

Notice of meeting and agenda

Housing, Homelessness and Fair Work Committee

10.00 am Thursday, 19th March, 2020

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 Any items under "Private Business" will not be published, although the decisions will be recorded in the minute.

Contacts

Email: jamie.macrae@edinburgh.gov.uk / sarah.stirling@edinburgh.gov.uk

Tel: 0131 553 8242 / 0131 529 3009

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 20 January 2020 – submitted for approval as a correct record 7 - 18

5. Forward Planning

- 5.1 Housing, Homelessness and Fair Work Committee Work Programme 19 - 22
- 5.2 Housing, Homelessness and Fair Work Committee Rolling Actions Log 23 - 36

6. Business Bulletin

- 6.1 Housing, Homelessness and Fair Work Committee Business Bulletin 37 - 48

7. Executive Decisions

7.1	Housing Revenue Account (HRA) Capital Programme 2020/21 – Report by the Executive Director of Place	49 - 70
7.2	Measuring Wellbeing for Economic Success – Report by the Executive Director of Place	71 - 78
7.3	Domestic Abuse Housing Policy – Report by the Executive Director for Communities and Families	79 - 94
7.4	Housing Options Protocol for Care Leavers – Report by the Executive Director for Communities and Families	95 - 108
7.5	Housing First - Year 1 – Report by the Executive Director for Communities and Families	109 - 114
7.6	Homelessness Services – Statutory Returns – Report by the Executive Director for Communities and Families	115 - 120

8. Routine Decisions

8.1	Place Directorate – Revenue Monitoring 2019/20 – Month Nine Report – Report by the Executive Director of Place	121 - 128
8.2	Homelessness and Housing Support - Revenue Monitoring 2019/20 – month nine position – Report by the Executive Director for Communities and Families	129 - 136

9. Motions

- 9.1 Motion by Councillor Jim Campbell - Marketing Edinburgh

Committee:

- 1) requests a report in one cycle detailing the advice given by officers to members who have served, or are serving, on

the Board of Marketing Edinburgh, prior to and after the *en masses* resignation of the Board in November 2019.

- 2) requests this should specifically include advice sought or given by the Council's Observer on the Board, from the Council's Head of Legal & Risk, and from the Council's S95 Officer.
- 3) agrees to forward the report to the Policy and Sustainability Committee and the Governance Risk and Best Value Committee for their consideration and scrutiny.

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.

Webcasting of Council meetings

Please note this meeting may be filmed for live and subsequent broadcast via the Council's internet site – at the start of the meeting the Convener will confirm if all or part of the meeting is being filmed.

The Council is a Data Controller under current Data Protection legislation. We broadcast Council meetings to fulfil our public task obligation to enable members of the public to observe the democratic process. Data collected during this webcast will be retained in accordance with the Council's published policy including, but not limited to, for the purpose of keeping historical records and making those records available via the Council's internet site.

Generally the public seating areas will not be filmed. However, by entering the Council Chamber and using the public seating area, individuals may be filmed and images and sound recordings captured of them will be used and stored for web casting and training purposes and for the purpose of keeping historical records and making those records available to the public.

Any information presented by individuals to the Council at a meeting, in a deputation or otherwise, in addition to forming part of a webcast that will be held as a historical record, will also be held and used by the Council in connection with the relevant matter until that matter is decided or otherwise resolved (including any potential appeals and other connected processes). Thereafter, that information will continue to be held as part of the historical record in accordance with the paragraphs above.

If you have any queries regarding this, and, in particular, if you believe that use and/or storage of any particular information would cause, or be likely to cause, substantial damage or distress to any individual, please contact Committee Services (committee.services@edinburgh.gov.uk).

This page is intentionally left blank

Minutes

Housing, Homelessness and Fair Work Committee

10.00am, Monday 20 January 2020

Present

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

1. Minutes

Decision

To approve the minute of the Housing, Homelessness and Fair Work Committee of 31 October 2019 as a correct record.

2. Work Programme

The Housing, Homelessness and Fair Work Committee Work Programme for 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 January 2020 was presented.

Decision

1) To agree to close the following actions:

- Action 1(3 & 4) – Marketing Edinburgh Service Level Agreement
- Action 4 – Private Sector Leasing Scheme - Update
- Action 6 – Street Change Glasgow
- Action 7 – EICC – Presentation by Marshall Dallas, Chief Executive and Les Florence, Finance and Administration, EICC

- Action 16(1) – Internal Audit – Homelessness Services
 - Action 17 – Deputation – Original Edinburgh
 - Action 18(2) – Original Edinburgh – Old Town Business Improvement District; Proposal and Ballot
- 2) To note that the following action would be transferred to the Policy and Sustainability Committee:
- Action 8 - Edinburgh Economy Strategy – Annual Progress Report
- 3) 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 January 2020 was presented.

Decision

To note the Business Bulletin.

(Reference – Business Bulletin, submitted.)

Declaration of Interests

Councillors Kate Campbell and Watt declared a non-financial interest in the above item as Directors of Edinburgh Living.

5. Support for Build to Rent

On 31 October 2019, the Housing, Homelessness and Fair Work Committee approved the Strategic Housing Investment Plan (SHIP) 2020/25. The SHIP outlined a programme over the next five years which would deliver nearly 9,500 affordable homes across the city. A funding shortfall of £71.8 million over the next five years was highlighted, should grant levels remain static.

Following engagement with the Build to Rent (BTR) sector, a potential pipeline of around 6,000 BTR homes had been identified. This pipeline had the potential to generate investment of around £900 million in the local economy. The investment would support the delivery of Council commitments, including delivery of 20,000 affordable homes.

Decision

- 1) To note the outcome of engagement with the BTR sector and that a pipeline of over 6,000 homes had been identified to address housing demand and support the economic growth of the city.
- 2) To agree the approach to securing affordable housing in BTR developments.

- 3) To agree that the Convener would write to the Chancellor with regards to the gap in Edinburgh between the Local Housing Allowance and the 30th percentile.
- 4) To agree to refer the report to the Planning Committee for information.

(References – Housing, Homelessness and Fair Work Committee, 31 October 2019 (item 7); report by the Executive Director of Place, submitted.)

6. Housing Revenue Account (HRA) Budget Strategy (2020-2030)

The Housing Revenue Account (HRA) Budget Strategy to deliver £2.5 billion investment in building and improving Council homes was set out in order to deliver Council commitments on affordable housing and net zero carbon by 2030. Capital investment would be accompanied by improvements in how housing services were delivered to increase customer satisfaction. The strategy was aimed at reducing tenants' cost of living, with below inflation rent increases and service charges frozen for the fifth year in a row.

Decision

- 1) To note the outcome of the annual budget consultation.
- 2) To note the proposed £2.5 billion ten-year investment programme to deliver Council commitments, including 10,000 new affordable homes.
- 3) To note that the cost of achieving net zero carbon in Council housing by 2030 had been built into the business plan.
- 4) To note the risks to the delivery of the HRA budget strategy set out at paragraph 4.31 of the report and the mitigating actions.

(References – Housing, Homelessness and Fair Work Committee, 29 August 2019 (item 7); report by the Executive Director of Place, submitted.)

7. Tenant Participation and Community Engagement

Approval was sought for an updated Tenant Participation Strategy (TPS). Improvements made by the Edinburgh Tenants' Federation (ETF) to strengthen the service and participation role they provide were summarised, which would occur through a Service Level Agreement (SLA) currently funded until 31 March 2020, that supported the delivery of the TPS objectives.

Agreement was also sought for the ETF to be funded for a further two years from 1 April 2020 to 31 March 2022, subject to ongoing review and progress against the delivery of key outputs, outcomes and improvement actions. These would be set out in the SLA and will be monitored and reviewed on a six-monthly basis.

Decision

- 1) To approve the new Tenant Participation Strategy 2020/2023.

- 2) To agree to fund the ETF for a further two years, on a maximum standstill budget of £241,083 per annum, subject to ongoing review and progress against the delivery of key outputs, outcomes and improvement actions.
- 3) To agree to circulate the annual ETF report.

(References – Housing and Economy Committee, 30 August 2018 (item 10); report by the Executive Director of Place, submitted.)

8. The EDI Group – Update Report

An update was provided on the progress of the transition strategy for the EDI Group Limited, which aimed to close the group and its subsidiary companies and bring their projects and assets into the Council.

Decision

- 1) To note the report.
- 2) To agree that an updated copy of the chart at Appendix 2 which showed the delays in the projected timeline would be circulated.
- 3) To refer the report to the Governance, Risk and Best Value Committee for consideration.

(References – Housing and Economy Committee, 6 June 2019 (item 8); report by the Executive Director of Place, submitted.)

Declaration of Interests

Councillors Kate Campbell and Whyte declared a non-financial interest in the above item as Directors of the EDI Group.

9. Investment in Town Centres – Strategic Statement

A proposed strategic statement for investment in town centres and local centres in Edinburgh was set out. It was proposed that a schedule of key projects setting out the priority for investment in each town and local centre would be prepared. An update on funds for investment in town centres was also provided.

Motion

- 1) To agree the strategic statement concerning investment in town centres and local centres.
- 2) To agree that the Council would prepare a schedule of key projects in town and local centres as a resource to inform future investment following the consultation process set out in the report.
- 3) To agree to discharge the motion of 6 June 2019 regarding the strategic statement.
- 4) To agree to circulate a briefing note on the criteria that classified a local centre and a town centre.

- 5) To agree that officers would engage with ward councillors within two months on the list of potential projects.

- moved by Councillor Kate Campbell, seconded by Councillor Watt

Amendment

- 1) To agree the strategic statement concerning investment in town centres and local centres, subject to the replacement of 'contribute to inclusive growth' with 'contribute to delivery of the Economic Strategy'.
 - 2) To agree that the Council would prepare a schedule of key projects in town and local centres as a resource to inform future investment following the consultation process set out in the report including the option to purchase empty units when the case for purchase was sufficiently strong.
 - 3) To agree to discharge the motion of 6 June 2019 regarding the strategic statement.
 - 4) To agree to circulate a briefing note on the criteria that classified a local centre and a town centre.
 - 5) To agree that officers would engage with ward councillors within two months on the list of potential projects.
- moved by Councillor Miller, seconded by Councillor Booth

In terms of Standing Order 21(11), the amendment was accepted as an addendum to the motion by Councillor Kate Campbell.

Decision

- 1) To agree the strategic statement concerning investment in town centres and local centres, subject to the replacement of 'contribute to inclusive growth' with 'contribute to delivery of the Economic Strategy'.
- 2) To agree that the Council would prepare a schedule of key projects in town and local centres as a resource to inform future investment following the consultation process set out in the report including the option to purchase empty units when the case for purchase was sufficiently strong.
- 3) To agree to discharge the motion of 6 June 2019 regarding the strategic statement.
- 4) To agree to circulate a briefing note on the criteria that classified a local centre and a town centre.
- 5) To agree that officers would engage with ward councillors within two months on the list of potential projects.

(References – Housing and Economy Committee, 6 June 2019 (item 12); report by the Executive Director of Place, submitted.)

10. Scottish Government funded 'No One Left Behind' Employability – Small Grants Awards

Information was provided on the small grants process to award funding to deliver early intervention employability provision for young people at risk of becoming Not in Education, Employment or Training (NEET) – formerly called Activity Agreements.

Approval was sought to award small grants for a newly specified service, which met the parameters of the Scottish Government's No One Left (NOLB) Behind funding and the needs of vulnerable young people who required additional support to secure a positive destination, to begin in April 2020

Decision

- 1) To note the robust application process, including support for applicants and scoring mechanisms, for small grants to deliver Scottish Government's NOLB Strategic Skills Pipeline Stage 1 Employability Provision for young people.
- 2) To agree to approve the Review Group's recommendation to award a total of five grants (four localities plus the city centre) to commence delivery in April 2020.
- 3) To agree that the list of Place Development Efficiencies, as part of the approved savings, would be circulated.

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

11. Business Improvement Districts

The arrangements for establishing Business Improvement Districts (BIDs) were summarised. Where the Council was an eligible voter, the report made recommendations on what the process should be to exercise this responsibility.

Decision

- 1) To note the legislation in place for the creation of BIDS.
- 2) To note that the Council would also sometimes be an eligible voter in the area in which BIDs were proposed.
- 3) To note the criteria used to determine the outcome of a BID ballot.
- 4) To agree to delegate the responsibility for the Council's vote(s) to the Executive Director of Place, in consultation of the Convener and Vice Convener of Housing, Homelessness and Fair Work, the Convener and Vice Convener of Finance and Resources and the appropriate ward Councillors.
- 5) To agree to a further report on the procedure for any future ballot.

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

Declaration of Interests

Councillor Kate Campbell declared a non-financial interest in the above item as a Director of Essential Edinburgh.

12. Housing Sustainability

Across the Council's existing and new build housing estate significant investment had been made in both building homes to very high energy efficiency standard and retrofitting existing homes to improve their energy performance and help to tackle fuel poverty. Higher standards, as applied to social housing, needed to be applied across the wider domestic sector, with the right incentives in place, if carbon emissions were to fall as sharply as was required by the net zero carbon target of 2030.

Decision

- 1) To note that the domestic sector was responsible for around 35% of overall emissions with Council housing responsible for less than 2% of emissions.
- 2) To note that the significant investment in improving the energy efficiency of existing Council homes, coupled with the decarbonisation of the grid, had resulted in a 65% reduction in carbon emissions since 2005.
- 3) To note the approach to achieving net zero carbon in Council Homes and that progress would be reported as part of the Housing Revenue Account (HRA) Business Plan.
- 4) To note the range of innovative energy programmes and projects underway to reduce emissions across the city, tackle fuel poverty and overcome mixed tenure ownership barriers.
- 5) To agree to refer the report to Policy and Sustainability Committee on 25 February 2020.

(References – Housing and Economy Committee, 6 June 2019 (items 6 and 10); report by the Executive Director of Place, submitted.)

13. Sustainability – Carbon Neutral Economy

On 25 October 2019 the Policy and Sustainability Committee agreed to set a target of 2030 for achieving net zero carbon for the city of Edinburgh.

Supporting Edinburgh's transition to a low carbon economy had been identified as a good growth step in the Economy Strategy. There was now increased emphasis on this objective and on ensuring that the other good growth steps were delivered in a way that is compatible with the net zero target. However, it was important that the economic and social outcomes of Economy Strategy were not lost but instead achieved as part of a move to a carbon neutral economy.

