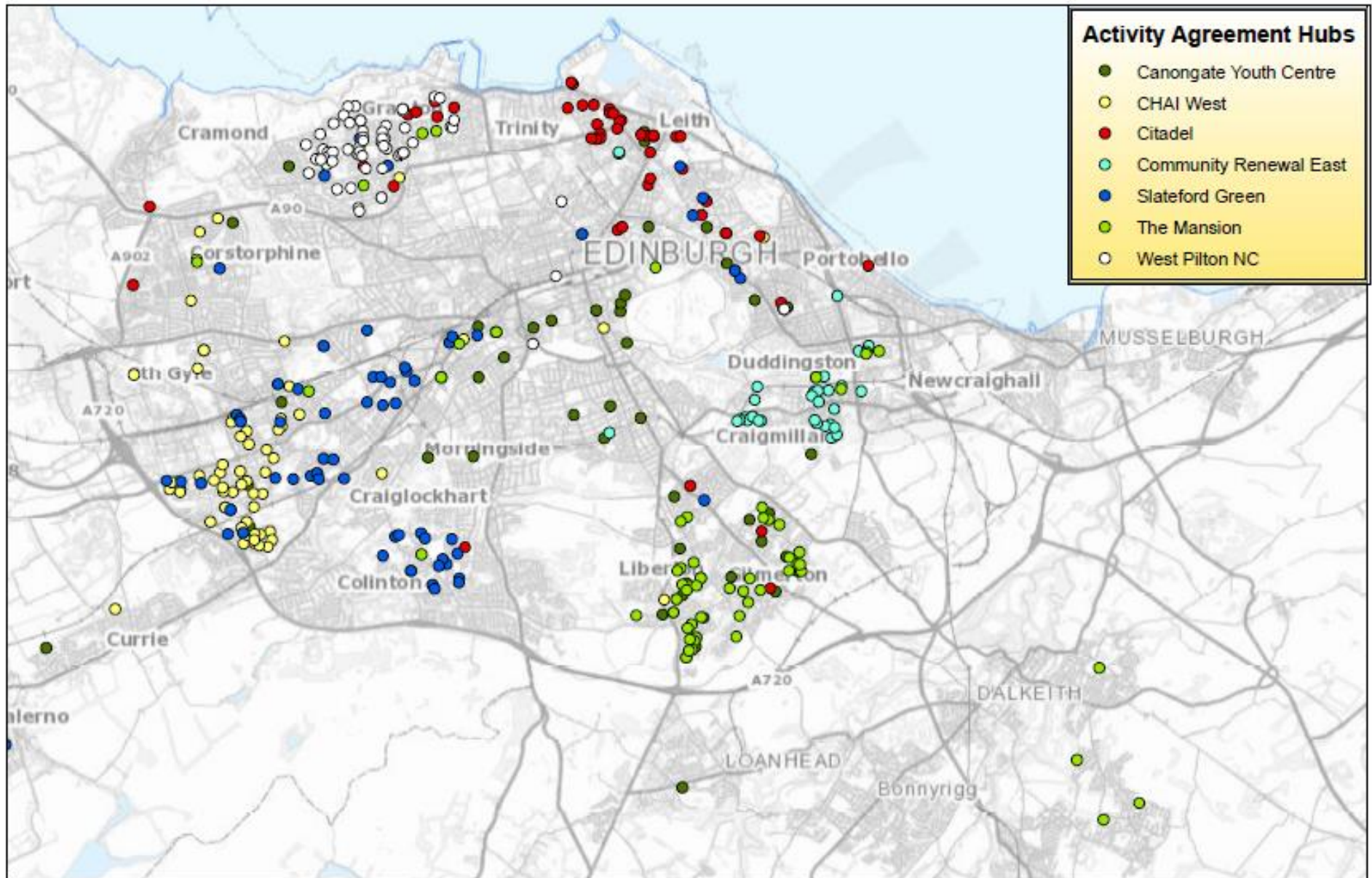
- 8.1 This report is in relation to Scottish Governments' [No One Left Behind plan](#) for delivering more effective and joined-up employability support.
- 8.2 [Employability Third Party Grants Fund](#) report from Housing and Economy Committee on Thursday 24 January 2019 includes a sample procurement specification and scoring and selection criteria that would be used to deliver this process.

9. Appendices

- 9.1 Appendix 1 - Map of referrals to AA provision from April 2016 – March 2019.
- 9.2 Appendix 2 - List of completed co-production sessions carried out.
- 9.3 Appendix 3 - Summary feedback from referral sources including Skills Development Scotland, high schools and third sector employability and training organisations.
- 9.4 Appendix 4 - Summary of feedback from former and current participants.
- 9.5 Appendix 5 - Alternative delivery models.

APPENDIX 1

Distribution of Activity Agreement Engagements - April 2016 to March 2019



APPENDIX 2

CO-PRODUCTION PLAN

Activity	Dates	
Desk Research	June/July	completed
Review previous end of year information from each of the Hubs as well as reported stats. Also research good practice across Scotland and beyond.		
Workshops with current service users	July – August	completed
Sessions to be held in each of the Hubs over the summer break. Session designed and facilitated by AA team and were interactive.		
Meeting and Workshop with current providers	21 August 2019	completed
Current providers invited along to a session to discuss timeline and co-production process. Workshop will focus on Stop, Keep, Change.		
Discussion & Survey with Skills Development Scotland	August	completed
Attended SDS weekly team meeting to brief on purpose and scope of co-production. Survey Monkey questionnaire circulated.		
JUFJ employability network	August	completed
Promoted Survey Monkey questionnaire through JUFJ website and noticeboard.		
Survey to previous participants	August	completed
Survey Monkey emailed to all previous participants. Attempted to pull together focus group but very low response.		
CCP Third Sector Providers session	3 September 2019	completed
Met with providers who received employability third party grants. Survey Monkey questionnaire circulated.		
Workshop with looked after/ care exp young people	29 Aug/ 5 Sep 2019	completed
Attended TCAC Job Club – 1-2-1 or small groups.		
Workshop with Care Experienced Employability Providers Network	20 August 2019	completed
Members of the CEEP forum who meet quarterly.		
Discussion with Review Group	4 September 2019	completed
Initial review of feedback from previous sessions and discussion around emerging themes.		
Discussion with 16+ deputes	10 September 2019	completed
Attended 16+ Deputes meeting to brief on purpose and scope of co-production and produce a 'wish list'. Survey Monkey questionnaire circulated.		

APPENDIX 3

Survey Monkey Summary Feedback from Providers, Referral Sources and High Schools – August 2019

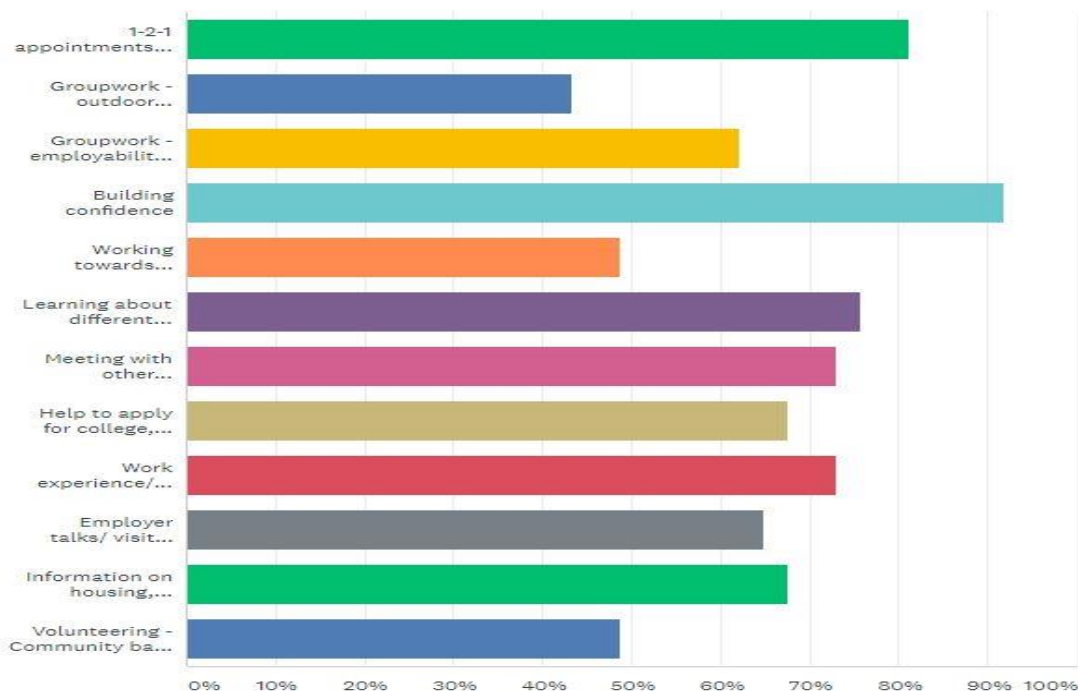
Of the 40 who completed the survey, 77% had referred a young people to an AA over the last 3 years.

Over 70% of respondents were happy with the level of feedback they received about progress of any young person they received. Others

What did they expect a young person to get from taking part?

- Motivation, learning a routine, activities and work tasters, college visits, volunteering, job search skills; Meaningful learning or employment experience; Support to identify pathways and overcome issues; someone to guide and support; 1:1 support; to get on track and prepared for employability course; provide structure and build relationships with staff to form trust and positive adult attachments; think about the future with increased knowledge of opportunities; 1-2-1 and group work; transferable skills, routine and interpersonal skills; meeting new peers and exploring next steps; support to move into a positive destination; some financial support to help them take part; progression.

What activities are most relevant for this client group?

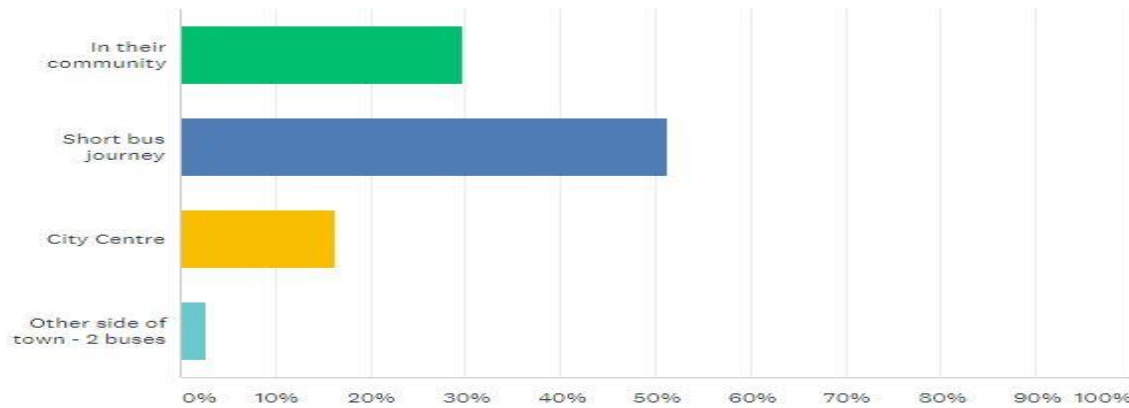


What other activities would a young person at stage 1 of the pipeline benefit from?

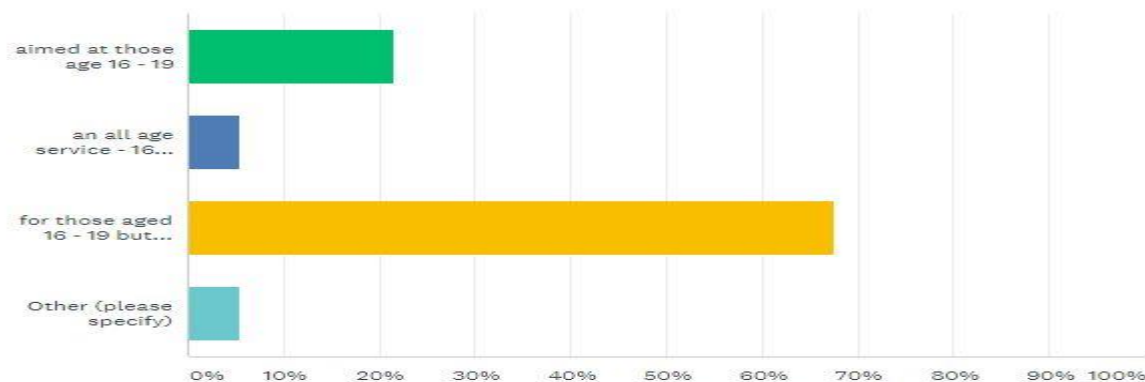
- CV preparation - and not just some staple bland CV that most end up with; a mentor who was at risk of being NEET and has been successful; not just learn about life skills but support to develop these; employability rights; support to address other barriers such as anxiety in new situations, risk taking behaviour and how this might affect work; college tasters; fun, active sports based activities;

youth work provision; contact in school early enough to create a bond; expectations in the workplace – language, use of phones and good manners; work shadowing; problem solve and stick to routines; help dealing with mental health problems and dealing with the health problems of other family members; longer term support – not a quick fix.

How far should a young person travel to engage in this provision?



Should future activity be aimed at...



What should we stop, keep or change?

- Earlier engagement – especially with non-attenders; named AA coach is great; improved joint working with referrers; valuable resource but understaffed to meet the ever increasing need; should be able to achieve at least a level 3 or 4 in core skills; more parent contact – to support yp’s choices and inform about financial impact on household; Keep locality intervention; groupwork can be an issue for some; keep well established relationships within localities; more flexible service for care experienced and incentives for those over 18 not able to access EMA; more to be available; would not send stage 1 young person to all age provision; more flexibility of Hub choice; keep the person at the centre; more money!; more standardisation of service; defined outcomes within defined timelines; Keep AA as an option – there are few choices where they can create a bespoke programme like this; more monitoring of progress, a clear schedule so that yp isn’t just drifting along.

APPENDIX 4

Summary Feedback from Young People – former and current participants

Approximately 60 young people participated in a variety of sessions across all seven Hubs and the Throughcare and Aftercare Job Club Drop In over the summer break.

Q1: What would you be doing if you weren't taking part in an Activity Agreement?	
<ul style="list-style-type: none"> • In bed/ sleeping • Watching stuff on my laptop • Playing games all day and all night 	<ul style="list-style-type: none"> • At home doing nothing • Babysitting/ walking dog

Q2: What have you found to be the MOST useful form of support from AA?	
<ul style="list-style-type: none"> • Getting out of the house/ having a routine • 1-2-1 support/ appointments • Group work with others in same situation • EMA payment • Help to apply for college • Info and advice about other options • Meeting new people/ seeing friends • Thinking about the future 	<ul style="list-style-type: none"> • Learning new skills – CSCS, gym activities • Looking for jobs • Building my confidence • Being able to talk about my problems • Having someone I can trust • NB Give It A Go was mentioned by a few as a positive alternative to school which made the transition to an AA very easy.

Q3: What have you found to be the LEAST useful form of support from AA?	
<ul style="list-style-type: none"> • Haven't found anything LEAST useful. • Sessions on more often • Just sitting talking as prefer to be out and about 	<ul style="list-style-type: none"> • Not getting a job • Some group stuff I don't like

Q4: What other support could we provide that would help you to move into college, training or job?	
<ul style="list-style-type: none"> • Life skills support- travelling independently/cooking • Gym sessions would be great • More time in the week on an AA • What an employer expects from an employee • To be able to go back for more help when things don't work out 	<ul style="list-style-type: none"> • More job searching and interview stuff • More info on finding other opportunities • Having someone to text or call when you need help • Inspiration from role models

Q5: How far/ where would you be willing to travel to in order to take part in activities?	
<ul style="list-style-type: none"> • Nowhere - don't travel independently • In the beginning would need picked up • Local only • Local area would be best but I would give a short bus ride a go 	<ul style="list-style-type: none"> • 2 buses • Would need a lift from Grandad to go locally or further • As far as I need to – travel doesn't bother me.

APPENDIX 5

Delivery Options

OPTIONS	OPTION 1	OPTION 2
Description	Current Delivery Model – Seven Hubs with core support	Locality and Central Hubs with core support
Option Outline	Core team of 2.7FTE CEC staff and small grants to third party organisations ranging from £13,750 - £25,000 for 7 local delivery hubs with small fund for specialist training, equipment, travel costs etc	Contract five delivery hubs - one in each of the localities plus one city centre – with continued support from core team and access to small fund for sundries – specialist training, equipment, travel costs etc
Pros	<ul style="list-style-type: none"> • No disruption to service • Build on current good relationships • Usually one part-time dedicated staff member • Integration with other third-party grants providers • Choice of Hub for young people • Cross locality service 	<ul style="list-style-type: none"> • Standardised basic delivery • Minimal disruption to service • Build on established relationships across localities • Additional capacity - possibility of full time / two part-time staff members to co-ordinate and deliver • More funding allows extended delivery days • Integration with other third-party grants providers • Choice of Hub for young people • Aligned with localities model • Agreement to use CEC premises for delivery
Cons	<ul style="list-style-type: none"> • Current delivery is usually over 2 days • Restricted delivery due to small amounts of funding • Ad hoc delivery – postcode lottery • Hubs work in isolation 	<ul style="list-style-type: none"> • Reliance on outreach to ensure accessibility in all areas
Timeline	If approved at committee, on target to complete small grants process and deliver by April 2020	If approved at committee, on target to complete small grants process and deliver by April 2020

OPTIONS	OPTION 3	OPTION 4
Description	Local Authority Team with no funded hubs	Four locality Hubs with no core support
Option Outline	Recruit additional 3 FTE staff to centrally based local authority team to case manage all referrals	Award funding for delivery of locality-based service to four individual suppliers
Pros	<ul style="list-style-type: none"> • No Hub overhead costs – use of CEC premises • Better integration with LA funded provision • Centrally managed team able to react to changes in strategy • Possible staff from redeployment 	<ul style="list-style-type: none"> • Standardised basic delivery • Increased funding = increased delivery in locality • Minimal disruption to delivery
Cons	<ul style="list-style-type: none"> • Major disruption to service • Staff time spent travelling 	<ul style="list-style-type: none"> • Loss of Local Authority oversight and integration

	<ul style="list-style-type: none"> • Less integrated with locally based provision • Reduction in time spent with young people • Young people required to travel to activities out with their locality • Less direct access to local provision • Staff would require retraining/ upskilling • Reliance on other provision 	<ul style="list-style-type: none"> • Major impact on relationships and integration with schools/ SDS/ training providers • A need to secure use of partner premises to develop outreach coverage • Less able to react to changes in strategy
Timeline	Unlikely that sign off and recruitment of more staff would be completed for April 2020, leading to a reduction in service or short-term extensions made to current contracts.	Potentially have to go through a full open procurement process which would probably not be completed by April 2020. This would lead to extensions being made to current contracts.

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Housing, Homelessness and Fair Work Committee

10.00am, Thursday 31 October 2019

Place Directorate – Financial Monitoring 2019/20 – Month Five Position

Executive/routine

Wards

Council Commitments [1 and 10](#)

1. Recommendations

- 1.1 It is recommended that the Housing, Homeless and Fair Work Committee notes:
 - 1.1.1 the forecast position in respect of the Housing Revenue Account (HRA); capital and revenue budget; and
 - 1.1.2 the position in respect of the General Fund (GF); revenue budget.

Paul Lawrence

Executive Director of Place

Contact: Susan Hamilton, Principal Accountant

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Place Directorate – Revenue Financial Monitoring 2019/20 – Month Five Position

2. Executive Summary

- 2.1 The Executive Director of Place is forecasting the following month five positions against the Housing Revenue Account (HRA) and General Fund (GF) Budgets:

Housing Revenue Account

- 2.1.1 Revenue - As at month five, a balanced position is forecast in 2019/20, with a projected contribution of £23.000m towards new housing investment.

General Fund

- 2.1.2 Revenue - As at month five, a residual pressure of £1.236m remains in the Place GF budget. Place Directorate remains fully committed to making all efforts to deliver identified measures to address operational cost pressures; actively developing the budget management strategy and framework to bring the Place revenue budget towards balance.

3. Background

- 3.1 The HRA is a ring-fenced statutory account that the Council manages on behalf of tenants. The HRA is funded from rents relating to Council housing and related assets and is used to fund the provision of Council housing in line with tenants' priorities.
- 3.2 In February 2019, the Council approved the five-year HRA Budget Strategy. This was informed by extensive consultation with tenants, focused on investing in homes and services that reduce tenants' cost of living and includes significant investment in both new and existing affordable housing, while keeping rent increases affordable.
- 3.3 The HRA budget has historically been considered as low risk; high demand for Council housing has resulted in a limited void periods and a stable income stream. However, there are elements of this budget that are demand led and can potentially be variable. To mitigate the risks and pressures, the budget is set on a foundation of

conservative assumptions, which are tested and modelled before seeking Council approval.

- 3.4 The approved HRA budget for 2019/20 is derived from the longer-term strategy. It comprises of a budgeted revenue income of £100.661m and costs of £98.015m This is supplemented by a budgeted draw down of £20.354m from the Strategic Housing Investment Fund reserves (a combination of the Repairs and Renewals fund and Council Tax Discount Fund), accumulating in a total £23.000m revenue contribution towards in year capital investment.
- 3.5 The total 2019/20 approved gross GF revenue budget for the Place Directorate is £236.511m. The net budget is £43.543m after adjusting for income from other parts of the Council, external grants and other income. This budget is net of £8.975m of additional savings (excluding in year efficiencies requirement) approved by Council in February 2019.
- 3.6 This report provides an update on financial performance against the above budgets.

4. Main report

Housing Revenue Account – Revenue Budget

- 4.1 At month five the overall position as compared to the approved budget set out in 3.4 and Appendix 1, comprises of forecast revenue income of £100.091m and costs of £98.146m. This is supplemented by a budgeted draw down of £21.056m from reserves, accumulating in a total of £23.00m revenue contribution towards in year capital investment. The key movements against budget are set out within this section.
- 4.2 Net rental income to be collected is currently forecast to under recover by £0.570m against budget. There are a number of reasons why properties may not be generating rent and the periods will vary depending on the reasons the properties are vacant. These include vacant homes being progressed for disposal to consolidate ownership or divesting Council ownership in blocks in line with the Acquisition and Disposal Strategy. An increasing number of homes that are vacant are being used as decants to enable capital investment or major repair works to be completed. Rent loss due to repairs and re-let of empty homes will vary during each period as this is dependent on the level of repairs work required and the time taken to let. In addition to these factors relating to existing stock, a delay on new build completions being available for occupancy is currently forecast. At this reporting point in the previous financial year, net rental income was forecast to under recover by £0.100m more than currently reported. However, by out-turn the income was in line with the budgeted provision.
- 4.3 The forecast expenditure for property maintenance remains as reported at month three at £24.349m. This is an improvement of £1.510m (6%) when compared to the 2018/19 out-turn position. Efficiencies arising from planned service improvements are expected to yield a further £1.2m saving this year, with approximately £1m coming from the introduction of Total Mobile which went live in September 2019.

To this end, it is expected that these improvements will see a reduction in the forecast cost for this area as benefits are realised.

- 4.4 The HRA borrows to finance the planned housing investment and house building capital programmes. 'Debt charges' are capital financing costs (principal repayments and interest). Debt charges amount to almost 40% of HRA expenditure, therefore excellent treasury management is essential to running an efficient housing service. Over recent years, surpluses have been used to repay debt which allows more capacity to fund housing investment. As set out in Appendix 1, the impact of ongoing monitoring and development of treasury management arrangements has seen a forecast reduction in costs of £0.421m compared to budget in 2019/20. This benefits the Housing Revenue Account both in year and in the forward trajectory.
- 4.5 As can be seen from Appendix 1, housing management costs are forecast to be on track with a small favourable variance projected at month five.
- 4.6 As per the annual HRA budget process, the assumptions underpinning the business plan are reviewed in parallel with in-year variances to ensure that they are realistic and achievable.

Place Directorate General Fund – Revenue Budget

- 4.7 As reported to Finance and Resources Committee on 10 October 2019, Place Senior Management and Divisional Management Teams are continuing work to address the financial challenge faced by the Directorate. A budget management strategy has been formulated and is being further developed to address required efficiency measures of £2.810m and £9.366m of identified pressures.
- 4.8 A suite of management action has been identified and is being implemented which will address efficiency measures and £8.130m of identified pressures if fully delivered. This leaves an unfunded residual budget pressure at month three of £1.236m.
- 4.9 The revenue budget approved by Council in February 2019 requires Place Directorate to achieve incremental savings of £8.975m in 2019/20. The sum of the approved savings and the management action is £19.915m. A red, amber, green (RAG) analysis is regularly undertaken in consultation with Heads of Service. Delivery of all savings is monitored monthly by the Place Senior Management Team (SMT). At month five this indicated that 85% of these savings; £16.875m were assessed as green or amber with those at red totalling £3.040m. This is an improvement on the position reported at month three.
- 4.10 The management actions discussed within this section to address corporate efficiency targets and pressures in addition to approved savings are shown within Appendix 2 as is the RAG analysis. The month five position assumes that all management actions listed will be realised in year.
- 4.11 Appendix 2 relates to the Place Directorate as a whole, however where management action is required of services which fall within the scope of Housing, Homelessness and Fair Work this is denoted. At month 3 the key risks pertinent to this Executive Committee were presented, this encompassed denoted savings

which were assessed as 'red' within the RAG analysis. At month 5, whilst risks remain around delivery of management actions there are no pertinent actions assessed as 'red'. The table below summarises actions pertinent to this Executive Committee.

19/20 Approved Savings, Efficiencies and Mitigations.

Housing, Homelessness and Fair Work related Management Action	£m	Narrative
Area Based Regeneration	0.125	<p>This relates to an accounting treatment review of revenue costs incurred to create Council assets and optimise permissible capital elements.</p> <p>The due diligence requires to be completed, however the element reported as red at month three is now amber with the remainder assessed as green.</p>
Place Development Efficiencies.	0.230	<p>£0.230m of the £0.480m assessed as amber relates to this Committee and the non-staff aspects of the Economic Development Service.</p> <p>At month five the 2019/20 forecast illustrates this cost reduction can be realised. This is an improvement on the month 3 position.</p>
Economic Development.	0.400	<p>This relates to the organisational review of the Economic Development service, £1.2m saving. At month 5, whilst the review had not concluded it was well advanced.</p> <p>The element categorised as amber is an improvement on the month 3 position with the remaining £0.800m assessed as green.</p>
Realise Full Year Impact of Previous Year Approved Savings.	0.150	<p>This relates to the 2018/19 Economic Development saving and is representative of this saving now being realised in full.</p>
Place wide cost efficiencies; reduction in overtime, agency		<p>All services will require to reduce costs to achieve Directorate Efficiency Savings. Impacts on specific Executive Committees will be reported as appropriate.</p>

and discretionary spend.		
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- 4.12 Progress has been made by Place Directorate in terms of making positive inroads to addressing the financial challenge within the first quarter of 2019/20. In addition to monthly reporting of the budget position to Place SMT the comprehensive annual budget realignment exercise commenced in 2018/19 has been undertaken in 2019/20 and will be followed up with a robust mid-year review in October.
- 4.13 This will provide confidence that the budget realignment and the associated budget management strategy are based on sound principles to maximise delivery of agreed management actions in year and to increase budget sustainability going forward.

5. Next Steps

- 5.1 Place Directorate is committed to delivering mitigating management action to address identified budget pressures on an ongoing basis and will continue to report on progress towards the delivery of a balanced budget.
- 5.2 In addition to the introduction of realigned budgets and half-year reviews, a more strategic approach is being implemented in terms of budget management and Place SMT is looking to the 2019/20 budget management strategy as part of a rolling process not confined to the current financial year.
- 5.3 The reported month five position in respect of the GF revenue assumes full delivery of approved savings and management action to address identified financial pressures and risks. Work must be prioritised to treat risks associated with delivery of the measures specified within Appendix 2 as a minimum.
- 5.4 Given the trends observed in recent years, it is felt prudent to incorporate delivery risk contingencies based both on past years' experience and the specific Finance assessments. A council-wide risk contingency has been reported to Finance and Resources Committee pending development of a clearer service monitoring position over the coming months.
- 5.5 The Executive Director of Place is fully committed to making all efforts to identify management action to reduce the budget pressures. However, given the magnitude of these pressures, there is the potential for a significant level of overspend. A clearer monitoring position will be established in the coming months as mitigation measures are implemented.
- 5.6 A six-monthly review of the HSIP including an update against the key milestones will be provided to Housing, Homelessness and Fair Work Committee in January 2020.

6. Financial impact

- 6.1 The Council's Financial Regulations set out Executive Directors' responsibilities in respect of financial management, including regular consideration of their service budgets. The position set out in the report indicate pressures arising within the Place Directorate GF and HRA which require to be addressed.

7. Stakeholder/Community Impact

- 7.1 Consultation was undertaken as part of the HRA and GF budget setting processes.
- 7.2 Successful delivery of the HRA budget will support investments to improve the energy efficiency of Council Homes.

8. Background reading/external references

- 8.1 [Housing Revenue Account Budget Strategy 2019/20](#)
- 8.2 [Housing Revenue Account Budget Strategy 2019/24](#)
- 8.3 [Link to be added re HHFW 29 August Month 3 report](#)

9. Appendices

- 9.1 Appendix 1 – Place Directorate - HRA Revenue Projection: 2018/19 – Month Five Position
- 9.2 Appendix 2 – Place Directorate – General Fund Approved Revenue Budget Savings 2019/20 – Month Five Position

Appendix 1 – Place Directorate - HRA Revenue Projection: 2019/20 – Month Five Position

	19/20 Budget	Month Five Forecast	Variance
	£m	£m	£m
Net Income	-100.661	-100.091	0.570
Strategic Housing Investment Funds	-20.353	-21.056	-0.703
Total Income	-121.014	-121.146	-0.133
Housing Management	31.915	31.860	-0.055
Property Maintenance	23.741	24.349	0.608
Debt Service	42.358	41.937	-0.421
Housing Investment (CFRC)	23.000	23.000	0.000
Total Expenditure	121.014	121.146	0.133

Note: The reserve draw-down is from the Strategic Housing Investment Fund which is made up of the Repairs and Renewals Reserve and the Council Tax Discount Fund. The forecast reserve drawdown forms part of the approved capital programme for 2019/20. CFRC denotes Capital Funded from Current Revenue.