Motion

- 1) To note the programme of work currently underway to deliver sustainability improvements.
 - 2) To agree the new priorities identified at the Member/Officer Workshop on 27 November 2019 and to note that these would be further developed.
 - 3) To agree that progress against the sustainability objective should be set out within the Economy Strategy Annual Update reports.
- moved by Councillor Kate Campbell, seconded by Councillor Watt

Amendment

- 1) To note the programme of work currently underway to deliver sustainability improvements.
 - 2) To agree the new priorities identified at the Member/Officer Workshop on 27 November 2019 and to note that these would be further developed including:
 - Strengthening the priorities to 'net zero' in place of 'low' carbon where solutions existed to enable net zero carbon to be achieved.
 - Identifying any additional emerging priorities to be included as the plans proceed.
 - Ensuring that associated and indirect carbon impacts were taken into account.
 - Identifying economic priorities/opportunities for carbon capture, in order to align with the council target of net zero rather than absolute zero carbon.
 - 3) To agree that progress against the sustainability objective should be set out within the Economy Strategy Annual Update reports.
- moved by Councillor Miller, seconded by Councillor Booth

In terms of Standing Order 21(11), the amendment was accepted as an addendum to the motion by Councillor Kate Campbell.

Decision

- 1) To note the programme of work currently underway to deliver sustainability improvements.
- 2) To agree the new priorities identified at the Member/Officer Workshop on 27 November 2019 and to note that these would be further developed including:
 - Strengthening the priorities to 'net zero' in place of 'low' carbon where solutions existed to enable net zero carbon to be achieved.
 - Identifying any additional emerging priorities to be included as the plans proceed.
 - Ensuring that associated and indirect carbon impacts were taken into account.
 - Identifying economic priorities/opportunities for carbon capture, in order to align with the council target of net zero rather than absolute zero carbon.

- 3) To agree that progress against the sustainability objective should be set out within the Economy Strategy Annual Update reports.

(References – Policy and Sustainability Committee 25 October 2019 (item 1); report by the Executive Director of Place, submitted.)

14. Consultation on the Replacement of European Structural Funds in Scotland Post EU-Exit

Decision

To note that this item had been withdrawn from the agenda.

15. Advice Services Accreditation

An update was provided on the Council's Advice Services preparation for being accredited against The Scottish National Standards for Information and Advice Providers. Assessment for accreditation through audit functions were provided by the Scottish Legal Aid Board (SLAB).

Decision

- 1) To note the Council's request to be accredited to The Scottish National Standards for Information and Advice Providers.
- 2) To agree that a briefing note would be circulated on the timeline for the SLAB audit once the timeline was available.

(Reference – report by the Executive Director for Communities and Families, submitted.)

Declaration of Interests

Councillor Lang declared a financial interest in the above item as an employee of the Edinburgh Law Society of Scotland, left the room and took no part in the discussion.

16. Marketing Edinburgh Update

An update was provided on Marketing Edinburgh, following the resignation of the Board in early November 2019 and the subsequent appointment of Councillors Kate Campbell, Claire Miller and Mandy Watt to the Board. Details were provided of the service activities carried out by Marketing Edinburgh, the recent move to co-locate with Edinburgh Chamber of Commerce in the George Street offices and the Board's efforts to consider sustainable financial solutions for the priority areas of film and convention.

Decision

To note the report.

(References – Housing and Economy Committee, 6 June 2019 (item 11); Housing, Homelessness and Fair Work Committee, 31 October 2019 (item 16); report by the Executive Director of Place, submitted.)

Declaration of Interests

Councillors Kate Campbell, Miller and Watt declared a non-financial interest in the above item as Directors of Marketing Edinburgh.

17. Housing Service Improvement Plan: Update

An update was provided on the work being taken forward as part of the Housing Service Improvement Plan (HSIP). The measures set out in the improvement plan aimed to significantly improve customer satisfaction, operating performance and reduce costs.

Decision

- 1) To note progress made with the HSIP and that the programme was projected to exceed the first-year savings target.
- 2) To agree to receive an update report in six months.
- 3) To agree to provide more detailed metrics in the next report in six months' time.

(References – Housing and Economy Committee, 6 June 2019 (item 10); report by the Executive Director of Place, submitted.)

18. Place Directorate – Revenue Monitoring 2019/20 – Half Year Report

The projected month six revenue monitoring position for the Place Directorate Housing Revenue Account (HRA) and General Fund (GF) elements was set out, based on analysis of actual expenditure and income to the end of September 2019, and projections for the remainder of the financial year.

Decision

- 1) To note the balanced budget forecast position in respect of the HRA revenue budget.
- 2) To note that the Place Directorate GF was currently projecting a potential budget pressure of £5.615m for 2019/20.
- 3) To note that the Executive Director of Place was continuing to progress implementation of measures to reduce the potential budget pressures with £3.518m of planned measures identified to be implemented before the financial year end. These would reduce the general fund budget pressure to £2.097m. Further measures were being identified to mitigate the potential budget pressure if possible.

- 4) To note that progress would be reported to the Finance and Resources Committee on 23 January 2020 and to the meeting of this committee on 19 March 2020.

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

19. Homelessness and Housing Support - Revenue Monitoring 2019/20 – Month Seven Position

The projected month seven revenue monitoring position for the Homelessness and Housing Support service was set out, based on analysis of actual expenditure and income to the end of October 2019, and expenditure and income projections for the remainder of the financial year.

Decision

- 1) To note an overall net residual budget pressure of £4.5m for Communities and Families, as reported to the Education, Children and Families Committee.
- 2) To note that this pressure included a net residual budget pressure of £0.8m for the Homelessness and Housing Support service, which remained at month seven.
- 3) To note that approved savings and operational efficiencies in 2019/20 totalled £0.295m, with £0.175m on track to be delivered in full and £0.120m assessed as amber, which was not expected to be fully delivered until 2020/21.
- 4) To note that the Executive Director of Communities and Families was taking measures to reduce budget pressures and that progress would be reported to the Finance and Resources Committee on 23 January 2020.

(Reference – report by the Executive Director for Communities and Families, submitted.)

20. Rapid Access Accommodation and Link Working

An update was provided on the delivery of rapid access accommodation for rough sleepers and the development of the link worker role.

Decision

- 1) To note the update on the delivery of rapid access accommodation and the development on the link worker role.
- 2) To note that case studies were being developed by the service area and would be circulated to members on completion.

(Reference – report by the Executive Director for Communities and Families, submitted.)

This page is intentionally left blank

Work Programme

Housing, Homelessness and Fair Work Committee

19 March 2020

No.	Title / description	Purpose/Reason	Directorate and Lead Officer	Progress updates	Expected date
1	Place Directorate – Financial Monitoring	Quarterly report	Executive Director of Place Lead Officer: Susan Hamilton 0131 469 3718 susan.hamilton@edinburgh.gov.uk		September 2020 November 2020
2	Marketing Edinburgh	Six-monthly report	Executive Director of Place Lead Officer: Laurence Rockey 0131 469 3493 Laurence.Rockey@edinburgh.gov.uk		June 2020 November 2020
3	EDI Group	Six-monthly report	Executive Director of Place Lead Officer: David Cooper 0131 529 6233 david.cooper@edinburgh.gov.uk		September 2020 January 2021
4	Housing Revenue Account Capital Programme	Annual report	Executive Director of Place Lead Officer: Elaine Scott 0131 529 6789 elaine.scott@edinburgh.gov.uk		March 2021

5	Appointments to Working Groups	Annual report	Chief Executive Lead Officer: Jamie Macrae 0131 553 8242 jamie.macrae@edinburgh.gov.uk		June 2020
6	EICC	Annual report	Executive Director of Place Lead Officer: David Cooper 0131 529 6233 david.cooper@edinburgh.gov.uk		June 2020
7	MIPIM	Annual report	Executive Director of Place Lead Officer: David Cooper 0131 529 6233 david.cooper@edinburgh.gov.uk		September 2020
8	Place Directorate – Financial Monitoring – Outturn	Annual report	Executive Director of Place Lead Officer: Susan Hamilton 0131 469 3718 susan.hamilton@edinburgh.gov.uk		September 2020
9	City of Edinburgh Council Assurance Schedule on Housing Services	Annual report	Executive Director of Place Lead Officer: Elaine Scott 0131 529 6789 elaine.scott@edinburgh.gov.uk		November 2020
10	Strategic Housing Investment Plan (SHIP)	Annual report	Executive Director of Place Lead Officer: Elaine Scott 0131 529 6789 elaine.scott@edinburgh.gov.uk		November 2020

Housing, Homelessness and Fair Work Committee Upcoming Reports

Appendix 1

Report Title	Directorate	Lead Officer
June 2020		
Housing Sustainability	Place	Elaine Scott
Housing Service Improvement Plan	Place	Elaine Scott
Appointments to Working Groups	Chief Executive	Jamie Macrae
Edinburgh Living Update	Place	Elaine Scott
Town Centre Fund – Allocations Report	Place	David Cooper
EICC SLA	Place	David Cooper
West End Bid	Place	Susan Harkins
Place Directorate – Financial Monitoring	Place	Susan Hamilton
Communities and Families – Financial Monitoring	Communities and Families	Brendan O'hara
Homelessness Internal Audit Update	Communities and Families	Nicky Brown/Debbie Herbertson

Rapid Rehousing Transition Plan	Communities and Families	Nicky Brown/Jill Thomson
---------------------------------	--------------------------	--------------------------

Rolling Actions Log

Housing, Homelessness and Fair Work Committee

19 March 2020

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
1	07.06.18	Rapid Access Accommodation with Support for Edinburgh's Rough Sleepers	<p>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.</p> <p>2) To focus on partnerships with Third Sector for delivery.</p>	Executive Director for Communities & Families	January 2020	January 2020	<p>Recommended for Closure</p> <p>Report considered on 20 January 2020</p> <p>Procurement had been completed and Rapid Access Accommodation was in place.</p>

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
2	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	March 2020	January 2020	<p>Recommended for Closure</p> <p>Report considered on 20 January 2020.</p> <p>Work on the Service Level Agreement (SLA) has been progressed. Funding agreed until 31 March 2020 subject to performance improvement milestones in the revised SLA being met.</p>
3	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	January 2020	<p>Recommended for Closure</p> <p>Update in the Business Bulletin for January 2020</p>

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
4	06.06.19	Mixed Tenure Improvement Strategy Update	To agree to receive an update report in January 2020.	Executive Director of Place	January 2020	January 2020	Recommended for Closure Update in the Business Bulletin for January 2020
5	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>August 2019</p>	<p>1) Closed Included in the Business Bulletin on 29 August 2019</p> <p>2) Update report was submitted in October 2019 and a further report in January 2020. Committee requested that this item remained open.</p>

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
6	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	June 2020		Item included in the Business Bulletin for August 2019 and updates will be provided at each cycle. Further report will go to Committee in June 2020.
					January 2020	January 2020	<p>Recommended for Closure</p> <p>Report considered January 2020.</p>

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
7	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).	Chief Executive (Strategy and Communications)	March 2020		This report is on the agenda
8	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	January 2020	Recommended for Closure Report considered January 2020.
9	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	January 2020	Recommended for Closure Report considered January 2020.

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
10	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	June 2020		Officers were currently in the process of taking necessary advice on procurement route options and having discussions with the private sector.

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
11	29.08.19	Internal Audit – Homelessness Services	<p>1) To agree that a briefing note would be circulated to members on the progress of management actions taken before the next committee meeting.</p> <p>2) To agree that a report would come back on the wider issues related to the internal audit.</p>	Executive Director for Communities and Families	October 2019	October 2019	<p>1) Closed on 20 January 2020</p> <p>Briefing note circulated on 30 October 2019.</p> <p>2) A full report will be provided in June 2020 which details the wider issues, complexities and progress to date against the recommendations.</p>

12	13.09.19	Original Edinburgh – Old Town Business Improvement District: Proposal and Ballot	<p>1) To agree to communicate with the BID on the need for a baseline of public sector services.</p> <p>2) To agree that the Convener would meet with Police Scotland to discuss the baseline of public services.</p>	<p>Executive Director of Place</p> <p>Convener</p>	<p>June 2020</p> <p>October 2019</p>	<p>November 2019</p> <p>November 2019</p>	<p>Recommended for Closure</p> <p>The proposal to create an Old Town BID was not supported and therefore there is no baseline services agreement in place.</p> <p>As the Council reviews Baseline Services Agreements for current and future BIDs discussions will take place with other public services to determine if a single approach can be established.</p>
----	----------	--	---	--	--------------------------------------	---	---

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
13	31.10.19	Review of Scottish Government funded 'No One Left Behind' Employability Provision	To 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.	Executive Director of Place	January 2020	January 2020	Recommended for Closure Report considered January 2020.

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
14	31.10.19	Edinburgh International Conference Centre Annual Update	<p>1) To agree that a draft Service Level Agreement (SLA) be prepared and reported in two committee cycles.</p> <p>2) To request that officers ask the Board for details of how they planned to reduce their carbon footprint.</p> <p>3) To include in the SLA that audit actions be responded to within recommended timescales of the auditor.</p>	Executive Director of Place	<p>June 2020</p> <p>November 2019</p> <p>November 2019</p>		<p>This report will be considered in June to allow the current EICC business development opportunities to be considered at Council before the work on the SLA is progressed further</p> <p>EICC have been contacted for this information.</p> <p>As above.</p>

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
15	31.10.19	Private Sector Leasing Scheme – Update (B agenda)	To agree to circulate to members the information requested.	Executive Director for Communities and Families	January 2020	January 2020	Recommended for Closure Update in Business Bulletin on 20 January 2020
16	31.10.19	Marketing Edinburgh Update (B agenda)	To note that an update report on the activities outlined would be prepared for Committee on 20 January 2020.	Executive Director of Place	January 2020	January 2020	Recommended for Closure Report considered January 2020
17	20.01.20	Support for Build to Rent	To agree that the Convener would write to the Chancellor with regard to the gap in Edinburgh between LHA and the 30th percentile.	Convener	March 2020		
18	20.01.20	Tenant Participation and Community Engagement	To agree to circulate the annual Edinburgh Tenants Federation report.	Executive Director of Place	January 2020	January 2020	Recommended for Closure Link circulated 21 January 2020

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
19	20.01.20	The EDI Group – Update report	To agree to circulate an updated copy of the chart at Appendix 2 which shows the delays in the projected timeline.	Executive Director of Place	February 2020	February 2020	Recommended for Closure Circulated to members 27 February.
20	20.01.20	Investment in Town Centres – Strategic Statement	<p>1) To agree to circulate a briefing note on the criteria that classified a local centre and a town centre.</p> <p>2) To agree that officers would engage with ward councillors within two months on the list of potential projects.</p>	Executive Director of Place	<p>March 2020</p> <p>March 2020</p>	<p>March 2020</p> <p>March 2020</p>	Recommended for Closure

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
21	20.01.20	Business Improvement Districts	To agree to a further report on the procedure for any future ballot.	Executive Director of Place	As required		In some proposed BID areas, the Council will also have a single (or multiple) vote(s) depending on its property ownership in the BID area. Where this is the case, the next report to Committee will include details of the process to be followed in the event that there is no clear decision from the consultation with Elected Members on how the Council should vote.