Appendix 2 – Place Directorate – General Fund Approved Revenue Budget Savings 2019/20 – Month Five Position

Category	Title	Total £000	Green £000	Amber £000	Red £000	Relevance to HHFW Executive Committee
Approved Savings	Tourism and Marketing Reform	300	300	0	0	HHFW ALL
Approved Savings	Improved Approach to Street and Environmental Enforcement	750	250	250	250	
Approved Savings	Localities Phase Two	300	100	100	100	
Approved Savings	Commercialism and Income Maximisation - Pre-planning Applications	100	100	0	0	
Approved Savings	Commercialism and Income Maximisation - Culture	150	150	0	0	
Approved Savings	Area-Based Regeneration	250	0	250	0	HHFW PART
Approved Savings	Parking Action Plan Phase 2	369	0	70	299	
Approved Savings	Fleet Review	500	200	300	0	
Approved Savings	Clean and Green (2018/19 additional spend)	250	0	250	0	
Approved Savings	Roads (Additional funding) (2018/19 additional spend)	250	250	0	0	
Approved Savings	Capitalisation of Road Maintenance Budget	500	500	0	0	
Approved Savings	Commercialism and Income Maximisation - Full Cost Recovery & Consents	1,025	574	451	0	
Approved Savings	Commercialism and Income Maximisation - Parks and Greenspaces	150	20	65	65	
Approved Savings	Joint Procurement of Waste Contracts	325	0	162	163	
Approved Savings	Re-provision of public conveniences	250	40	210	0	
Approved Savings	Cultural grants	52	52	0	0	
Approved Savings	Transport Reform	500	0	500	0	
Approved Savings	Economic Development	1,200	800	400	0	HHFW ALL
Approved Savings	New Ways of Working - Public Safety and Business Continuity	130	0	130	0	
Approved Savings	Parking - increase charges by average of 4.5% per annum over four years	800	600	200	0	
Approved Savings	Discretionary income (Fees and Charges)	824	618	206	0	Place Wide
Mitigations/Efficiencies	Workforce Control - Reduction in Agency and Overtime (Place)	900	0	450	450	Place Wide
Mitigations/Efficiencies	Reduction in Discretionary Expenditure (Place)	650	180	235	235	Place Wide
Mitigations/Efficiencies	Place Development - Efficiencies	730	250	480	0	HHFW PART
Mitigations/Efficiencies	Place Management - Efficiencies	530	0	232	298	
Mitigations/Efficiencies	Service Containment of Increment Costs (Place)	1,200	500	500	200	Place Wide
Mitigations/Efficiencies	Operational Efficiencies - Senior Management Review (Place)	100	0	50	50	
Mitigations/Efficiencies	Realise Full Year Impact of Previously Approved Savings (Place)	1,200	700	350	150	HHFW PART
Mitigations/Efficiencies	Implement Service Reforms (Place)	200	0	100	100	
Mitigations/Efficiencies	Reduction in Budget Pressures (Place)	1,000	1,000	0	0	Place Wide
Mitigations/Efficiencies	Value for Money Audits (Place)	300	0	150	150	
Mitigations/Efficiencies	Contract Efficiencies (Place)	600	100	300	200	
Mitigations/Efficiencies	Pentland Hills Operations (Place)	100	0	50	50	
Mitigations/Efficiencies	Localities and Communities Investment Funding	130	130	0	0	
Mitigations/Efficiencies	Transport Review	1,200	770	150	280	
Mitigations/Efficiencies	Planning Appeals	300	150	150	0	
Mitigations/Efficiencies	Millerhill Operations (Place)	1,800	1,800	0	0	
		19,915	10,134	6,741	3,040	
Total Approved Savings	(excludes efficiency)	8,975	4,554	3,544	877	
Total Mitigations/Efficiencies	(includes efficiency)	10,940	5,580	3,197	2,163	
Total Management Action to be Delivered £000		19,915	10,134	6,741	3,040	
Total Management Action to be Delivered %		100%	51%	34%	15%	

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Housing, Homelessness and Fair Work Committee

10.00am, Thursday 31 October 2019

Housing Land Audit and Completions Programme 2019 – referral from the Planning Committee

Executive/routine
Wards
Council Commitments

1. For Decision/Action

1.1 The Housing, Homelessness and Fair Work Committee is asked to note the report.

Laurence Rockey

Head of Strategy and Communications

Contact: Veronica MacMillan, Committee Services

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

Referral Report

Housing Land Audit Completions Programme 2019

2. Terms of Referral

- 2.1 The Housing Land Audit and Completions Programme (HLACP) was a monitoring tool used to assess the performance of Strategic Development Plan (SDP) housing land policies and targets. The HLACP recorded the amount of land available for house building, identified any constraints affecting development and assessed the adequacy of the land supply against the housing supply target and housing land requirement set by the SDP. Edinburgh's 2019 HLACP had been completed. Completion rates had been increasing over recent years with completions of affordable housing accounting for nearly 50% of all completions between 2011 and 2015. Over the last two years, the number of affordable completions had remained high and private market completions had increased. Total completions were now back to pre-recessions levels averaging almost 2,500 new homes per year over the last three years.
- 2.2 The HLACP examined both the supply of land (an input) and the expected delivery of new homes (an output). The report demonstrated that there was more than sufficient housing land, free from development constraints, to meet the housing land requirement set by the SDP. The report also demonstrated that the five year completions programme, previously referred to as the five year effective land supply, was above the five year completions target.
- 2.3 The Planning Committee agreed:
- 1) To note the findings of the report and of Appendix 1 of the report – 'The Housing Land Audit and Completions Programme 2019'.
 - 2) To refer the report to the SESplan Project Board for its information.
 - 3) To refer the report to the Scottish Government to assist in the ongoing development of planning practice in relation to housing delivery and measuring the availability of land.
 - 4) To refer the report to the Housing, Homelessness and Fair Work Committee for its information.

3. Background Reading/ External References

3.1 [Webcast of the Planning Committee of 2 October 2019](#)

4. Appendices

4.1 Appendix 1 – Report by the Executive Director of Place

Planning Committee

2.00pm, Wednesday, 2 October 2019

Housing Land Audit and Completions Programme 2019

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

- 1.1 It is recommended that Committee:
- 1.1.1 notes the findings of this report including Appendix 1, 'The Housing Land Audit and Completions Programme 2019';
 - 1.1.2 agrees to refer this report to the SESplan Project Board for its information;
 - 1.1.3 agrees to refer this report to the Scottish Government to assist in the ongoing development of planning practice in relation to housing delivery and measuring the availability of land; and
 - 1.1.4 refers this report to the Housing, Homelessness and Fair Work Committee for its information.

Paul Lawrence

Executive Director of Place

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E-mail: john.inman@edinburgh.gov.uk | Tel: 0131 469 3721

Housing Land Audit and Completions Programme 2019

2. Executive Summary

- 2.1 The Housing Land Audit and Completions Programme (HLACP) is a monitoring tool used to assess the performance of Strategic Development Plan (SDP) housing land policies and targets. The HLACP records the amount of land available for house building, identifies any constraints affecting development and assesses the adequacy of the land supply against the housing supply target and housing land requirement set by the SDP. Edinburgh's 2019 HLACP has been completed. Completion rates have been increasing over recent years with completions of affordable housing accounting for nearly 50% of all completions between 2011 and 2015. Over the last two years, the number of affordable completions has remained high and private market completions have increased. Total completions are now back to pre-recessions levels averaging almost 2,500 new homes per year over the last three years.
- 2.2 The HLACP examines both the supply of land (an input) and the expected delivery of new homes (an output). The report demonstrates that there is more than sufficient housing land, free from development constraints, to meet the housing land requirement set by the SDP. The report also demonstrates that the five year completions programme, previously referred to as the five year effective land supply, is above the five year completions target.

3. Background

- 3.1 The SDP for Edinburgh and South East Scotland was approved by Scottish Ministers in June 2013. SESplan supplementary guidance on housing land was approved in 2014 and sets the Housing Supply Target for the City of Edinburgh Council area.
- 3.2 Scottish Planning Policy (SPP) requires local authorities to maintain a five year supply of effective housing land at all times to ensure that the housing land requirement is met. The annual HLACP is used to monitor the effective housing land supply. It will also be used to inform infrastructure decisions through the Local Development Plan (LDP) Action Programme.

- 3.3 On 6 October 2016, the Planning Committee considered a report on the [2016 housing land audit](#) 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. The report recognised that:
- 3.3.1 land for housing is an input to a process;
 - 3.3.2 the delivery of new homes is an output from the process; and
 - 3.3.3 housing land and the delivery of new homes should be measured as separate things.
- 3.4 The report concluded 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 [2017 housing land audit](#) which further enhanced the audit process by identifying the steps needed to increase housing delivery on a site by site basis.
- 3.6 This report provides an update on the supply of housing land and the delivery of new homes based upon the findings of the 2019 HLACP and assesses the adequacy of the land supply against the housing land requirement set by the SDP.

4. Main report

- 4.1 In order for a housing site to be considered 'effective', it must be free of all constraints that would prevent development. Sites are considered against a range of criteria set out in Planning Advice Note 2/2010 "Affordable Housing and Housing Land Audits" (PAN 2/2010). These criteria include ownership, physical (e.g. slope, aspect, stability, flood risk, access), contamination, deficit funding, marketability, infrastructure and land use. 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 report considered by Planning Committee in October 2016 used an alternative approach to measuring housing land supply and delivery. This approach recognises that delivery of new homes can be affected by many economic and demand factors unrelated to the supply of effective land available for development. The anticipated completions programme, therefore, is not the only assessment that the Council considers to measure the adequacy of the land supply. Land supply is also considered in terms of the capacity of unconstrained land available for development. The revised approach was supported by the SESplan Joint Committee which at its meeting on 14 December 2015, noted 'the difficulty in

maintaining the five-year effective supply in Edinburgh is not related to a shortage of unconstrained land in that area'.

- 4.3 The 2019 HLACP is attached as Appendix 1. The schedules within the 2019 HLACP, including the completion counts and programmed delivery rates, have been discussed and agreed as reasonable with Homes for Scotland.

Housing Land Supply

- 4.4 As at 31 March 2019, there was sufficient land free of planning constraints and available for development for 22,696 dwellings. In addition to this, there was land for a further 7,468 dwellings on sites where there was a constraint preventing immediate development. Whilst there are many factors that affect the rate of development on particular sites, constrained sites are those where no development can take place without some form of remedial action. Schedule 4 in Appendix 2 lists the housing sites that are currently regarded as constrained and notes the nature of the constraint that is preventing development from taking place.
- 4.5 The effective land supply is varied in type, size and location. It is spread over a range of locations and includes brownfield (55%) and greenfield (45%) sites.
- 4.6 The locations and status of housing sites making up the established housing land supply in the City of Edinburgh is shown on the map attached as Appendix 2.

Housing Land Requirement

- 4.7 The housing supply target for the City of Edinburgh is set by the South East Scotland SDP (approved 2013) and its supplementary guidance (2014). The housing supply target was set at 22,300 units from 2009 to 2019 and a further 7,210 from 2019 to 2024. The LDP Report of Examination (June 2016) recommended extending the housing supply target to 2026, increasing the target by a further 2,884 dwellings. Taking account of completions to date, this results in a housing supply target of 13,410 for the period 2019 to 2026. Adding in a 10% 'generosity' margin to help ensure that the target will be met, the housing land requirement is 14,751. The 2019 HLACP identified an effective land supply of 22,696 units; more than sufficient to meet the requirement.

Housing Delivery

- 4.8 Delivery of new homes is not solely dependent on the supply of effective land. The majority of new housing is built by private housebuilders that make commercial decisions on the amount of dwellings to build each year against the background of trends in both the local and national economies. This causes completion rates to increase and decrease depending on fluctuations in demand and other factors.
- 4.9 Following the steep decline in the housing market brought about by the credit crunch and subsequent recession in the mid-2000s, a recovery has been taking place. Completions rates have been steadily increasing from 1,191 in 2012/13 to 2,399 in 2018/19.

- 4.10 The current forward programme of anticipated construction is the highest ever recorded by the housing land audit. 13,748 new homes are programmed to be built over the next five years – an average of 2,750 units per year.
- 4.11 Emerging from the recession, the delivery of new housing was helped by an increase in the building of affordable homes. Prior to the recession, affordable tenures accounted for around 17% of all dwellings built in the city but for the period 2011 to 2015, the proportion increased to nearly 50%. Over the last two years the number of affordable completions has remained high and along with the recovery of the market completions, the total completion rate is now back to the pre-recession level.

Housing supply target

- 4.12 The housing supply target is the policy view of the number of homes that will be delivered over the LDP period to 2026. This includes new build houses and flats, changes of use to housing and subdivisions of existing housing units. The target is set by the SDP and its Supplementary Guidance, extended to 2026 by the LDP Report of Examination. 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.
- 4.13 The five-year completions programme, previously referred to as the five year effective land supply, is the anticipated number of dwellings to be delivered from the land supply over the following five year period.
- 4.14 The completions target 2019 to 2024 is the target number of new dwellings to be delivered over the next five years and is derived from the housing supply targets set by the SDP, accounting for completions that have already taken place.
- 4.15 The effective housing land supply and anticipated output from the supply are summarised, alongside the housing land requirement and five-year output target, in Table 1 below.

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
Completions 2009 to 2019	18,984
Housing Supply Target 2019 to 2026	
13,410	
Supply	Output
Housing Land Requirement 2019 to 2026 14,751	Completions Target 2019 to 2024 10,526
Effective Housing Land Supply 22,696	5 year completions programme * 13,748

* Previously referred to as the five year effective land supply

- 4.16 The table demonstrates that there is sufficient land, free from development constraints, to meet the remaining housing land requirement in the city. The table also demonstrates that anticipated output from the five-year completions programme is more than sufficient to meet the five year completions target.
- 4.17 The 2018 HLACP recorded a five-year completions programme in excess of the five-year completions target for the first time since the SDP was approved and the housing supply targets set. An increase in anticipated delivery rates has increased the surplus of programmed completions against the target and the 2019 HLACP demonstrates a five-year completions programme 30% above the target level.
- 4.18 At current build rates, based upon the agreed five-year completions programme, there is sufficient effective housing land in Edinburgh to last for eight years.

Windfall sites

- 4.19 The land supply will be further supplemented by additional 'windfall' sites. These are sites that not specifically allocated for housing in the LDP but come through the planning system as planning applications. To avoid over-allocating housing land, the LDP assumed that a certain amount of development would occur on windfall sites. Development on these unallocated sites contributes to meeting the housing supply target set by the SDP. The adopted LDP assumed a contribution of 4,656 units from windfall sites. Since April 2015, 6,200 homes have received planning consent on windfall sites. Of the 6,200 units consented, over 1,600 are for affordable homes.
- 4.20 Of the 6,200 windfall units consented since 2015, 1,650 have already been completed with a further 4,140 programmed for completion over the next five years. The windfall allowance within the adopted LDP will, therefore, be met.
- 4.21 The majority (87%) of consented windfall units have been on brownfield land though there have been three major developments consented on greenfield land. Two of these sites are land removed from the greenbelt following the LDP examination at the Wisp and Gilmerton Station Road. The third is previously undeveloped land to the Southwest of Saughton Prison.

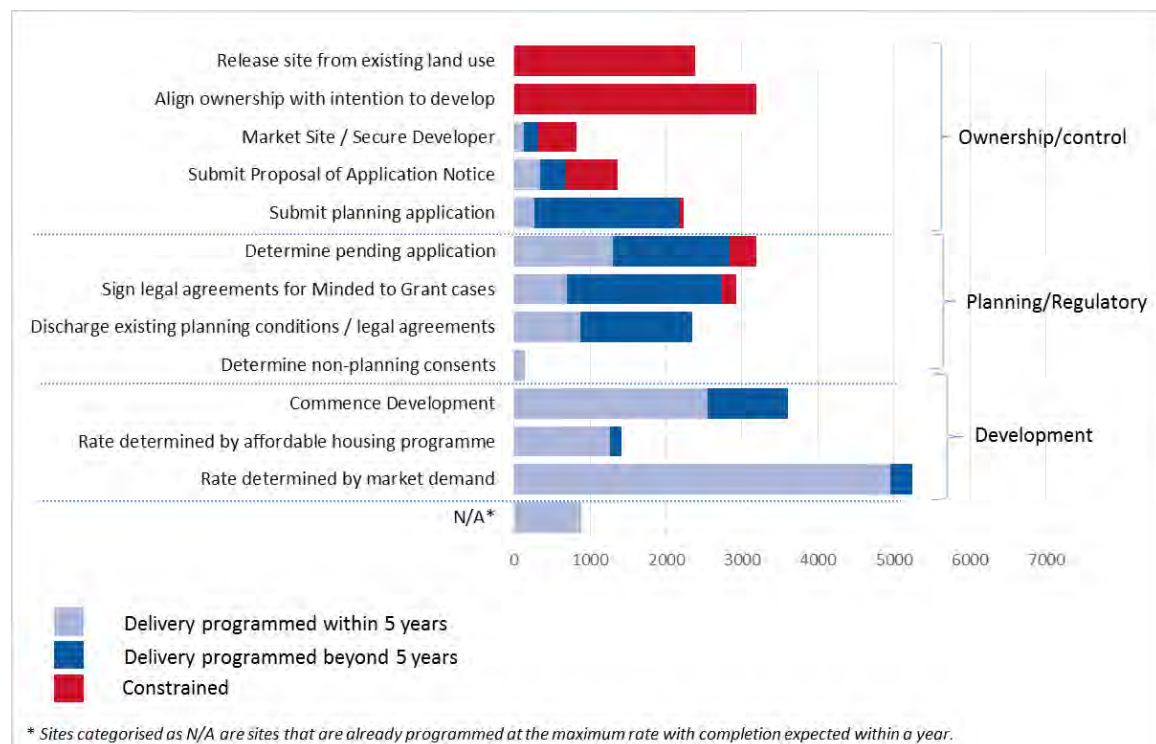
Factors affecting delivery of new homes

- 4.22 Homes for Scotland are consulted during the preparation of the HLACP and they give their advice on the likely delivery rates for each site. Further to agreeing the likely output for each site, factors that could increase the delivery rates were also agreed. The 2017 HLACP was the first audit to include an assessment of factors that could accelerate delivery and this approach has been continued for 2018 and 2019. The factors are not intended to be seen 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 sites may already be being developed at an acceptable rate. Twelve different actions were identified and applied on an individual site by site basis. The 12 factors can be broadly grouped as;
- 4.22.1 factors relating to ownership or control of a site;

4.22.2 factors related to the planning system and other regulatory processes; and
 4.22.3 factors related to the development industry.

4.23 Chart 1 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 five years as light blue and units programmed beyond five years as dark blue. Constrained sites are not programmed at all and are shown on the graph as red.

Chart 1. Factors affecting housing delivery



4.24 Sites categorised as affected by factors related to the development industry have a greater proportion of units programmed within the next five years than sites affected by other factors. These sites are already in the control of housebuilders with planning consent secured and in many cases, are already under construction. Most of the completions programmed beyond 5 years are the later phases of large scale developments.

4.25 Sites affected by factors related to the planning system are fewer in number than those affected by development industry factors but, due to uncertainty around the issuing of planning permission/legal agreements, have a higher proportion of units programmed beyond the five year period. In total, there are 5,035 units programmed beyond the five year period on effective sites affected by factors related to the planning system.

- 4.26 Finally, there are around 2,400 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 housebuilder or sites for which a planning application has yet to be submitted. In addition, there are a further 6,819 units on constrained sites that are affected by ownership or control of the site. The ownership and control of land is the major constraint on non-effective housing land in Edinburgh with only 543 constrained units categorised as being affected by other factors.

Increasing Housing Delivery

- 4.27 On 24 August 2017, Council approved its [five year business plan](#). The plan sets out an objective to build 20,000 new affordable homes in the city over the next ten years. The Strategic Housing Investment Plan (SHIP) sets out the delivery plan for new affordable homes and is reported to the Housing, Homelessness and Fair Work Committee each year. The latest [SHIP](#), covering the period 2019-2024 was approved by Housing and Economy Committee on 1 November 2018. Around half of the sites included in the SHIP are in the control of private sector landowners and developers. Delivery of affordable housing is, therefore, largely dependent upon private sector housing delivery and the Affordable Housing Policy. A report monitoring the [effectiveness of the affordable housing policy](#) was noted by Planning Committee on 7 August 2019.

Conclusions

- 4.28 There is more than sufficient effective land available for development in the City for Edinburgh to meet the current housing land requirement set by the first SDP for the periods 2009 to 2019, 2019 to 2024 and 2024 to 2026.
- 4.29 The five year completions programme (previously referred to as the five year effective land supply) is now 30% above the five year completions target.
- 4.30 Delivery of new homes is affected by many economic and demand factors unrelated to the supply of effective land available for development. The council will continue to assess the adequacy of the land supply both in terms of the amount of land available for development and also in terms of the rate of delivery of new homes, seeking ways to increase it when necessary.

5. Next Steps

- 5.1 The analysis within the HLACP will be used as evidence when determining planning applications to demonstrate that there is no deficit in the effective land supply or the delivery of homes for the next five years.
- 5.2 The forward programme of housing completions identified in the HLACP will be used in preparing the annual Local Development Plan Action Programme
- 5.3 The next annual Housing Land Audit and Completions Programme will be carried out in Spring 2020 and reported to Planning Committee in Autumn 2020.

6. Financial impact

- 6.1 This report and its recommendations have no financial impact on service or Council budgets.

7. Stakeholder/Community Impact

- 7.1 No formal consultation is required in connection with this report. However, the contents of the schedules within the housing land audit and completions programme were agreed as reasonable with the representative body of the private house building industry, Homes for Scotland.
- 7.2 There is no equalities impact arising as a result of this report's analysis and recommendations. Therefore, it was not considered necessary to carry out a full Integrated Impact Assessment.
- 7.3 There are no direct sustainability impacts arising from this report.

8. Background reading/external references

- 8.1 [Planning Committee: 6 October 2016. Item 7.1 - Housing Land Audit and delivery programme 2016](#)
- 8.2 [Planning Committee: 12 October 2017. Item 5.1 Housing Land Audit and Delivery Programme 2017](#)
- 8.3 [Housing and Economy Committee: 22 March 2018. Item 7.2 Delivering Land for Affordable Housing](#)
- 8.4 [Housing and Economy Committee: 1 November 2018. Item 7.6 Strategic Housing Investment Plan \(SHIP\) 2019-2024](#)
- 8.5 [Planning Committee: 7 August 2019. Item 8.1 Affordable Housing Policy Delivery](#)
- 8.6 [Strategic Development Plan for Edinburgh and South East Scotland, SESplan, 2013](#)
- 8.7 [Local Development Plan](#)
- 8.8 [City Housing strategy](#)
- 8.9 [Scottish Government Circular 6/2011 Compulsory Purchase Orders](#)

9. Appendices

- 9.1 Appendix 1 – Housing Land Audit and Completions Programme 2019
- 9.2 Appendix 2 – Map of the established land supply in City of Edinburgh

Appendix 1

Housing Land Audit and Completions Programme 2019

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

1. INTRODUCTION

The Housing Land Audit and Completions Programme (HLACP) 2019 is an assessment of the housing land supply in the City of Edinburgh Council area as at 31 March 2019. The audit attempts to programme expected housing completions over the audit period, April 2019 to March 2024 and details completions that took place over the year April 2018 to March 2019.

Sites included in the HLACP are housing sites under construction, sites with planning consent, sites in adopted or finalised Local Plans and, as appropriate, other buildings and land with agreed potential for housing development. All new development, redevelopment, conversion and subdivision of both houses and flats are included but rehabilitation of existing housing is excluded. The HLACP gives a detailed picture of the supply of housing land in terms of the number of housing units that it can accommodate. It also sets out a programme of expected completions over the next 5 years and in the longer term.

The HLACP comprises schedules for each housing site with four or more units. Smaller sites are not detailed individually but are included as an aggregate figure only. The estimates of programmed completions are prepared by the City of Edinburgh Council in consultation with Homes for Scotland, other private sector house builders, Housing Associations and public agencies. A summary of the housing land supply, site details including delivery programme, details of units completed over the previous 12 months and a list of constrained sites are contained in schedules 1 to 4 at the end of this report.

2. HOUSING LAND SUPPLY

Established Land Supply

The established land supply is all land identified for housing including sites allocated in the local development plan, sites which have been granted planning consent for housing and other land with agreed potential for new house building. The established land supply is made up of “effective housing land” - land free of all constraints that would prevent development taking place and “constrained” sites - sites which cannot be developed without some form of remedial action.

On 31 March 2019, the established land supply in the City of Edinburgh Council area was 30,164. This included land free of all planning constraints for 22,696 dwellings and land for a further 7,468 dwellings on sites that are currently considered constrained.

Effective land supply

In order for a housing site to be considered **effective**, it must be free of all constraints that would prevent development. Sites are considered against a range of criteria set out in Planning Advice Note 2/2010 “Affordable Housing and Housing Land Audits” (PAN 2/2010). These criteria include ownership, physical (e.g. slope, aspect, stability, flood risk, access), contamination, deficit funding, marketability, infrastructure and land use.

When assessed against the criteria contained in PAN 2/2010, there is land free of planning constraints for 22,696 dwellings in the City of Edinburgh Council. This includes 6,886 dwellings on sites currently under construction, 7,471 dwellings on sites with planning consent but where development has not yet started and a further 8,022 dwellings on sites that have not yet received planning consent – mostly sites allocated in the Local Development Plan. The remaining 317 dwellings are on small sites that are not listed separately in the audit.

Figure 1 below shows how the established land supply in Edinburgh has changed over the last ten years. Prior to 2016, only units programmed for development over the first 5 years were considered to represent the effective land supply. Since 2016, the HLACP considers the **supply** of land separately from programmed **delivery** and defines land as either:

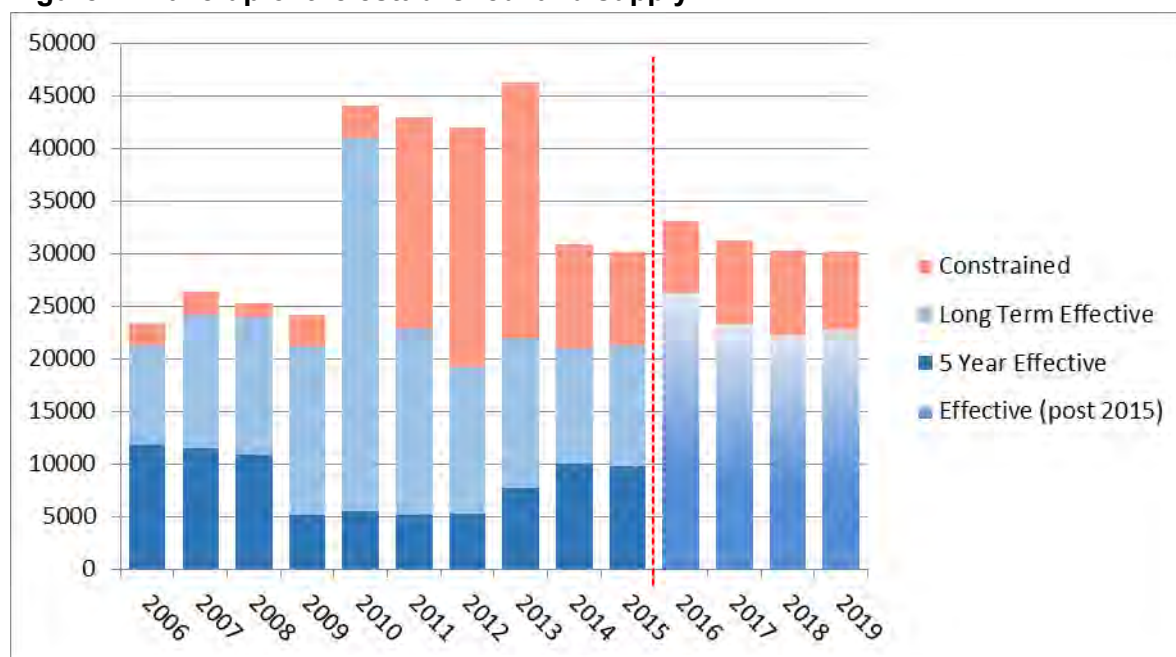
‘Effective’. Land free of development constraints and available for the construction of housing; and

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

The chart, therefore, shows three categories of land up to 2015 - the effective land supply programmed for development over the next five years, effective land supply programmed in the longer term and constrained land. From 2016, only two categories of land are shown – effective and constrained.

The five year effective land supply fell dramatically following the credit crunch in 2008/09. As reduced credit availability affected both the development industry and house buyers, the rate of development slowed, reducing the five-year programme of development intentions. Fewer new applications were submitted on windfall land, resulting in the reduction of the overall land supply as completions on land already partially developed outstripped new land entering the supply. Between 2009 and 2012, the five-year effective supply fell to around 5,200 (1,050 per year) – around half the level of the previous three years. The effective land supply has been increasing in recent years and the allocation of new land in the local development plan for over 8,500 dwellings brought the effective land supply to the highest it has been for over 10 years with the exception of 2010. There was a large increase in land supply in 2010 caused by local plan allocation and an application for around 18,000 units at Leith Docks. As the consent was not issued, the site was moved from the long term effective supply into constrained in 2011. Following a change in Forth Ports’ intentions to concentrate on port-related activities and changes to the national and local planning policy context, a large part of the area around Leith Docks was removed from the housing land supply entirely in 2014, reducing the capacity from 18,000 to around 5,600. This has been reduced further in 2016 to 2,700 following the publication of the LDP report of examination.