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
22	20.01.20	Sustainability – Carbon Neutral Economy	Agrees that progress against the sustainability objective should be set out within the Economy Strategy Annual Update reports	Executive Director of Place	June 2020		This will be transferred to the Policy and Sustainability Committee.
23	20.01.20	Advice Services Accreditation	To agree that a briefing note would be circulated on the timeline for the Scottish Legal Aid Board audit once the timeline was available.	Executive for Communities and Families	March 2020		
24	20.01.20	Housing Service Improvement Plan: Update	To agree to provide more detailed metrics in the next report in six months' time.	Executive Director of Place	June 2020		



Business Bulletin

Housing, Homelessness and Fair Work Committee

10.00am, Thursday, 19 March 2020

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>

Recent News

Mixed Tenure Improvement Strategy

On [23 January 2020](#), Finance and Resources Committee approved proposals to set up a pilot Mixed Tenure Improvement Service (MTIS) as part of the wider mixed tenure investment strategy to improve tenant satisfaction with the condition of their homes and support owners carry out essential repairs to their block. The MTIS will initially be established as a 36-month pilot and recruitment is underway to key posts for the implementation of the service. The MTIS will work alongside the Council's Edinburgh Shared Repairs Service (ESRS).

Approval was also given to revise the Scheme of Assistance to increase support available for home-owners in Housing Revenue Account (HRA) led repairs, maintenance and improvement projects by providing extended debt repayment terms for owners as a 'last resort' to help them meet their share of costs. It also introduces the option for the Council to buy an owner's home and offer a sitting Council Scottish Secure tenancy, in line with the agreed strategy for consolidation or divestment of interest in mixed tenure blocks as set in the Acquisitions and Disposal Policy.

The Council is continuing to look at innovative approaches to common property maintenance and ESRS and the Housing Service were successful in an application through Scottish Government [CivTech 4.0](#) (challenge 5) for a project to look at how technology can be used to support owners in the management of common repairs and maintenance in privately owned tenements.

A shared repairs web-app is currently being developed by the CivTech procured company, Novoville, for use in private and mixed tenure blocks. Users of the web-app will be private owners, landlords and the Council in blocks where they own flats. The initial version of the

Background

Contact:

Jennifer Hunter
jennifer.hunter@edinburgh.gov.uk

0131 529 7532

web-app was showcased at a Demo Day held at the EICC on 4 March 2020.

Work is ongoing to further develop the app for use by the ESRS and the new MTIS to support the engagement process with owners, whether they are landlords or owner occupiers. The next phase will look to provide 'dashboards' for projects that will collate all tenement app information together in one place for actions and analysis for the responsible owners.

Scottish Budget supporting Council Commitments

The Scottish Budget announcement set out increased investment to support the delivery of Council commitments; including delivery of affordable homes and the net zero carbon commitment.

The Scottish Budget announcement included £17 million increase to support the delivery of 50,000 affordable homes across Scotland. Across the Scottish Budget as a whole, Edinburgh will receive £48 million in 2020/21 to support the affordable housing supply programme. This is an approximate £3 million increase on the current year's budget and is in line with current resource planning assumptions.

A further £300 million has been committed nationally, as carry forward into 2021/22. This funding is for projects on site or approved for site start. We will be working with Scottish Government both locally and as a regional housing partnership to maximise grant funding in future years to support delivery of social rented housing.

The Scottish Budget announcement also included a new £120 million Heat Transition Deal, which recognises the need to boost the scale and pace of growth in decarbonising homes and buildings. This Heat Deal includes a £50 million Heat Networks Early Adopter Challenge Fund for local authorities and a £10 million fund to support hydrogen heat demonstrator projects. The Budget also secured an increase in capital funding for energy efficiency measures to £151 million.

Contact:

Lisa Mallon
lisa.mallon@edinburgh.gov.uk

0131 529 6291

West End Edinburgh Business Improvement District (BID) Renewal 2020

The West End Edinburgh BID was established in 2015, for a five year period.

The Council received formal notification on 3 February 2020 that the West End Edinburgh Business Improvement District (BID) intend to request that their proposals for a BID are put to a ballot in the summer of 2020. This notification was also sent to Scottish Government, as required by legislation.

Proposed dates and timelines will be confirmed in due course and the proposals will be shared with Committee.

Officers are currently updating the baseline service agreement and will liaise with The West End Edinburgh BID Project Manager to ensure that the final business plan and BID proposal are shared with all stakeholders.

The West End Edinburgh BID area relates to the following streets

- Atholl PLace
- Atholl Crescent
- Alva Street
- Canning Street (from the junction of Shandwick Place to Rutland Square)
- Charlotte Lane
- Coates Crescent
- Drumsheugh Place
- Hope Street
- Manor Place
- Melville Crescent
- Melville Place
- Melville Street
- Princes Street (junction with Lothian Road)
- Queensferry Street
- Queensferry Street Lane
- Randolph Place
- Rutland Place
- Rutland Square
- Rutland Street
- Shandwick Place
- Stafford Street
- William Street
- William Street Lanes

Contact:

Susan Harkins
Susan.harkins@edinburgh.gov.uk

0131 529 6646

- Walker Street.

Scottish Government Housing to 2040 Consultation

In 2018, the Scottish Government began work on a vision for Scotland's homes and communities in 2040. Further stakeholder engagement on this vision and the options and choices to get there took place over the last 12 months. The Scottish Government's [draft vision and supporting principles](#) for Scotland's homes and communities to 2040 was the focus of the [formal consultation](#), released at the end of 2019.

The Scottish Government want everyone in Scotland to have a home that is warm, affordable, accessible and that fits their needs. They also want to ensure that we have a housing system that is dynamic and resilient enough to respond to future changes - helping to address the challenges we are facing, including an ageing population and a global climate emergency. The consultation covered a wide range of topics, with 15 principles set out under key themes that emerged from earlier consultation. The key themes were:

- A well-functioning housing system;
- High quality, sustainable homes;
- Sustainable communities; and
- Homes that meet people's needs.

An officer response, structured around broad questions set out in the consultation document, was submitted by the deadline of 28 February 2020. Scottish Government is aiming to publish the final vision and route map for 2040 in summer 2020. Meetings will be arranged for members and officers to discuss the Scottish Government proposals when available.

A New Masterplan for Meadowbank

A Masterplan for the site surrounding the new Meadowbank Sports centre was submitted for Planning approval on 10 February 2020.

Following Masterplan Planning Approval 18/00154/PPP in June 2018, an extensive programme of public consultation has been undertaken by the Council's

Contact:

Lisa Mallon
lisa.mallon@edinburgh.gov.uk
 0131 529 6291

Contact:

Tricia Hill
Tricia.hill@edinburgh.gov.uk
 0131 529 3954

Recent News

Background

Design Team to produce a masterplan that best addresses Community and Council priorities for the Meadowbank site.

This approach has involved a substantial programme of public engagement including 15 events and workshops and 680 consultation responses. Together with an independently chaired Meadowbank Sounding Board, which has met six times, this has enabled local residents, community representatives, elected members and Council officers to work in partnership to shape the plans.

The Masterplan which has now been submitted features proposals for a low car, sustainable development which pays tribute to the site's sporting and industrial heritage. It prioritises pedestrian and active travel through its network of paths and roads.

The plans have been designed to protect rare Wheatley Elms in the area and they incorporate a number of play and park spaces, a rain garden and plans to plant more trees.

Around 600 modern low carbon energy-efficient homes are proposed in the development plan, with a minimum of 35% affordable homes. The plans also include space for a GP surgery and other community facilities.

The Masterplan for Meadowbank is likely to be considered by members of the Development Management Sub Committee in Summer 2020. It is one of the major developments planned as part of the Council's citywide award-winning placemaking programme, which also involves the regeneration of Fountainbridge, Pennywell, Granton, Craigmillar and Leith.

A project information page, including links to key documents is available at

www.edinburgh.gov.uk/meadowbank

Granton Regeneration

On [25 February 2020](#) the Council's Policy and Sustainability Committee noted progress with Granton regeneration and agreed that officers should proceed to develop an outline business case. The Council's housing association partners are currently delivering around 700 new homes for sale and rent within the Granton Waterfront area supported by grant funding from the Affordable Housing Supply Programme. Officers are also working with the local community and partners to develop a range of meanwhile uses that will provide opportunities for new businesses, employment and training. The [Granton Waterfront Development Framework](#) and [supporting information](#) which sets out the vision, key principles and guidance for future development was approved by Planning Committee as non-statutory guidance on Wednesday 26 February 2020.

Granton regeneration is expected to deliver around 3,500 new homes of which at least 35% will be affordable, a school, medical centre, new cycling and walking routes and enhanced sustainable transport connections with the city, making a significant contribution to Edinburgh's target to become a net zero carbon city by 2030.

A [press release](#) was issued and received positive coverage from local and national media outlets.

Royal Institution of Chartered Surveyors (RICS) Social Impact Awards

Two of the Council's affordable homes developments, North Sighthill and Pennywell Phase 2, have been shortlisted for the inaugural Royal Institution of Chartered Surveyors (RICS) Social Impact Awards, within the Residential category. These are the only recognised awards that show the impact that the built environment has on people's lives. They highlight excellence at a regional and national level and identify the projects making a positive difference. The

Contact:

Elaine Scott
elaine.scott@edinburgh.gov.uk
0131 529 2277

Contact:

Tricia Hill
Tricia.hill@edinburgh.gov.uk
0131 529 3954

nominations take into account not only the impact of the new-build affordable homes delivered at North Sighthill and Pennywell, but also the wider community benefits delivered by Engie and Urban Union at the respective sites during construction. The category winners will be announced at the Awards Ceremony in Edinburgh on 23 April 2020.

New Housing Supply in Scotland

The [Housing Statistics for Scotland 2019: key trend summary](#) found that the new housing supply in Scotland increased by 15%, from 19,428 in 2017/18 to 22,273 in 2018/19.

The new housing supply is made up of new build from the private sector, housing associations and local authorities as well as rehabilitation of existing homes and (net) conversions of existing buildings.

Based on the Scottish Government's statistics, it was found that in 2018/19, 58 new homes were delivered per 10,000 population in Edinburgh, compared to the Scottish average of 41 homes per 10,000 population.

More private sector homes were built in Edinburgh than the other three major Scottish cities (Glasgow, Aberdeen and Dundee) combined in 2018/19. Edinburgh accounted for 55% of the cities' total.

Between 2014/15 and 2018/19, Edinburgh received 24% of the affordable housing grant (local programmes) available to the four cities. In return, the Council and housing association partners in Edinburgh delivered 25% of the affordable sector new build in the four cities during the five-year period.

Edinburgh also accounted for 80% of conversions in the four cities, showing the city is highly capable of repurposing its buildings.

Edinburgh BioQuarter

On 25 February 2020 the Council's Policy and Sustainability Committee agreed the Strategic Business Case for the development of the BioQuarter. A financial

Contact:

Lisa Mallon
lisa.mallon@edinburgh.gov.uk
 0131 529 6291

Contact:

David Cooper
david.cooper@edinburgh.gov.uk

Recent News	Background
<p>commitment of up to £500,000 from the Council's City Strategic Investment Fund was also made to towards the development of the detailed business case and the procurement exercise required to seek a private sector partner.</p> <p>Life Sciences is a significant sector in the UK economy employing 90,000 people. The BioQuarter is a key player in this sector and exists to improve people's lives, health and well-being. The BioQuarter site is identified in the Local Development Plan (LDP) as an area for life science development that supports wider growth and regeneration in South East Edinburgh. It is also recognised in the draft City Mobility Plan (CMP) as an area of growth where further transport infrastructure is required. It has significant potential to contribute to the City's Economy Strategy and Council Commitments, particularly in relation to the inclusive growth and net zero carbon agendas.</p> <p>An Outline Business Case (OBC) will be reported to policy and Sustainability Committee in August this year and approval will be sought at that stage to then commence the formal procurement process.</p>	<p>0131 529 6233</p>
<p><u>Decarbonisation Grant Award</u></p> <p>Grant funding has been secured from the Scottish Government's Decarbonisation Fund to deliver a solar PV and battery storage pilot. This innovative low carbon technology pilot will be installed across 112 properties in Kirkliston. The innovative technology combination will allow energy to be stored and then used as required, it will also allow for interaction with the grid particularly at peak times where the batteries could be aggregated to reduce load on the grid and potentially generate revenue.</p> <p>An additional pilot area is currently being considered, which has the potential to double the size of the original pilot.</p>	<p><u>Contact:</u></p> <p>Lisa Mallon lisa.mallon@edinburgh.gov.uk 0131 529 6291</p>
<p><u>European Social Fund (ESF) Update</u></p> <p>The ESF is a key source of funding for the delivery of the Council's inclusive growth agenda in particular the</p>	<p><u>Contact:</u> David Cooper</p>

Recent News

skills, employability and business growth programmes. The financial value of this funding is approximately £1 million per annum and this fund has been in suspension for over a year as previously reported to Committee.

The suspension of the claims process has now been lifted. Officers are currently working on the Phase 1 financial claim with a view to submitting to the Scottish Government by end of March 2020. A meeting with Scottish Government is planned regarding the claim and timescales for submission.

It is assumed that claims made will be paid in full. This risk will continue to be monitored and reported as appropriate.

Marketing Edinburgh

Following on from the report to Committee on [20 January 2020](#) the Board of Marketing Edinburgh has undertaken a comprehensive review of the financial position of the company both in year and for future years. The Board has developed a proposition for future service delivery in 2020/21 and a detailed report on this will be presented to Housing, Homelessness and Fair Work Committee later in the year.