Figure 1: Make-up of the established land supply



Constrained Land

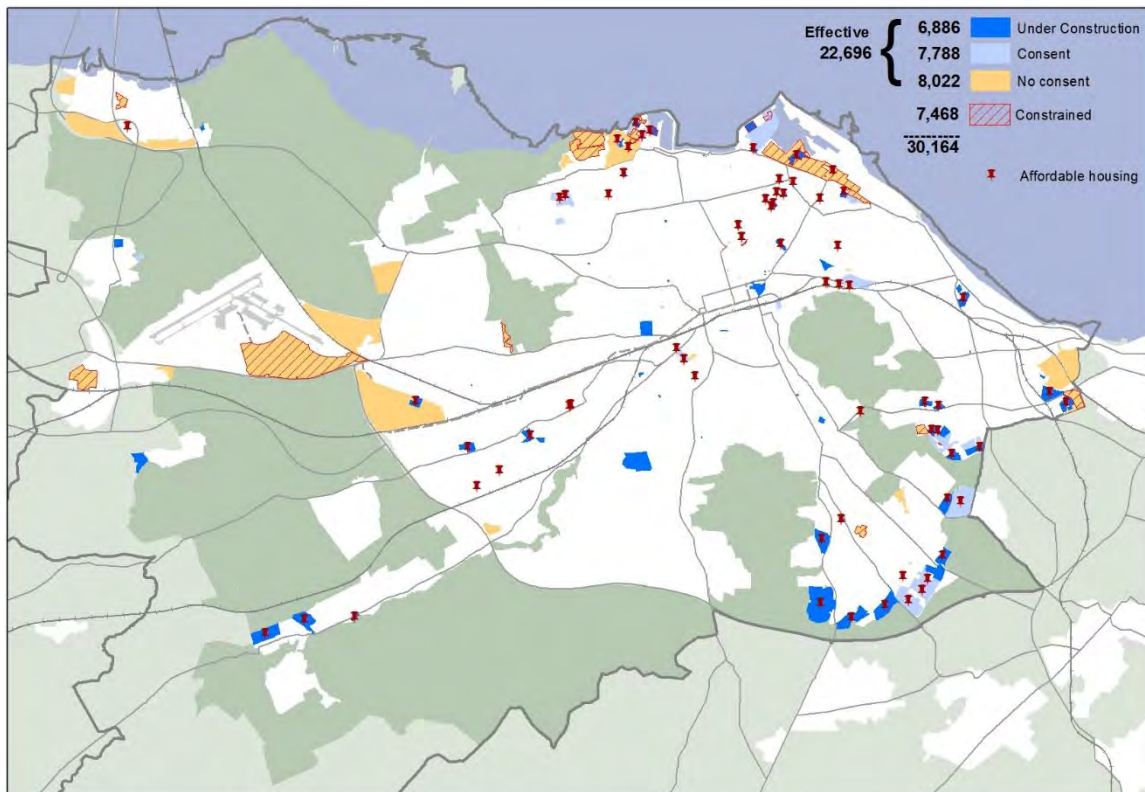
Constrained sites are those on which development cannot take place without some form of remedial action. Such constraints include:

- **Ownership:** the site is in the ownership or control of a party which can be expected to develop it or to release it for development. Where a site is in the ownership of a local authority or other public body, it should be included only where it is part of a programme of land disposal;

- Physical: the site, or relevant part of it, is free from constraints related to slope, aspect, flood risk, ground stability or vehicular access which would preclude its development. Where there is a solid commitment to removing the constraints in time to allow development in the period under consideration, or the market is strong enough to fund the remedial work required, the site can be included in the effective land supply;
- Contamination: previous use has not resulted in contamination of the site or, if it has, commitments have been made which would allow it to be developed to provide marketable housing;
- Deficit funding: any public funding required to make residential development economically viable is committed by the public bodies concerned;
- Marketability: the site, or a relevant part of it, can be developed in the period under consideration;
- infrastructure: the site is either free of infrastructure constraints, or any required infrastructure can be provided realistically by the developer or is committed to by another party to allow development;
- Land use: housing is the preferred use of the land in planning terms, or if housing is one of a range of possible uses, other factors such as ownership and marketability point to housing being a realistic option.

Map 1 below shows the land supply in terms of effective and constrained sites and a schedule of constrained sites, including the nature of constraint, is included as appendix 4.

Map 1. Housing Land Supply 2019



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Greenfield / Brownfield analysis

Excluding small sites, 10,206 units of the remaining capacity of effective sites (22,379) 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.

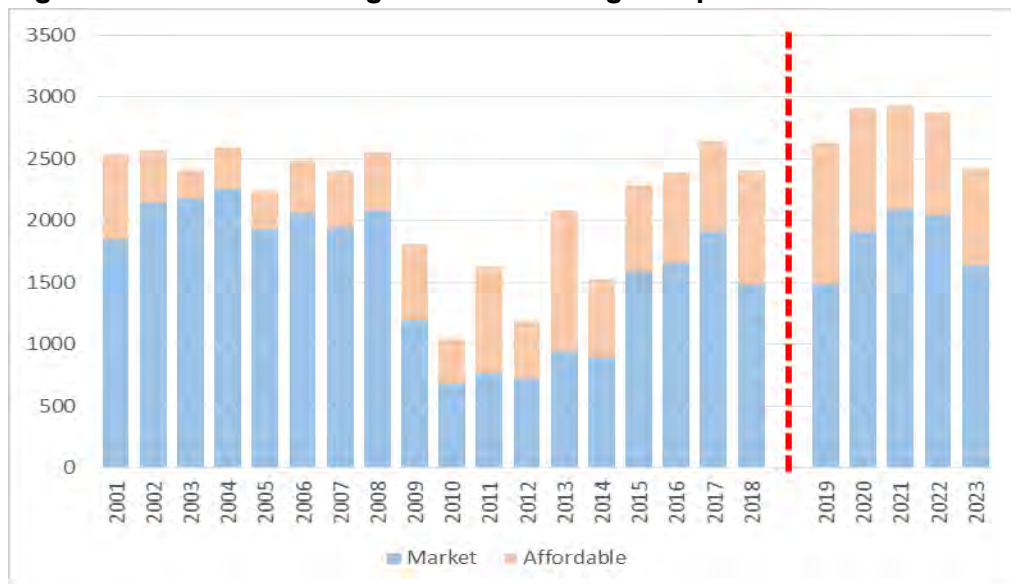
3. HOUSING DELIVERY

Completions

Mirroring the situation with changes to the effective land supply, the effect of the credit crunch and subsequent recession was followed by a steep decline in the annual number of completed dwellings. There has been an increase in completions over the last 5 years and the rate has now returned to the pre-recession levels.

The recovery in the housing market is expected to continue and the number of completions over the next 5 years is expected to average 2,740 homes per year – the highest programmed completion rate ever recorded. The number of completions could actually be higher as there will likely be some additional housing completions on windfall sites. Figure 2 below charts historic housing completions and programmed completions for the next 5 years.

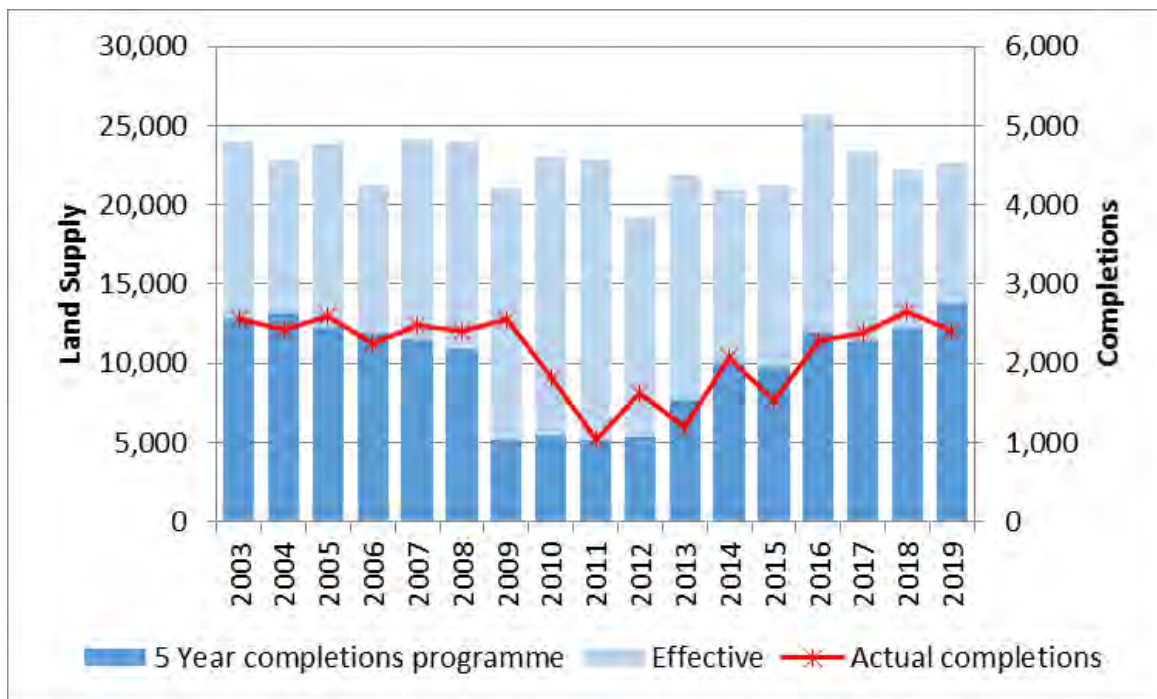
Figure 2. Historic and Programmed Housing Completions



Factors Effecting Housing Delivery

Delivery of new homes is not solely dependent on the supply of effective land. The housing market will react to both local and national changes in the economy causing completions rates to increase and decrease. This was particularly noticeable following the credit crunch in the late 2000s. Reduced credit availability affected both purchasers' ability to obtain a mortgage, thus vastly decreasing real demand for new homes and also developers' ability to secure loans to enable development to take place. With no real change to the availability of effective housing land, delivery rates fell to less than half of previous rates. Figure 3 below shows the effective land supply, the five year completions programme (previously referred to as the five year effective land supply) and the number of completions that actually took place over the period 2003 to 2019. As the land supply and five year completions programme relate to a period of five years and the number of completions refers to a single year, they are shown against different scales on the chart.

Figure 3. Housing land supply and housing delivery



Affordable Housing

Affordable housing tenures account for around a third of the current effective land supply (7,360 units). A similar ratio has been observed in the completions over the last three years. Between 2001 and 2011, affordable tenures accounted for 19% of all dwellings completed in Edinburgh. Over the last few years, affordable completions have accounted for a much higher proportion, averaging over 38% of all dwellings completed since 2011. Numerically, affordable housing completions have increased in recent years but the large proportional shift is more a consequence of a reduction in market completions following the credit crunch. The number of market completions has increased again markedly over the last few years, from 890 in 2014/15 to an average of 1,685 per year since.

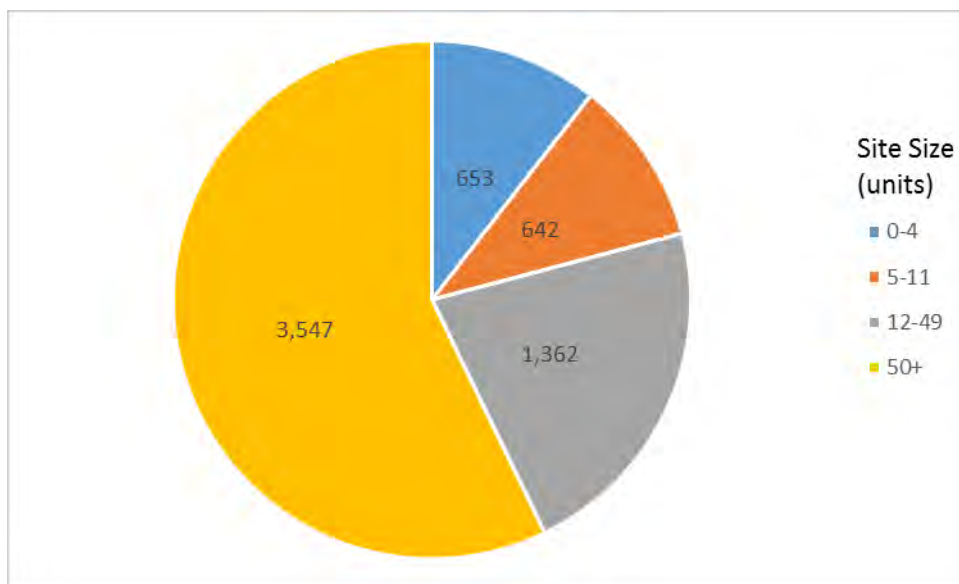
Windfall Development

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, 6,200 homes have received planning consent on windfall sites. Of these over 1,600 units will be affordable.

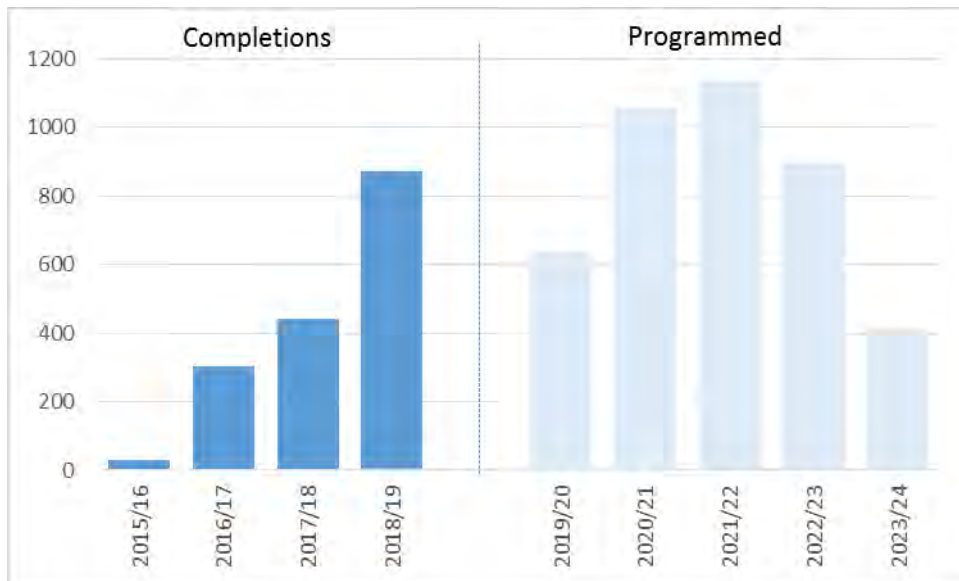
The windfall sites cover a range of sizes with over half the consented units being major developments (sites of over 50 units). The size distribution of windfall sites is show in figure 4 below.

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



Between 2015 and 2019, there have been 1,650 units completed on windfall sites – very slightly below the target of 1,690. However, at 4,140, the number of units programmed over the next five years, is considerably higher than the remaining target of 2,960. The actual number of windfall completions is likely to be higher still as additional windfall sites receive planning consent. The number of units completed since 2015 and units programmed over the next five years are shown in Figure 5. The number of units completed starts very low and rises each year. This is to be expected as there is a lead in time between consent and completions and only sites gaining consent after 2015 are regarded as windfall.

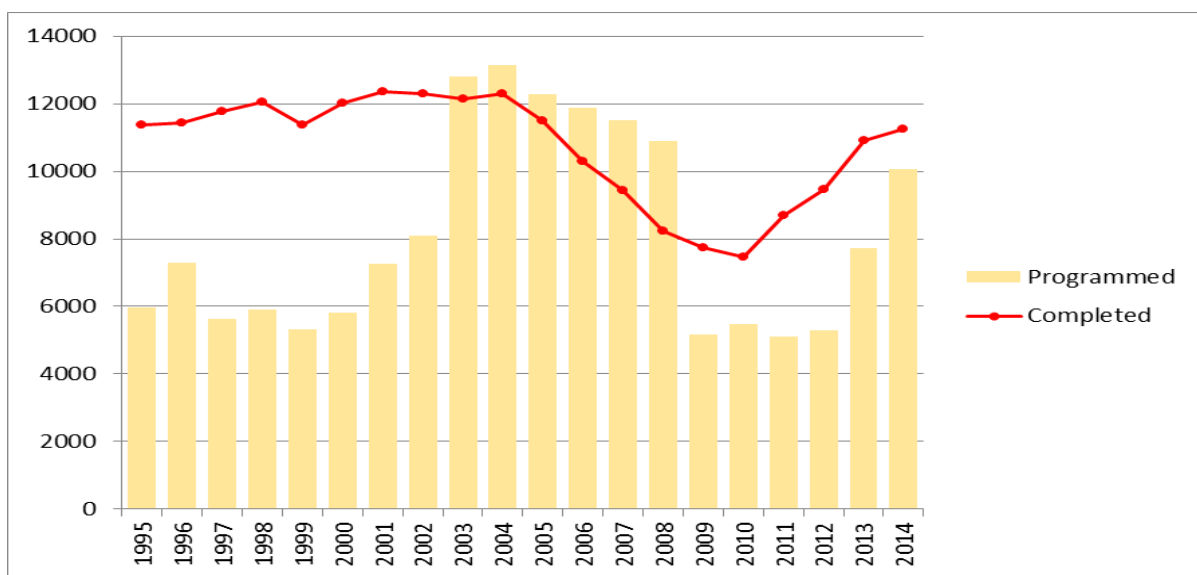
Figure 5 Units completed and programmed on windfall sites



Accuracy of Completions Programme

Estimating future completions for the delivery programme is not an exact science – some sites will be built out faster than anticipated and some slower. Further, some sites may not be developed at all or be developed for uses other than housing and additional windfall sites will provide completions not anticipated at the base date of the audit. Figure 6 below compares the number of completions programmed for the following five year period to the number of completions that actually occurred for each five year period since 1995.

Figure 6: 5 Year completions programme and actual completions over the five year period



During the mid 1990s to early 2000s, far fewer units were programmed than the number of completions that actually took place. This may be due to development taking place at a faster pace with many windfall sites gaining consent and being built out in the five year period in question. From 2003 until 2008, the audit programme was much closer to actual completions. The programme was actually slightly higher than actual completions, the difference increasing up to 2008. This period of time included the credit crunch which caused a steep decline in completions which wasn't anticipated when the audits were programmed. The opposite effect can be seen for 2009 and 2010 when anticipated completions were low, but as recent completion rates have started to increase once more, the five year completions count has been higher than was anticipated at the base date of the audits. It should also be noted that only land allocated for housing at any given year is programmed in the above figures – the actual completions figures will include additional windfall sites that come forward in future years.

4. HOUSING SUPPLY TARGET AND HOUSING LAND REQUIREMENT

SPP defines the Housing Supply Target as “*a policy view of the number of homes the authority has agreed will be delivered in each housing market area over the periods of the development plan and local housing strategy, taking into account wider economic, social and environmental factors, issues of capacity, resource and deliverability, and other important requirements ...*”

The housing supply target for the City of Edinburgh is set by the approved 2013 Strategic Development Plan (SDP) and its supplementary guidance on housing land (SG). The SG sets the housing supply target for the city at 22,300 units for the period to 2019 and a further 7,210 for the period to 2024. The LDP Report of Examination recommended extending the supply target by an additional 2,884 for the two years to 2026. To ensure that the target can be met, additional land must be made available to allow for flexibility of range and choice. An additional 10% is added to the target to obtain the housing land requirement.

The annual average supply target for the period up to 2019 is considerably higher than for the periods beyond 2019. This is due to two factors:

- The Housing Needs and Demand Study identified a significant backlog of households currently in need of affordable housing which should be addressed early. This backlog is on top of newly arising need and demand and is all added to the housing land requirement of the first period.
- House building during the first period has been affected by the credit crunch and subsequent recession resulting in lower completion rates than required. The shortfall is added to the remaining requirement of the first period raising the annual average needed even further, to a level nearly 15% above the highs achieved in the early 2000s.

Table 1 below compares the supply of effective land available for housing in the City of Edinburgh to the remaining housing supply target. The table also shows the 5 year delivery programme compared to the output target for the next 5 years.

Table 1: Effective housing land supply against requirement by period

Housing Supply Target 2009 to 2019	22,300
Housing supply Target 2019 to 2024	7,210
Housing Supply Target 2024 to 2026	2,884
Completions 2009 to 2019	18,984
Housing Supply Target 2019 to 2026	13,410
Land Supply	Delivery Output
Housing Land Requirement 2019 to 2026 14,751	Supply Target 2019 to 2024 10,526
Effective Housing Land Supply 22,696	5 year completions programme 2019 to 2024* 13,748

* Previously referred to as the 5 year effective land supply

The table demonstrates that there is sufficient land, free from development constraints, to meet the housing land requirement in the City. The table further demonstrates that there is also more than sufficient housing units programmed for development over the next five years to meet the five year delivery target.

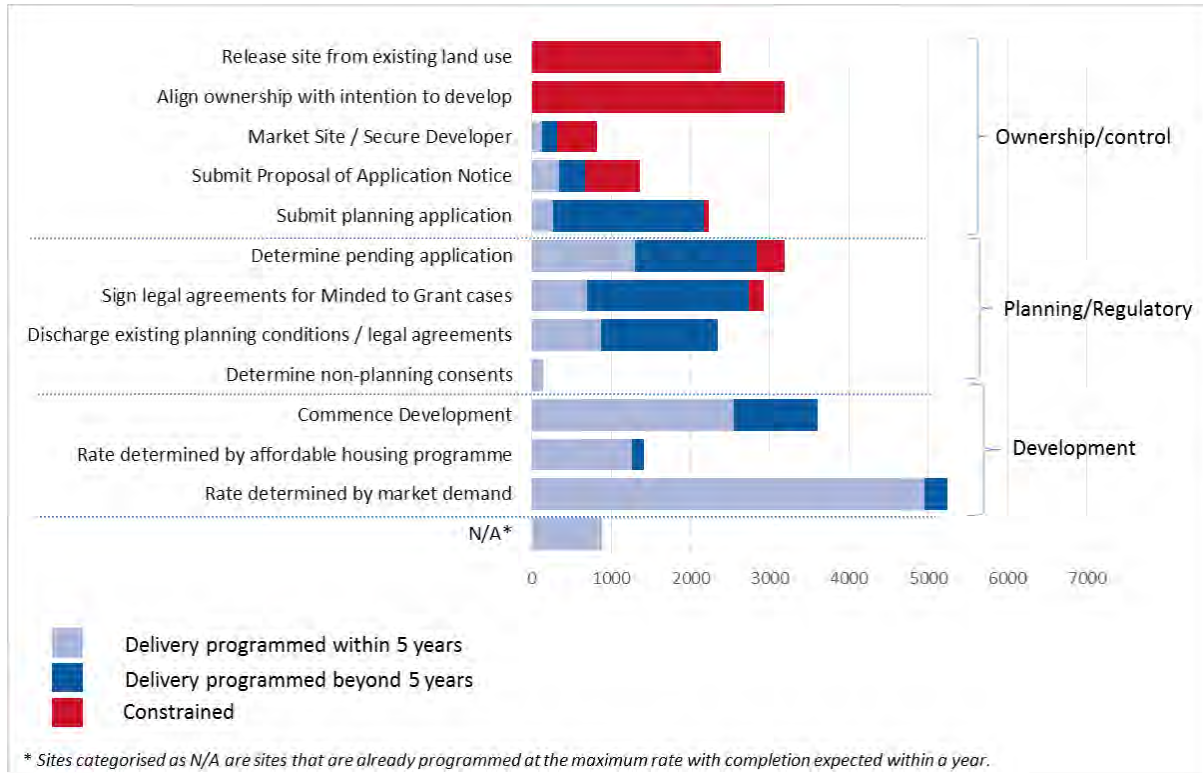
Increasing Housing Delivery

Further to identifying constraints that prevent delivery of new homes, HLACP2019 also attempts to identify the actions that would be required to increase the delivery rates on effective sites. These factors affecting delivery were discussed and agreed with Homes for Scotland alongside the programmed delivery rate. These factors are not intended to be viewed as solutions in themselves to increasing delivery, rather they should be viewed as identifying the steps that would need to be taken in order for the agreed delivery rates to be accelerated. In many cases, the site may already be being developed at an acceptable rate. 12 different actions were identified and applied on an individual site by site basis. The 12 factors can be broadly grouped as;

- factors relating to ownership or control of a site
- factors related to the planning system
- factors related to the development industry

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

Figure 7. Factors affecting the delivery of homes



Sites categorised as affected by factors related to the development industry have a greater proportion of units programmed within the next 5 years than sites affected by other factors. These sites are already in the control of house builders with planning consent secured and in many cases, are already under construction.

Sites affected by factors related to the planning system are fewer in number than those affected by development industry factors but, due to uncertainty around the issuing of planning permission/legal agreements, have a higher proportion of units programmed beyond the five year period. In total, there are 5,035 units programmed beyond the five year period on effective sites affected by factors related to the planning system.

Finally, there are around 2,400 units programmed beyond the five year period on effective sites affected by factors related to ownership or control. These are largely allocated sites that are not yet in the control of a house builder or sites for which a planning application has yet to be submitted. The majority of constrained sites are constrained by factors relating to ownership or control of the site, especially sites that are still in use for other uses and sites that are not being promoted for housing development by the land owner.

Schedule 1: Summary

Housing Land Audit and Completions Programme 2019

Schedule 1. Land supply and delivery summary

Status	Housing Land Supply				Delivery Programme								
	Total site capacity	Total affordable units	All completions by 31/3/19	Total dwellings remaining	Programmed Completions					Total 19/24	24/25	25/26	Post 2026
					19/20	20/21	21/22	22/23	23/24				
Under Construction	8,969	2,949	2,083	6,886	2,507	2,267	1,156	504	161	6,595	182	50	59
Consent	7,471	2,385	0	7,471	54	460	1,203	1,367	1,118	4,202	948	607	1,714
No Consent	8,022	2,407	0	8,022	0	115	508	934	1,077	2,634	1,030	760	3,598
Small Sites	319	2	2	317	63	64	63	64	63	317	0	0	0
Total Effective Supply	24,781	7,851	2,089	22,696	2,624	2,906	2,930	2,869	2,419	13,748	2,160	1,417	5,371
<i>Market</i>	16,930	0	1,592	15,338	1,485	1,903	2,090	2,040	1,639	9,157	1,389	955	3,837
<i>Affordable</i>	7,851	7,851	497	7,358	1,139	1,003	840	829	780	4,591	771	462	1,534
Constrained	7,841	1,595	373	7,468									
Total Established Supply in City of Edinburgh	32,622	9,446	2,462	30,164									

Schedule 2: Site Details

Housing Land Audit and Completions Programme 2019

Schedule 2: Site Details

Site Ref (N=New site in 2019)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/ Grf	Consent Type	Date	U/C	Housing Land Supply					Delivery Programme									
								Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/19	Remaining as at 04/19	Expected Completions					Total 19-24	24/25	25/26	Post 2026
														19/20	20/21	21/22	22/23	23/24				
LDP Allocations																						
3825	LDP CC2: New Street	Artesan	0.8 B		FULL	Dec-16		167	10	157	0	0	167	0	37	50	50	30	167	0	0	0
4338.5	LDP CC3: Fountainbridge	Fountain North Ltd.	0.6 B		FULL	Dec-16		125	0	125	0	0	125	0	0	60	65	0	125	0	0	0
4338	LDP CC3: Fountainbridge	Moda Living (Springside)	1.1 B		OUT	Dec-16		250	0	250	0	0	250	0	0	0	0	50	50	50	50	100
4900.1	LDP CC3: Fountainbridge (Phase 1)	EDI	3.7 B		FULL	Dec-16		434	0	434	112	0	434	0	0	50	90	90	230	90	90	24
	Market							322			0	0	322	0	0	25	65	65	155	65	78	24
	Affordable							112			112	0	112	0	0	25	25	25	75	25	12	0
4900.2	LDP CC3: Fountainbridge (Vastint)	Vastint	B		NONE			234	11	223	58	0	234	0	0	50	50	50	150	50	34	0
	Market							176			0	0	176	0	0	50	21	21	92	50	34	0
	Affordable							58			58	0	58	0	0	0	29	29	58	0	0	0
5245.1	LDP Del 5: Edinburgh Park / South Gyle	David Wilson Homes	3.7 G		FULL	Jan-15	Mar-16	200	96	104	50	192	8	8	0	0	0	0	8	0	0	0
	Market							150			0	142	8	8	0	0	0	0	8	0	0	0
	Affordable							50			50	50	0	0	0	0	0	0	0	0	0	0
5245	LDP Del 5: Edinburgh Park / South Gyle	LDP Site	121.7 G		NONE			375	0	0	94	0	375	0	0	0	50	50	100	50	50	175
	Market							281			0	0	281	0	0	0	50	25	75	25	25	156
	Affordable							94			94	0	94	0	0	0	0	25	25	25	25	19
3424	LDP EW 1A: Western Harbour	Forth Properties Limited.	17.6 B		OUT	Jul-02		1,155	0	1,155	938	0	1,155	0	0	40	50	50	140	75	75	865
	Market							217			0	0	217	0	0	0	0	0	0	0	0	217
	Affordable							938			938	0	938	0	0	40	50	50	140	75	75	648
3424.9	LDP EW 1A: Western Harbour - Newhaven Place	FP Newhaven Two Ltd.	1.2 B		FULL	Aug-16	Mar-17	146	0	146	138	108	38	38	0	0	0	0	38	0	0	0
	Market							8			0	0	8	8	0	0	0	0	8	0	0	0
	Affordable							138			138	108	30	30	0	0	0	0	30	0	0	0
N 4893A	LDP EW 1B: Ocean Drive	CALA Management Ltd.	0.0 B		FULL	Aug-18	Mar-19	388	33	355	97	0	388	19	96	96	96	81	388	0	0	0
	Market							291			0	0	291	14	72	72	72	61	291	0	0	0
	Affordable							97			97	0	97	5	24	24	24	20	97	0	0	0
N 6011	LDP EW 1B: Ocean Drive	Port of Leith HA	0.4 B		FULL	Jan-18		57	0	57	57	0	57	0	0	57	0	0	57	0	0	0
4894.1	LDP EW 1C: Salamander Place (REMAINDER)	Teague Developments Ltd.	3.7 B		OUT	May-17		267	44	223	0	0	267	0	0	0	75	80	155	70	42	0
4894.1B	LDP EW 1C: Salamander Place Phase 1 and 2	Teague Developments Ltd.	0.9 B		FULL	May-17	Mar-18	163	0	163	0	60	103	50	53	0	0	0	103	0	0	0
4894.1C	LDP EW 1C: Salamander Place phase 3 and 4	Crudden and Teague	1.0 B		FULL	Nov-17	Mar-18	199	0	199	199	0	199	50	50	50	49	0	199	0	0	0
3105A	LDP EW 2A: West Shore Road - Forth Quarter	City of Edinburgh Council	4.3 B		NONE	Oct-03		350			350	0	350	0	0	0	50	100	150	100	100	0
3733A.5	LDP EW 2B: Upper Strand Phs 3	Places for People	0.5 B		FULL	Mar-19		89	0	89	33	0	89	0	0	40	49	0	89	0	0	0
	Market							56			0	0	56	0	0	40	16	0	56	0	0	0