Background

david.cooper@edinburgh.gov.uk

uk

0131 529 6233

Contact:

Paul Lawrence

Paul.lawrence@edinburgh.gov.uk

0131 529 7325

This page is intentionally left blank

Housing, Homelessness and Fair Work Committee

10.00am, Thursday, 19 March 2020

Housing Revenue Account (HRA) Capital Programme 2020/21

Executive/routine Wards Council Commitments	Executive All
---	------------------

1. Recommendations

- 1.1 It is recommended that Housing, Homelessness and Fair Work Committee:
- 1.1.1 approves the detailed 2020/21 Housing Revenue Account (HRA) capital programme for investment of £96.468m in new homes, existing homes and services, and estates, as detailed in Appendix 1;
 - 1.1.2 notes the update on Council led regeneration programmes and improvements to existing homes; and
 - 1.1.3 agrees to fund the Neighbourhood Alliance (NA) for a further year within the current revenue budget, on a maximum standstill budget of £67,200 to support community engagement in the regeneration of Craigmillar.

Paul Lawrence

Executive Director of Place

Contact: Elaine Scott, Housing Services Manager

E-mail: elaine.scott@edinburgh.gov.uk | Tel: 0131 529 2277

Housing Revenue Account (HRA) Capital Programme 2020/21

2. Executive Summary

- 2.1 On [20 February 2020](#), the City of Edinburgh Council approved a plan to invest £2.5bn over ten years in improving existing homes, building new affordable homes and enabling the development of strategic sites; including large scale regeneration at Granton Waterfront.
- 2.2 HRA investment supports the delivery of Council commitments; including delivery of 20,000 affordable homes and the net zero carbon commitment. The HRA is a major enabler of brownfield regeneration; creating sustainable communities and supporting inclusive growth.
- 2.3 HRA capital investment has more than doubled over the last five years and is expected to quadruple over the next five years. This report sets out a £96.468m HRA capital programme for 2020/21. A fabric first approach to housing investment will minimise the requirement for energy use, assisting the Council to achieve sustainability targets and reduce costs for tenants.
- 2.4 Capital investment will be accompanied by improvements in how we deliver housing services to improve performance and increase customer satisfaction. Bi-annual updates are provided to committee on the Housing Service Improvement Plan (HSIP).

3. Background

- 3.1 On [20 January 2020](#), Housing, Homelessness and Fair Work Committee approved the HRA Budget Strategy 2020 - 2030, following the outcome of the annual budget consultation. The budget strategy was informed by an extensive programme of consultation and engagement with tenants including an annual survey, focus groups, tenant panels, tenant led service inspection and scrutiny, resident and community meetings. As well as, a dedicated annual budget consultation exercise delivered in partnership with the Tenant's Panel.

- 3.2 The strategy includes a proposed £2.5bn ten-year investment programme to deliver Council commitments, including 10,000 new affordable homes and net zero carbon in Council housing by 2030.
- 3.3 The Business Plan includes a carbon innovation fund starting in 2021/22 to trial innovative technologies, approaches to retrofit and support carbon offsetting. Work is underway to review the housing asset management strategy to reflect the ambitious targets in relation to large scale regeneration and sustainability. A roadmap supporting the move towards net zero carbon will be reported to this Committee in June 2020.
- 3.4 On [23 January 2020](#), the Finance and Resources Committee approved a business case to establish a Mixed Tenure Improvement Service (MTIS) Pilot and to introduce a revised Scheme of Assistance (SOA) to help owners invest in their homes.
- 3.5 A place-based opportunities board; chaired by the Council's Chief Executive, has been established to enable joint business cases to be developed by public sector partners for public sector assets. Council officers are working with key partners; including NHS Lothian, to develop proposals for public sector sites that will deliver joint outcomes and best value for the public sector.

4. Main report

- 4.1 On [20 February 2020](#), Council approved an £2.5bn draft ten-year capital investment programme, £910m five-year programme and one-year budget to deliver Council commitments on affordable housing and net zero carbon by 2030.
- 4.2 Through the HRA capital investment programme the Council can ensure that growth and regeneration is delivered in ways that supports place making, inclusive growth and sustainability; outcomes set out in key Council strategies; including the Transport and Mobility Plan and the Granton Development Framework.
- 4.3 HRA capital investment has more than doubled over the last five years and is expected to more than quadruple over the next five years. Over the last five years £320m has been invested in new and existing homes and neighbourhoods; delivering almost 29,000 individual improvements and 600 new homes. Appendix 5 provides a breakdown of the number of new homes and improvements to existing homes by locality over the last five years and projected completions in 2020/21.
- 4.4 This report sets out the detailed £96.468m HRA capital programme for 2020/21 to enable large scale regeneration through building new homes, purchasing land for new housing development, improving tenants' homes and services and upgrading external fabrics and estates, including:

- 4.4.1 385 new affordable homes;
 - 4.4.2 600 homes with new kitchens and bathrooms;
 - 4.4.3 1,000 homes with new modern heating systems;
 - 4.4.4 750 homes with new doors and window upgrades;
 - 4.4.5 250 homes with electrical and smoke alarm upgrades;
 - 4.4.6 2,500 homes with external fabric upgrades;
 - 4.4.7 100 homes with major adaptations;
 - 4.4.8 134 blocks with secure door entry and CCTV upgrades; and
 - 4.4.9 Block Improvements to up 12 High Rise Blocks to enhance fire safety.
- 4.5 Work is well underway to accelerate the delivery of affordable housing in the city and to achieve this Council's commitment to build 20,000 by 2027; half of which will be Council led. The 2020/21 capital programme includes £46.345m for Council house building. Over 1,000 new homes are expected to have been completed by the Council by the end of 2020/21 and a further 900 under construction. The budget also includes funding for land acquisition. This is for the purchase of sites from other landowners, as well as, the transfer of sites from the General Fund to the HRA.
- 4.6 The 2020/21 capital programme includes £46.575m investment in ensuring tenants homes and neighbourhoods are safe, modern, comfortable and efficient. Appendix 4 maps out the planned major investment in 2020/21.
- 4.7 All Council homes are to be brought up to Energy Efficiency Standards for Social Housing (ESSH) by December 2020. At the end of 2019/20 71% of homes currently meet ESSH and a further 15% of homes (assuming 86% compliance) are currently having improvements carried out or will have by December 2020. Of the remaining 14%, 10% will be held as a temporary exemption. The vast majority of these homes are exempt due to 'Social' reasons, these are homes where either the tenant has declined the upgrade or the homes are in mixed tenure blocks and a majority agreement has not been reached with the owners to proceed with the works. Engagement will continue with these households to enable these improvement works. The remaining 4% of homes are generally individual properties that will require a bespoke solution.
- 4.8 A city-wide door entry installation programme is also underway to ensure all blocks where the Council will retain a long-term interest are safe and secure. It is projected that by the end of 2020/21 all blocks with 50% or more Council homes will have a secure door entry installed. This investment will be followed by small scale upgrades, where owner consent is not required to take forward works, including stair painting, upgrades to flooring and improved lighting in common stairs will also be undertaken.
- 4.9 Over the last five years almost 550 major adaptations have been carried out to homes across the city to help sustain tenancies and improve tenants' overall quality of life as their needs change. This includes improving access to their

homes with ramps, step lifts, internal stair lifts and/or powered door entry systems, as well as, improving accessibility within the home through the installation of wet floor showers, kitchen adaptations and door widening.

Investment in the North West Locality

- 4.10 Over the last five years within the North West locality, capital investment has delivered:
- 4.10.1 340 new affordable Homes;
 - 4.10.2 1,615 homes with new kitchens and bathrooms;
 - 4.10.3 1,494 homes with new modern heating systems;
 - 4.10.4 257 homes with new doors and window upgrades;
 - 4.10.5 2,138 homes with electrical and smoke alarm upgrades;
 - 4.10.6 479 homes with external fabric upgrades;
 - 4.10.7 143 homes with major adaptations; and
 - 4.10.8 87 neighbourhood improvement projects.
- 4.11 The regeneration of Pennywell and Muirhouse is now well underway and saw the first new Council homes in a generation completed at West Pilton Crescent in 2014. Since that time the regeneration of the area has continued at pace with new affordable and private homes and the construction of a new town centre in Pennywell, in partnership with Urban Union and Robertson Partnerships. This Locality has also seen the completion of a number of new homes as part of the “small sites” programme with new affordable homes in Clermiston, Royston and West Pilton Grove in 2019.
- 4.12 Delivery of sustainable, mixed tenure developments will continue in Pennywell throughout 2020/21, as well as, progressing the design of new homes for the former Silverlea care home site.
- 4.13 On [25 February 2020](#), the Policy and Sustainability Committee noted progress with the regeneration of Granton and agreed that officers would develop a business case to support the delivery of the Granton Development Framework approved by Planning Committee on 26 February 2020. It is anticipated that around £200m of HRA funding will be invested in Granton over the next ten years with funding included in this year’s capital programme for work to commence at western villages.
- 4.14 Significant investment will be delivered across the six multi-storey blocks in Muirhouse area in 2020/21. A full external fabric and windows upgrade programme, will be undertaken in May and Gunnet Courts in 2020/21, following extensive community engagement. A waste management upgrade will be piloted at Birnies Court with a view to it being rolled out across all 44 multi storey blocks thereafter. A full roof replacement at Fidra Court and consultation on the full fabric upgrade of Inchmickery and Oxcars Courts will also be carried out over the next 12 months.

- 4.15 112 Council homes will benefit from the installation of a combined Solar PV and battery storage system, backed by the Scottish Government's Decarbonisation Fund. This is an extremely innovative approach combining two low carbon energy systems. The Gateside area of Kirkliston was selected as a large proportion of the properties have south-east and south-west facing roofs, which are the most appropriate for solar PV.
- 4.16 The project will focus on the monitoring of the patterns of electrical consumption within the domestic properties and will serve as an important exemplar project that provides a blueprint for a much wider roll out across other suitable building types.

Investment in North East Locality

- 4.17 Over the last five years within the North East locality, HRA capital investment has delivered:
- 4.17.1 139 new affordable Homes;
 - 4.17.2 1,852 homes with new kitchens and bathrooms;
 - 4.17.3 1,869 homes with new modern heating systems;
 - 4.17.4 405 homes with new doors and window upgrades;
 - 4.17.5 1,668 homes with electrical and smoke alarm upgrades;
 - 4.17.6 876 homes with external fabric upgrades;
 - 4.17.7 184 homes with major adaptations; and
 - 4.17.8 90 neighbourhood improvement projects.
- 4.18 The first phases of the Council's house building programme were delivered in the North East Locality with the completion of new homes in Greendykes in 2014. This was followed by the completion of the award-winning Leith Fort development which was delivered in partnership with Port of Leith Housing Association in 2017.
- 4.19 Housing development in Craigmillar is well advanced and will continue in 2020 with new Council homes expected to complete at Craigmillar Town Centre as part of a 200-home development for the Council and Edinburgh Living. A wider placemaking exercise will be taken forward to deliver improvements to Niddrie Mains Road; creating a vibrant town centre with a mix of uses. This work will be taken forward in partnership with the NA. Committee is asked to agree to provide £67,200 in funding to the NA to support community engagement in Craigmillar and the wider North East locality.
- 4.20 Over the last three years, extensive engagement has taken place with residents of the North Cairntow gypsy travellers site to improve the site conditions and provide a modern living space for residents. Through regular meetings with the local community, feedback from a local survey and joint development of a community hub on site, it became clear that the community was interested in

moving to a purpose-built chalet style homes. The final design has now been agreed with the community, and work will start on site in 2020/21.

- 4.21 Consultation will also take place in the Magdalene area in relation to two deck-access blocks in Magdalene Drive. A window upgrade programme is currently underway, with consultation on a full fabric upgrade and potential block redesign to be carried out in 2020/21, with the works commencing the following year.
- 4.22 Peffermill and Craigmillar multi storey blocks will also be undergoing extensive fabric upgrades (including roof, external walls, entrances and lobbys). Consultation on outline designs will take place this year with works due to start in 2021/22.

Investment in the South East Locality

- 4.23 Over the last five years within the North East locality, HRA capital investment has delivered:
 - 4.23.1 552 homes with new kitchens and bathrooms;
 - 4.23.2 2,135 homes with new modern heating systems;
 - 4.23.3 195 homes with new doors and window upgrades;
 - 4.23.4 1,039 homes with electrical and smoke alarm upgrades;
 - 4.23.5 800 homes with external fabric upgrades;
 - 4.23.6 106 homes with major adaptations; and
 - 4.23.7 49 neighbourhood improvement projects.
- 4.24 The first new Council homes in Gracemount now form part of an established neighbourhood. The procurement of a delivery partner for the Fountainbridge site is well underway and early consultation has begun on the development potential for a Council owned site in Moredunvale.
- 4.25 Dumbiedykes phase 6 will be delivered this financial year. Over the past 10 years seven blocks (283 residents) have benefited from full external fabric upgrades (roof replacement and external wall insulation). This project has been supported by funding from the Scottish Government through the Home Energy Efficiency Programme Scotland, Area Based Scheme (HEEPS:ABS). HEEPS:ABS is targeted at fuel poor areas, providing a range of insulation measures whilst focussing on harder to treat properties requiring more expensive interventions. HEEPS:ABS funding is provided to private owners and can to help 'unlock' larger mixed tenure schemes.
- 4.26 Another HEEPS:ABS project due to get underway in 2020/21 is an external wall insulation project at West Mains. There are 141 properties located in the West Mains area of the city which are of 'Blackburn MKIV' concrete construction and are suitable for external wall insulation. The majority are privately owned, householder sign up is currently underway.

Investment in the South West Locality

- 4.27 Over the last five years within the North East locality, HRA capital investment has delivered:
- 4.27.1 160 new affordable Homes;
 - 4.27.2 3,051 homes with new kitchens and bathrooms;
 - 4.27.3 1,589 homes with new modern heating systems;
 - 4.27.4 772 homes with new doors and window upgrades;
 - 4.27.5 371 homes with electrical and smoke alarm upgrades;
 - 4.27.6 742 homes with external fabric upgrades;
 - 4.27.7 112 homes with major adaptations; and
 - 4.27.8 55 neighbourhood improvement projects
- 4.28 The regeneration of North Sighthill through a mix of affordable and homes for sale saw a major milestone in 2019 with the handover of the first new Council homes. A further 155 homes will be handed over in summer 2020. Smaller developments have also completed in Hailesland and Calder Gardens.
- 4.29 The design work for projects at Sighthill Crescent and Murrayburn as part of a wider programme of regeneration of the Wester Hailes area will be progressed in 2020/21.
- 4.30 A full building condition survey has been commissioned for Westfield Court; where the Council is a minority owner. Funding has been set aside in this year's capital programme for repairs to the communal heating system.
- 4.31 Westburn phase 3 will be delivered this financial year. To date 11 blocks (88 homes) have benefited from full fabric upgrades (roof replacements, external wall insulation and door entry systems). Owners have been supported through Scottish Government HEEPS:ABS programme. Phase 3 will see a further nine block (72 homes) benefit from the upgrades in 2020/21.
- 4.32 Another HEEPS:ABS project due to get underway is an external wall insulation project at Sighthill. There are 50 properties of Swedish Timber construction located in the Sighthill area of the city. Six of which are owned by the Council and are included as part of the ESSH programme, the remaining 44 are privately owned and will be funded via HEEPS:ABS.

5. Next Steps

- 5.1 Monthly spend profiles will be developed based on the approved budget. Spend and delivery against budget will be monitored by officers on a monthly basis. Updates will be reported to through regular monitoring reports to Finance and Resources Committee at Period 3, 6 and 8. The Period 3 report provides the opportunity to make any necessary revisions to the annual budget.

- 5.2 A new Housing Property HRA Capital Framework is being procured with increased capacity and flexibility. The contract award will go to Finance and Resources Committee in May 2020. Bespoke quick quotes and alternative frameworks are being used in the meantime to maximise contractor capacity.
- 5.3 The annual review of the HRA Business Plan will begin in May 2020. Assumptions will be benchmarked against peers and where relevant, include market and industry standard projections. Further sessions will be held with ward members on the planned investment in 2020/21 and will capture emerging priorities to feed into the annual budget cycle and the five year capital programme.
- 5.4 A six-monthly update of the HSIP will be provided to Housing, Homelessness and Fair Work Committee in June 2020.
- 5.5 A roadmap supporting housing's progress towards net zero carbon will be reported to this Committee in June 2020.
- 5.6 Recruitment is underway to establish the mixed tenure service. Processes and procedures are also being finalised in conjunction with the ESRS to ensure that projects taken forward are compliant with the TMS framework and that there is early and robust engagement with owners.

6. Financial Impact

- 6.1 The HRA is funded from tenants' rents, fees and service charges for services provided to tenants and assets held on the HRA account. The HRA is self-contained and has no direct impact on the Council's general fund budget.
- 6.2 Appendix 1 sets out a £96.468m HRA capital programme for 2020/21, approved as part of the HRA Budget Strategy at Council on 20 February 2020.
- 6.3 It should be noted that the HRA Capital Investment Programme is funded through a combination of specific capital grant from the Scottish Government, developers and third-party contributions, capital receipts and borrowing. The borrowing requirement is carried out in line with the Council's approved [Treasury Management Strategy](#) and is provided for on an overall programme basis rather than for individual capital projects.
- 6.4 As per Appendix 2 the report outlines a revised borrowing requirement of £23.346m in 2020/21. The overall loan charges associated with this requirement, over a 30-year period for improving existing homes and estates and building new homes, would be principal amount of £23.346m and interest of £21.101m, resulting in total cost to the HRA of £44.447m. Based on a loans fund interest rate of 4.63%, the annual loan charges would be £1.482m over the 30 years. This includes the borrowing costs for the construction of homes for Edinburgh Living LLP which will be recovered from them. The impact of this increased borrowing level can be contained within the approved HRA revenue budget.

Risks to programme delivery

- 6.5 The £96.468m HRA capital programme for 2020/21 is one the largest HRA capital programmes put forward to committee. The top risks to the delivery of the 2020/21 programme and mitigations are:

Risk	Mitigation
<p>Contractor capacity: The capital programme could be delayed due to contractor capacity to deliver, as well as external factors, such as poor weather and economic uncertainties associated with Britain leaving the European Union.</p>	<p>A new Housing Property Capital Framework is being procured with increased capacity and flexibility. The contract award will go to Finance and Resources committee in May 2020 and implementation is expected in early summer. Bespoke quick quotes and alternative procuring frameworks are being used in the meantime to maximise contractor capacity.</p> <p>Regular contract management meetings will be held with contractors alongside comprehensive project and programme management.</p>
<p>Mixed Tenure: Almost half of Council homes are in mixed tenure blocks where the Council shares responsibility for the repair and maintenance of common areas with homeowners and private landlords.</p>	<p>A business case to establish a Mixed Tenure Improvement Service pilot and an extended debt repayment terms to the Council's Scheme of Assistance was approved by Finance and Resources Committee on 23 January 2020 to help enable common repairs and maintenance.</p> <p>The delivery of strategic acquisition and disposal of homes continues to achieve block consolidation to help progress improvement work in the common area of blocks.</p>
<p>Sites for new homes development: Failure to secure control of sites will delay new homes being developed and impact on the 10,000 homes target.</p>	<p>The capital investment programme contains funding for strategic site acquisition and opportunities to purchase private sector sites will continue to be monitored and explored, whilst work continues with public sector partners to secure more land for development.</p>
<p>Increasing build costs: Construction and development costs have increased and are forecast to increase further in the coming years; primarily due to the cost of labour and materials and increasing ambitions/ standards of energy efficiency.</p>	<p>A housebuilder framework has been procured to allow quick access to contractors and greater cost certainty for smaller sites. Larger opportunities, such as Granton, create an opportunity to use more modern methods of design and construction and realise efficiencies in build and life cycle costs. A comprehensive review of the Design Guide is on-going to increase standardisation and efficiency of design approach.</p> <p>Build costs inflation assumptions are revised annually based on market intelligence. The Business Plan has built in prudent average annual increase of 4.4% over the next five years.</p>

- 6.6 All risks are kept under review and significant changes will be highlighted to the Housing, Homelessness and Fair Work Committee, Finance and Resources Committee and Governance, Risk and Best Value Committee.

7. Stakeholder/Community Impact

- 7.1 Each year the views of tenants are sought on the HRA budget strategy, investment plan, service improvements and associated rent levels. The approach to engaging tenants on the budget is reviewed annually by a working group of tenants and officers, the Rent Matters Working Group (RMWG).
- 7.2 Tenants have consistently indicated strong support for building new homes, improving homes and services and stable and affordable rents.
- 7.3 Consultation on the 2020/21 budget took place in 2019. Tenants were asked to comment on what has been achieved to date, what has worked well and not so well, and to establish priorities going forward to ensure the housing service is delivering an effective, quality service that is value for money to its tenants.
- 7.4 This year's consultation has generated a similar profile of responses with respondents supporting the need for more affordable homes and investment in existing homes and estates. When asked what area of the service needed improvement almost half of all comments were linked to the repairs service. The focus being on improving the ways to report repairs, appointment times, the speed and quality of repairs and how complaints are handled when an issue arises.
- 7.5 In addition to the annual rent consultation the Housing Service is in regular contact with tenants and has a wealth of information on tenant satisfaction and priorities from a variety of sources. The Housing Service carries out an annual survey of over 1,000 tenants, as well as, regular focus groups looking at specific topics and various short life working tackling certain issues.
- 7.6 On 27 November 2019, a workshop was held with members of the Housing Homelessness and Fair Work Committee covering current and planned work to support the delivery of the net zero carbon commitment. Further engagement with members will take place over the following year as work on sustainability strategy is progressed.
- 7.7 In 2019/20 members were consulted regarding planned capital programmes in each of their wards and future investment priorities. In January 2020, members were consulted on the HRA budget Strategy 2020-2030 and key investment priorities. Further sessions will be held with ward members on the planned investment in 2020/21 and will capture emerging priorities to feed into the annual budget cycle and a detailed five-year capital programme.

8. Background reading/external references

- 8.1 HRA Budget Strategy 2020/21, Housing, Homelessness and Fair Work Committee, [29 August 2019](#).
- 8.2 Housing Sustainability, Housing, Homelessness and Fair Work Committee, [20 January 2020](#).

- 8.3 Housing Service Improvement Update, Homelessness and Fair Work Committee, [20 January 2020](#).
- 8.4 Mixed Tenure Improvement Strategy, Finance and Resources Committee, [23 January 2020](#).
- 8.5 HRA Budget Strategy 2020-30, City of Edinburgh Council, [20 February 2020](#).

9. Appendices

- 9.1 Appendix 1 – HRA Capital Investment Programme 2020/21.
- 9.2 Appendix 2 – HRA Revised Resources 2020/21.
- 9.3 Appendix 3 – Map of the Council House Building Programme.
- 9.4 Appendix 4 – Map of the Housing Investment Programme 2020/21.
- 9.5 Appendix 5 – Capital Investment by Locality.

Appendix 1 – HRA Capital Investment Programme 2020/21

The Council approved the HRA Budget Strategy 2020 - 2030 at its budget meeting on 20 February 2020. It included an outline of a five-year Capital Investment Programme and a summary 10-year investment strategy, which is based on tenant priorities, service performance and statutory investment requirements.

The table below sets out the detailed £96.468m HRA capital programme for 2020/21 to build new homes, improve tenants' homes and services and upgrade external fabrics and estates. Inflation has been included in the figures where appropriated.

Category	Programme	Revised Budget (£m)	Commentary
New Homes	New Homes Development	34.345	Overall design development and construction budget for the new homes programme in 2020/21.
	<i>Pennywell</i>	13.470	<i>Continued delivery of new homes in Pennywell.</i>
	<i>North Sighthill</i>	0.707	<i>Project due to complete in summer 2020.</i>
	<i>Dumbryden</i>	3.364	<i>Completion of homes at Dumbryden and design work for a further phase.</i>
	<i>Craigmillar Town Centre</i>	3.105	<i>Completion of the development at Craigmillar Town Centre.</i>
	<i>Coatfield Lane, Leith</i>	0.565	<i>Demolition of existing homes and design work for new homes.</i>
	<i>Silverlea</i>	0.104	<i>Design work to be progressed through a framework contractor for around 140 new homes.</i>
	<i>Bingham Avenue and Parkview</i>	4.657	<i>Construction of around 70 new homes to commence in spring/ summer 2020.</i>
	<i>Fountainbridge</i>	1.449	<i>Spend will focus on delivery of enabling works and pre-development design work.</i>
	<i>Meadowbank</i>	1.553	<i>Spend on enabling works in advance of appointment of a development partner.</i>
	<i>Western Villages, Granton</i>	3.105	<i>Commencing with the first phase of the design and delivery of around mixed tenure 400 homes at Western Villages, which forms part of Granton Waterfront. Start of construction planned early 2021.</i>
	<i>Powderhall</i>	1.035	<i>Spend will focus on enabling works prior to appointment of development partner.</i>
	<i>Post-construction work/ early design development</i>	1.231	<i>Includes design development for pipeline sites which will be transferred to the HRA.</i>
	Land Acquisitions	12.000	<i>Purchase of sites from landowners and key public sector partners, as well as, the transfer of sites from the General Fund to the HRA to support the delivery of 20,000 affordable homes.</i>
New Homes Subtotal		46.345	
	Modernisation in homes	8.466	To fund general Improvement work inside tenants' homes.

Existing Council homes and neighbourhoods	<i>Kitchens and Bathrooms</i>	4.080	600 homes will benefit from new kitchens and bathrooms.
	<i>Rewiring</i>	0.510	250 homes will have their electrics upgraded.
	<i>Adhoc internal upgrades (including Empty Homes)</i>	3.060	Capitalisation of repairs and the upgraded of homes when they become vacant.
	<i>Community Care (adaptations)</i>	0.816	Approximately 100 major and 700 minor adaptations to enable tenants to remain at home. The budget remains flexible to respond to demand.
	Improving Energy Efficiency	23.571	To fund work that increases energy efficiency of homes, which contributes to meeting EESSH by December 2020.
	<i>Windows and External Doors</i>	3.570	750 homes will benefit for energy efficient windows and external doors.
	<i>Heating Upgrades</i>	2.703	1,000 homes will have energy efficient gas heating systems installed.
	<i>External Fabric (High and Low Rise) and EESSH</i>	17.298	Around 2,500 homes will benefit from a combination of insulation and external render measures required to bring homes up to EESSH. Two multi-storey blocks (96 homes) will benefit from insulation and external render this year, with 4 more blocks in development.
	Health and Safety (water tanks and fire safety)	4.590	To progress improvement work identified from the fire safety review on high rise blocks and replace water tanks in stairs that pose a flood risk.
	<i>Water Tanks</i>	0.510	Up to 200 blocks will have their communal water tank replaced.
	<i>Fire Safety</i>	4.080	Fire safety related enhancements deriving from the review carried out in 2017/18.
	Core Housing Improvement (communal work)	4.080	To fund general Improvement work in communal area of blocks.
	<i>Secure Door and CCTV</i>	3.060	380 blocks will receive secure door entry systems, along with small scale communal upgrade such stair painting and stair windows replacement.
	<i>Multi-Storey Services</i>	1.020	Maintenance of lifts and other services within 44 multi storey blocks.
	Place making and mixed tenure (including Neighbourhood Environmental Investment and Gypsy Traveller site improvement)	5.868	Includes £2m to improve North Cairntow Gypsy/traveller site, as well as funding for improvements of Council homes in mixed tenure blocks and small-scale community led neighbourhood improvement projects.
Existing homes and neighbourhoods Subtotal		46.575	
Resources	Staff Costs	3.548	Staff costs associated with delivering the Capital Programme.
Resources Subtotal		3.548	
Grand Total		96.468	

Appendix 2 – HRA Revised Resources 2020/21

Resources	£ million
Prudential Borrowing	£23.346
Capital Funded from Current Revenue (CFCR) and Strategic Housing Investment Fund	£3.656
Capital Receipts and Contributions	£3.150
Receipts from LLPs*	£47.374
Scottish Government Subsidy (Mid-Market)	£5.962
Scottish Government Subsidy (Social)	£12.980
Total Resources	£96.468

**The budget for new build housing includes the upfront capital costs for all Council led developments that contribute to the 10,000 affordable homes, including homes for mid-market and affordable market that will be purchased by the Council's new Limited Liability Partnerships (LLPs). This has no impact on the HRA as interest payments are deferred until the homes are purchased.*