Housing Land Audit and Completions Programme 2019

Schedule 2: Site Details

Site Ref (N=New site in 2019)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/Grf	Consent Type	Consent Date	U/C	Housing Land Supply					Delivery Programme								
								Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/19	Remaining as at 04/19	Expected Completions						Post 2026	
								19/20	20/21	21/22	22/23	23/24	Total 19-24	24/25	25/26						
	<i>Affordable</i>							33			33	0	33	0	0	0	33	0	0	0	
3733A.7	LDP EW 2B: Upper Strand: Phase 2	Places for People	1.1 B		FULL	Mar-17	Mar-18	100	33	67	0	14	86	46	40	0	0	0	86	0	0
3733A	LDP EW 2B: Waterfront WEL - Central Dev Area	Various	7.1 B		NONE	Jul-03		1,385	0	1,385	235	0	1,385	0	0	0	0	0	0	50	50
	<i>Market</i>							1,150			0	0	1,150	0	0	0	0	0	0	50	20
	<i>Affordable</i>							235			235	0	235	0	0	0	0	0	0	0	30
3744A.10	LDP EW 2C: Granton Harbour	GCD Ltd.	8.3 B		FULL	Mar-19		162	18	144	0	0	162	0	0	0	18	40	58	40	40
3744A.11	LDP EW 2C: Granton Harbour	GCD Ltd.	8.3 B		FULL	Feb-17		31	31	0	0	0	31	0	0	0	0	0	0	31	0
3744A.3	LDP EW 2C: Granton Harbour - Plot 3	Port Of Leith Housing Association.	0.7 B		FULL	Dec-16	Mar-19	104	0	104	104	0	104	0	50	54	0	0	104	0	0
3744A.7	LDP EW 2C: Granton Harbour Plots and 27	Link	1.9 B		FULL	Jun-06	Mar-18	264	0	264	264	0	264	132	0	0	0	0	132	132	0
3744A.9	LDP EW 2C: Granton Harbour Plots 9a/9b	Granton Central Developments Ltd	0.8 B		FULL	Nov-17		104	0	104	0	0	104	0	0	50	54	0	104	0	0
3744A.8	LDP EW 2C: Granton Harbour Plots and S2	Port of Leith HA	2.2 B		FULL	Aug-17		302	0	302	302	0	302	0	0	50	50	50	150	50	50
3745.4	LDP HSG 1: Springfield	Lp Site	12.0 G		NONE			150			0	0	150	0	0	0	50	50	100	50	0
3747	LDP HSG 5: Hillwood Rd	Taylor Wimpey	4.9 G		NONE	Jul-14	Mar-17	75	75	0	0	65	10	10	0	0	0	0	10	0	0
	<i>Market</i>							124			31	0	124	0	20	49	55	0	124	0	0
	<i>Affordable</i>							93			0	0	93	0	15	35	43	0	93	0	0
								31			31	0	31	0	5	14	12	0	31	0	0
4773	LDP HSG 11: Shrub Place	Places For People (Shrubhill) Ltd.	2.1 B		FULL	May-16	Mar-17	376	0	376	225	64	312	130	130	52	0	0	312	0	0
	<i>Market</i>							151			0	0	151	50	49	52	0	0	151	0	0
	<i>Affordable</i>							225			225	64	161	80	81	0	0	0	161	0	0
3965	LDP HSG 12: Albion Road	Places for People	2.7 B		FULL	Mar-14	Mar-15	205	48	157	0	99	106	50	56	0	0	0	106	0	0
3756.9	LDP HSG 14: Niddrie Mains	21st Century Homes	3.3 B		FULL	Feb-18	Mar-19	194	66	128	108	0	194	80	114	0	0	0	194	0	0
	<i>Market</i>							86			0	0	86	40	46	0	0	0	86	0	0
	<i>Affordable</i>							108			108	0	0	40	68	0	0	0	108	0	0
3756.8	LDP HSG 14: Niddrie Mains Road	Cruden Homes (East) Ltd.	2.1 B		FULL	Nov-16	Mar-18	149	79	70	38	36	113	40	40	33	0	0	113	0	0
	<i>Market</i>							111			0	32	79	23	23	33	0	0	79	0	0
	<i>Affordable</i>							38			38	4	34	17	17	0	0	0	34	0	0
3755	LDP HSG 16: Thistle Foundation Phase 3	Places For People.	2.3 B		FULL	May-17	Mar-18	149	45	104	149	0	149	74	75	0	0	0	149	0	0
3754	LDP HSG 17: Greendykes (areas K and L)	Craigmillar JVC	15.8 B		OUT	Oct-15		129	0		0	0	129	0	0	0	25	50	75	54	0
3754.5	LDP HSG 17: Greendykes Road (area G)	21st Century Homes.	1.4 B		FULL	Dec-16	Mar-18	75	13	62	75	0	75	75	0	0	0	0	75	0	0
3754.4	LDP HSG 17: Greendykes Road (areas D and J)	BDW Trading Ltd	3.0 B		FULL	May-16	Mar-17	158	123	35	0	82	76	67	9	0	0	0	76	0	0
3754.6	LDP HSG 17: Greendykes Road (areas N,Q,P,R)	Taylor Wimpey	3.9 B		FULL	Sep-18		169	111	58	0	0	169	0	20	50	50	49	169	0	0
3753.3	LDP HSG 18: New Greendykes Area F	Persimmon Homes.	1.5 G		FULL	Jul-16	Mar-17	58	58	0	0	43	15	15	0	0	0	0	15	0	0

Housing Land Audit and Completions Programme 2019

Schedule 2: Site Details

Site Ref (N=New site in 2019)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/Grf	Consent Type	Consent Date	U/C	Housing Land Supply					Delivery Programme									
								Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/19	Remaining as at 04/19	Expected Completions					Total 19-24	24/25	25/26	Post 2026
								19/20	20/21	21/22	22/23	23/24										
3753.6	LDP HSG 18: New Greendykes Areas A,B	Persimmon Homes.	0.0	G	OUT	Jul-10		163	112	51	0	0	163	0	0	0	10	40	50	40	40	33
3753.5	LDP HSG 18: New Greendykes Areas C & D	Sheratan Ltd + Persimmon Homes	2.9	G	FULL	Sep-17	Mar-19	145	115	30	0	0	145	35	40	40	30	0	145	0	0	0
3753.4	LDP HSG 18: New Greendykes Areas G & AH3 <i>Market</i> <i>Affordable</i>	Persimmon Homes (East Scotland)	3.1	G	FULL	Nov-16	Mar-18	165	87	78	70	95	70	35	35	0	0	0	70	0	0	0
								95			0	95	0	0	0	0	0	0	0	0	0	0
								70			70	0	70	35	35	0	0	0	70	0	0	0
3753.7	LDP HSG 18: New Greendykes Areas H/AH1 <i>Market</i> <i>Affordable</i>	Persimmon Homes.	0.0	G	OUT	Jul-10		128	110	18	25	0	128	0	0	0	0	28	28	50	50	0
								103			0	0	103	0	0	0	0	28	28	25	50	0
								25			25	0	25	0	0	0	0	0	0	25	0	0
5246.2	LDP HSG 19: Maybury Central <i>Market</i> <i>Affordable</i>	West Craigs Ltd.	58.8	G	NONE			1,400	0	0	370	0	1,400	0	0	50	190	280	520	180	100	600
								1,030			0	0	1,030	0	0	50	100	100	250	80	100	600
								370			370	0	370	0	0	0	90	180	270	100	0	0
5246.1	LDP HSG 19: Maybury East <i>Market</i> <i>Affordable</i>	Taylor Wimpey	13.0	G	NONE			220	170	50	55	0	220	0	0	30	60	60	150	60	10	0
								165			0	0	165	0	0	20	50	50	120	45	0	0
								55			55	0	55	0	0	10	10	10	30	15	10	0
5246.3	LDP HSG 19: Maybury West <i>Market</i> <i>Affordable</i>	Roseberry Estates	4.5	G	NONE			130	0	0	33	0	130	0	0	0	0	0	0	25	50	55
								97			0	0	97	0	0	0	0	0	0	25	50	22
								33			33	0	33	0	0	0	0	0	0	0	0	33
5247	LDP HSG 20: Cammo <i>Market</i> <i>Affordable</i>	Cala / BDW	28.2	G	NONE			655	0	0	164	0	655	0	80	150	150	116	496	90	69	0
								491			0	0	491	0	60	90	90	92	332	90	69	0
								164			164	0	164	0	20	60	60	24	164	0	0	0
5248	LDP HSG 21: Broomhills <i>Market</i> <i>Affordable</i>	BDW Trading Ltd.	24.6	G	FULL	May-17	Mar-18	549	0	0	158	57	492	175	150	147	20	0	492	0	0	0
								391			0	41	350	110	110	110	20	0	350	0	0	0
								158			158	16	142	65	40	37	0	0	142	0	0	0
5249	LDP HSG 22: Burdiehouse Road <i>Market</i> <i>Affordable</i>	Hallam Land Management Ltd & B	14.0	G	FULL	Apr-16	Mar-17	210	145	65	52	146	64	52	12	0	0	0	64	0	0	0
								158			0	94	64	52	12	0	0	0	64	0	0	0
								52			52	52	0	0	0	0	0	0	0	0	0	0
5251.2	LDP HSG 24: Gilmerton Station Road <i>Market</i> <i>Affordable</i>	Persimmon Homes	9.7	G	FULL	Jun-18		294	237	57	74	0	294	20	80	60	44	40	244	40	10	0
								220			0	0	220	10	40	40	40	40	170	40	10	0
								74			74	0	74	10	40	20	4	0	74	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	33	165	40	40	40	45	0	165	0	0	0
5251.3	LDP HSG 24: Gilmerton Station Road <i>Market</i> <i>Affordable</i>	BDW	12.4	G	FULL	Jun-18		315	270	45	78	0	315	0	10	80	78	80	248	67	0	0
								237			0	0	237	0	10	40	40	80	170	67	0	0
								78			78	0	78	0	0	40	38	0	78	0	0	0
5252	LDP HSG 25: Candlemaker's Park	Taylor Wimpey / South East Edinbu	6.9	G	FULL	May-18	Mar-19	149	125	24	37	0	149	24	66	59	0	0	149	0	0	0

Housing Land Audit and Completions Programme 2019

Schedule 2: Site Details

Site Ref (N=New site in 2019)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/Grf	Consent Type	Consent Date	U/C	Housing Land Supply					Delivery Programme									
								Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/19	Remaining as at 04/19	Expected Completions						Post 2026		
														19/20	20/21	21/22	22/23	23/24	Total 19-24		24/25	25/26
	Market							112			0	0	112	24	52	36	0	0	112	0	0	0
	Affordable							37			37	0	37	0	14	23	0	0	37	0	0	0
5253	LDP HSG 26: Newcraighall North	EDI Group Ltd And Barratt Homes/	8.6 G		FULL	Jul-14	Mar-15	220	194	26	55	179	41	41	0	0	0	0	41	0	0	0
	Market							165			0	157	8	8	0	0	0	0	8	0	0	0
	Affordable							55			55	22	33	33	0	0	0	0	33	0	0	0
5254.2	LDP HSG 27: Newcraighall East Phase 4 and 5	LDP Site	17.0 G		NONE			66	0	0	16	0	66	0	0	0	0	16	16	20	30	0
	Market							50			0	0	50	0	0	0	0	8	8	12	30	0
	Affordable							16			16	0	16	0	0	0	0	8	8	8	0	0
5254.1	LDP HSG 27: Newcraighall East phases 1-3	Avant Homes	9.4 G		FULL	Mar-16	Mar-17	176	152	24	44	59	117	30	30	30	27	0	117	0	0	0
	Market							132			0	54	78	18	18	15	27	0	78	0	0	0
	Affordable							44			44	5	39	12	12	15	0	0	39	0	0	0
5711	LDP HSG 29: Brunstane	LDP site	48.3 G		NONE			1,330	0	0	332	0	1,330	0	0	25	50	100	175	100	100	955
	Market							998			0	0	998	0	0	25	38	75	138	75	75	710
	Affordable							332			332	0	332	0	0	0	12	25	37	25	25	245
5257	LDP HSG 30: Moredunvale Road	LDP Site	5.4 G		NONE			200	0	0	200	0	200	0	0	25	75	75	175	25	0	0
5256	LDP HSG 31: Curriemuirend	CEC	5.7 G		NONE			188	0	0	188	0	188	0	0	0	25	50	75	50	50	13
5712	LDP HSG 32: Buileyon Road	LDP site	38.4 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 Scotstoun	Taylor Wimpey	18.8 G		NONE			341	263	78	63	0	341	0	15	70	79	80	244	80	17	0
	Market							278			0	0	278	0	15	55	65	66	201	65	12	0
	Affordable							63			63	0	63	0	0	15	14	14	43	15	5	0
5714	LDP HSG 34: Dalmeny	Westpoint Homes Ltd	0.7 G		FULL	Oct-17	Mar-18	15	15	0	0	6	9	9	0	0	0	0	9	0	0	0
5716	LDP HSG 37: Newmills Road	Cala Management Ltd.	11.3 G		FULL	Jul-17	Mar-18	206	91	115	51	58	148	82	41	25	0	0	148	0	0	0
	Market							155			0	22	133	67	41	25	0	0	133	0	0	0
	Affordable							51			51	36	15	15	0	0	0	0	15	0	0	0
5706	LDP HSG 38: Ravelrig Road	CALA Management Ltd.	14.0 G		FULL	Apr-17	Mar-18	140	116	24	36	32	108	53	30	25	0	0	108	0	0	0
	Market							104			0	20	84	29	30	25	0	0	84	0	0	0
	Affordable							36			36	12	24	24	0	0	0	0	24	0	0	0
5717	LDP HSG 39: Lasswade Road	Persimmon / Miller	14.2 G		FULL	Jan-18	Mar-19	260	227	33	65	9	251	90	70	50	41	0	251	0	0	0
	Market							195			0	9	186	45	50	50	41	0	186	0	0	0
	Affordable							65			65	0	65	45	20	0	0	0	65	0	0	0
5704	LDP HSG 40: SE Wedge South - Edmonstone	Snaefell Holdings (UK) Ltd.	27.2 G		FULL	Sep-18		696	398	298	174	0	696	0	0	30	60	60	150	60	60	426
	Market							522			0	0	522	0	0	15	45	45	105	45	45	327
	Affordable							174			174	0	174	0	0	15	15	15	45	15	15	99

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Site Ref (N=New site in 2019)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/Grf	Consent Type	Date	U/C	Housing Land Supply					Delivery Programme										
								Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/19	Remaining as at 04/19	Expected Completions									
								19/20	20/21	21/22	22/23	23/24	Total 19-24	24/25	25/26	Post 2026							
5718	LDP HSG 41: The Wisp North	Springfield Properties.	2.2 G	FULL	Oct-17	Mar-18		80	48	32	20	48	32	32	0	0	0	0	0	32	0	0	0
	Market							60			0	48	12	12	0	0	0	0	0	12	0	0	0
	Affordable							20			20	0	20	20	0	0	0	0	0	20	0	0	0
Other Housing Sites (Not allocated in LDP)																							
5719	Abbey Lane	Bellway Homes Ltd (Scotland).	0.8 B	FULL	Jun-16	Mar-17		139	0	139	34	44	95	45	50	0	0	0	95	0	0	0	
	Market							105			0	36	69	19	50	0	0	0	69	0	0	0	
	Affordable							34			34	8	26	26	0	0	0	0	26	0	0	0	
5720	Abbey Mount	Abbey Mount Estates Ltd C/O Ager	0.0 B	FULL	Dec-16			11	0	11	0	0	11	0	11	0	0	0	11	0	0	0	
5722	Abercromby Place	Mr Robert John Dobson	0.1 B	FULL	Aug-16			11	0	11	0	0	11	0	11	0	0	0	11	0	0	0	
N 6028	Almondhill	Mr Leonard Russell	0.0 G	OUT	May-18			11	11	0	0	0	11	0	0	0	11	0	11	0	0	0	
5882	Ashley Place	Cornhill Building Services Limited.	0.5 B	FULL	May-17			40	0	40	8	0	40	0	0	20	20	0	40	0	0	0	
	Market							32			0	0	32	0	0	12	20	0	32	0	0	0	
	Affordable							8			8	0	8	0	0	8	0	0	8	0	0	0	
6152	Barnton Avenue West	Barnton Avenue West Ltd.	0.0 B	FULL	Sep-18			7	2	5	0	0	7	0	0	2	5	0	7	0	0	0	
5698	Beaverbank Place	Dunedin Canmore	0.2 B	FULL	Apr-15	Mar-19		41	0	41	41	0	41	41	0	0	0	0	41	0	0	0	
5888	Belford Road	AMA (Belford) Ltd.	0.3 B	FULL	May-17			52	3	49	0	0	52	0	0	26	26	0	52	0	0	0	
5993	Bernard Street	J & M Cameron Properties Ltd	0.1 B	FULL	Jun-17	Mar-19		11	0	11	0	0	11	0	11	0	0	0	11	0	0	0	
6014	Bonnington Road Lane	Mr James Watson And Mr David El	0.0 B	FULL	Oct-18			14	0	14	0	0	14	0	14	0	0	0	14	0	0	0	
6732	Bonnington Road Lane	Miller Homes Limited & Bonningto	1.5 B	FULL	Nov-16	Mar-18		201	0	201	50	44	157	100	57	0	0	0	157	0	0	0	
	Market							151			0	19	132	75	57	0	0	0	132	0	0	0	
	Affordable							50			50	25	25	25	0	0	0	0	25	0	0	0	
5892	Boswall Parkway	Robertson Partnership Homes.	0.6 B	FULL	May-17	Mar-19		46	0	46	46	0	46	26	20	0	0	0	46	0	0	0	
4635	Broughton Street Lane	Prosper Holdings Ltd	0.1 B	FULL	Sep-08	Mar-18		11	11	0	0	0	11	11	0	0	0	0	11	0	0	0	
4402	Brunstane Road South	South Castle Properties Limited.	0.5 B	FULL	May-14	Mar-12		12	12	0	0	8	4	2	2	0	0	0	4	0	0	0	
4917B	Calder Road	The City Of Edinburgh Council.	2.1 B	FULL	Mar-17	Mar-19		132	73	59	0	26	106	56	50	0	0	0	106	0	0	0	
4917A	Calder Road	The City Of Edinburgh Council.	2.6 B	FULL	Nov-15	Mar-18		184	35	149	184	0	184	53	131	0	0	0	184	0	0	0	
N 6080	Canaan Lane	Mr Phillip Sunderland	0.0 B	FULL	Nov-18			10	0	10	0	0	10	0	0	10	0	0	10	0	0	0	
N 6122	Canon Street	Thistle Property Group.	0.0 B	FULL	Dec-18			11	0	11	0	0	11	0	0	11	0	0	11	0	0	0	
5280	Cannonmills bridge	Glovart Holdings	0.0 B	FULL	May-13	Mar-16		9	3	6	0	0	9	9	0	0	0	0	9	0	0	0	
5898	Constitution Street	GA Group Ltd.	0.1 B	FULL	Mar-18			9	0	9	0	0	9	0	0	0	9	0	9	0	0	0	
5423	Craighouse Road	Edinburgh Napier University And C	19.8 B	FULL	Nov-14	Mar-17		145	43	102	0	0	145	25	50	50	20	0	145	0	0	0	
5547	Craigleith Road	Motor Fuel Limited.	0.2 B	FULL	Feb-19			8	8	0	0	0	8	0	0	8	0	0	8	0	0	0	
5899	Crewe Road Gardens	Robertson Partnership Homes.	0.4 B	FULL	Jul-17	Mar-19		26	0	26	26	0	26	26	0	0	0	0	26	0	0	0	
N 6177	Dumbiedykes Road	Mr Martone	0.0 B	OUT	Jul-18			19	0	19	0	0	19	0	0	0	9	10	19	0	0	0	
5909	Dumbryden Drive	Robertson Partnership Homes.	0.6 B	FULL	May-17	Mar-18		49	0	49	49	0	49	29	20	0	0	0	49	0	0	0	
N 6055	East Trinity Road	Inverleith Property Holdings Ltd.	0.0 B	FULL	Jun-18	Mar-19		5	2	3	0	0	5	3	2	0	0	0	5	0	0	0	
N 6066	Easter Road	Edinburgh Intelligent Mortgage Adv	0.0 B	FULL	Jun-18			5	0	5	0	0	5	0	0	5	0	0	5	0	0	0	
5914	Ettrick Road	Mr Jim Barlow	0.2 B	FULL	Jun-17	Mar-19		10	0	10	0	0	10	10	0	0	0	0	10	0	0	0	
N 6154	Ferrymuir	J.Smart & Co (contractors) PLC.	0.0 G	FULL	May-18	Mar-19		44	0	44	44	0	44	0	44	0	0	0	44	0	0	0	
5918	Figgate Street	Figgate Street Developments	0.0 B	FULL	Jun-17			6	0	6	0	0	6	0	6	0	0	0	6	0	0	0	
N 6025	Fishwives Causeway	Barratt	0.0 B	FULL	Apr-18	Mar-19		435	76	359	108	0	435	0	90	86	50	50	276	50	50	59	
	Market							327			0	0	327	0	32	36	50	50	168	50	50	59	

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Site Ref (N=New site in 2019)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/Grf	Consent Type	Consent Date	U/C	Housing Land Supply					Delivery Programme									
								Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/19	Remaining as at 04/19	Expected Completions						Post 2026		
														19/20	20/21	21/22	22/23	23/24	Total 19-24		24/25	25/26
	<i>Affordable</i>							108			108	0	108	0	58	50	0	0	108	0	0	0
N 5919	Ford's Road	AMA (New Town) Ltd.	0.1 B		FULL	Jun-17		9	0	9	0	0	9	0	9	0	0	0	9	0	0	0
N 4338.6	Fountainbridge	Moda Living (Springside) Ltd.	0.0 B		FULL	Nov-18		205	0	205	0	0	205	0	0	0	100	105	205	0	0	0
4946	Gayfield Square	Dr Ennis	0.0 B		FULL	Jun-18		11	0	11	0	0	11	0	11	0	0	0	11	0	0	0
5924	Gilmerton Dykes Road	Lovell Partnerships	0.3 B		FULL	Apr-17	Mar-18	30	0	30	30	0	30	30	0	0	0	0	30	0	0	0
5928	Gorgie Road	Caledonian Heritable Ltd.	0.1 B		FULL	Aug-17		11	0	11	0	0	11	0	0	11	0	0	11	0	0	0
N 6027	Gorgie Road	Spindlehawk Ltd	0.0 B		FULL	Aug-18	Mar-19	163	0	163	40	0	163	0	50	50	63	0	163	0	0	0
	<i>Market</i>							123			0	0	123	0	50	30	43	0	123	0	0	0
	<i>Affordable</i>							40			40	0	40	0	0	20	20	0	40	0	0	0
N 6061	Gorgie Road	AMA (New Town) Ltd.	0.0 B		FULL	Jan-19	Mar-19	48	9	39	0	0	48	0	9	39	0	0	48	0	0	0
N 6019	Gorgie Road	LAR Housing Trust.	0.0 B		FULL	Aug-18	Mar-19	47	0	47	47	0	47	0	47	0	0	0	47	0	0	0
N 6040	Great Junction Street	Glenprop 2 Ltd.	0.0 B		FULL	Oct-18		36	0	36	9	0	36	0	36	0	0	0	36	0	0	0
	<i>Market</i>							27			0	0	27	0	27	0	0	0	27	0	0	0
	<i>Affordable</i>							9			9	0	9	0	9	0	0	0	9	0	0	0
6045	Great King Street	Howard Property Developments LL	0.0 B		FULL	Apr-18	Mar-19	9	0	9	0	0	9	0	9	0	0	0	9	0	0	0
4728	Groathill Road South	Beaufort Property Company Ltd.	0.1 B		FULL	Aug-15	Mar-19	10	1	9	0	0	10	10	0	0	0	0	10	0	0	0
5777	Hailesland Place	Robertson Partnership Homes.	0.4 B		FULL	Mar-17	Mar-18	32	10	22	32	10	22	22	0	0	0	0	22	0	0	0
5937	Jordan Lane	Thistle Residential Ltd.	0.1 B		FULL	Sep-17	Mar-18	5	5	0	0	0	5	5	0	0	0	0	5	0	0	0
5939	King's Stables Road	Peveril Securities & Campus Develo	0.6 B		FULL	Aug-17	Mar-18	28	0	28	0	0	28	28	0	0	0	0	28	0	0	0
5940	King's Stables Road	Peveril Securities & Campus Develo	0.0 B		FULL	Mar-18	Mar-18	11	0	11	0	0	11	11	0	0	0	0	11	0	0	0
5941	Kinnear Road	Mr Ali Afshar	0.2 B		FULL	Sep-17	Mar-19	16	0	16	0	0	16	0	16	0	0	0	16	0	0	0
5791	Ladywell Avenue	New Age Developers Ltd.	0.1 B		FULL	Dec-17	Mar-19	10	0	10	0	0	10	10	0	0	0	0	10	0	0	0
5947	Lanark Road West	George Dunbar And Sons Builders	1.0 B		FULL	Jun-17	Mar-19	53	0	53	12	0	53	23	30	0	0	0	53	0	0	0
	<i>Market</i>							41			0	0	41	23	18	0	0	0	41	0	0	0
	<i>Affordable</i>							12			12	0	12	0	12	0	0	0	12	0	0	0
6178	Lasswade Road	Bellway / Miller	18.6 G		FULL	Mar-19		335	299	36	83	0	335	23	103	131	50	28	335	0	0	0
	<i>Market</i>							252			0	0	252	23	75	76	50	28	252	0	0	0
	<i>Affordable</i>							83			83	0	83	0	28	55	0	0	83	0	0	0
5949	Lasswade Road	Square & Crescent.	0.9 B		FULL	Sep-17	Mar-18	41	0	41	11	30	11	11	0	0	0	0	11	0	0	0
	<i>Market</i>							30			0	30	0	0	0	0	0	0	0	0	0	0
	<i>Affordable</i>							11			11	0	11	11	0	0	0	0	11	0	0	0
5463A	Liberton Gardens	David Wilson Homes	10.3 B		FULL	Oct-15	Mar-16	206	116	90	71	202	4	4	0	0	0	0	4	0	0	0
	<i>Market</i>							135			0	131	4	4	0	0	0	0	4	0	0	0
	<i>Affordable</i>							71			71	71	0	0	0	0	0	0	0	0	0	0
N 6151	Lochend Butterfly Way	STD Ltd	0.0 B		FULL	Sep-18		24	0	24	6	0	24	0	0	24	0	0	24	0	0	0
	<i>Market</i>							18			0	0	18	0	0	18	0	0	18	0	0	0
	<i>Affordable</i>							6			6	0	6	0	0	6	0	0	6	0	0	0
N 6067	London Road	City Of Edinburgh Council.	0.0 B		OUT	Dec-18		300	0	300	75	0	300	0	0	0	50	50	100	50	50	100
	<i>Market</i>							225			0	0	225	0	0	0	35	35	70	35	35	85
	<i>Affordable</i>							75			75	0	75	0	0	0	15	15	30	15	15	15