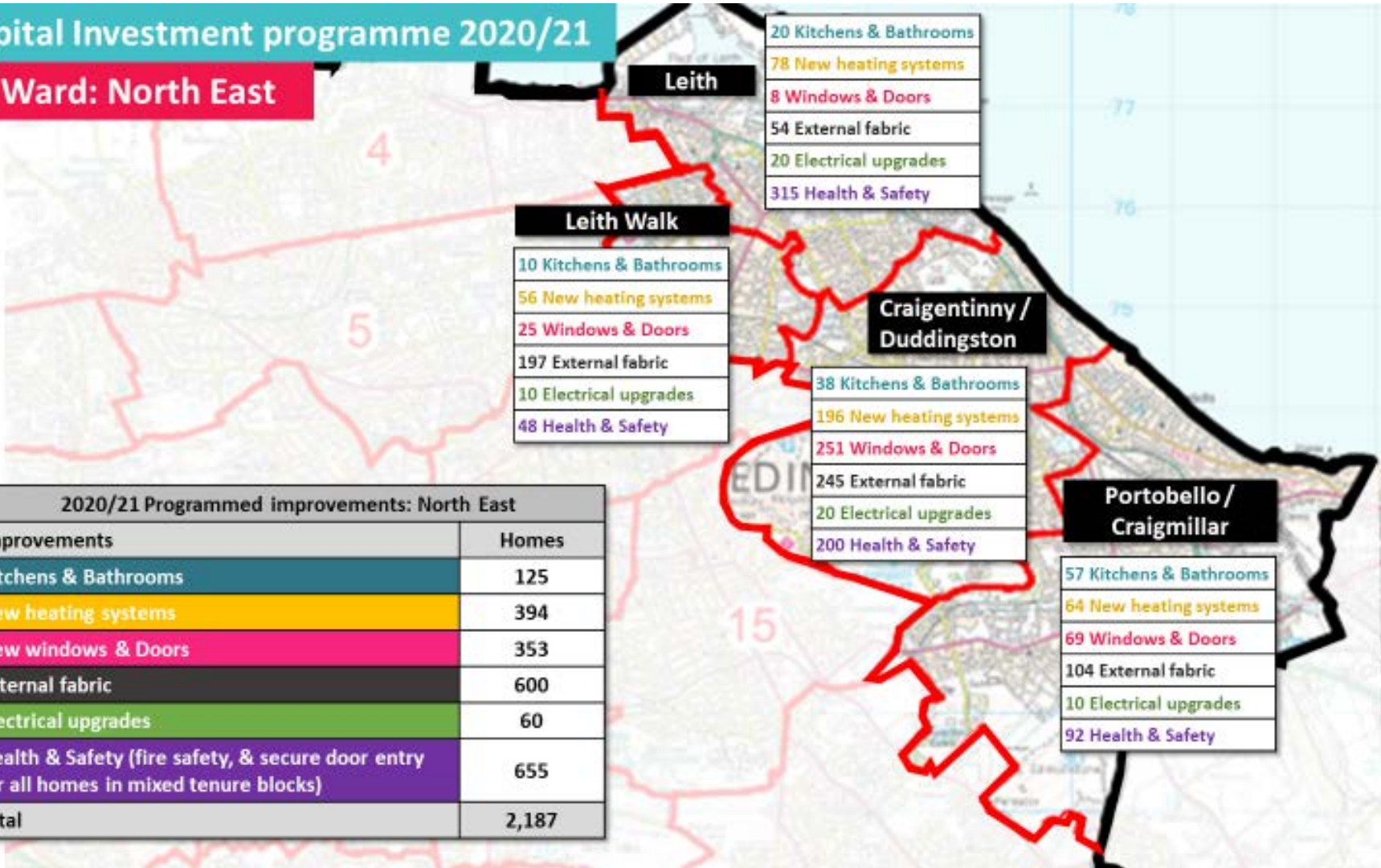
Appendix 3 – Map of the Council House Building Programme



Appendix 4 – Map of the Housing Investment Programme 2020/21

Capital Investment programme 2020/21

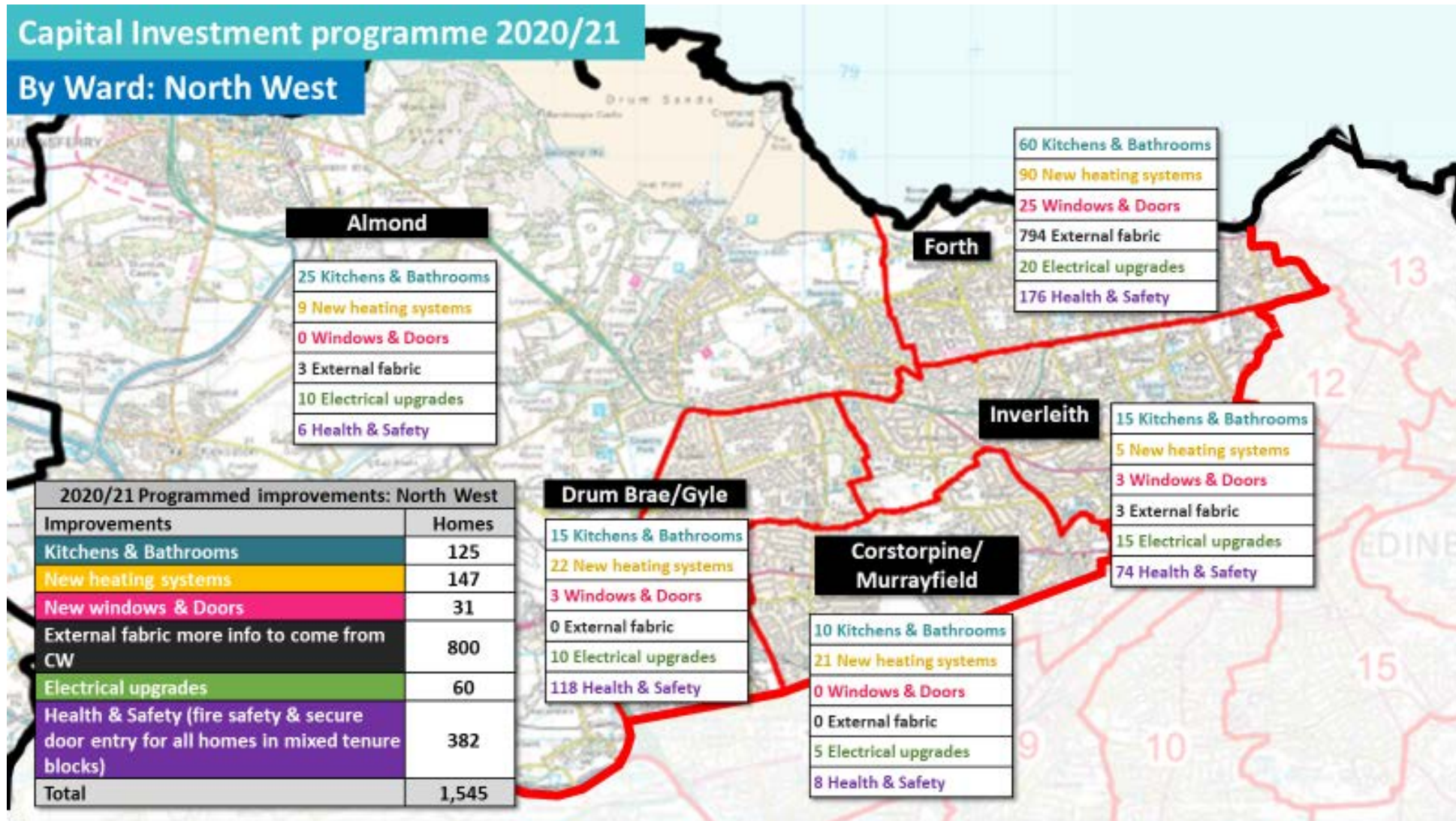
By Ward: North East



2020/21 Programmed improvements: North East	
Improvements	Homes
Kitchens & Bathrooms	125
New heating systems	394
New windows & Doors	353
External fabric	600
Electrical upgrades	60
Health & Safety (fire safety, & secure door entry for all homes in mixed tenure blocks)	655
Total	2,187

Capital Investment programme 2020/21

By Ward: North West



Almond

25 Kitchens & Bathrooms
9 New heating systems
0 Windows & Doors
3 External fabric
10 Electrical upgrades
6 Health & Safety

Forth

60 Kitchens & Bathrooms
90 New heating systems
25 Windows & Doors
794 External fabric
20 Electrical upgrades
176 Health & Safety

Inverleith

15 Kitchens & Bathrooms
5 New heating systems
3 Windows & Doors
3 External fabric
15 Electrical upgrades
74 Health & Safety

Drum Brae/Gyle

15 Kitchens & Bathrooms
22 New heating systems
3 Windows & Doors
0 External fabric
10 Electrical upgrades
118 Health & Safety

Corstorphine/Murrayfield

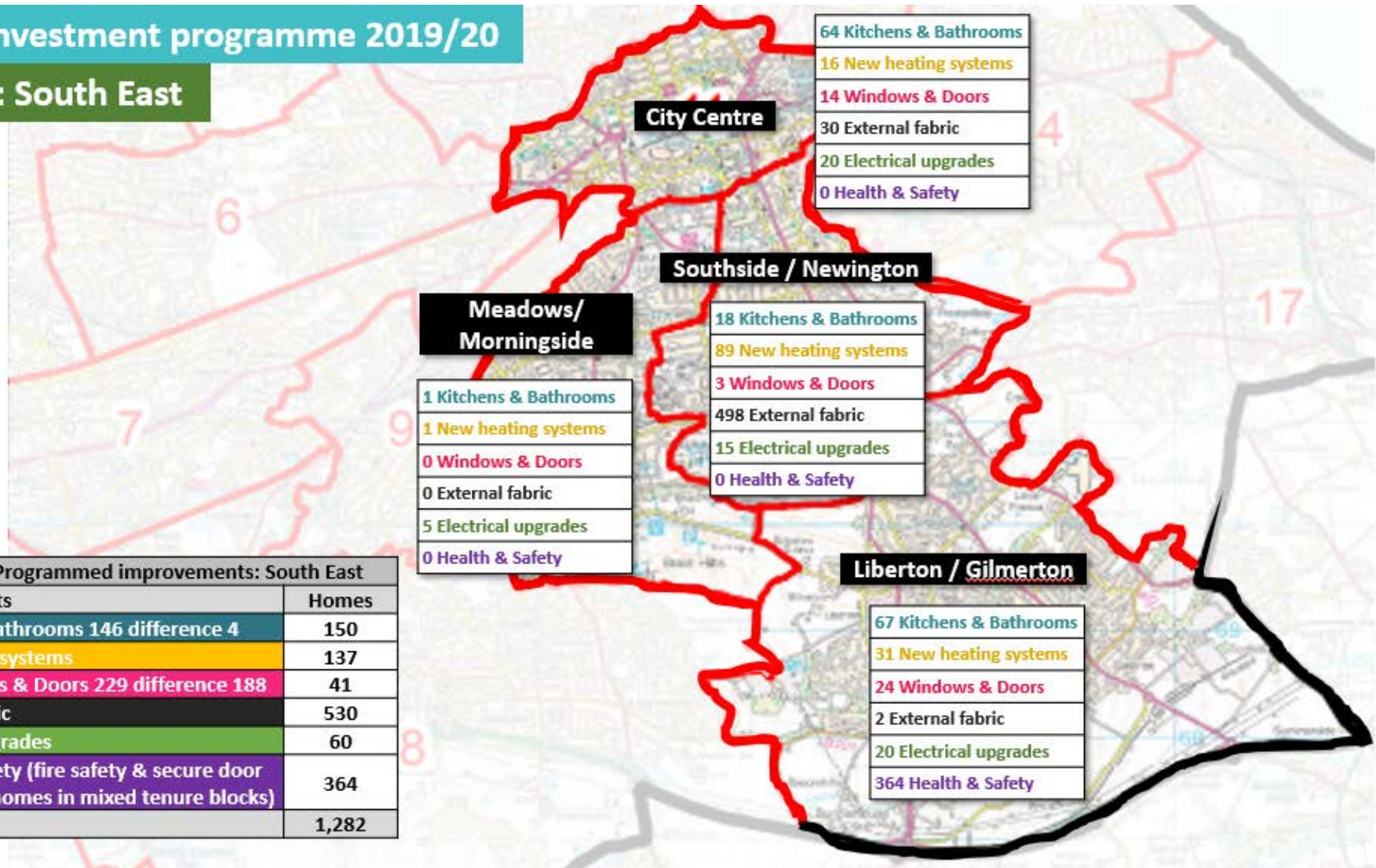
10 Kitchens & Bathrooms
21 New heating systems
0 Windows & Doors
0 External fabric
5 Electrical upgrades
8 Health & Safety

2020/21 Programmed improvements: North West

Improvements	Homes
Kitchens & Bathrooms	125
New heating systems	147
New windows & Doors	31
External fabric more info to come from CW	800
Electrical upgrades	60
Health & Safety (fire safety & secure door entry for all homes in mixed tenure blocks)	382
Total	1,545

Capital Investment programme 2019/20

By Ward: South East



2020/21 Programmed improvements: South East	
Improvements	Homes
Kitchens & Bathrooms 146 difference 4	150
New heating systems	137
New windows & Doors 229 difference 188	41
External fabric	530
Electrical upgrades	60
Health & Safety (fire safety & secure door entry for all homes in mixed tenure blocks)	364
Total	1,282

Capital Investment programme 2019/20

By Ward: South West

2020/21 Programmed improvements: South West	
Improvements	Homes
Kitchens & Bathrooms	200
New heating systems	322
New windows & Doors	326
External fabric	570
Electrical upgrades	70
Health & Safety (fire safety & secure door entry for all homes in mixed tenure blocks)	272
Total	1,760

50 Kitchens & Bathrooms
233 New heating systems
188 Windows & Doors
25 External fabric
15 Electrical upgrades
0 Health & Safety

Sighthill / Gorgie

Fountainbridge / Craiglockhart

25 Kitchens & Bathrooms
33 New heating systems
0 Windows & Doors
4 External fabric
15 Electrical upgrades
0 Health & Safety

Colinton / Fairmilehead

35 Kitchens & Bathrooms
16 New heating systems
64 Windows & Doors
342 External fabric
15 Electrical upgrades
0 Health & Safety

Pentland Hills

90 Kitchens & Bathrooms
40 New heating systems
74 Windows & Doors
199 External fabric
25 Electrical upgrades
272 Health & Safety

Appendix 5 – Capital investment by Locality

Over the last five years around £160 million has been spend on existing homes, delivering almost 29,000 individual improvements and over £170 million has been invested to build over 600 new homes. The table below sets out the number of new homes and improvements to existing homes by locality over the last five years and projected completions in 2020/21.

Improvements	North West		North East		South East		South West		Citywide Total	
	Last Five years (2015/16 to 2019/20)	This Year 2020/21	Last Five years (2015/16 to 2019/20)	This Year 2020/21	Last Five years (2015/16 to 2019/20)	This Year 2020/21	Last Five years (2015/16 to 2019/20)	This Year 2020/21	Last Five years (2015/16 to 2019/20)	This Year 2020/21
	Homes	Homes	Homes	Homes	Homes	Homes	Homes	Homes	Homes	Homes
New Homes (Social and MMR)	340	155	139	98	0	0	160	132	639	385
Kitchens and Bathrooms	1,615	125	1,852	125	552	150	3,051	200	7,070	600
New heating systems	1,494	147	1,869	394	2,135	137	1,589	322	7,087	1,000
New windows and Doors	257	31	405	353	195	41	772	326	1,629	751
External fabric ¹	479	800	876	600	800	530	742	570	2,897	2,500
Major adaptations ²	143	25	184	35	106	20	112	20	545	100
Electrical upgrades ³	2,138	60	1,688	60	1,039	60	371	70	5,236	250
Fire safety and Secure door entry upgrades ⁴	456	382	1,038	655	1,073	364	1,407	272	3,974	1,673

¹ Improvements in the last five years include low rise external fabric only, while the 2020/21 programme includes both high- and low-rise external fabric improvements.