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								Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/19	Remaining as at 04/19	Expected Completions						Post 2026					
														19/20	20/21	21/22	22/23	23/24	Total 19-24		24/25	25/26			
5027	London Road Market Affordable	Caledonian Trust PLC.	0.8 B		OUT	Nov-16		81	0	81	21	0	81	0	0	0	0	0	0	0	0	81	0	0	0
								60			0	0	60	0	0	0	0	0	0	0	0	60	0	0	0
								21			21	0	21	0	0	0	0	0	0	0	0	21	0	0	0
N 6017	London Road Market Affordable	Murascot Ltd.	0.0 B		FULL	Nov-18		30	0	30	7	0	30	0	0	0	30	0	30	0	0	0	0	0	0
								23			0	0	23	0	0	0	23	0	23	0	0	0	0	0	0
								7			7	0	7	0	0	0	7	0	7	0	0	0	0	0	0
6001	Long Dalmahoy Road	Mr C Hardy	0.3 B		FULL	Jan-19		7	7	0	0	0	7	0	0	7	0	7	0	0	0	0	0	0	0
5800	Longstone Road Market Affordable	Castle Rock Edinvar Housing Associ	5.6 G		FULL	Nov-16	Mar-18	157	50	107	38	35	122	20	50	52	0	0	122	0	0	0	0	0	0
								119			0	35	84	0	32	52	0	0	84	0	0	0	0	0	0
								38			38	0	38	20	18	0	0	0	38	0	0	0	0	0	0
5801	Madeira Street	Port Of Leith Housing Association.	0.1 B		FULL	May-16	Mar-17	12	0	12	12	8	4	0	4	0	0	0	4	0	0	0	0	0	0
N 6096	Main Street	Undefined	0.0 B		FULL	Oct-18		7	0	7	0	0	7	0	0	7	0	7	0	0	0	0	0	0	0
544	Marionville Road Market Affordable	Glendinning Assets Limited.	0.5 B		NONE			34	0	34	8	0	34	0	0	34	0	0	34	0	0	0	0	0	0
								26			0	0	26	0	0	26	0	0	26	0	0	0	0	0	0
								8			8	0	8	0	0	8	0	0	8	0	0	0	0	0	0
5803	Maritime Lane	Zonal Retail Data System Ltd.	0.0 B		FULL	Aug-18		8	0	8	0	0	8	0	8	0	0	0	8	0	0	0	0	0	0
5806	Mcdonald Place	Albany Street Developments Ltd.	0.1 B		FULL	Feb-17		11	0	11	0	0	11	0	11	0	0	0	11	0	0	0	0	0	0
5161	Meadowbank	City Development Office Ltd.	0.0 B		FULL	Mar-19		11	0	11	0	0	11	0	0	11	0	0	11	0	0	0	0	0	0
5955	Melville Street	Mr Keith & Majella Shiells	0.0 B		FULL	Jun-17	Mar-19	6	0	6	0	0	6	0	6	0	0	0	6	0	0	0	0	0	0
5809	Mill Lane	F3 Building Surveyors	0.0 B		FULL	May-18		6	0	6	0	0	6	0	6	0	0	0	6	0	0	0	0	0	0
N 6059	Milton Road West	83S Ltd	0.0 B		FULL	Aug-18	Mar-19	11	0	11	0	0	11	0	11	0	0	0	11	0	0	0	0	0	0
5810	Minto Street	Merchant Capital (Edinburgh) Ltd.	0.2 B		FULL	Sep-16	Mar-18	11	3	8	0	0	11	11	0	0	0	0	11	0	0	0	0	0	0
N 6158	Mitchell Street	J.N.L Property Investments.	0.0 B		FULL	Mar-19		9	0	9	0	0	9	0	0	9	0	0	9	0	0	0	0	0	0
5707	Morrison Crescent	Fountain North Ltd And Dunedin C	0.2 B		FULL	Mar-16	Mar-19	19	0	19	19	0	19	9	10	0	0	0	19	0	0	0	0	0	0
N 6029	Newhaven Road Market Affordable	Queensberry Properties	0.0 B		FULL	Feb-19		52	0	52	13	0	52	0	0	26	26	0	52	0	0	0	0	0	0
								39			0	0	39	0	0	20	19	0	39	0	0	0	0	0	0
								13			13	0	13	0	0	6	7	0	13	0	0	0	0	0	0
N 6020	Newtoft Street	Abbey Property Partnership	0.0 B		FULL	May-18		6	0	6	0	0	6	0	0	0	6	0	6	0	0	0	0	0	0
N 5383.1	Old Dalkeith Road	Miller Homes/Cruden Homes.	0.0 G		FULL	Oct-18	Mar-19	47	31	16	47	0	47	47	0	0	0	0	47	0	0	0	0	0	0
5383	Old Dalkeith Road	Sheratan Ltd.	9.6 G		FULL	Nov-14	Mar-17	63	63	0	0	10	53	20	33	0	0	0	53	0	0	0	0	0	0
N 6046	Peffermill Road	21st Century Homes.	0.0 B		FULL	Jan-19		30	0	30	30	0	30	0	0	30	0	0	30	0	0	0	0	0	0
5159.1	Pennywell Road	City Of Edinburgh Council.	0.5 B		FULL	Jul-17	Mar-19	12	0	12	12	0	12	12	0	0	0	0	12	0	0	0	0	0	0
4996.4	Pennywell Road Market Affordable	CEC	2.2 B		OUT	Sep-13		68	2	66	20	0	68	0	0	0	30	38	68	0	0	0	0	0	0
								48			0	0	48	0	0	0	20	28	48	0	0	0	0	0	0
								20			20	0	20	0	0	0	10	10	20	0	0	0	0	0	0
5159.2	Pennywell Road	City Of Edinburgh Council.	3.2 B		FULL	Dec-17		136	0	136	0	0	136	0	0	36	50	50	136	0	0	0	0	0	0
5159.3	Pennywell Road Market Affordable	Urban Union	7.7 B		FULL	Jan-18		315	140	175	181	0	315	0	0	25	50	50	125	50	50	0	0	90	
								134			0	0	134	0	0	13	25	25	63	25	25	0	0	21	
								181			181	0	181	0	0	12	25	25	62	25	25	0	0	69	
N 6113	Pitt Street	Buckley Building UK Ltd.	0.0 B		FULL	Jan-19		8	0	8	0	0	8	0	0	8	0	0	8	0	0	0	0	0	0

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														19/20	20/21	21/22	22/23	23/24		Total 19-24	24/25	25/26
5540A	Portobello High Street	Barratt East Scotland.	1.4 B		FULL	Nov-15	Mar-17	105	28	77	0	79	26	26	0	0	0	0	26	0	0	0
N 6039	Prestonfield Avenue	First Construction Ltd.	0.0 B		FULL	Oct-18		9	0	9	0	0	9	0	0	0	9	0	9	0	0	0
N 6102	Queensferry Road	Greenstead Properties Ltd	0.0 B		FULL	Jan-19	Mar-19	6	6	0	0	0	6	6	0	0	0	0	6	0	0	0
N 6166	Randolph Crescent	Square & Crescent Ltd	0.0 B		FULL	Mar-19		8	0	8	0	0	8	0	8	0	0	0	8	0	0	0
N 6050	Randolph Crescent	Randolph Development LLP.	0.0 B		FULL	Nov-18		8	0	8	0	0	8	0	8	0	0	0	8	0	0	0
3750	RWELP HSP 6: Craigpark Quarry	Cala Management Ltd.	7.5 B		FULL	Nov-14	Mar-16	111	111	0	0	94	17	17	0	0	0	0	17	0	0	0
5265	South Gayfield Lane	TRI Scotland.	0.1 B		FULL	Apr-16	Mar-19	5	0	5	0	0	5	5	0	0	0	0	5	0	0	0
N 6108	South Learmonth Gardens	Square & Crescent.	0.0 B		FULL	Oct-18	Mar-19	6	0	6	0	0	6	6	0	0	0	0	6	0	0	0
N 6041	South Learmonth Gardens	Channings Developments LLP.	0.0 B		FULL	Jul-18	Mar-19	9	0	9	0	0	9	0	9	0	0	0	9	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	0	75	75	0	0	150	0	0	0
N 6157	Stead's Place	McGregor MOT Centre.	0.0 B		FULL	Mar-19		11	0	11	0	0	11	0	0	11	0	0	11	0	0	0
6008	Suffolk Road	Miller Homes Limited.	1.3 G		FULL	Jan-17	Mar-18	10	10	0	0	2	8	8	0	0	0	0	8	0	0	0
5850	Sunnybank Place	Enemetric.	0.2 B		FULL	Jun-16		35	0	35	35	0	35	0	0	15	20	0	35	0	0	0
5980	Telford Drive	Mr Adam Dzierzek	0.0 B		OUT	Jul-17		8	0	8	0	0	8	0	0	8	0	0	8	0	0	0
N 6022	The Wisp	Sheratan Ltd.	0.0 G		OUT	Jan-19		147	0	147	36	0	147	0	0	0	47	50	97	50	0	0
	<i>Market</i>							111			0	0	111	0	0	0	29	32	61	50	0	0
	<i>Affordable</i>							36			36	0	36	0	0	0	18	18	36	0	0	0
5857	Trinity Road	Mr John and Moira Paterson	0.1 B		FULL	Feb-17	Mar-18	5	5	0	0	0	5	5	0	0	0	0	5	0	0	0
6037	Union Street	Blagden Property (One) Ltd	0.0 B		FULL	Oct-18	Mar-19	11	0	11	0	0	11	11	0	0	0	0	11	0	0	0
6160	Viewforth	CALA Management Ltd.	0.0 B		FULL	Mar-19		104	0	104	17	0	104	11	48	45	0	0	104	0	0	0
	<i>Market</i>							87			0	0	87	11	31	45	0	0	87	0	0	0
	<i>Affordable</i>							17			17	0	17	0	17	0	0	0	17	0	0	0
5546	Warriston Road	Gurney Ghoratay.	0.1 B		FULL	Apr-19		11	0	11	0	0	11	0	11	0	0	0	11	0	0	0
5983	Warriston Road	Artisan Cannonmills	0.7 B		FULL	Jul-17	Mar-19	180	0	180	45	0	180	0	30	60	60	30	180	0	0	0
	<i>Market</i>							135			0	0	135	0	20	45	40	30	135	0	0	0
	<i>Affordable</i>							45			45	0	45	0	10	15	20	0	45	0	0	0
5984	Wellington Place	Deborah Bailey	0.1 B		FULL	Feb-18		32	0	32	32	0	32	0	0	32	0	0	32	0	0	0
N 6021	West Bowling Green Street	WBG Partnership.	0.0 B		FULL	Jul-18		77	0	77	19	0	77	0	0	37	40	0	77	0	0	0
	<i>Market</i>							58			0	0	58	0	0	28	30	0	58	0	0	0
	<i>Affordable</i>							19			19	0	19	0	0	9	10	0	19	0	0	0
5370	West Bowling Green Street	J Smart & Co.	0.8 B		FULL	Mar-17	Mar-18	97	0	97	24	0	97	47	50	0	0	0	97	0	0	0
	<i>Market</i>							73			0	0	73	47	26	0	0	0	73	0	0	0
	<i>Affordable</i>							24			24	0	24	0	24	0	0	0	24	0	0	0
5866	West Bowling Green Street	HB Villages Developments Limited.	0.4 B		FULL	Sep-18		24	0	24	0	0	24	0	12	12	0	0	24	0	0	0
4502	West Coates	Cala Evans Restoration Ltd And City	7.4 B		FULL	Jun-16	Mar-17	203	0	203	0	6	197	77	74	43	3	0	197	0	0	0
N 6076	West Granton Road	ED Consilium Ltd.	0.0 B		FULL	Oct-18		11	0	11	0	0	11	0	0	0	11	0	11	0	0	0
5868	West Harbour Road	David Gallacher Retirement Benefit	0.1 B		FULL	Mar-17		13	0	13	0	0	13	0	0	13	0	0	13	0	0	0
5869	West Pitton Place	Salus Developments.	0.0 B		FULL	Oct-16	Mar-19	8	0	8	0	0	8	8	0	0	0	0	8	0	0	0
N 6125	York Place	S1 Developments.	0.0 B		FULL	Jan-19		6	0	0	0	0	6	0	0	6	0	0	6	0	0	0
	Small sites							319			2	2	317	63	64	63	64	63	317	0	0	0

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Housing Land Audit and Completions Programme 2019

Schedule 2: Site Details

Site Ref (N=New site in 2019)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/ Grf	Consent Type	Date	U/C	Housing Land Supply					Delivery Programme									
								Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/19	Remaining as at 04/19	Expected Completions					Post 2026			
														19/20	20/21	21/22	22/23	23/24		Total 19-24	24/25	25/26
Total								24,781			7,851	2,089	22,696	2,624	2,906	2,930	2,869	2,419	13,748	2,160	1,417	5,371
<i>Total market</i>								16,930			0	1,592	15,338	1,485	1,903	2,090	2,040	1,639	9,157	1,389	955	3,837
<i>Total affordable</i>								7,851			7,851	497	7,358	1,139	1,003	840	829	780	4,591	771	462	1,534

Schedule 3: Completions

Housing Land Audit and Completions Programme 2019

Schedule 3: Completions 2018/19

Site Ref (C= Site completed during 2018/19)	Site Name	Brf/ Grf	Total				Completions up to 03/18			Completions 04/18 to 03/19			Units Remaining		
			Dwellings	Houses	Flats affordable units		Total	Market	Affordable	Total	Market	Affordable	Total	Market	Affordable
LDP Allocations															
5245.1	LDP Del 5: Edinburgh Park / South Gyle	G	200	96	104	50	150	100	50	42	42	0	8	8	0
3424.9	LDP EW 1A: Western Harbour - Newhaven Place	B	146	0	146	138	0	0	0	108	0	108	38	8	30
4894.1B	LDP EW 1C: Salamander Place Phase 1 and 2	B	163	0	163	0	0	0	0	60	60	0	103	103	0
3733A.7	LDP EW 2B: Upper Strand: Phase 2	B	100	33	67	0	0	0	0	14	14	0	86	86	0
4773	LDP HSG 11: Shrub Place	B	376	0	376	225	0	0	0	64	0	64	312	151	161
3965	LDP HSG 12: Albion Road	B	205	48	157	0	88	88	0	11	11	0	106	106	0
	LDP HSG 13: Eastern General														
C 4509.3	Hospital ph 3	B	76	0	76	76	40	0	40	36	0	36	0	0	0
3756.8	LDP HSG 14: Niddrie Mains Road	B	149	79	70	38	0	0	0	36	32	4	113	79	34
C 3756.7	LDP HSG 14: Niddrie Mains Road	B	111	55	56	111	55	0	55	56	0	56	0	0	0
	LDP HSG 17: Greendykes Road (areas D and J)														
3754.4		B	158	123	35	0	21	21	0	61	61	0	76	76	0
3753.3	LDP HSG 18: New Greendykes Area F	G	58	58	0	0	37	37	0	6	6	0	15	15	0
3753.4	LDP HSG 18: New Greendykes Areas G & AH3	G	165	87	78	70	42	42	0	53	53	0	70	0	70
	LDP HSG 18: New Greendykes Areas I&J														
C 3753.2		G	160	108	52	0	145	145	0	15	15	0	0	0	0
	LDP HSG 2: Scotstoun Avenue														
C 4723.1	(Agilent)	B	294	160	134	112	282	170	112	12	12	0	0	0	0
5248	LDP HSG 21: Broomhills	G	549	448	101	158	0	0	0	57	41	16	492	350	142
5249	LDP HSG 22: Burdiehouse Road	G	210	145	65	52	70	61	9	76	33	43	64	64	0
C 5250	LDP HSG 23: Gilmerton Dykes Road	G	61	49	12	15	57	42	15	4	4	0	0	0	0
5251.1	LDP HSG 24: Gilmerton Station Road	G	198	151	47	0	0	0	0	33	33	0	165	165	0
5253	LDP HSG 26: Newcraighall North	G	220	194	26	55	132	132	0	47	25	22	41	8	33
	LDP HSG 27: Newcraighall East														
5254.1	Phases 1-3	G	176	152	24	44	34	34	0	25	20	5	117	78	39
3745.4	LDP HSG 3: Queensferry Road	G	75	75	0	0	43	43	0	22	22	0	10	10	0
5714	LDP HSG 34: Dalmeny	G	15	15	0	0	0	0	0	6	6	0	9	9	0
C 5715	LDP HSG 36: Curriehill Road	G	54	39	15	15	9	9	0	45	30	15	0	0	0
5716	LDP HSG 37: Newmills Road	G	206	91	115	51	3	3	0	55	19	36	148	133	15
5706	LDP HSG 38: Ravelrig Road	G	140	116	24	36	0	0	0	32	20	12	108	84	24

Housing Land Audit and Completions Programme 2019

Schedule 3: Completions 2018/19

Site Ref (C= Site completed during 2018/19)	Site Name	Brf/ Grf	Total				Completions up to 03/18			Completions 04/18 to 03/19			Units Remaining			
			Dwellings	Houses	Flats affordable units		Total	Market	Affordable	Total	Market	Affordable	Total	Market	Affordable	
	5717	LDP HSG 39: Lasswade Road	G	260	227	33	65	0	0	0	9	9	0	251	186	65
	5718	LDP HSG 41: The Wisp North	G	80	48	32	20	2	2	0	46	46	0	32	12	20
C	4898	LDP HSG 6: South Gyle Wynd	G	203	92	111	48	187	139	48	16	16	0	0	0	0
Other Sites																
	5719	Abbey Lane	B	139	0	139	34	8	8	0	36	28	8	95	69	26
C	6012	Assembly Street	B	25	0	25	14	0	0	0	25	11	14	0	0	0
C	5560	Bath Street	B	6	2	4	0	4	4	0	2	2	0	0	0	0
C	5558	Bell's Brae	B	10	0	10	0	0	0	0	10	10	0	0	0	0
C	5874	Bernard Street	B	6	0	6	0	0	0	0	6	6	0	0	0	0
	5732	Bonnington Road Lane	B	201	0	201	50	0	0	0	44	19	25	157	132	25
C	5551B	Brunswick Road (AHP)	B	43	0	43	43	0	0	0	43	0	43	0	0	0
C	5740	Calder Gardens	B	37	15	22	37	0	0	0	37	0	37	0	0	0
C	5739	Calder Gardens	B	29	0	29	0	0	0	0	29	29	0	0	0	0
	4917B	Calder Road	B	132	73	59	0	0	0	0	26	26	0	106	106	0
C	5665	Canning Street Lane	B	10	0	10	0	0	0	0	10	10	0	0	0	0
C	5244.1	Castle Gogar Rigg	B	9	1	8	0	0	0	0	9	9	0	0	0	0
C	5758	Drumsheugh Gardens	B	11	0	11	0	0	0	0	11	11	0	0	0	0
C	5289	Duddingston Park South	B	186	138	48	48	142	115	27	44	23	21	0	0	0
C	5912	East Silvermills Lane	B	7	0	7	0	0	0	0	7	7	0	0	0	0
C	5432	East Suffolk Road	B	6	0	6	0	0	0	0	6	6	0	0	0	0
C	5765	Ellersly Road	B	42	6	36	0	12	12	0	30	30	0	0	0	0
C	5769	Ferry Road Drive	B	29	14	15	29	0	0	0	29	0	29	0	0	0
C	4942	Ferrymuir	G	143	74	69	38	107	105	2	36	0	36	0	0	0
C	5673	Gayfield Place	B	5	0	5	0	0	0	0	5	5	0	0	0	0
C	5922	George Street	B	11	0	11	0	0	0	0	11	11	0	0	0	0
	5777	Hailesland Place	B	32	10	22	32	0	0	0	10	0	10	22	0	22
C	5641	High Street	B	13	0	13	0	0	0	0	13	13	0	0	0	0
C	5784	Horne Terrace	B	11	0	11	0	0	0	0	11	11	0	0	0	0
C	5931	Hyvot Terrace	B	24	0	24	24	0	0	0	24	0	24	0	0	0
	5949	Lasswade Road	B	41	0	41	11	0	0	0	30	30	0	11	0	11
	5463A	Liberton Gardens	B	206	116	90	71	79	33	46	123	98	25	4	4	0
C	5463B	Liberton Gardens	B	92	68	24	0	87	87	0	5	5	0	0	0	0
C	5799	Loaning Road	B	59	0	59	59	0	0	0	59	0	59	0	0	0
C	5694	Loaning Road	B	6	0	6	0	0	0	0	6	6	0	0	0	0
	5800	Longstone Road	G	157	50	107	38	7	7	0	28	28	0	122	84	38
C	5477	Newbattle Terrace	B	11	0	11	0	0	0	0	11	11	0	0	0	0

Housing Land Audit and Completions Programme 2019

Schedule 3: Completions 2018/19

Site Ref (C= Site completed during 2018/19)	Site Name	Brf/ Grf	Total				Completions up to 03/18			Completions 04/18 to 03/19			Units Remaining		
			Dwellings	Houses	Flats affordable units		Total	Market	Affordable	Total	Market	Affordable	Total	Market	Affordable
C 5478	Newbattle Terrace	B	7	0	7	0	0	0	7	7	0	0	0	0	
C 5709	Newbattle terrace	B	7	0	7	0	0	0	7	7	0	0	0	0	
5383	Old Dalkeith Road	G	63	63	0	0	0	0	10	10	0	53	53	0	
C 5821	Parkgrove Terrace	B	44	0	44	44	0	0	44	0	44	0	0	0	
C 4996.3	Pennywell Road	B	177	85	92	75	54	40	14	123	62	61	0	0	
C 4710	Pitsligo Road	B	81	24	57	0	80	80	0	1	1	0	0	0	
5540A	Portobello High Street	B	105	28	77	0	10	10	0	69	69	0	26	26	
C 5540B	Portobello High Street	B	52	0	52	52	0	0	0	52	0	52	0	0	
C 5829	Princes Street	B	6	0	6	0	0	0	0	6	6	0	0	0	
C 5974	Rutland Square	B	10	0	10	0	0	0	0	10	10	0	0	0	
C 1000	RWELP HSG 1: Kinleith Mills	B	89	65	24	22	59	43	16	30	24	6	0	0	
3750	RWELP HSP 6: Craigpark Quarry	B	111	111	0	0	68	68	0	26	26	0	17	17	
C 5844	St Andrew Square	B	53	0	53	0	0	0	0	53	53	0	0	0	
6008	Suffolk Road	G	10	10	0	0	0	0	0	2	2	0	8	8	
C 5981	Thistle Street	B	8	0	8	0	0	0	0	8	8	0	0	0	
C 5699	Timber Bush	B	8	0	8	0	0	0	0	8	8	0	0	0	
4502	West Coats	B	203	0	203	0	0	0	0	6	6	0	197	0	
C 4191	West Mill Road	B	7	7	0	0	1	1	0	6	6	0	0	0	
C 5990	York Place	B	5	0	5	0	0	0	0	5	5	0	0	0	
	Small Sites		104	41	63	0	0	0	0	103	103	0	1	1	
										2,399	1,488	911			

Schedule 4: Constrained Sites

Housing Land Audit and Completions Programme 2019

Schedule 4: Constrained Sites

Ref	Address	Developer/applicant	Total	Housing Units			Last Consent Type Date	Constraint
				Afford.	Comp.	Remain		
5244	LDP Emp 6 IBG	LDP Site	350	88	0	350		No specific residential capacity established in statutory planning document
3424.1	LDP EW 1A: Western Harbour - Platinum Point	Sapphire Land	452	0	226	226	FULL Apr-04	Ownership. Intentions of landowner unknown
3424.6	LDP EW 1A: Western Harbour View	Sapphire Land	258	0	0	258	FULL May-13	Ownership. Intentions of landowner unknown
4893	LDP EW 1B: Central Leith waterfront	Forth Ports	2,138	535	0	2,138		Various including air quality and current land use
4894	LDP EW 1C: Leith Waterfront - Salamander Place		719	180	0	719		Site in use (light industry)
3105B	LDP EW 2A: West Shore Road - Forth Quarter	City of Edinburgh Council	691	125	0	691	OUT Oct-03	Land contamination
3733A.1	LDP EW 2B: Granton Park Avenue	Buredi + Waterfront Edinburgh Ltd.	95	26	14	81	FULL Sep-05	None housing use being investigated
3733A.6	LDP EW 2B: West Harbour Road	Waterfront Edinburgh Limited.	42	7	0	42	OUT Apr-09	Consent expired - no further progress
3744B	LDP EW 2C: Granton Harbour	Various	347	190	0	347	OUT Feb-17	Site in use (light industry)
3744A.2	LDP EW 2C: Granton Harbour	Sapphire Land	288	0	133	155	FULL Jul-05	Ownership. Intentions of landowner unknown
3744A.6	LDP EW 2C: Granton Harbour - Plot 29	Sapphire Land	36	0	0	36	FULL Oct-05	Ownership. Intentions of landowner unknown
3744A.4	LDP EW 2C: Granton Harbour - Plot 31	Sapphire Land	97	0	0	97	FULL Dec-05	Ownership. Intentions of landowner unknown
3733B	LDP EW 2D: Waterfront - WEL - North Shore	Various	850	170	0	850		Site in use (Industrial)
4157	LDP HSG 15: Castlebrae	LP site	145	0	0	145		Site in use (High School)
3754.3	LDP HSG 17: Greendykes Road	Craigmillar Eco Housing Co-op	10	10	0	10	FULL Oct-14	Consent expired - no progress
5254	LDP HSG 27: Newcraighall East	LDP Site	88	22	0	88	OUT Sep-15	Land contamination
5710	LDP HSG 28: Ellens Glen Road	LDP site	240	60	0	240		Still in use as donor centre
5132	LDP HSG 4: West Newbridge	Lp Site	500	125	0	500		No developer interest / site viability
4897	LDP HSG 7: Edinburgh Zoo		80	20	0	80		Site in Use (Zoo)
5999	Broughton Road	Provincial Property Holding Ltd.	8	8		8	FULL Oct-16	Not Viable
3623	Ocean Drive	S1 Developments	193	29	0	193	FULL Jul-02	No consent (planning application pending decision)
3762	RWELP HSG : Ferrymuir Gait	Corus Hotels Ltd.	108	0	0	108	OUT Oct-15	Site access
	Small Sites		106	0	0	106		
	Total Constrained Land		7,841	1,595	373	7,468		

Schedule 5: Factors affecting delivery

Housing Land Audit and Completions Programme 2019

Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5
Programming already at maximum								
5698	Beaverbank Place	Dunedin Canmore	41	41	0	41	41	0
5993	Bernard Street	J & M Cameron Properties Ltd	11	0	0	11	11	0
6014	Bonnington Road Lane	Mr James Watson And Mr David Elliott	14	0	0	14	14	0
4635	Broughton Street Lane	Prosper Holdings	11	0	0	11	11	0
5899	Crewe Road Gardens	Robertson Partnership Homes.	26	26	0	26	26	0
6055	East Trinity Road	Inverleith Property Holdings Ltd.	5	0	0	5	5	0
5914	Ettrick Road	Mr Jim Barlow	10	0	0	10	10	0
6154	Ferrymuir	J.Smart & Co (contractors) PLC.	44	44	0	44	44	0
5924	Gilmerton Dykes Road	Lovell Partnerships	30	30	0	30	30	0
6019	Gorgie Road	LAR Housing Trust.	47	47	0	47	47	0
6061	Gorgie Road	AMA (New Town) Ltd.	48	0	0	48	48	0
6045	Great King Street	Howard Property Developments LLP.	9	0	0	9	9	0
4728	Groathill Road South	Beaufort Property Company Ltd.	10	0	0	10	10	0
5937	Jordan Lane	Thistle Residential Ltd.	5	0	0	5	5	0
5939	King's Stables Road	Peveril Securities & Campus Developmen	28	0	0	28	28	0
5940	King's Stables Road	Peveril Securities & Campus Developmen	11	0	0	11	11	0
5941	Kinnear Road	Mr Ali Afshar	16	0	0	16	16	0
5791	Ladywell Avenue	New Age Developers Ltd.	10	0	0	10	10	0
5245.1	LDP Del 5: Edinburgh Park / South Gyle	David Wilson Homes	200	50	192	8	8	0
3424.9	LDP EW 1A: Western Harbour - Newhaven Place	FP Newhaven Two Ltd.	146	138	108	38	38	0
3754.5	LDP HSG 17: Greendykes Road (area G)	21st Century Homes.	75	75	0	75	75	0
3753.3	LDP HSG 18: New Greendykes Area F	Persimmon Homes.	58	0	43	15	15	0
5249	LDP HSG 22: Burdiehouse Road	Hallam Land Management Ltd & BDW Tradi	210	52	146	64	64	0
5253	LDP HSG 26: Newcraighall North	EDI Group Ltd And Barratt Homes/BDW Tr	220	55	179	41	41	0
3745.4	LDP HSG 3: Queensferry Road	Walker Group	75	0	65	10	10	0
5714	LDP HSG 34: Dalmeny	Westpoint Homes Ltd	15	0	6	9	9	0
5718	LDP HSG 41: The Wisp North	Springfield Properties.	80	20	48	32	32	0
5463A	Liberton Gardens	David Wilson Homes	206	71	202	4	4	0
5955	Melville Street	Mr Keith & Majella Shiells	6	0	0	6	6	0
6059	Milton Road West	83S Ltd	11	0	0	11	11	0
5810	Minto Street	Merchant Capital (Edinburgh) Ltd.	11	0	0	11	11	0
5383.1	Old Dalkeith Road	Miller Homes/Crudon Homes.	47	47	0	47	47	0
6046	Peffermill Road	21st Century Homes.	30	30	0	30	30	0
5159.1	Pennywell Road	City Of Edinburgh Council.	12	12	0	12	12	0

Housing Land Audit and Completions Programme 2019

Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5
5540A	Portobello High Street	Barratt East Scotland.	105	0	79	26	26	0
6102	Queensferry Road	Greenstead Properties Ltd	6	0	0	6	6	0
3750	RWELP HSP 6: Craigpark Quarry	Cala Management Ltd.	111	0	94	17	17	0
5265	South Gayfield Lane	TRI Scotland.	5	0	0	5	5	0
6108	South Learmonth Gardens	Square & Crescent.	6	0	0	6	6	0
6041	South Learmonth Gardens	Channings Developments LLP.	9	0	0	9	9	0
6008	Suffolk Road	Miller Homes Limited.	10	0	2	8	8	0
5857	Trinity Road	Mr John and Moira Paterson	5	0	0	5	5	0
6037	Union Street	Blagden Property (One) Ltd	11	0	0	11	11	0
5869	West Pilton Place	Salus Developments.	8	0	0	8	8	0
Rate determined by market demand								
5719	Abbey Lane	Bellway Homes Ltd (Scotland).	139	34	44	95	95	0
5732	Bonnington Road Lane	Miller Homes Limited & Bonnington Part	201	50	44	157	157	0
4402	Brunstane Road South	South Castle Properties Limited.	12	0	8	4	4	0
4917B	Calder Road	The City Of Edinburgh Council.	132	0	26	106	106	0
5423	Craighouse Road	Edinburgh Napier University And Craigh	145	0	0	145	145	0
6025	Fishwives Causeway	Barrat	435	108	0	435	276	159
6027	Gorgie Road	Spindlehawk Ltd	163	40	0	163	163	0
5947	Lanark Road West	George Dunbar And Sons Builders Ltd.	53	12	0	53	53	0
5949	Lasswade Road	Square & Crescent.	41	11	30	11	11	0
4893A	LDP EW 1B: Ocean Drive	CALA Management Ltd.	388	97	0	388	388	0
4894.1B	LDP EW 1C: Salamander Place Phase 1 and 2	Teague Developments Ltp	163	0	60	103	103	0
4894.1C	LDP EW 1C: Salamander Place phase 3 and 4	Crudden and Teague	199	199	0	199	199	0
3733A.7	LDP EW 2B: Upper Strand: Phase 2	Places for People	100	0	14	86	86	0
3744A.7	LDP EW 2C: Granton Harbour Plots 26 and 27	Link	264	264	0	264	132	132
3744A.9	LDP EW 2C: Granton Harbour Plots 9a/9b	Granton Central Developments Ltd.	104	0	0	104	104	0
4773	LDP HSG 11: Shrub Place	Places For People (Shrubhill) Ltd.	376	225	64	312	312	0
3965	LDP HSG 12: Albion Road	Places for People	205	0	99	106	106	0
3754.4	LDP HSG 17: Greendykes Road (areas D and J)	BDW Trading Ltd	158	0	82	76	76	0
3753.5	LDP HSG 18: New Greendykes Areas C & D	Sheratan Ltd + Persimmon Homes (East S	145	0	0	145	145	0

Housing Land Audit and Completions Programme 2019

Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5
5248	LDP HSG 21: Broomhills	BDW Trading Ltd.	549	158	57	492	492	0
5251.1	LDP HSG 24: Gilmerton Station Road	Miller Homes Ltd	198	0	33	165	165	0
5252	LDP HSG 25: Candlemaker's Park	Taylor Wimpey / South East Edinburgh D	149	37	0	149	149	0
5254.1	LDP HSG 27: Newcraighall East phas 1-3	Avant Homes	176	44	59	117	117	0
5716	LDP HSG 37: Newmills Road	Cala Management Ltd.	206	51	58	148	148	0
5706	LDP HSG 38: Ravelrig Road	CALA Management Ltd.	140	36	32	108	108	0
5717	LDP HSG 39: Lasswade Road	Persimmon / Miller	260	65	9	251	251	0
5383	Old Dalkeith Road	Sheratan Ltd.	63	0	10	53	53	0
4793	St James Centre	TIAA Henderson Real Estate.	150	0	0	150	150	0
6160	Viewforth	CALA Management Ltd.	104	17	0	104	104	0
5983	Warriston Road	Artisan Cannonmills	180	45	0	180	180	0
6020	West Bowling Green Street	WBG Partnership.	77	19	0	77	77	0
5370	West Bowling Green Street	J Smart & Co.	97	24	0	97	97	0
4502	West Coates	Cala Evans Restoration Ltd And City &	203	0	6	197	197	0
Rate determined by affordable housing programme								
6011	LDP EW 1B: Ocean Drive	Port of Leith HA	57	57	0	57	57	0
5892	Boswall Parkway	Robertson Partnership Homes.	46	46	0	46	46	0
4917A	Calder Road	The City Of Edinburgh Council.	184	184	0	184	184	0
5909	Dumbryden Drive	Robertson Partnership Homes.	49	49	0	49	49	0
5777	Hailesland Place	Robertson Partnership Homes.	32	32	10	22	22	0
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
3756.9	LDP HSG 14: Niddrie Mains	21st Century Homes	194	108	0	194	194	0
3756.8	LDP HSG 14: Niddrie Mains Road	Cruden Homes (East) Ltd.	149	38	36	113	113	0
3755	LDP HSG 16: Thistle Foundation Phase 3	Places For People.	149	149	0	149	149	0
3753.4	LDP HSG 18: New Greendykes Areas G & AH3	Persimmon Homes (East Scotland)	165	70	95	70	70	0
5800	Longstone Road	Castle Rock Edinvar Housing Associatio	157	38	35	122	122	0
5801	Madeira Street	Port Of Leith Housing Association.	12	12	8	4	4	0

Housing Land Audit and Completions Programme 2019

Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5
Commence Development								
5882	Ashley Place	Cornhill Building Services Limited.	40	8	0	40	40	0
6152	Barnton Avenue West	Barnton Avenue West Ltd.	7	0	0	7	7	0
5888	Belford Road	AMA (Belford) Ltd.	52	0	0	52	52	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
5547	Craigeith Road	Motor Fuel Limited.	8	0	0	8	8	0
4338.6	Fountainbridge	Moda Living (Springside) Ltd.	205	0	0	205	205	0
4946	Gayfield Square	Dr Ennis	11	0	0	11	11	0
6178	Lasswade Road	Bellway / Miller	335	83	0	335	335	0
3825	LDP CC2: New Street	Artesan	167	0	0	167	167	0
4338.8	LDP CC3: Fountainbridge	Fountain North Ltd.	125	0	0	125	125	0
4900.4	LDP CC3: Fountainbridge (Phase 1)	EDI	434	112	0	434	230	204
3733A.5	LDP EW 2B: Upper Strand Phs 3	Places for People	89	33	0	89	89	0
3754.6	LDP HSG 17: Greendykes Road (areas N,Q,P,R)	Taylor Wimpey	169	0	0	169	169	0
5251.3	LDP HSG 24: Gilmerton Station Road	BDW	315	78	0	315	248	67
5251.2	LDP HSG 24: Gilmerton Station Road	Persimmon Homes	294	74	0	294	244	50
5704	LDP HSG 40: SE Wedge South - Edmonstone	Snaefell Holdings (UK) Ltd.	696	174	0	696	150	546
6151	Lochend Butterfly Way	STD Ltd	24	6	0	24	24	0
6001	Long Dalmahoy Road	Mr C Hardy	7	0	0	7	7	0
6096	Main Street	Undefined	7	0	0	7	7	0
5806	Mcdonald Place	Albany Street Developments Ltd.	11	0	0	11	11	0
6161	Meadowbank	City Development Office Ltd.	11	0	0	11	11	0
6158	Mitchell Street	J.N.L Property Investments.	9	0	0	9	9	0
5707	Morrison Crescent	Fountain North Ltd And Dunedin Canmore	19	19	0	19	19	0
5159.2	Pennywell Road	City Of Edinburgh Council.	136	0	0	136	136	0
5159.3	Pennywell Road	Urban Union	315	181	0	315	125	190
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
6166	Randolph Crescent	Square & Crescent Ltd	8	0	0	8	8	0
6050	Randolph Crescent	Randolph Development LLP.	8	0	0	8	8	0
6157	Stead's Place	McGregor MOT Centre.	11	0	0	11	11	0
5546	Warriston Road	Gurney Ghatray.	11	0	0	11	11	0

Housing Land Audit and Completions Programme 2019

Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5	
5866	West Bowling Green Street	HB Villages Developments Limited.	24	0	0	24	24	0	
6076	West Granton Road	ED Consilium Ltd.	11	0	0	11	11	0	
6125	York Place	S1 Developments.	6	0	0	6	6	0	
Market Site / Secure Developer									
3744A.10	LDP EW 2C: Granton Harbour	GCD Ltd.	162	0	0	162	58	104	
6017	London Road	Murascot Ltd.	30	7	0	30	30	0	
5027	London Road	Caledonian Trust PLC.	81	21	0	81	0	81	
5850	Sunnybank Place	Enemetric.	35	35	0	35	35	0	
5868	West Harbour Road	David Gallacher Retirement Benefit Sch	13	0	0	13	13	0	
5999	Broughton Road	Provincial Property Holding Ltd.	8	0	0	8	0	8	
5132	LDP HSG 4: West Newbridge	Lp Site	500	125	0	500	0	0	Constrained
Secure non-planning consents									
5720	Abbey Mount	Abbey Mount Estates Ltd C/O Agent	11	0	0	11	11	0	
5722	Abercromby Place	Mr Robert John Dobson	11	0	0	11	11	0	
6066	Easter Road	Edinburgh Intelligent Mortgage Advice.	5	0	0	5	5	0	
5918	Figgate Street	Figgate Street Developments	6	0	0	6	6	0	
5919	Ford's Road	AMA (New Town) Ltd.	9	0	0	9	9	0	
5803	Maritime Lane	Zonal Retail Data System Ltd.	8	0	0	8	8	0	
5809	Mill Lane	F3 Building Surveyors	6	0	0	6	6	0	
6029	Newhaven Road	Queensberry Properties	52	13	0	52	52	0	
5984	Wellington Place	Deborah Bailey	32	32	0	32	32	0	
Discharge existing planning conditions / legal agreements									
6028	Almondhill	Mr Leonard Russell	11	0	0	11	11	0	
6177	Dumbiedykes Road	Mr Martone	19	0	0	19	19	0	
4338	LDP CC3: Fountainbridge	Moda Living (Springside)	250	0	0	250	50	200	
3744A.11	LDP EW 2C: Granton Harbour	GCD Ltd.	31	0	0	31	0	31	
3754	LDP HSG 17: Greendykes (areas K and L)	Craigmillar JVC	129	0	0	129	75	54	

Housing Land Audit and Completions Programme 2019

Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5	
3753.7	LDP HSG 18: New Greendykes Areas H/AH1	Persimmon Homes.	128	25	0	128	28	100	
5246.2	LDP HSG 19: Maybury Central	West Craigs Ltd.	1400	370	0	1400	520	880	
6067	London Road	City Of Edinburgh Council.	300	75	0	300	100	200	
4996.4	Pennywell Road	CEC	68	20	0	68	68	0	
5980	Telford Drive	Mr Adam Dzierzek	8	0	0	8	8	0	
Sign legal agreements for Minded to Grant cases									
5246.2	LDP HSG 19: Maybury East	Taylor Wimpey	220	55	0	220	150	70	
57111	LDP HSG 29: Brunstane	LDP site	1330	332	0	1330	175	1155	
57112	LDP HSG 32: Buileyon Road	LDP site	840	210	0	840	125	715	
57113	LDP HSG 33: South Scotstoun	Taylor Wimpey	341	63	0	341	244	97	
3623	Ocean Drive	S1 Developments	193	29	0	193	0	0	Constrained
Determine pending application									
5898	Constitution Street	GA Group Ltd.	9	0	0	9	9	0	
5928	Gorgie Road	Caledonian Heritable Ltd.	11	0	0	11	11	0	
6040	Great Junction Street	Glenprop 2 Ltd.	36	9	0	36	36	0	
4900.2	LDP CC3: Fountainbridge (Vastint)	Vastint	234	58	0	234	150	84	
3424	LDP EW 1A: Western Harbour	Forth Properties Limited.	1155	938	0	1155	140	1015	
4894.1	LDP EW 1C: Salamander Place (REMAINDER)	Teague Developments Ltp	267	0	0	267	155	112	
3753.6	LDP HSG 18: New Greendykes Areas A,B	Persimmon Homes.	163	0	0	163	50	113	
5247	LDP HSG 20: Cammo	Cala / BDW	655	164	0	655	496	159	
3747	LDP HSG 5: Hillwood Rd	Taylor Wimpey	124	31	0	124	124	0	
5544	Marionville Road	Glendinning Assets Limited.	34	8	0	34	34	0	
6020	Newtoft Street	Abbey Property Partnership	6	0	0	6	6	0	
6022	The Wisp	Sheratan Ltd.	147	36	0	147	97	50	
5244	LDP Emp 6 IBG	LDP Site	350	88	0	350	0	0	Constrained
Submit planning application (if PAN period concluded for major applications)									
5245	LDP Del 5: Edinburgh Park / South Gyle	LDP Site	375	94	0	375	100	275	
3105A	LDP EW 2A: West Shore Road - Forth Quarter	City of Edinburgh Council	350	350	0	350	150	200	

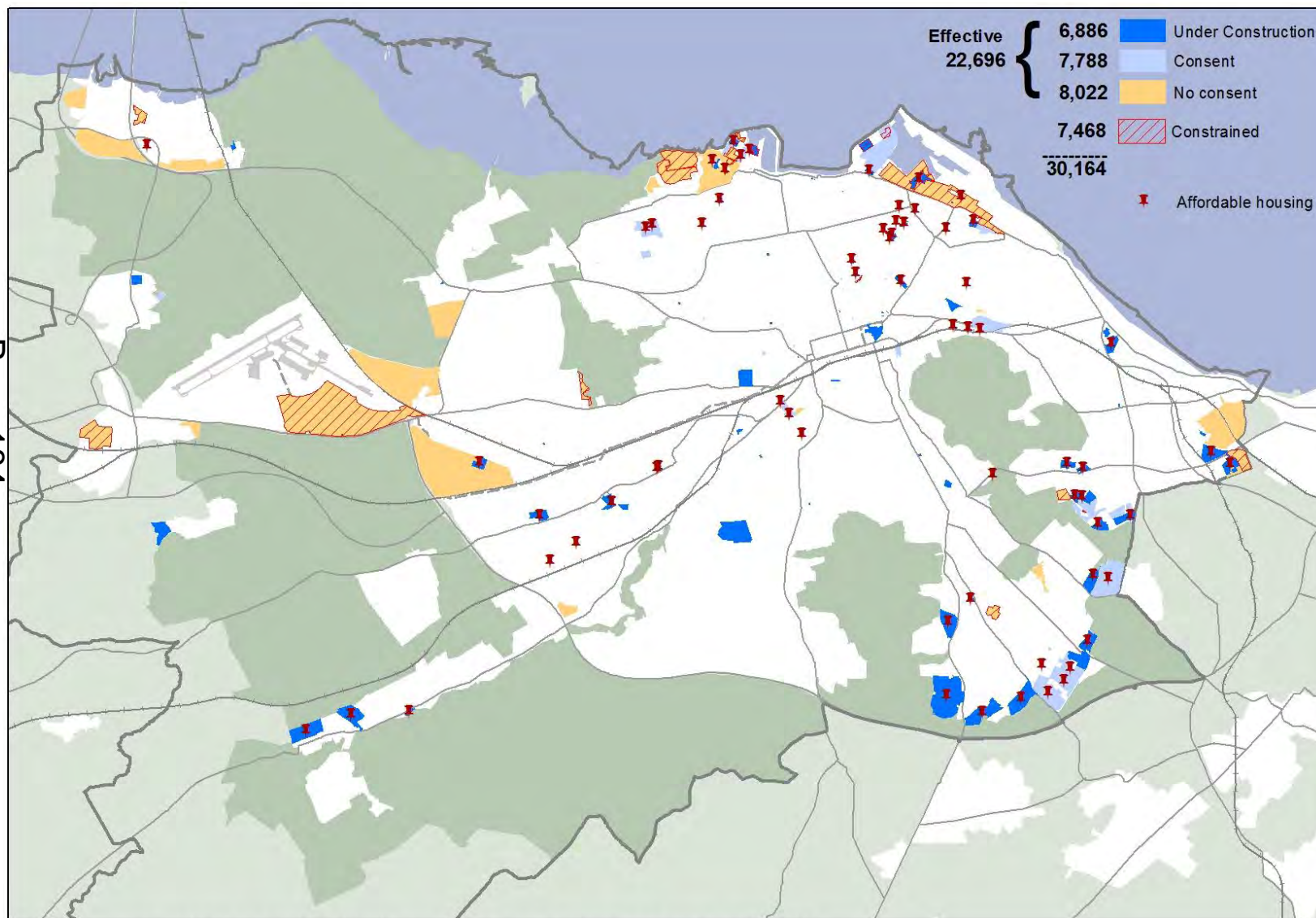
Housing Land Audit and Completions Programme 2019

Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5	
3733A	LDP EW 2B: Waterfront WEL - Central Dev Area	Various	1385	235	0	1385	0	1385	
5254.2	LDP HSG 27: Newcraighall East Phase 4-5	Avant Homes	66	16	0	66	16	50	
3733A.6	LDP EW 2B: West Harbour Road	Waterfront Edinburgh Limited.	42	7	0	42	0	0	Constrained
3754.3	LDP HSG 17: Greendykes Road	Craigmillar Eco Housing Co-op	10	10	0	10	0	0	Constrained
Submit Proposal of Application Notice (major applications)									
3760	LDP HSG 1: Springfield	Lp Site	150	0	0	150	100	50	
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	175	25	
5256	LDP HSG 31: Curriemurend	CEC	188	188	0	188	75	113	
3105B	LDP EW 2A: West Shore Road - Forth Quarter	City of Edinburgh Council	691	125	0	691	0	0	Constrained
Align Ownership with intention to develop									
4893	LDP EW 1B: Central Leith waterfront	Forth Ports	2138	535	0	2138	0	0	Constrained
3733A.1	LDP EW 2B: Granton Park Avenue	Buredi + Waterfront Edinburgh Ltd.	95	26	14	81	0	0	Constrained
3424.1	LDP EW 1A: Western Harbour - Platinum Point	Gregor Shore Plc.	452	0	226	226	0	0	Constrained
3424.6	LDP EW 1A: Western Harbour View	AB Leith Ltd.	258	0	0	258	0	0	Constrained
3744A.2	LDP EW 2C: Granton Harbour	Gregor Shore PLC.	288	0	133	155	0	0	Constrained
3744A.6	LDP EW 2C: Granton Harbour - Plot 29	Hart Estates Ltd.	36	0	0	36	0	0	Constrained
3744A.4	LDP EW 2C: Granton Harbour - Plot 31		97	0	0	97	0	0	Constrained
5254	LDP HSG 27: Newcraighall East (East Part)	LDP Site	88	22	0	88	0	0	Constrained
3762	RWELP HSG : Ferrymuir Gait	Corus Hotels Ltd.	108	0	0	108	0	0	Constrained
Release site from existing land use									
4894	LDP EW 1C: Leith Waterfront -Salamander Place		719	180	0	719	0	0	Constrained
3744B	LDP EW 2C: Granton Harbour	Various	347	190	0	347	0	0	Constrained
3733B	LDP EW 2D: Waterfront - WEL - North Shore	Various	850	170	0	850	0	0	Constrained
4157	LDP HSG 15: Castlebrae	LP site	145	0	0	145	0	0	Constrained
5710	LDP HSG 28: Ellens Glen Road	LDP site	240	60	0	240	0	0	Constrained
4897	LDP HSG 7: Edinburgh Zoo		80	20	0	80	0	0	Constrained

Appendix 2.

Established Housing Land Supply 2019



Housing, Homelessness and Fair Work Committee

10.00am, Thursday 31 October 2019

Affordable Housing Policy Delivery – referral from the Planning Committee

Executive/routine
Wards
Council Commitments

1. For Decision/Action

1.1 The Housing, Homelessness and Fair Work Committee is asked to note the report.

Laurence Rockey

Head of Strategy and Communications

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Referral Report

Affordable Housing Policy Delivery

2. Terms of Referral

- 2.1 Delivery of affordable housing requirements secured through the Affordable Housing Policy (AHP) had seen onsite housing provided in nine out of ten planning applications of 20 or more homes.
- 2.2 The AHP provided an important source of land to support the delivery of the Council and Registered Social Landlords (RSLs) 20,000 homes target. The majority (71%) of the RSL house building programme was delivered on AHP land.
- 2.3 Commuted sums were accepted on sites of less than 20 units in line with Policy. They were also accepted when the Council and RSLs considered onsite delivery unviable. Commuted sums were used to support the delivery of affordable housing within the same or adjacent ward of the principal development. The report detailed the updated position on commuted sums.
- 2.4 The Planning Committee agreed:
- 1) To note that 3,828 onsite affordable homes had been secured through the Affordable Housing Policy (AHP) since 2013, with nine out of ten planning applications of 20 or more homes resulting in onsite delivery of affordable homes.
 - 2) To note the use of commuted sums, as set out in paragraphs 4.12 – 4.16 of the report, to support delivery of 283 affordable homes on five sites across the city.
 - 3) To refer the report to the Housing, Homelessness and Fair Work Committee for its information.

3. Background Reading/ External References

- 3.1 [Webcast of the Planning Committee of 7 August 2019](#)

4. Appendices

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

Planning Committee

2.00pm, Wednesday, 7 August 2019

Affordable Housing Policy Delivery

Executive/routine	
Wards	All
Council Commitments	

1. Recommendations

- 1.1 It is recommended that Planning Committee:
 - 1.1.1 notes 3,828 onsite affordable homes have been secured through the Affordable Housing Policy (AHP) since January 2013, with nine out of ten planning applications of 20 or more homes resulting in onsite delivery of affordable homes; and
 - 1.1.2 notes the use of commuted sums, as set out in paragraphs 4.12 – 4.16, to support delivery of 283 affordable homes on five sites across the city.
 - 1.1.3 refers this report to the Housing, Homelessness and Fair Work Committee for information.

Paul Lawrence

Executive Director of Place

Contact: Elaine Scott, Housing Services Manager

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Affordable Housing Policy Delivery

2. Executive Summary

- 2.1 Delivery of affordable housing requirements secured through the Affordable Housing Policy has seen onsite housing provided in nine out of ten planning applications of 20 or more homes.
- 2.2 The AHP provides an important source of land to support the delivery of the Council and Registered Social Landlords (RSLs) 20,000 homes target. The majority (71%) of the RSL house building programme is delivered on AHP land.
- 2.3 Commuted sums are accepted on sites of less than 20 units in line with Policy. They are also accepted when the Council and RSLs consider onsite delivery unviable. Commuted sums are used to support the delivery of affordable housing within the same or adjacent ward of the principal development. This report details the updated position on commuted sums.

3. Background

- 3.1 In 2000, Edinburgh was the first local authority to introduce an AHP in Scotland. The [AHP](#) is a planning policy which ensures that 25% of homes on all housing sites with 12 homes or more, are required to be affordable. The policy requires private housing developers to transfer a proportion of housing site/land to affordable housing providers for affordable housing use.
- 3.2 On [24 August 2017](#), Council approved its five-year business plan. The plan sets out an objective to build 20,000 new affordable homes in the city over the next ten years.
- 3.3 On [1 November 2018](#), Housing and Economy Committee approved the Strategic Housing Investment Plan (SHIP) 2019/24. This SHIP outlines a programme over the next five years which would deliver nearly 10,500 homes. This is the largest SHIP ever put forward, which identifies an acceleration from both the Council and RSL partners in delivery of affordable housing. The SHIP assumes the AHP will provide land for over half of the sites to be delivered through the Affordable Housing Supply Programme (AHSP).

- 3.4 The Council publishes Affordable Housing Guidance and Practice Note. Since its introduction, the AHP guidance has been reviewed in 2002, 2006 and 2013. On [27 February 2019](#), Planning Committee approved minor changes to the guidance to improve clarity for developers over the interpretation of AHP. This included the prioritisation of affordable housing tenures and removal of tenures that are no longer fit for purpose; the consolidation of RSL homes on smaller sites and a quantum of the number of low-cost home ownership delivered on each site. It also introduced an Affordable Housing Statement as part of the planning application which aims to ensure that engagement and consideration of affordable housing provision is undertaken by the developer at the earliest opportunity.

4. Main report

- 4.1 Work is well underway to accelerate the delivery of affordable housing in the city and deliver the Council's commitment of 20,000 affordable homes over 10 years. As referenced in 3.3 above, on [1 November 2018](#), Housing and Economy Committee approved the largest ever SHIP (2019/24); setting out a programme over the next five years which would deliver nearly 10,500 homes.
- 4.2 The first two years of the commitment saw a record 3,150 homes approved and 2,266 homes completed for social rent, mid-market rent and low-cost home ownership. Due to the strength of the pipeline programme, the Council has also secured an additional £21m in grant funding from Government over the last two years. Appendix 1 also highlights the number of homes currently under construction across the city.
- 4.3 The AHP is an important delivery mechanism to meet the 20,000 affordable homes target. It was introduced, in part, in response to the high demand of housing land in the city, where affordable housing developers, were often outbid by private housing developers and failed to acquire suitable land for affordable housing developments in the open market.
- 4.4 The Council's own house building programme uses land secured either from its own assets or by acquisition on the open market. For RSLs, the AHP is vital to ensuring land supply, with the 2018 SHIP identifying the majority (71%) of their programme being delivered on AHP land. RSLs also bring forward projects on land either in their own ownership or purchased on the open market. The Policy has been successful in delivering mixed tenure communities and providing affordable housing in diverse areas across the city.

Delivery to date

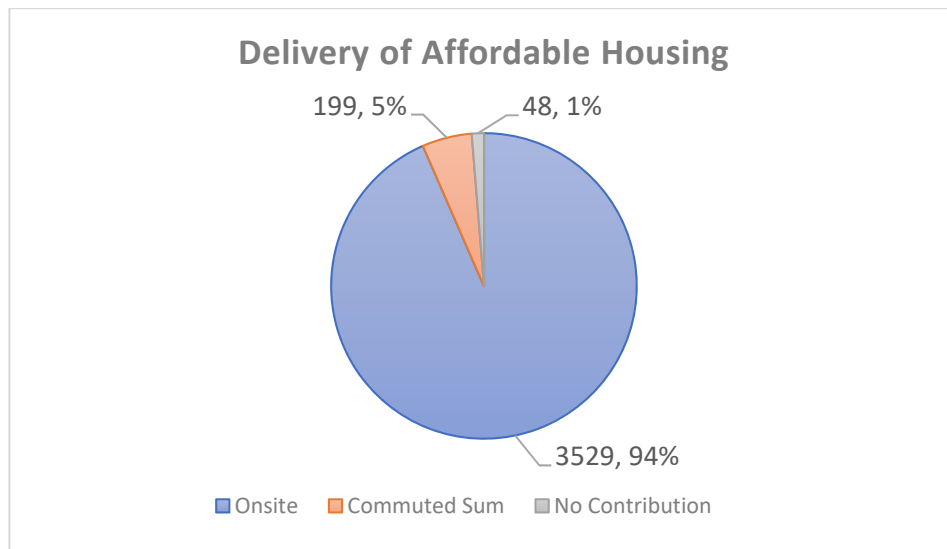
- 4.5 There are currently 2,296 affordable homes under construction on 38 sites across the city, as set out in Appendix 1. Over half of the sites (21) are being taken forward as a result of the AHP. Since 2013 there have been 1,997 completions on land secured through the AHP. This is around 60% of the total number of completions delivered through the AHSP.

Table 1: Affordable Housing Supply Programme Completions since 2013

Year	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Total
Completions Secured on AHP Land	517	271	268	193	184	564	1,997
Total Grant Funded Completions	591	546	527	471	623	690	3,448

- 4.6 Onsite provision of affordable housing is the highest priority for the AHP and officers seek to secure this in all instances. In February 2019, revisions to the AHP Guidance were approved by Planning Committee. This includes the requirement for developers to provide an affordable housing statement to demonstrate the steps they have taken to achieve onsite provision of social rent, the highest priority housing need in the city. This reflects Edinburgh’s 20,000 homes target; the Scottish Government’s affordable housing tenure split of 70% social rent and responds to the housing needs of Edinburgh’s most vulnerable citizens.
- 4.7 Since January 2013, Planning consent has been granted on 159 sites, over 20 units in size (15,310 homes). Under the Policy, there is a requirement for 25% (3,828 homes) to be provided as affordable; 3,529 affordable homes (93%) have been secured onsite.

Figure 1: Onsite Delivery of AHP



- 4.8 This means that nine out of ten planning applications, of 20 or more homes, have seen onsite affordable housing as the agreed delivery mechanism. There are only 12 applications (199 homes) where a commuted sum has been agreed.

Viability challenges

- 4.9 The agreement of a commuted sum is only considered for sites with more than 20 homes where the possibility for onsite provision has been exhausted following detailed discussions with the Council's housing service. There are certain circumstances where it is more difficult to secure onsite provision, and these are explored in more detail below.
- 4.10 RSLs provide mid and social rent homes within tight financial margins and are dependent upon grant and relatively low rental income streams over long-term business planning periods. Therefore, when RSLs are presented with projects that places further burdens on their financial models, then delivery of onsite affordable homes becomes more problematic. In private led applications of 50 homes and below, the following factors have an impact on the viability of the development to support onsite RSL housing:
- 4.10.1 Listed building and conversions - construction costs associated with materials required for planning (i.e. conversions in conservation areas) are often higher than an RSL standard product.
 - 4.10.2 Consolidation of RSL housing within a single stair – RSLs seek ownership of an entire block of properties to enable them to meet their obligations for tenants with regards to arranging repairs and maintenance of common areas.
 - 4.10.3 Tenure blind – materials associated with creating tenure blind homes can increase costs.
- 4.11 RSLs build high quality homes and seek to incorporate a number of additional elements into the design of their buildings to meet the very high housing standards set by the sector. These standards include [Housing for Varying Needs](#) and [RSL own design Guides and specifications](#). Most grant funded affordable homes are developed to a silver sustainability standard with private housing for sale largely built to bronze standard. RSLs also provide specialist housing, to support people with a range of housing needs and house a high number of homeless applicants. Delivery of these objectives is challenging with selection of appropriate sites an important part of the process.

Commuted Sums

- 4.12 Commuted sums are used to support delivery of sites identified in the SHIP which is approved annually by the Council's Housing and Economy Committee. Commuted sums can be packaged with available private funding and Scottish Government grant funding to enable a project with higher than normal infrastructure and development costs to proceed. Commuted sums can also be used to support the acquisition of land for affordable housing or to deliver a larger proportion of a site for affordable housing than might not otherwise be possible.

- 4.13 The lengthy and complex process of house building; alongside the requirement that commuted sums are allocated to projects in the same or adjacent ward, means that it is necessary to programme expenditure on commuted sums. Planning legislation allows for a period of time for commuted sums to be spent by the Council on the delivery of affordable housing. Older commuted sums are required to be used within five years, this has now been increased to ten years and payment is secured through a legal agreement.
- 4.14 Since 2013, £4,375,358 has been received in commuted sums. To date £1,063,278 has been spent to support the delivery of 283 affordable homes on five sites across the city. Table 2 below specifically references the use of commuted sums spent in the city to date. Appendix 2 shows the locations of commuted sums secured and where they have been used.