² Major adaptations budget is managed to meet demand. A pro-rotta split across localities has been assumed.

³ The 2020/21 programme for electrical upgrades is still to be finalised. A pro-rotta split across localities has been assumed.

⁴ Fire safety and Secure door entry upgrades include both Council and privately owned homes in mixed tenure blocks.

This page is intentionally left blank

Housing, Homelessness and Fair Work Committee

10:00am, Thursday 19 March 2020

Measuring wellbeing for economic success

Executive/routine
Wards
Council Commitments

1. Recommendations

- 1.1 The Housing, Homelessness and Fair Work Committee are asked to:
 - 1.1.1 Note the current framework used by the Council in reporting progress for the Edinburgh Economy Strategy.
 - 1.1.2 Note that the next update on the Strategy is due to be reported to the Policy and Sustainability Committee in June 2020 and will include a revision to the good growth monitoring framework to incorporate broader measures of economic wellbeing.
 - 1.1.3 Agree that any wellbeing measures reported to Committee should be informed by available best practice on measuring wellbeing and agree the proposed approach to developing this work.

Paul Lawrence

Director of Place

Contact: Gareth Dixon, Senior Policy and Insight Officer

E-mail: Gareth.Dixon@edinburgh.gov.uk | Tel: 0131 529 3044

Wellbeing measures for economic success

2. Executive Summary

- 2.1 This report outlines a broad definition of wellbeing, a summary of best practice in reporting wellbeing measures and consideration of data quality and availability issues. The paper also outlines the current reporting to Policy and Sustainability Committee on the broad economic performance of the city as part of the Edinburgh Economic Strategy.
- 2.2 The report proposes that a workshop for elected members is arranged to help develop further thinking on measuring wellbeing. A further update on progress will be reported to the Policy and Sustainability Committee in June 2020.

3. Background

- 3.1 In June 2018 City of Edinburgh Council approved the Edinburgh Economy Strategy and a five-year programme of work to enable good growth for Edinburgh's economy. The aim of the strategy is to provide a framework within which the Council and its partners can work to create the conditions necessary for Edinburgh to be a city that takes a lead in ensuring our economy's success is sustainable and benefits all our citizens.
- 3.2 Within this strategy the council also adopted a monitoring approach that was built on good practice examples from other strategies and research, including the Scottish Government Inclusive Growth Toolkit, the Joseph Rowntree Inclusive Growth Monitoring toolkit, and the PWC Good Growth for Cities Index. This was called the Good Growth Monitoring Framework, and the first update on the baseline was reported to the Housing and Economy in June 2019.
- 3.3 A motion was agreed at the Housing and Economy Committee on the 6 June 2019 that called on officers to identify ways in which wellbeing measures can be incorporated into and strengthen the economic aims of this Council.

4. Main report

- 4.1 Before considering indicators that would measure wellbeing it is important to first consider a number of key factors, including:
 - 4.1.1 An agreed definition of economic wellbeing
 - 4.1.2 Recognition of current best practice in measuring economic wellbeing, and
 - 4.1.3 Understanding of data quality and availability issues.

Definition of wellbeing

4.2 In the UK the What Works Centre for Wellbeing aims to develop and drive the generation of evidence on well-being. It explains wellbeing as being something more than a measurement of a subjective condition or inequality of opportunity, but factors in the importance of environment, and personal relationships:

4.3

“Wellbeing encompasses the environmental factors that affect us, and the experiences we have throughout our lives. These can fall into traditional policy areas of economy, health, education and so on. But wellbeing also crucially recognises the aspects of our lives that we determine ourselves: through our own capabilities as individuals; how we feel about ourselves; the quality of the relationships that we have with other people; and our sense of purpose.”

Source: [What works Wellbeing](#)

Best practice

4.4 A wide range of work has been carried out on the measurement of wellbeing in the UK, Europe and World economies. This includes work undertaken by agencies such as the ONS, the World Bank, the Wellbeing Economy Alliance, the Wellbeing Economy Governments Initiative, and many others. From an initial review of this range of work, a number of insights emerge.

4.5 The OECD report '[Beyond GDP](#)' in 2018 looked at some of the challenges and issues around measuring wellbeing. It reported that the challenge to make the dashboard, or any list of indicators, small enough to be easily comprehensible, but large enough to summarise what matters the most. This is an important conclusion as it recognises that there is no single measure of representing every aspect of well-being and that is unrealistic and practical barriers to having many measures on wellbeing.

4.6 In 2018 [New Economics Foundation](#) carried out work to further inform discussion about the adoption of indicators on wellbeing to be used in wider policy and research. The report highlighted the importance of ensuring that selected indicators aim to capture a number of elements of wellbeing and inequality, including:

4.6.1 Evidence of large differences in life experience between different areas or citizen groups

4.6.2 Evidence of citizens experience levels of wellbeing well below accepted thresholds

4.6.3 Evidence of changes in wellbeing across everyone in a society, but with particular emphasis on capturing changes for those at the bottom of any wellbeing distribution.

- 4.7 The Scottish Government [National Performance Framework](#) (NPF) sets out the overall purpose and vision for Scotland and is one example of a framework which aims to capture some of these ideas in a single set of quantified indicators. It highlights 11 broad National Outcomes that support the purpose and provides 81 measures that are designed to show how well Scotland is progressing towards delivery of the National Outcomes. The Government uses the NPF as a wellbeing framework.
- 4.8 The NPF combines measures on the economic progress with a broader range of measures from social attitudes and perceptions to economic and environmental statistics, in line with many of the considerations outline above. The list of indicators that are currently monitored are too extensive to list but are reported under the [NPF measuring indicators performance](#). These indicators measure Scotland's performance on issues as varied as income inequality; the wellbeing and happiness of children; people's access to green spaces; and their satisfaction with housing.
- 4.9 In adapting such advice and example frameworks for use in city context, however, it is important to consider a number of issues relating to data quality, and availability.

Data availability and quality

- 4.10 It is proposed that any measures of wellbeing for economic success should build on existing good practice examples from other strategies and research. A best practice approach used by New Economic Forum is that the indicator must be a good measure of what matters in relation to wellbeing inequality. The definition of wellbeing most commonly used refers to a subjective measure of happiness. Currently the ONS provide a specific measure of wellbeing using an eleven-point life satisfaction scale.
- 4.11 Careful selection of high-level indicators should be made with an emphasis on those that are relevance, representation and reliability. Indicators as well as being meaningful need to also be representative of the area under examination. It is also important that a wellbeing indicator passes certain tests such as it is easy to understand and explain, and changes enough over time that it can feasibly be influenced by policy.
- 4.12 It is therefore proposed that the criteria for assessing wellbeing indicators include:
- 4.12.1 the wellbeing indicator must be meaningful and relevant
 - 4.12.2 the wellbeing indicator is representative of the area under examination
 - 4.12.3 the wellbeing indicators is easy to understand and explain
 - 4.12.4 the wellbeing indicator must show sufficient variation or change enough over time and can be feasibly influenced by policy.

Current work

- 4.13 The Edinburgh Economy strategy agreed in June 2018 described the steps and actions needed to enable good growth for Edinburgh's economy. That means delivering actions which encourage an economy that is fair in terms of opportunity, job security and fulfilment, an economy that respects and listens to the voice of its workforce and communities.
- 4.14 The current good growth framework uses the twelve indicators which are tracked annually. A dashboard of these indicators summarising the update provided to the Housing and Committee in June 2019 is provided in Appendix 1.
- 4.15 At present the majority of the indicators included are consistent with and included in other best practice wellbeing frameworks. Work is underway to compare and identify gaps in the current framework, and to identify potential sources of data to fill these gaps.
- 4.16 To support this work, it is proposed that a workshop is held with elected members to discuss a proposed definition of wellbeing, and help develop a revised Good Growth Framework for scrutiny at the Policy and Sustainability Committee in June 2020.

5. Next Steps

- 5.1 A workshop is to be arranged for members to help develop further thinking on measuring wellbeing. This will include exploring the extent to which the current list of indicators could be adjusted and augmented to include a better consideration of measuring wellbeing. A further update on progress will be reported to the Policy and Sustainability Committee in June 2020.

6. Financial impact

- 6.1 All recommendations included in this report can be carried out within existing agreed workplans and budgets.

7. Stakeholder/Community Impact

- 7.1 No stakeholder and community impacts are expected as a result of decisions taken as a result of the work programme identified.

8. Background reading/external references

- 8.1 [Edinburgh Economy Strategy](#), Housing and Economy Committee, City of Edinburgh Council, June 2018
- 8.2 [Edinburgh Economy Strategy – annual progress report](#), Housing and Economy Committee, City of Edinburgh Council, June 2019
- 8.3 [New Economics Foundation](#), Measuring Wellbeing inequality, 2018
- 8.4 Scottish Government, [National Performance Framework](#), 2019
- 8.5 Scottish Government, [NPF measuring indicators performance](#), 2019
- 8.6 OECD, [Beyond GDP](#), Measuring What Counts for Economic and Social Performance, 2018

9. Appendices

Appendix 1 – Good Growth Monitoring Framework of the Edinburgh Economy Strategy.

Appendix 1 – Good Growth Monitoring Framework of the Edinburgh Economy Strategy

The table below refers to the information presented to the Housing and Economy Committee on 6 June 2019.

		<i>Baseline Data</i>	<i>Latest Data</i>	<i>Suggested target by 2023</i>	<i>What this tells us?</i>
Jobs	Employees in employment	255,900 (2017)	264,900 (2018)	Up to 269,000 (2022)	Edinburgh's economy is continuing to create more new jobs year on year
Poverty	% of children living in a low income household	22% (2015)	23% (2017/18)	18% (2020)	Child poverty rates remain high.
Poverty Gap	Gap - highest to lowest ward (percentage points)	25.0 (2015)	28.1 (2017/18)	18 (2020)	Poverty rates in the poorest wards rose more quickly than in the most affluent wards in the past year.
Earnings	Median gross weekly earnings (full time, gross pay, resident based, 2017 prices)*	£584* (2017)	£586 (2018)	£665* (2022)	Wages for the average worker are rising in real terms...
Earnings gap	Gender gap in median earnings (%-point difference male to female full time hourly pay, excl. overtime)	9.5 (2017)	12.5 (2018)	5.0 (2022)	...but the gender pay gap remains stubbornly high.
Participation	Economically active residents as a % of all residents aged 16-64	76.6% (2017)	78.9% (2018)	78.0% (2022)	Edinburgh is maintaining high and rising levels of labour market participation...
Participation gap	Participation rate - gender gap	5 (2014-17)	7 (2015-18)	3.8% (2020-22)	...but the gender gap in labour market participation remains stubbornly high
Skills	% of workers in managerial, professional and technical/scientific occupations (SOC 1, 2 & 3)	56% (2017)	57% (2018)	56% (2022)	Edinburgh is maintaining its position as a high skilled economy.
Job market polarisation	Ratio of workers in high skilled occupations to all occupations	2.5 (2017)	2.4 (2018)	2.1 (2022)	Labour market polarisation is high, but improved slightly in the past year
Productivity	GVA per capita	£43,671* (2016)	£44,228 (2017)	£47,000* (2022)	Edinburgh is maintaining its position as a high productivity economy, with GDP/capita rising year on year
Job security	% of residents who feel confident about their job prospects	63% (2014-16)	65% (2016-18)	70% (2019-21 average)	The past year saw an overall improvement in citizens job security..
Financial wellbeing	% of residents who say their financial position has improved in the past 12 months	20% (2014-16)	18% (2016-18)	20% (2019-21 average)	...but no improvement in perceptions of financial position.
Carbon Emissions	% reduction in carbon emissions from 2005 levels	26% (2014)	33% (2016)	42% (2019)	Aim is for Edinburgh to transform its energy use by reducing demand and more efficient transmission of use.

* GVA per capita data revised following ONS methodology change affecting estimates at local authority level. Previous GVA per capita reported in June 2018 was £38,396, with a suggested target by 2023 of £41,000 (up c.7% on 2016 GVA per capita). To maintain proportional increase, new suggested target by 2023 is £47,000 (up c.7% on 2016 GVA per capita). Earnings growth baseline data revised, previously reported total was £623. Additional detail on indicator provided to track over time, will be full time, gross pay, and resident based estimate kept at 2017 prices, suggested target maintains the same 14% uplift over 5 years, changing from £710 to £665. The change from £623 to £710 represents +14%, the change from £584 to £664 represents +14%. To note this is a real terms/above inflation change in wages.

This page is intentionally left blank

Housing, Homelessness and Fair Work Committee

10am, Thursday, 19 March 2020

Domestic Abuse Housing Policy

Executive/routine Wards Council Commitments	Executive All
---	------------------

1. Recommendations

- 1.1. It is recommended that Housing, Homelessness and Fair Work Committee adopts the Domestic Abuse Housing Policy to ensure a sensitive and equitable approach to finding suitable housing solutions for victims of domestic abuse.

Alistair Gaw

Executive Director for Families and Communities

Contact: Karen Allan, Access to Housing and Support Services Lead Officer

E-mail: karen.allan@edinburgh.gov.uk | Tel: 0131 529 6711

Domestic Abuse Housing Policy

2. Executive Summary

- 2.1 This report outlines the rationale for a Domestic Abuse Housing Policy, describes the process used to agree on the draft policy and provides recommendations for its implementation.

3. Background

- 3.1 Edinburgh's Domestic Abuse Strategy and Improvement Plan was agreed by the Edinburgh Partnership in June 2017.
- 3.2 At that time, those responding to the consultation highlighted "the importance of flexible housing options that are person-centred, rather than procedure-driven; and that safe spaces should be defined by the victim, not the service".
- 3.3 A "Housing and Homelessness" work stream was put in place to explore the issues faced by victims of domestic abuse with regard to housing and to establish a range of flexible housing options that are person centred, putting the victim's safety and well-being at the heart of the approach.