Table 2: Commuted Sums Funding - Spent

Project	Homes	Ward	Amount	Source		RSL	Site Progress
				Project	Ward		
Small Sites Programme (Clermiston)	44	Drum Brae/Gyle	£202,182	Ellersly Rd	Corstorphine/Murrayfield	CEC	Under Construction
Fountain-bridge Blck L	19	City Centre	£156,250	7c Devon Place	City Centre	DCHA	Under Construction
Pennywell Phase 4	8	Forth	£56,007	Queensferry, Kirliston	Almond	CEC	Under Construction
St Nicolas Court	12	Leith	£40,000	1-11 Dalgety Road,	Craigentinny/Duddingston	POLHA	Under Construction
Salamander Place	200	Leith	£606,356	117 Bellevue Rd, 132 McDonald Rd,	Leith Leith Walk	Link HA	Under Construction

- 4.15 The remaining balance (£3,312,080) will be used to support the delivery of affordable housing in the same ward of the principal development and should there be no suitable projects in the same ward, sums will be used in an adjacent ward. There is a strong pipeline of projects in the SHIP to be supported with commuted sum funding.
- 4.16 A further £2,192,131 has been secured through s75 arrangements but has yet to be collected by the Council as the relevant trigger point in the development process has yet to be reached.

5. Next Steps

- 5.1 An update on the AHP contribution to the Council's 20,000 affordable homes target will be included in the SHIP 2020/25 that will be considered by Housing, Homelessness and Fair Work committee in October 2019.

- 5.2 The AHP is due to be reviewed and reported as part of the development of the Edinburgh Local Development Plan 2 (LDP2) project. This will include consideration of the percentage of homes that should be affordable within developments.

6. Financial impact

- 6.1 The high cost of land in Edinburgh means that RSLs are not able to compete with private developers to purchase sites. The AHP requires private housing developers to transfer a proportion of sites for development of affordable housing.
- 6.2 Commuted sums are used to support the delivery of affordable housing by the Council and RSLs.

7. Stakeholder/Community Impact

- 7.1 The Policy has been successful in delivering mixed tenure communities and providing affordable housing in diverse areas across the city.
- 7.2 The Council and RSL partners place community engagement at the centre of housing development projects and go far beyond statutory planning requirements. For example, the Council's house building team has used the Place Standard on recent projects; a tool which identifies 14 themes around which structured consultation can be developed. It is intended that the Place Standard will support communities and the public and private sectors to work together to deliver high quality, sustainable places.
- 7.3 Affordable homes delivered through AHP are built to high standards and as such contribute to the public sector equality duty and advances equality of opportunity. Homes secured through the AHP increase access to affordable housing and well-designed, safer and cleaner communities. It will contribute to improved health by increasing the supply of good quality homes, reducing fuel poverty and providing homes which are physically accessible.
- 7.4 The majority of new build properties delivered by the Council and its housing association partners are accessible for people of limited mobility, meaning particular needs housing requirements can often be met through allocation of a standard general needs property.

8. Background reading/external references

- 8.1 Strategic Housing Investment Plan 2019/24, Housing and Economy Committee, [November 2018](#).
- 8.2 Innovative approaches to increasing housing supply, Housing and Economy Committee [30 August 2018](#).
- 8.3 [Guidance](#) on the delivery of Affordable Housing, February 2019.

9. Appendices

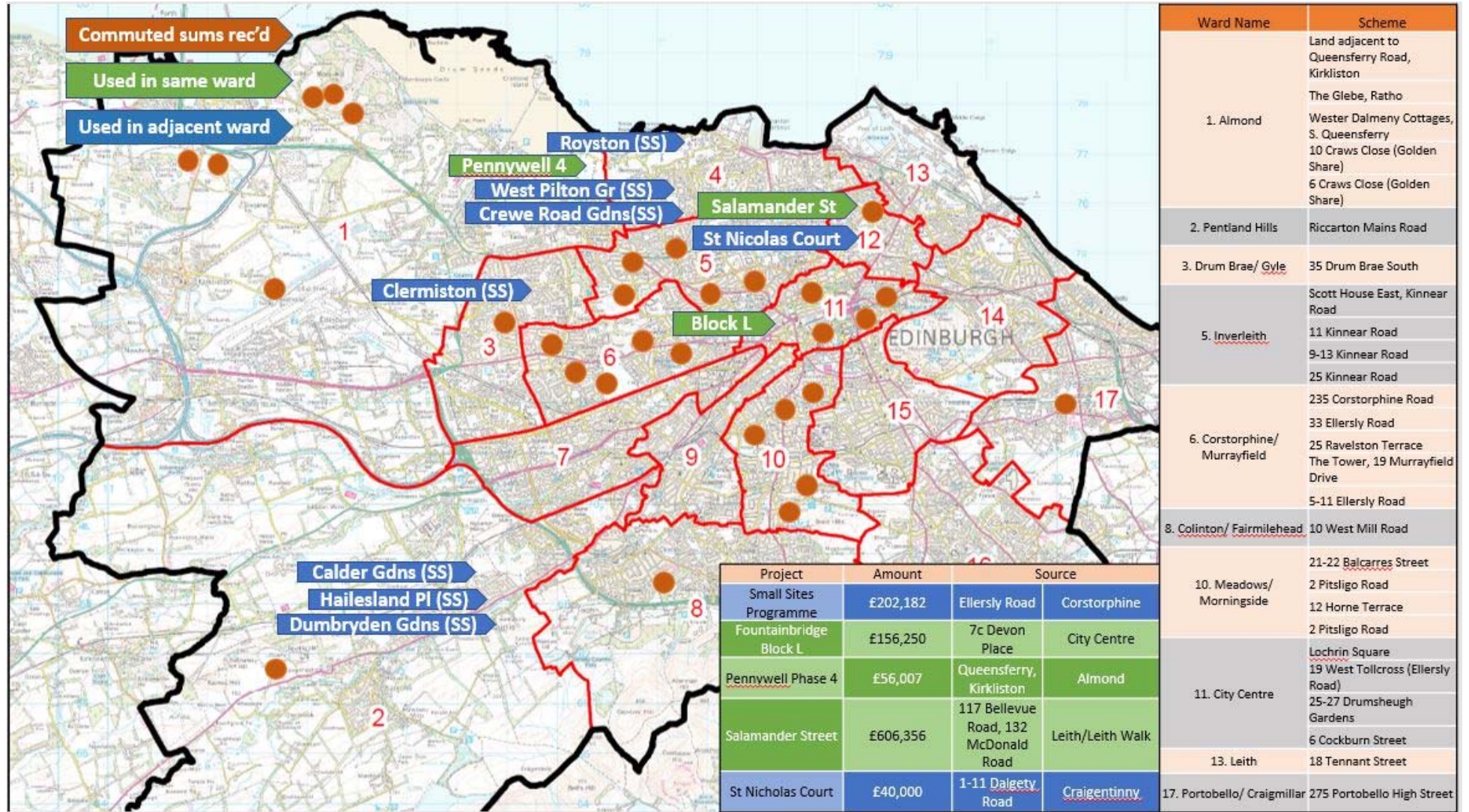
- 9.1 Appendix 1 – Homes under construction: 2,296 homes currently under construction on 38 sites.
- 9.2 Appendix 2 - Commuted sums secured and use 2013 - 2019

Appendix 1 – Homes under construction: 2,296 homes currently under construction on 38 sites



Appendix 2 – Commuted sum secured and use 2013 - 2019

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Housing, Homelessness and Fair Work Committee

10.00am, Thursday 31 October 2019

Edinburgh International Conference Centre Annual Update

Executive/routine	
Wards	All
Council Commitments	

1. Recommendations

- 1.1 The Housing, Homelessness and Fair Work Committee is asked to:
- 1.1.1 note the annual performance update provided by Edinburgh International Conference Centre (EICC) as detailed in Appendix 1;
 - 1.1.2 note the EICC Statement of Accounts for 2018 as reported to CEC Holdings Ltd and the Auditor's Report for EICC as detailed in Appendices 2 and 3 respectively;
 - 1.1.3 agree that a draft Service Level Agreement (SLA) be prepared and reported in two committee cycles; and
 - 1.1.4 refer this report to Governance Risk and Best Value Committee for information.

Paul Lawrence

Executive Director of Place

Contact: David Cooper, Service Manager

E-mail: david.cooper@edinburgh.gov.uk | Tel: 0131 529 6233

Edinburgh International Conference Centre Annual Update

2. Executive Summary

- 2.1 This report provides an update from EICC on their performance in financial year 2018.

3. Background

- 3.1 On 13 December 2012 the Council approved arrangements for the governance of arms-length companies. The responsibility for overseeing the performance of EICC lies with the Housing, Homelessness and Fair Work Committee.
- 3.2 The principal remit of EICC, as detailed in the Shareholders' Agreement with the City of Edinburgh Council, is to:
- 3.2.1 procure the successful and continued operation of the Centre as a venue for conferences, exhibitions, trade shows, annual general meetings, cultural and sporting events, award ceremonies and other such events in a global market place with international and national customers so as to maximise the economic benefit to the City of Edinburgh;
 - 3.2.2 insure, maintain and upgrade the Centre from time to time as necessary to carry on its business; and
 - 3.2.3 operate on a prudent commercial basis in accordance with the Business Plan.
- 3.3 The building itself ("the Conference Centre") is a conference centre that opened on Morrison Street in 1995 as a joint undertaking between Edinburgh District Council and Lothian and Edinburgh Enterprise. It is now owned by the City of Edinburgh Council.
- 3.4 A £30m expansion of the Conference Centre completed in 2013, enabling it to accommodate conferences of up to 2,000 delegates.
- 3.5 The Conference Centre is operated EICC, a wholly-owned subsidiary of CEC Holdings Limited. EICC occupies the Conference Centre on a peppercorn rent and loan stock of £61.6 million is due to the Council and CEC Holdings. This represents money and assets paid into the company since its inception for example the cost of the centre and the extension. It is, however, worth noting that there is no call being made on this at the current time. Since 2014, EICC has been charged by the

Council with being financially self-sufficient. In 2017, EICC Ltd generated a record operating profit of £1.14m.

- 3.6 On [7 June 2018](#), the Housing and Economy Committee agreed the following motion calling for a report into the capital expenditure requirements of the EICC moving forward.
- 3.7 On 24 January 2019 a report was provided on 'B Agenda' in response to this motion, setting out the capital expenditure requirements and the various work-streams that were being explored in order to avoid the need for grant funding. Three areas of work were identified; Governance and Financial Treatment; Business Development; and Property Development.
- 3.8 On 10 October 2019 the Finance and Resources Committee considered a report on 'B Agenda' which set out an opportunity that has been identified as a result of the ongoing work set out above. The recommendations in the report were agreed and Council officers are now preparing a full business case which will be reported back to Finance and Resources prior to being reported to Full Council for a final decision.

4. Main report

- 4.1 Appendix 1 provides a summary of EICC's activities in financial year 2018 (1 January 2018 to 31 December 2018).
- 4.2 The paper summarises:
 - 4.2.1 the company's Key Performance Indicators (KPI's) set against previous years' performance;
 - 4.2.2 the key business developments achieved in the year;
 - 4.2.3 the company's corporate and social responsibility, activity and its environmental focus; and
 - 4.2.4 the challenges the EICC is facing and its focus and key objectives moving forward.
- 4.3 Appendix 2 sets out the financial position of the company for 2018. The performance is positive and shows improvement on previous years. The headline figures are £1,360,125 of gross profit and £756,135 after tax. This performance taken alongside the awards and accreditations that have been achieved, show the company to have had a successful year.
- 4.4 Appendix 3 provides the Auditor's report for the 2018 year. The conclusions are positive and find that the accounts have been prepared in accordance with the relevant legislation and standards.
- 4.5 The challenges that the EICC faces are known to the Council and were reported to Committee on 21 January 2019. Work is underway to identify and develop potential solutions and a first report identifying a possible solution has been taken to the Finance and Resources Committee. A further report will be provided later this year

once a full business case has been prepared. Thereafter the matter will be reported to Full Council where the final decision on this opportunity will be taken.

- 4.6 This performance update should be referred to Governance Risk and Best Value Committee, in line with the Council's governance arrangements for arm's length companies.
- 4.7 It should also be noted that in accordance with Council policy on Arms-Length External Organisations (ALEOs) that an SLA needs to be agreed between the Council and the EICC. This work will commence shortly and a draft version will be brought to Committee early next year for consideration.

5. Next Steps

- 5.1 A report along with a draft SLA will be provided to Committee in early 2020.
- 5.2 The next annual update on EICC's performance will be in August 2020.

6. Financial impact

- 6.1 There are no financial impacts for the Council arising from this report.

7. Stakeholder/Community Impact

- 7.1 There are no stakeholder or community impacts arising from this report.

8. Background reading/external references

- 8.1 None.

9. Appendices

- 9.1 Appendix 1 - EICC Annual Review Paper.
- 9.2 Appendix 2 - EICC Statement of Accounts 2018.
- 9.3 Appendix 3 - Auditor's Report to EICC 2018.

Appendix 1 - EICC PERFORMANCE REVIEW 2018

Introduction

The purpose of this paper is to update and inform readers on the performance of the Edinburgh International Conference Centre during the year to 31 December 2018 and to highlight some of the successes and achievements realised by the Company in the period under review.

EICC Remit and Vision Statement

Remit:

To procure the successful and continued operation of the Centre as a venue for conferences, exhibitions, trade shows, annual general meetings, award ceremonies and other such events in a global marketplace with international and national customers so as to maximise the economic benefit to the City of Edinburgh

Vision:

To create an environment which inspires ideas that change the world

Key Performance Indicators

		2016	2017	2018
Delegate Day Numbers		234,302	275,517	300,452
Economic Impact		£51.6m	£56.7m	£58.1m
Number of Events		173	184	198
Occupancy		53.5%	54.9%	60.4%

Key Business Developments

- Increased levels of Day Delegate Rate business.
- Increase in number of international and national association events.
- Expansion of conference business into new industry sectors.

- Increased occupancy levels within the Conference Centre.
- Increase in scope and diversity of events held.
- Increase in value of bookings held for future years.
- Increase in levels of economic impact that are generated.
- Increase in profile of EICC.
- Increased operating efficiencies and effectiveness.

Awards

- Hospitality Assured Awards: Winner - Excellence in Leadership.
- National Venue Awards: Winner - Best conference centre over 1,000 delegates.
- National Venue Awards: Silver - Most versatile venue.
- E Awards: Winner - Best Scottish venue & events team.
- E Awards: Winner - Sustainable event excellence award.
- Institute of Director's Scotland Awards: Winner – Director of the year public sector SME category.
- SEAL (Sustainability, Environmental Achievement & Leadership) Awards: Winner - Leadership in and Commitment to Sustainable Practices.
- VIBES (Vision in Business for the Environment of Scotland) Awards: Winner - Environmental management award.

Accreditations

- Revised ISO 9001:2015 Quality Management System.
- Revised ISO 14001:2015 Environmental Management Standard.
- Hospitality Assured - Premier status.
- Green Tourism Business Scheme - Gold standard.
- Accessible Edinburgh Festival – Best venue status.
- Autism Friendly – recognition as an autism accredited venue.
- Keep Safe Scotland – recognition as a disabled access venue.

Environmental Focus

- Focus on reducing carbon footprint.
- Programme of emissions reduction.

- Use of Building Management System – to minimise use of heating and lighting.
- Reduction in amount of waste sent to landfill.
- Food waste turned into energy.
- Focus on securing food and other products from local sources.
- Planting of trees with Borders Forest Trust.
- Lease of electric car to reduce use of taxis.
- Working with Zero Waste Scotland.

Corporate Social Responsibility

- Edinburgh Live, formerly known as Innovation Nation lectures.
- Work experience opportunities.
- Student open day with over 400 students in attendance.
- Foodbank collections which fed 1,000 families in December/January.
- Over 50 Charity volunteer days per year provided by team members.
- Retiral home Christmas day out.
- Litter picking activities.

Key Partnerships

- EICC sub-contractors - Leith's, Mitie, Croma Vigilant.
- EICC specialist services – Freer Consultancy, Westcom Networks.
- Napier University - MSc in Business Events Management.
- Pleasance Theatre Trust - Pleasance at the EICC.

Key Challenges Facing EICC

- Difficulty in funding its capital expenditure requirements
- Limited access to subvention funding
- Significant levels of business lost due to clients being unable to secure hotel accommodation for delegates

EICC Future Focus

- To ensure the financial stability of the EICC
- To continue to generate the highest levels of customer service

- To maintain the EICC as a modern up to date venue with cutting edge technology
- To ensure that the Company has a dynamic structure which enables the development of all team members
- To continue to improve the overall EICC product offering

EICC Future Objectives

- To position Edinburgh in the top tier of the UK conference league
- To help raise the profile of Edinburgh as a major international business tourism destination
- To generate increased levels of economic impact for Edinburgh
- To develop new products/gain entry to new markets to increase revenue generation
- To operate the EICC without the need for financial support from CEC
- To create a hub of business excellence within the event, catering and hotel sectors
- To expand the globally recognised EICC brand

Appendix 2 – Statement of Accounts 2018

EDINBURGH INTERNATIONAL CONFERENCE CENTRE LIMITED

ANNUAL REPORT AND ACCOUNTS FOR THE YEAR TO 31 DECEMBER 2018

COMPANY NUMBER SC131773

GENERAL INFORMATION

Company number

SC131773

Present Company Directors

L.M. Cameron
M.C. Dallas
L.M. Florence
G.A. Gordon
J.Mc.H. McFarlane
S. Smith

Company Secretary

Pinsent Masons Secretarial Limited
1 Park Row
Leeds
LS1 5AB

Registered Office

Edinburgh International Conference Centre Limited
150 Morrison Street
Edinburgh
EH3 8EB

Auditor

Scott-Moncrieff
Exchange Place 3
Sempole Street
Edinburgh
EH3 8BL

Bankers

Bank of Scotland plc
3 Earl Grey Street
Edinburgh
EH3 9BN

Solicitors

Pinsent Masons LLP
Princes Exchange
1 Earl Grey Street
Edinburgh
EH3 9AQ

STRATEGIC REPORT

Principal activities

The principal activities of the Company during the year were in respect of the operation of an international conference centre.

Results and review of the business

The results for the year are shown on the statement of profit or loss and other comprehensive income on page 9.

The profit from continuing operations before tax for the year amounted to £760,180 (2017 – £579,328). The Company has, after taxation adjustments, a total comprehensive profit for the year of £760,180 (2017 – 577,757). The Directors do not recommend payment of a dividend for the year ended 31 December 2018.

It is pleasing to report that 2018 was another very successful year for the Edinburgh International Conference Centre, which saw its operating and financial performance improve for the fourth successive year. This was achieved against a continuing backdrop of: restricted client budgets; increased competition from a growing number of conference centres; aggressive price competition from venues across the globe; and a number of local problems including the difficulties encountered trying to secure sufficient hotel room allocations for clients.

In the course of 2018 the Sales Team secured the highest value of business contracted in the year - for the year, since the Company commenced its operations in 1995. This was largely achieved as a result of the sales team continuing to build on the initiatives and activities that they had successfully introduced in the preceding three to four years.

These included: increasing the number of sales visits undertaken in the year; increasing the number of booking agents used; increasing the Conference Centre's visibility on a number of social media platforms; increasing the scope, scale and diversity of events held at the EICC; and being more flexible in the terms and conditions offered to clients.

During the year the sales team continued to adopt a much more focussed approach to securing bookings. This saw: the association sales team laying down a solid platform for future years by reaching the desired revenue position, at the end of 2018, for each of the 4 succeeding years; whilst the corporate sales team worked assiduously to ensure that target for the current year was achieved through securing increased volumes of short lead business.

This was achieved through a combination of: the adoption of improved research activities; using a wider range of selling techniques; incentivising booking agents; continuing to promote Day Delegate Rate business; and adopting a more innovative and creative approach in engaging with clients and prospective clients.

The cumulative effect of the sales team's activities had a significant impact on the Company's revenues for the year which amounted to £8.763m. This was an increase of £0.844, on the previous year's figure of £7.919m, which is equivalent to an increase of 10.66%. These revenues generated a gross profit of £1.360m in 2018 compared to a gross profit of £1.137m for the previous year, which represents an increase of 19.61%.

It should be noted that in 2018 the EICC recorded its highest levels of gross profit for the months of January, February, July, August, October and November since it commenced trading. It is also worth noting that 2017 saw the Company record an operating surplus for the month of August for the first time ever and that this was surpassed in the current year.

The Conference Centre held 198 events in 2018, which was an increase of 14 on the 184 events that were held in the previous year. These events varied enormously in their size, duration, diversity and profitability. 5 of the association events that were held in 2018 recorded an event gross profit of over £200,000 each and the top 10 conference and meeting events by value generated £2.044m in cumulative event gross profit during the year.

Day Delegate Rate business continued to perform strongly during the year under review. Whilst Day Delegate Rate business was previously regarded as low value and unprofitable 60 events of this type were held at the EICC during 2018. The top 10 Day Delegate Rate events by value generated £656k in cumulative event gross profit during the year.

Occupancy levels for the year increased to 60.41% and the Company experienced year on year growth in respect of the number of booking enquiries received, the level of bookings contracted for future years and the room rental charges, charges for additional services and catering commission derived from the Company's operations.

Expenditure in respect of cost of sales and administration expenses totalled £7,931m in 2018, which was an increase of £610,000 on the previous year's expenditure which had amounted to £7,321m. Although this represented an increase of 8.33% compared to the expenditure levels recorded during 2017 it was well within budget for the year as a result of the continuing stringent focus on cost controls and operating efficiencies.

The operating profit generated by the activities of the Conference Centre, which is the Company's internal measure of performance, was well ahead of target for the year. This measure of performance is based on the operating profit generated before adjustments in respect of depreciation and the recognition of capital grant income. 2018 saw the Company generate its highest ever levels of revenue, gross profits, operating profit and economic impact.

During the year 96,851 delegates attended events at the Conference Centre which was a rise of 2,371 on the previous year. The number of delegate days generated by these delegates amounted to 300,452 in 2018 compared to 275,517 in 2017. This increase in delegate numbers was due to an increase in the number of events held and to a change in the mix of business compared to the previous year.

The delegates who attended events at the EICC during the year generated an economic impact of £58.1m in 2018 compared to £56.7m in 2017. The economic impact that is produced as a result of the EICC's activities helps to create and sustain employment within Edinburgh and further afield.

The Company continues to align its operations with the business excellence model and it is accredited to a number of quality standards. These standards cover systems management, human resources and environmental practices and the EICC continues to achieve very positive results from assessments in respect of its re-accreditation to these standards.

The EICC's business operations have continued to develop in the first half of 2019. The existing level of bookings for 2019, the high volume of enquiries that are being received and the increase in the number of short lead bookings that are being secured is encouraging and the EICC's business outlook for the current year and the longer term remains very positive.

Key performance indicators

The Company's performance with regard to its key financial and other performance indicators during the year was as follows:-

	2018 £'000	2017 £'000	% Change
Turnover	8,763	7,919	10.66%
Cost of sales and administration expenses	7,931	7,321	(8.33)%
Customer delight	89%	90%	(1.11)%
Economic impact	58,118	56,723	2.46%

Risks and uncertainties

In common with many other businesses the Company is exposed to a range of risks. The principal risks and uncertainties facing the Company are associated with market forces and the behaviour of competition as well as the risks associated with catastrophic events.

The Directors recognise that the Company has lost business, and will lose business in the future, as a result of Brexit and the uncertainty surrounding its implementation. However, they believe that such losses will be compensated for by securing increased levels of business from the UK, America and the Far East.

Future developments

The Directors intend to maintain the objectives and aims of the Company, which have resulted in many notable achievements and successes to date.

Director
31 July 2019
DIRECTORS' REPORT

The Directors have pleasure in submitting their annual report and financial statements, in respect of Edinburgh International Conference Centre Limited (the Company), for the year ended 31 December 2018.

Directors

The Directors who served during the period were as follows:

G. Barrie (Chair)	resigned 28 March 2018
L.M. Cameron	
K.R. Campbell (Chair)	appointed 30 May 2018
K.R. Campbell (Chair)	resigned 14 February 2019
M.C. Dallas	
L.M. Florence	
G.A. Gordon (Chair)	appointed 27 March 2019
J.Mc.H. McFarlane	
S. Smith	

None of the Directors had any interest in the shares of the company during the period.

Going concern

In line with the FRC guidance on Going Concern issued in November 2009, the directors have undertaken an exercise to review the appropriateness of the continued use of the Going Concern basis.

The Company's business activities, together with the factors likely to affect its future development, its financial position, financial risk management objectives and its exposure to interest rate, credit and liquidity risk are described in note 22 to the financial statements.

The Company's ultimate parent entity, the City of Edinburgh Council, has committed to providing continued funding, sufficient to meet all liabilities as and when they fall due.

After making suitable enquiries, the Directors have a reasonable expectation that the Company has adequate resources to remain in operation for the foreseeable future and have therefore continued to adopt the going concern basis of accounting in preparing the annual financial statements, as described in note 2 to the financial statements.

Directors' responsibilities for the Financial Statements

The Directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the Directors to prepare financial statements for each financial year. Under that law the Directors have prepared the company financial statements in accordance with International Financial Reporting Standards (IFRS's) as adopted by the European Union. Under Company law the Directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss for that period. In preparing these financial statements the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- state whether applicable IFRS's, as adopted by the European Union have been followed, subject to any material departures disclosed and explained in the financial statements;
- make judgments and accounting estimates that are reasonable and prudent; and

- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006 and Article 4 of the IAS Regulation. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of information to the auditor

So far as each person who was a Director at the date of approving this report is aware, there is no relevant audit information of which the Company auditor is unaware and each Director has taken all the steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

Auditor

A resolution to re-appoint Scott-Moncrieff as the Company's auditor will be put to the forthcoming Annual General Meeting.

By Order of the Board

Pinsent Masons Secretarial Limited
31 July 2019

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF EDINBURGH INTERNATIONAL CONFERENCE CENTRE LTD

Opinion

We have audited the financial statements of Edinburgh International Conference Centre Limited (the 'company') for the year ended 31 December 2018 which comprises the Statement of Profit or Loss and Other Comprehensive Income, the Statement of Changes in Equity, the Statement of Financial Position, the Cashflow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and International Financial Reporting Standards (IFRSs) as adopted by the European Union.

In our opinion, the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2018 and of its profit for the year then ended;
- have been properly prepared in accordance with IFRSs as adopted by the European Union; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Material uncertainty related to going concern

We draw attention to the Directors Report and note 2 in the financial statements, which indicate that Edinburgh International Conference Centre Ltd is reliant on the continued support of the City of Edinburgh Council to continue as a going concern. As stated in note 2, these events or conditions, indicate that a material uncertainty exists that may cast significant doubt on the company's ability to continue as a going concern. Our opinion is not modified in respect of this matter.

Other information

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Strategic Report and the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

- the Strategic Report and the Directors' Report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the strategic report or the directors' report.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of directors

As explained more fully in the directors' responsibilities Statement set out on page 5, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs(UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Councils website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Nick Bennett, *Senior Statutory Auditor*
For and on behalf of
Scott-Moncrieff, Statutory Auditor
Exchange Place 3
Semple Street
Edinburgh
EH3 8BL

Date:

**STATEMENT OF PROFIT OR LOSS AND
OTHER COMPREHENSIVE INCOME
For the year ended 31 December 2018**

	Notes	2018	2017
		£	£
Revenue	3	8,763,365	7,918,852
Cost of sales		<u>(7,403,240)</u>	<u>(6,781,993)</u>
Gross profit		1,360,125	1,136,859
Other income	4	21,819	77,467
Development expenses		(21,819)	(50,970)
Administration expenses		<u>(528,096)</u>	<u>(538,970)</u>
		<u>(528,096)</u>	<u>(512,473)</u>
Operating profit from continuing operations	6	832,029	624,386
Finance revenue	8	21,289	8,164
Gain on sale of fixed asset		-	-
Finance costs	9	<u>(93,138)</u>	<u>(53,222)</u>
Profit from continuing operations before tax		760,180	579,328
Tax (charge)/credit	10	<u>(4,045)</u>	<u>(1,571)</u>
Total comprehensive profit for the year		<u>756,135</u>	<u>577,757</u>

The accompanying notes form part of the financial statements

STATEMENT OF CHANGES IN EQUITY
For the year ended 31 December 2018

	Share Capital £	Other Reserves £	Retained Earnings £	Shareholder's Funds £
At 31 December 2016	63	60,670,347	(54,807,803)	5,862,607
Total comprehensive profit for period	-	-	577,757	577,757
Increase in loan stock	-	<u>300,458</u>	-	<u>300,458</u>
At 31 December 2017	63	60,970,805	(54,230,046)	6,740,822
Total comprehensive profit for period	-	-	756,135	756,135
Increase in loan stock	-	<u>595,438</u>	-	<u>595,438</u>
At 31 December 2018	<u>63</u>	<u>61,566,243</u>	<u>(53,473,911)</u>	<u>8,092,395</u>

The accompanying notes form part of the financial statements

STATEMENT OF FINANCIAL POSITION
At 31 December 2018

	Notes	£	2018 £	2017 £
Non-current assets				
Property, plant and equipment	11		6,597,860	6,819,847
Current assets				
Trade and other receivables	12	3,407,272		2,430,247
Cash and cash equivalents	13	<u>4,751,620</u>		<u>3,980,822</u>
			<u>8,158,892</u>	<u>6,411,069</u>
Total assets			<u>14,756,752</u>	<u>13,230,916</u>
Current liabilities				
Trade and other payables	14	2,274,364		1,781,135
Capital grants	17	281,811		459,807
Deferred revenue	17	<u>1,943,969</u>		<u>1,911,512</u>
			4,500,144	4,152,454
Non-current liabilities				
Financial liabilities	15	217,380		124,242
Capital grants	17	1,520,876		1,802,687
Deferred revenue	17	<u>425,957</u>		<u>410,711</u>
			2,164,213	2,337,640
Capital & reserves				
Issued share capital	18	63		63
Other reserves	19	61,566,243		60,970,805
Accumulated losses		<u>(53,473,911)</u>		<u>(54,230,046)</u>
			<u>8,092,395</u>	<u>6,740,822</u>
Total equity & liabilities			<u>14,756,752</u>	<u>13,230,916</u>

The financial statements were authorised for issue by the Board of Directors on 31 July 2019 and were signed on its behalf, on that date, by:

Councillor George Gordon
 Director:

Councillor Stephanie Smith
 Director:

The accompanying notes form part of the financial statements

Company Number SC131773

CASHFLOW STATEMENT
For the year ended 31 December 2018

	£	2018 £	2017 £
Operating activities			
Profit before tax	760,180		579,328
Finance revenue	(21,289)		(8,164)
Finance costs	<u>93,138</u>		<u>53,222</u>
Operating profit for the year	832,029		624,386
Net finance revenues	21,289		8,164
Depreciation on property, plant and equipment	817,425		784,078
Capital grants released	(459,807)		(466,732)
(Increase)/decrease in trade and other receivables	(977,025)		(533,253)
(Decrease)/increase in trade and other payables	493,229		(182,584)
Increase/(decrease) in deferred income	<u>47,703</u>		<u>241,366</u>
Cash generated from operations	774,843		475,425
Tax on continuing operations	<u>(4,045)</u>		<u>(1,571)</u>
Cash flow from operating activities		770,798	473,854
Investing activities			
Proceeds from sale of property, plant and equipment	-		-
Payments to acquire property, plant and equipment	<u>(595,438)</u>		<u>(482,438)</u>
Cash flow from investing activities		(595,438)	(482,438)
Financing activities			
Receipt of loan stock	<u>595,438</u>		<u>300,458</u>
Cash flow from financing activities		<u>595,438</u>	<u>300,458</u>
Net increase/(decrease) in cash and cash equivalents		770,798	291,874
Cash and cash equivalents at 1 January 2018		<u>3,980,822</u>	<u>3,688,948</u>
Cash and cash equivalents at 31 December 2018		<u>4,751,620</u>	<u>3,980,822</u>

NOTES TO THE FINANCIAL STATEMENTS

1. Authorisation of financial statements and statement of compliance with IFRS's

The financial statements of Edinburgh International Conference Centre Limited for the year ended 31 December 2018 were approved by the Board of Directors on 31 July 2019 and signed on its behalf by the Directors noted on the Statement of Financial Position. Edinburgh International Conference Centre Limited is a company incorporated and domiciled in Scotland. The principal activities of the Company are described in Note 3 and information regarding its ultimate parent company is presented in Note 21.

2. Accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the Company's financial statements.

Basis of preparation

The Company's financial statements have been prepared in accordance with International Financial Reporting Standards as adopted by the European Union as they apply to the financial statements of the Company for the year ended 31 December 2018 and applied in accordance with the Companies Act 2006.

The accounting policies which follow set out those policies which apply, in preparing the financial statements for the year ended 31 December 2018. The Company has used the "cost of sales" method of presenting income and expenditure and the Company's financial statements are presented in Sterling.

New accounting standards adopted during the year

The following new standards, amendments to standards and interpretations are mandatory for the first time for the financial year beginning 1 January 2018 and have been adopted by the company:

- Financial instruments (IFRS 9)
- Presentation of financial statements (Amendments to IAS 1)
- Financial instruments: recognition and measurement (Amendments to IAS 39)
- Revenue from contracts with customers (IFRS 15)

The above amendments are not considered to have materially impacted the financial statements of the company.

New standards and interpretations issued not applied

The International Accounting Standards Board and IFRIC have issued the following standards and interpretations, which may have an impact on the company, with an effective date for financial years beginning on or after the dates disclosed below and therefore after the date of these financial statements:

<i>International Accounting Standards and Interpretations</i>		<i>Effective for annual periods beginning on or after</i>
IFRS 16	Leases	1 January 2019
Amendments to IAS 12	Income taxes: treatment of tax consequences of dividends and other distributions	1 January 2019
IFRIC 23	Uncertainty over income tax treatments	1 January 2019

Amendments to IFRS 3 *	Definition of a business	1 January 2020
Amendments to IAS 1/IAS 8 *	Definition of material	1 January 2020

* not yet adopted for use in the European Union

The directors have reviewed the requirements of the new standards and interpretations listed above and are satisfied that they are not expected to have a material impact on the company's financial statements in the period of initial application.

The exception to this is IFRS 16, 'Leases' which will make it mandatory for entities with operating leases to record a liability for the payment under the lease and record a right of use of the asset. This does not apply to leases of one year or less which do not contain a purchase option and leases of low value assets. This will affect EICC's financial statements as the Company will be required to recognise its liabilities and assets in respects of all applicable operating leases.

Going concern

The financial statements have been prepared on a going concern basis which assumes that the company will continue in operational existence for the foreseeable future. The validity of this assumption depends on the continuing support of the Company's ultimate parent undertaking, The City of Edinburgh Council. It is the directors' opinion that the financial statements should be prepared on a going concern basis.

Judgements and key sources of estimation uncertainty

The preparation of financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities at the end of the reporting period and the amounts reported for revenues and expenses during the year. Uncertainty about these assumptions and estimates could, however, result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in future periods.

The areas impacted by such judgements and estimation uncertainties, within these accounts, relate primarily to the depreciation policy used, assumptions used in undertaking impairment reviews and the basis of determining whether or not to capitalise equipment purchases in respect of fixed assets and the recoverability of items contained within trade and other receivables.

Property, plant and equipment

Property, plant and equipment are stated at cost less accumulated depreciation and accumulated impairment losses. Cost comprises the aggregate amount paid and the fair value of any other consideration given to acquire the asset and includes costs directly attributable to making the asset capable of operating as intended.

Depreciation is provided on all property, plant and equipment on a straight-line basis over its expected useful life as follows: Infrastructural works - 20 years; Leasehold Land and Buildings - 10 to 50 years; Office Equipment and Furniture - 3 to 10 years.

Management use judgement in arriving at the Company's depreciation policy by taking account of the residual value of the assets concerned and their useful economic life. The Company expects that items of property, plant and equipment will be used for their entire life and as a result it is expected that these items will have no residual value. An assets useful economic life is based on past experience and general expectations.

The carrying values of property, plant and equipment are reviewed for impairment if events or changes in circumstances indicate the carrying value may not be recoverable, and are written down immediately to their recoverable amount. Useful lives and residual values are reviewed annually and where adjustments are required these are made prospectively.

An item of property, plant or equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the derecognition of the asset is included in the statement of comprehensive income in the period of derecognition.

The capitalisation of infrastructural works and assets under construction is based on management's judgement of when a projects future economic benefit can be determined. Initial project development costs in respect of feasibility studies,

design team fees and pre construction activities are expensed via the statement of comprehensive income. However, once a project's feasibility has been determined and a future benefit is expected to arise from it the costs of that project are capitalised.

Foreign currency translation

Transactions in foreign currencies are initially recorded in the Company's functional currency by applying the spot exchange rate ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are retranslated at the functional currency rate of exchange ruling at the reporting date. All differences are taken to the statement of comprehensive income.

Capital grants

Grants in respect of capital expenditure are credited to deferred income and are released to income in equal amounts over the expected useful lives of the relevant assets by equal annual instalments.

Leasing and hire purchase commitments

Assets held under finance leases, which are leases where substantially all the risks and rewards of ownership of the asset have passed to the company, and hire purchase contracts are capitalised in the statement of financial position and are depreciated over the shorter of the lease term and the asset's useful lives. The capital elements of future obligations under leases and hire purchase contracts are included as liabilities in the statement of financial position.

The interest elements of the rental obligations are charged in the statement of comprehensive income over the periods of the leases and hire purchase contracts and represent a constant proportion of the balance of capital repayments outstanding.

The lease of the Conference Centre was treated as a finance lease until 8 December 1999 when the option to enter into a new lease was exercised. From this date the assets have been depreciated over their useful lives, rather than the period of the lease, as the substance of the transaction is effectively that of financing. The leaseholders hold no rights to impose restrictions on or reclaim the title of the Conference Centre.

Rentals payable under operating leases are charged in the statement of comprehensive income on a straight line basis over the lease term. Lease incentives are recognised over the shorter of the lease term and the date of the next rent review.

Trade and other receivables

Trade receivables which generally have 30 day terms are recognised and carried at their original invoiced value, less an allowance for impairment of doubtful debt. An allowance for doubtful debt is estimated by management, taking into account future cashflows, based on past experience and an assessment of the current economic climate in which the company operates.

Cash and cash equivalents

Cash and cash equivalents in the statement of financial position comprise cash at banks and on hand.

Trade and other payables

Trade and other payables are recognised at fair value and subsequently held at amortised cost.

Loans

Loans are initially recognised at fair value and then held at amortised cost using the effective interest rate method of calculation. The effective interest rate charge for the year is included in finance costs in the statement of comprehensive income.

Taxation

The charge for taxation is based on the results for the period and takes into account taxation deferred because of timing differences between the treatment of certain items for taxation and accounting purposes.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the reporting date where transactions or events that result in an obligation to pay more, or right to pay less, tax in future have occurred at the reporting date. This is subject to deferred tax assets only being recognised if it is considered more likely than not that there will be suitable taxable profits from which the future reversal of the underlying differences can be deducted. Timing differences are differences arising between the Company's taxable profits and its results as stated in the financial statements which are capable of reversal in one or more subsequent periods.

Deferred tax is measured on a non-discounted basis at the tax rates that are expected to apply in the periods in which the timing differences are expected to reverse, based on the tax rates and laws enacted or substantially enacted at the reporting date.

The Company does not recognise amounts which may be recoverable under group relief until the tax computations for the companies in the tax group have been agreed.

Revenue recognition

EICC contracts with a range of customers to provide meeting and conference facilities for the events that they wish to hold. Under the terms of these contracts the Company usually receives a number of stage payments from clients prior to and post their event taking place. The Company however does not finish performing its obligations until the end point of the contract and that is when revenue is recognised.

Revenue is recognised to the extent that the Company obtains the right to consideration in exchange for its performance and that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured, regardless of when the payment is being made. Revenue is measured at the fair value of the consideration received or receivable, excluding VAT.

Pensions

The Company operates a defined contribution pension scheme. Contributions are charged to the statement of comprehensive income as they become payable in accordance with the rules of the scheme.

3. Revenue

Revenue recognised in the statement of comprehensive income is analysed as follows:

	2018 £	2017 £
Revenue recognised from contracts with customers	8,720,830	7,894,787
Rendering of other services	<u>42,535</u>	<u>24,065</u>
	<u>8,763,365</u>	<u>7,918,852</u>

4. Other Income

Other income recognised in the statement of comprehensive income is analysed as follows:

	2018 £	2017 £
Reimbursement of development expenditure	<u>21,819</u>	<u>77,467</u>

5. Segment information

For management purposes the Company operates as a single business unit.

All revenues are derived from external customers who are based in the United Kingdom. No single customer accounted for 10 per cent or more of the Company's revenues.

6. Operating loss

This is stated after charging/(crediting):

	2018 £	2017 £
Depreciation of fixed assets	817,425	784,078
Auditor's remuneration - audit services	10,250	8,000
Auditor's remuneration – taxation services	1,600	1,600
Operating lease rentals – land and buildings	153,678	153,678
Operating lease rentals - plant and equipment	11,709	9,896
Other income	(21,819)	(77,467)
Capital grants released	<u>(459,807)</u>	<u>(466,732)</u>

7. Staff costs and directors' emoluments

(a) Staff costs

	2018 £	2017 £
Salaries	2,289,985	2,172,248
Social security costs	196,590	194,486
Pension costs	<u>124,759</u>	<u>113,550</u>
	<u>2,611,334</u>	<u>2,480,284</u>

The monthly average number of staff employed during the year was:

	2018	2017
Sales and Marketing	11	12
Operations	41	38
Administration	7	7

(b) Directors' emoluments

	2018 £	2017 £
Directors' remuneration	296,855	289,100
Directors' pension	<u>28,402</u>	<u>27,677</u>

	<u>325,257</u>	<u>316,777</u>
7. Staff costs and directors' emoluments (cont.)		

The remuneration of the highest paid director included:

	2018 £	2017 £
Directors' remuneration	171,980	167,136
Directors' pension	<u>16,461</u>	<u>16,001</u>
	<u>188,441</u>	<u>183,137</u>

8. Finance revenue

	2018 £	2017 £
Interest receivable on bank deposits	<u>21,289</u>	<u>8,164</u>

9. Finance costs

	2018 £	2017 £
Effective interest on loan stock	<u>(93,138)</u>	<u>(53,222)</u>

10. Tax charge

	2018 £	2017 £
UK Corporation Tax	<u>4,045</u>	<u>1,571</u>

The tax assessed on the profit on ordinary activities for the period is different from the standard rate of corporation tax in the UK of 19.25% (2017: 19.25%). A number of factors affect the tax charge, and these are shown/reconciled below:

	2018 £	2017 £
Profit from continuing operations before tax	<u>760,180</u>	<u>579,328</u>
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 19.00% (2017: 19.25%)	144,434	111,501
Expenses not deductible for tax purposes	6,432	7,621
Fixed asset differences	87,417	91,761
Adjust deferred tax to average rate	(24,656)	(24,432)
Deferred tax not recognised	<u>(209,582)</u>	<u>(184,880)</u>
Tax charge for the period	<u>4,045</u>	<u>1,571</u>

As at 31 December 2018 there was an unrecognised deferred tax asset amounting to £(1,561,373) (2017: £1,764,697) of which £331,984 (2017: £410,561) was in respect of accelerated capital allowances and other timing differences and £1,229,389 (2017: £1,354,136) was in respect of trading losses. The directors have elected not to recognise a deferred tax asset due to uncertainty surrounding future profitability from which any reversal of timing differences could be deducted.

No other factors that may affect future tax charges have been identified.

11. Property, plant and equipment

	Infrastructure Works £	Long Leasehold Buildings £	Office Equipment & Furniture £	Total £
Cost or valuation				
At 1 January 2018	6,669,993	35,264,791	5,546,395	47,481,179
Additions	-	-	595,438	595,438
Disposals	-	-	-	-
At 31 December 2018	<u>6,669,993</u>	<u>35,264,791</u>	<u>6,141,833</u>	<u>48,076,617</u>
Depreciation and impairment				
At 1 January 2018	6,202,838	29,999,292	4,459,202	40,661,332
Charge for the period	280,029	194,993	342,403	817,425
Released on disposal	-	-	-	-
At 31 December 2018	<u>6,482,867</u>	<u>30,194,285</u>	<u>4,801,605</u>	<u>41,478,757</u>
Net book value				
At 31 December 2017	<u>467,155</u>	<u>5,265,499</u>	<u>1,087,193</u>	<u>6,819,847</u>
At 31 December 2018	<u>187,126</u>	<u>5,070,506</u>	<u>1,340,228</u>	<u>6,597,860</u>
Cost or valuation				
At 1 January 2017	6,669,993	35,264,791	5,063,957	46,998,741
Additions	-	-	482,438	482,438
Disposals	-	-	-	-
At 31 December 2017	<u>6,669,993</u>	<u>35,264,791</u>	<u>5,546,395</u>	<u>47,481,179</u>
Depreciation and impairment				
At 1 January 2017	5,913,706	29,800,931	4,162,617	39,877,254
Charge for the period	289,132	198,361	296,585	784,078
Released on disposal	-	-	-	-
At 31 December 2017	<u>6,202,838</u>	<u>29,999,292</u>	<u>4,459,202</u>	<u>40,661,332</u>
Net book value				
At 31 December 2016	<u>756,287</u>	<u>5,463,860</u>	<u>901,340</u>	<u>7,121,487</u>
At 31 December 2017	<u>467,155</u>	<u>5,265,499</u>	<u>1,087,193</u>	<u>6,819,847</u>

Long leasehold buildings consist of freehold buildings constructed on land that is leased to the company until 2117.

12. Trade and other receivables

	2018 £	2017 £
Trade receivables	1,815,500	1,365,307
Amount owed by CEC Holdings Limited and the City of Edinburgh Council	1,421,149	803,892
Other receivables	1	1
Prepayments	<u>170,622</u>	<u>261,047</u>
	<u>3,407,272</u>	<u>2,430,247</u>

Trade receivables are non-interest bearing and are generally on 30 days' terms. As at 31 December 2018 no trade receivables were determined to be impaired (31 December 2017: nil).

At 31 December, the analysis of trade receivables that were past due but not impaired is as follows:

	Total £	Neither past due nor impaired £	Past due but not impaired		
			< 30 days £	30-60 days £	> 90 days £
At 31 December 2017	1,365,307	1,184,471	101,452	30,021	49,363
At 31 December 2018	1,815,500	1,533,716	183,110	45,571	53,103

The credit rating of trade receivables that are neither past due nor impaired is assessed by reference to external credit ratings, where available, historical information in respect of repeat business and payment history with regard to current business.

13. Cash and cash equivalents

	2018 £	2017 £
Cash at bank and in hand	<u>4,751,620</u>	<u>3,980,822</u>

Cash at bank earns interest at floating rates based on daily bank deposit rates. The fair value of cash and cash equivalents is £4,751,620 (31 December 2017: £3,980,822).

14. Trade and other payables

	2018 £	2017 £
Trade payables	1,152,125	723,654
Value Added Tax	142,304	92,188
Other taxes and social security costs	56,139	47,704
Other payables	428,780	538,049
Accruals	<u>495,016</u>	<u>379,540</u>
	<u>2,274,364</u>	<u>1,781,135</u>

Trade payables are non-interest bearing and are normally settled on 30-60 days' terms. Other payables are non-interest bearing.

15. Financial liabilities

Loans and borrowings

	2018 £	2017 £
Loan stock - Non-current	<u>217,380</u>	<u>124,242</u>

The company has issued convertible and non-convertible loan stock to the City of Edinburgh Council and CEC Holdings Limited, as shown below. These loan stocks, which amount to a face value of £61,566,243 (31 December 2017: £60,970,805) either bear no interest or the interest on them has been waived by the stockholder.

The loans have been recognised at fair value by discounting the future cash flows using market interest rates. Loan stocks are then held at amortised cost by applying an effective interest rate, to increase the loan stock to its face value over the term of the loan stock's issue. These loans have been received from the parent company and the Company relies on these loans as an ongoing source of funding.

The fair value of loan stock has been estimated using effective interest rates which have been applied to the various loan stocks as follows:

Loan Stock	Effective Interest Rate %	Loan Stock £	Amortised cost at 31 December 2018 £	Aggregate Interest £
Convertible Unsecured Loan Stock 2117	15	45,297,609	44	43
Non-Convertible Unsecured Loan Stock 2117	13	7,229,264	40	39
Non-Convertible Unsecured Loan Stock 2022	75	1,339,365	142,806	142,805
Non-Convertible Unsecured Loan Stock 2023	75	868,000	52,885	52,884
Non-Convertible Unsecured Loan Stock 2024	70	546,000	19,009	19,009
Non-Convertible Unsecured Loan Stock 2025	75	123,000	2,447	2,447
Non-Convertible Unsecured Loan Stock 2034	75	154,299	20	20
Non-Convertible Unsecured Loan Stock 2035	75	799,000	59	58
Non-Convertible Unsecured Loan Stock 2036	75	709,141	30	29
Non-Convertible Unsecured Loan Stock 2037	75	461,069	11	11
Non-Convertible Unsecured Loan Stock 2038	75	1,278,074	18	17
Non-Convertible Unsecured Loan Stock 2039	75	841,099	7	6
Non-Convertible Unsecured Loan Stock 2040	75	718,922	3	6
Non-Convertible Unsecured Loan Stock 2041	75	123,525	0	0
Non-Convertible Unsecured Loan Stock 2042	75	482,438	1	1
Non-Convertible Unsecured Loan Stock 2043	75	<u>595,438</u>	<u>0</u>	<u>0</u>

	<u>61,566,243</u>	<u>217,380</u>	<u>217,375</u>
15. Financial liabilities (cont.)			
The face value of loan stock issued by the company is as follows:			
		2018	2017
		£	£
Convertible unsecured loan stock		45,297,609	45,297,609
Non-convertible unsecured loan stock		<u>16,268,634</u>	<u>15,673,196</u>
		<u>61,566,243</u>	<u>60,970,805</u>
Non-convertible unsecured loan stock			
Issued to The City of Edinburgh Council and CEC Holding Ltd		4,675,316	4,675,316
Due to be issued to The City of Edinburgh Council and CEC Holdings Ltd		<u>11,593,318</u>	<u>10,997,880</u>
		<u>16,268,634</u>	<u>15,673,196</u>

The convertible unsecured loan stock, which is all held by CEC Holdings Ltd, bears no interest and is repayable on 31 March 2117 at par. CEC Holdings Ltd have the right to convert loan stock into fully paid preferred ordinary shares at the rate of one preferred ordinary share per £1 nominal of loan stock.

A further £7,882,135 of non-convertible unsecured loan stock 2117 (31 December 2017: £7,286,697) has been issued or is due to be issued to the City of Edinburgh Council and is repayable at par.

CEC Holdings Ltd hold £8,386,499 (31 December 2017: £8,386,499) of the remaining issued or due to be issued non-convertible unsecured loan stock. This non-convertible unsecured loan stock bears no interest and is repayable within 25 years of issue.

16. Obligations under leases and hire purchase contracts

Operating lease agreements

The Company has entered into commercial leases on land and buildings and certain items of office equipment. These leases have a duration of between 5 and 14 years. Future minimum rentals payable under non-cancellable operating leases as at 31 December are as follows:

	2018	2017
	£	£
Land and buildings		
Expiring:		
Not later than one year	153,678	153,678
Later than one year and not later than five years	614,712	614,712
Later than five years	<u>768,390</u>	<u>922,068</u>
	<u>1,536,780</u>	<u>1,690,458</u>
Other		
Expiring:		
Not later than one year	13,522	9,896
Later than one year and not later than five years	<u>5,740</u>	<u>9,896</u>

	<u>19,262</u>	<u>19,792</u>
17. Deferred revenue and capital grants		
	2018	2017
	£	£
Deferred revenue	2,369,926	2,322,223
Capital grants	<u>1,802,687</u>	<u>2,262,494</u>
	<u>4,172,613</u>	<u>4,584,717</u>

Deferred revenue relates to the advance deposits received in respect of events which are due to take place after the year end.

	2018	2017
	£	£
At 1 January	2,322,223	2,080,857
Deferred during the year	1,959,215	2,025,232
Released to the income statement	<u>(1,911,512)</u>	<u>(1,783,866)</u>
At 31 December	<u>2,369,926</u>	<u>2,322,223</u>

Deferred revenue is analysed as follows:

	2018	2017
	£	£
Current obligations	1,943,969	1,911,512
Non-current obligations	<u>425,957</u>	<u>410,711</u>
	<u>2,369,926</u>	<u>2,322,223</u>

Capital grants have been received in respect of building construction and roadworks as follows:

	2018	2017
	£	£
At 1 January	2,262,494	2,729,226
Receivable during the year	-	-
Released to the income statement	<u>(459,807)</u>	<u>(466,732)</u>
At 31 December	<u>1,802,687</u>	<u>2,262,494</u>

Capital grants are analysed as follows:

	2018	2017
	£	£
Current obligations	281,811	459,807
Non-current obligations	<u>1,520,876</u>	<u>1,802,687</u>
	<u>1,802,687</u>	<u>2,262,494</u>

18. Share capital

	2018 No.	2017 No.	2018 £	2017 £
Allotted, called up and fully paid:				
Preferred Ordinary shares	40	40	40	40
Ordinary shares	2	2	2	2
RBL Ordinary shares	10	10	10	10
Preference shares	10	10	10	10
Special share	1	1	<u>1</u>	<u>1</u>
			<u>63</u>	<u>63</u>

The 10 preference shares, 2 ordinary shares and 40 preferred ordinary shares were all issued to The City of Edinburgh Council and subsequently gifted to CEC Holdings Ltd (wholly owned subsidiary of the Council) in 1996. The special share was issued to Scottish Enterprise Edinburgh and Lothian Ltd on 18 December 1996. The City of Edinburgh Council is the ultimate holding organisation of the Company.

The special share has a nominal value of £1. The share can only be transferred to a body nominated by Scottish Enterprise Edinburgh and Lothian Ltd and approved by the City of Edinburgh Council. The special shareholder is entitled to receive notice of general meetings, and to attend and speak at such meetings but has no other rights. Specifically, the special shareholder has no right to vote at such a meeting. The special shareholder is however entitled to receive a copy of each resolution passed at a general meeting, to receive any resolution proposed as a written resolution and each circular sent by the Company to holders of any class of shares in the Company.

The special shareholder ranks after all other members of the Company in respect of distribution of capital on the winding up of the Company. The special share confers no right to participate in the profits of the Company.

The Articles of Association entitle the holder of the special share to appoint one person as a Director of the Company. This right is effected by a notice in writing either being lodged at the Company's registered office or delivered to a meeting of the directors.

The preference shares carry no voting rights, but have the right to a fixed cumulative preferential dividend at the rate of 6% (net of associated tax credit) per annum, on the amount paid up, to be paid annually on 31 December each year.

The RBL ordinary shares, which were issued on 29 November 1995, carry no voting rights and are entitled to a dividend of £0.01 for every full amount of £100 worth of assets paid. This is payable after payment of the fixed dividend to holders of the preference shares.

The ordinary and preferred ordinary shares carry one vote per share and participate in profits available for dividend pro rata.

In the event of a capital distribution the shares rank in the following order:

£1 for each Preference Share; £1 for each Preferred Ordinary Share; £1 for each Ordinary Share; £1 for each RBL Ordinary Share; £1 for each Special Share. Thereafter pro rata.

19. Other reserves

Other reserves arise from the fair valuing of loan stock where the difference between the fair value and face value of the loan has been recognised as a capital contribution where the loan has been issued at below market rate from a parent company.

	£
At 1 January 2018	60,970,805
Net movement on recognition of loans	<u>595,438</u>
At 31 December 2018	<u>61,566,243</u>

20. Pension commitments

The Company operates a defined contribution scheme for its employees. The assets of this scheme are held separately from those of the Company in an independently administered fund.

The total amount paid to the scheme during the year totals £124,759 (31 December 2017: £113,550).

The unpaid contributions outstanding at the year end, included in other creditors, amount to £3,238 (31 December 2017: £3,521).

21. Related party transactions

The transactions that have been entered into with related parties, which have a significant influence over the Company, for the financial year, are as follows:

	Net funding received £
The City of Edinburgh Council	
2018	-
2017	-
CEC Holdings Limited	
2018	-
2017	-

Loans received from or made to related parties, which have a significant influence over the Company, are as follows:

	Owed by related parties £	Owed to related parties £
The City of Edinburgh Council		
2018	343,271	7,882,135
2017	321,452	7,286,697
CEC Holdings Limited		
2018	1,077,878	53,684,108

21. Related party transactions (cont.)

The Company's immediate parent undertaking is CEC Holdings Limited. It has included the Company in its group financial statements. The ultimate parent undertaking is The City of Edinburgh Council. Copies of the accounts of both companies are available from the Head of Finance, The City of Edinburgh Council, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG.

22. Financial instruments and risk management

The company has the following categories of financial instruments at the balance sheet date:

	2018 £	2017 £
Financial assets		
Loans and receivables:		
Trade and other receivables	3,236,650	2,169,200
Cash and cash equivalents	<u>4,751,620</u>	<u>3,980,822</u>
	<u>7,988,270</u>	<u>6,150,022</u>
	2018 £	2017 £
Financial liabilities		
Financial liabilities measured at amortised cost:		
Trade and other payables	2,075,921	1,639,672
Loan stock	<u>217,380</u>	<u>124,242</u>
	<u>2,293,301</u>	<u>1,763,914</u>

Capital management and risk management objectives

The company aims to manage its overall capital structure to ensure it continues to operate as a going concern. The company's capital structure represents the equity attributable to the shareholders of the company together with cash equivalents.

The Board is charged with the overall responsibility of establishing and monitoring the company's risk management policies and processes in order to identify, analyse and monitor the risks that are faced by the company. The company does not enter into or trade financial instruments for speculative purposes.

The main risks that the company is exposed to through its financial instruments are market risk, credit risk and liquidity risk. These are managed as follows:

Market risk

Market risk is the risk that changes in market prices, such as foreign exchange rates, interest rates and equity prices will affect the company's income. The company monitors this risk but it is very unlikely to affect the company's overall liquidity. The company's debt is primarily non-interest bearing.

22. Financial instruments and risk management (cont.)

Credit risk

Exposure to credit risk relating to financial assets arises from the potential non-performance by counterparties of contract obligations that could lead to a financial loss to the company. It arises from exposure to customers and amounts owed by group undertakings.

The maximum exposure to credit risk to recognised financial assets is the carrying amount, net of any provisions for impairment of those assets, as disclosed in the balance sheet and notes to the financial statements.

Credit risk is reviewed regularly by the directors and monitored by actively assessing the rating quality and liquidity of counterparties as follows:

- Only banks and institutions with an acceptable credit rating are utilised;
- All customers are rated for credit worthiness, where practical, taking into account their size, market position and financial standing;

Over 85% of the company's gross profits are derived from room hire fees which are paid in advance and from catering commission which is paid by the catering concessionaire.

Liquidity risk

Liquidity risk arises from the possibility that the company might encounter difficulty in settling its debts or otherwise meeting its obligations related to financial liabilities. The company manages that risk as follows:

- Preparing forward looking cash flow analysis; and
- Managing cash generated by its operations and retaining surplus cash in readily accessible bank deposit accounts.

Fair values

The directors consider that the carrying values of all the company's financial assets and liabilities approximate to their fair values at the balance sheet date.

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by virtue of paragraph(s) 9 of Part 1 of Schedule 7A
of the Local Government(Scotland) Act 1973.

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