4. Main report

Context

- 4.1 During consultation prior to the agreement of Edinburgh's Domestic Abuse Strategy and Improvement Plan, it was identified that there were issues around the way in which victims were treated with regard to housing. At that time, it was established that housing options needed to be more flexible and person centred.
- 4.2 Until recently, it has been fairly standard practice that if someone was fleeing domestic abuse, they were encouraged to present as homeless. Presenting as homeless can be traumatic, which meant that many victims chose to stay in an abusive relationship or put themselves in a position of uncertainty and potential separation from their existing support networks in order to leave the perpetrator.
- 4.3 Over the last five years, an average of 300 people per year have presented as homeless, stating that they were fleeing violence from a partner. This is out of a

total of an average of 3,480 homeless presentations. This means that on average, 8.6% of homeless presentations are as a result of people fleeing violence from a partner. It is acknowledged that many people do not cite domestic abuse as a reason for presenting as homeless (sometimes citing relationship breakdown or other issues), and it is thought that the number of people effectively homeless due to domestic abuse is higher.

- 4.4 The City of Edinburgh Council (Planning and Partnership) commissions domestic abuse accommodation and housing support services. At present there are 51 refuge spaces across Edinburgh Women's Aid (EWA), Shakti and Key Moves. These refuge spaces are for women and children who have left domestic abuse situations.
- 4.5 Due to issues around housing options and potentially a lack of suitable move-on accommodation, many of the women within the refuge remain there for longer than they need to. Some women have been in the refuge for upwards of 18 months, when they may have been ready to leave (usually with outreach support) after around three months. Many women did need the refuge and support for longer, however, the majority of women are assessed as being ready for mainstream housing before they are able to access it.

Domestic abuse and housing

- 4.6 In March 2017, a lead officer was appointed to take forward the Housing and Homelessness work stream identified in Edinburgh's Domestic Abuse Strategy and Improvement Plan. At that time, an initial multi-agency working group was established. This group comprised of members from the City of Edinburgh Council (Homelessness Services, Housing (Localities), Family and Household Support, Criminal Justice Social Work), Police Scotland and Edinburgh Women's Aid (EWA).
- 4.7 The remit of the multi-agency group was to:
 - 4.7.1 identify barriers for victims of domestic abuse with regard to homelessness and housing
 - 4.7.2 develop a work plan to address these issues
 - 4.7.3 agree on a multi-agency approach (and pathway) with regard to homelessness and housing for victims of domestic abuse
- 4.8 Following the initial meeting of the multi-agency group, the following were identified as initial priorities for research and development:
 - 4.8.1 development of a domestic abuse housing policy
 - 4.8.2 implementation of a Domestic Abuse Home Safety Initiative
 - 4.8.3 development of specialist domestic abuse housing officers
 - 4.8.4 investigation of options available to increase priority for those who are homeless due to domestic abuse
 - 4.8.5 consideration being given to procuring specific housing stock for victims of domestic abuse

4.8.6 increased use of measures to remove the perpetrator from the family home

- 4.9 The lead officer identified that Scottish Women's Aid (SWA) had recently undertaken a research project in conjunction with Fife Council, with regard to domestic abuse and housing. The report "Change, Justice, Fairness" identified many of the same issues that victims of domestic abuse in Edinburgh were facing. Meetings took place with Scottish Women's Aid, and Fife Council to explore this further, and to build on best practice already underway.
- 4.10 One of the main issues identified for victims of domestic abuse was that the default position to escape the abusive situation appeared to be going down the homeless route. The Change, Justice, Fairness report outlined that often, victims of domestic abuse wanted support to remain where they were.
- 4.11 The lead officer engaged with a range of partner agencies, including SWA, the Scottish Federation of Housing Associations (SFHA), the Chartered Institute of Housing (CIH) as well as local partners (Council colleagues (including Locality Housing, Homelessness Services, Planning and Partnership, Criminal Justice Social Work, Family and Household Support), Police Scotland, EWA, EdIndex partner landlords).
- 4.12 As Edinburgh operates a Common Housing Register (comprised of the Council and 19 partner Registered Social Landlords (RSLs), it was vital to develop the domestic abuse housing policy (the policy) collaboratively. The lead officer attended the EdIndex Management Board on 18 October 2017. It was agreed that the partner landlords could be contacted with regard to the development of the policy, practice and procedures with regard to domestic abuse.
- 4.13 An event was arranged on 19 January 2018 for the EdIndex partner landlords. Presentations were given by SWA, SFHA and Prospect Community Housing, to set the context regarding the issues faced by victims of domestic abuse, with a specific focus on housing. This session was well received, and following on from that, an EdIndex RSL working group was established to contribute to the development of Edinburgh's housing response to domestic abuse.
- 4.14 The multi-agency and RSL working groups met regularly to develop a draft domestic abuse policy, as well as procedures and guidance that underpin the policy. The draft policy was open for final consultation across partner agencies in January 2020 and was also discussed with service users through focus groups, individual sessions and questionnaires (undertaken in collaboration with EWA and Key Moves refuge).

The main aim of the policy is to offer victims of domestic abuse choice in how their own situation is progressed. This includes:

- 4.14.1 Housing options (assisting victims to make informed choices regarding their housing situation; consideration of alternative tenures e.g. mid-market rent, private rented sector, or in case of emergency, access to refuge or temporary accommodation)

- 4.14.2 Prevention (enabling victims to put safety measures in place to enable them to stay where they are)
- 4.14.3 Moving home (moving to alternative accommodation through a management transfer (available to Council or social rented tenants only), accessing suitable emergency accommodation (through a housing pathway), and being supported to access move-on/permanent accommodation once assessed as ready)
- 4.15 One issue identified for further consideration is that due to current legislation, it is not possible to evict a perpetrator of domestic abuse, when the tenancy is joint, and held in both names. While certain measures can be applied for to prevent the perpetrator remaining in the family home (e.g. bail conditions, Non Harassment Orders etc), it should be noted that the Housing (Scotland) Act 1987 as amended would need to be updated in order to allow Councils and RSLs to evict the perpetrator. This issue has been raised with Scottish Government by Scottish Women's Aid, however, to date, there has not been any proposed update to the Scottish Secure tenancy Agreement.
- 4.16 The policy also outlines the need for a consistent systematic approach, commitment to domestic abuse training for all housing staff, regular oversight of the policy (with monitoring and evaluation) by a Domestic Abuse Housing Management Group.
- 4.17 In implementing the policy, the following outcomes are anticipated:
 - 4.17.1 Increased use of a range of housing options to ensure choice, and the best outcomes for victims of domestic abuse
 - 4.17.2 A more sensitive and consistent approach to victims of domestic abuse, with regard to housing
 - 4.17.3 Improved management of refuge spaces to ensure they are available for those in greatest need.

5. Next Steps

- 5.1 An implementation plan will be developed to ensure that the policy is embedded across Council housing and the EdIndex Partnership.
- 5.2 Further analysis will be undertaken with regard to scoping the demand for bespoke emergency accommodation options for victims of domestic abuse.
- 5.3 The policy will be reviewed on a six monthly basis with regular reports being presented to the Violence Against Women Partnership

6. Financial impact

- 6.1 There are no direct costs arising from this report.

7. Stakeholder/Community Impact

- 7.1 The policy was created collaboratively with a variety of internal and external stakeholders, all of whom are in agreement with the planned implementation.
- 7.2 Service users were consulted and given the opportunity to comment on the content of the policy.
- 7.3 Implementation of the policy should lead to improved outcomes in terms of safety and well-being for victims of domestic abuse.

8. Background reading/external references

- 8.1 [Edinburgh's Domestic Abuse Strategy and Improvement Plan](#)
- 8.2 [Change, Justice, Fairness \(Scottish Women's Aid Report\)](#)

9. Appendices

- 9.2 Appendix 1 - Edinburgh's Domestic Abuse Housing Policy

Domestic Abuse Housing Policy

City of Edinburgh

1. Purpose

This policy sets out details of Edinburgh's pro-active housing response to preventing and addressing domestic abuse. This policy is in line with Edinburgh's Domestic Abuse Strategy and Improvement Plan (February 2017)¹.

It is evidenced that domestic abuse primarily affects women and children, however, this policy applies equally to all victims of domestic abuse.

The aim of this policy is to outline housing's contribution within the multi-agency domestic abuse arrangements, by:

- Providing a sensitive and supportive response to victims of domestic abuse
- Implementing an early intervention approach to domestic abuse, with a view to enabling victims to safely stay where they are
- Working collaboratively to enable victims to access a range of housing options, advice, information and support
- Working with perpetrators (in terms of accountability, ensuring the safety and well-being of victims and referring perpetrators for support as appropriate)

The Edinburgh Partnership² has adopted a broad definition of domestic abuse, which is gender based (i.e. that the violence is perpetrated against women and girls). It should be noted, however, that this policy equally applies to men, lesbian, gay, bisexual, transgender people and gender non-binary people (LGBT+).

2. Definition

This policy adopts the Scottish Government's definition of domestic abuse (also agreed by the Edinburgh Partnership) and takes in to account existing legislation, namely Domestic Abuse (Scotland) Act 2018:

“Domestic abuse (as gender-based abuse), can be perpetrated by partners or ex-partners and can include physical abuse (assault and physical attack involving a range of behaviour), sexual abuse (acts which degrade and humiliate women and are perpetrated against their will, including rape) and mental and emotional abuse (such as threats, verbal abuse, racial abuse withholding money and other types of controlling behaviour such as isolation from family or friends).³

¹

http://www.edinburgh.gov.uk/info/20110/domestic_abuse/1432/edinburgh_s_domestic_abuse_strategy_and_improvement_plan

² http://www.edinburgh.gov.uk/info/20133/community_planning/391/edinburgh_partnership

³ <http://www.gov.scot/Publications/2003/09/18185/26440>

Domestic abuse is a pattern of controlling, coercive, threatening, degrading and/or violent behaviour, including sexual violence, by a partner or an ex-partner. It is common, but often concealed. In most cases, it is experienced by women and children and is perpetrated by men.⁴ Violence against women is a violation of human rights.⁵

This policy also applies to men, lesbian, gay, bisexual, transgender people and gender non-binary people (LGBT+) affected by domestic abuse.

It is also important to note that children who live with domestic abuse are, themselves, experiencing abuse⁶.

For the purposes of this policy, it is assumed that the domestic abuse is being perpetrated by a partner or ex-partner (i.e. intimate partners).

It is, however, acknowledged that in some communities wider family members become involved in the abuse. Any such abuse would be managed through the wider Antisocial Behaviour Policy⁷.

3. Scope

This policy statement has been agreed by the following partner agencies, who are committed to delivering a collaborative approach to finding housing solutions for people affected by domestic abuse (including victims, survivors and perpetrators).

Partner Agencies in delivering Edinburgh's multi-agency approach to housing and domestic abuse

- City of Edinburgh Council
 - Homelessness and Housing Support (Safer and Stronger Communities)
 - Housing Management (Housing and Regulatory Services, Place)
 - Family and Household Support (Safer and Stronger Communities)
 - Criminal Justice Social Work (Safer and Stronger Communities)
 - Children and Families
 - Health and Social Care
- Police Scotland
- EdIndex Partner Landlords (Appendix 1)
- Third sector partner agencies
- NHS Lothian
- Scottish Fire and Rescue Service

This policy supports the Collaborative Partnership developed through Edinburgh's Domestic Abuse and Violence Against Women Partnership.

⁴ http://womensaid.scot/wp-content/uploads/2017/09/Good-Practice-in-Commissioning-Specialist-Domestic-Abuse-Services_SWA_COSLA.pdf

⁵ <https://www.ohchr.org/en/issues/women/wrgs/pages/vaw.aspx>

⁶ <https://www.womensaid.org.uk/information-support/what-is-domestic-abuse/impact-on-children-and-young-people/>

⁷ http://www.edinburgh.gov.uk/directory_record/1011804/antisocial_behaviour_policy

4. Equalities and Human Rights

The policy has been subject of an Integrated Impact Assessment (this includes both equalities and human rights). This is to ensure that appropriate responses are in place to support the differing and intersecting needs of people with protected characteristics (e.g. physical disability, black and minority ethnic groups, LGBT+ etc) and that individuals' human rights are recognised and respected.

This policy is underpinned by the City of Edinburgh Council's Equality, Diversity and Rights Framework 2017-21, especially section 2.1 *"Interventions are early and effective, preventing domestic abuse, and maximising the safety and wellbeing of citizens, children, and young people affected by domestic abuse"*.⁸

5. Policy statement

Guiding principles for domestic abuse and housing

Edinburgh supports a zero tolerance approach to domestic abuse.

The main aim of this policy is to ensure that victims of domestic abuse are supported and given advice to make informed choices about their accommodation options. This includes sustaining their current accommodation, where possible and preventing the need to present as homeless. It is hoped that this early intervention approach will enable victims to avoid the potential trauma of emergency accommodation, living in an unfamiliar area (away from existing support networks), and reducing the likelihood of financial hardship associated with homelessness.

The research (Change, Justice Fairness⁹) conducted by Scottish Women's Aid in partnership with Fife Domestic and Sexual Abuse Partnership demonstrated that many improvements could be made to the ways in which victims of domestic abuse are treated, in terms of housing. The report concluded with a range of recommendations, which partner agencies in Edinburgh will implement as appropriate.

A Domestic Abuse Housing Management Group will oversee the implementation of this policy on an ongoing basis. The main principles of the policy are outlined below:

i. Housing options

Victims of domestic abuse will be offered a range of housing options and advice, based on their individual circumstances and assessed needs. These options will include:

- Supporting victims to remain in their own home
- Removing the perpetrator (where possible)
- Referring for management transfers where assessed as appropriate

⁸ <https://www.edinburgh.gov.uk/equalities>

⁹ <http://womensaid.scot/wp-content/uploads/2017/07/Change-Justice-Fairness.pdf>

- Assisting through a housing pathway (including access to homelessness services where required), specifically developed for victims of domestic abuse
- Supporting victims with regard to permanent re-housing
- Supporting victims to access legal advice
- Enabling victims to access specialist domestic abuse support

ii. Prevention

Wherever possible, if a victim of domestic abuse wants to remain in their own home, they should be supported to do so. This may involve the following measures:

- An assessment of their home, in terms of safety (Police Scotland); this will include a home safety plan and recommendations on how to improve safety
- Recommendations to be shared with the landlord (if applicable) for safety measures to be put in place
- Arranging adaptations, equipment and/or advice (which can be prioritised through the Council/Registered Social Landlord (RSL), Police Scotland and/or the Scottish Fire and Rescue Service)

iii. Moving home

Where a victim of domestic abuse no longer feels safe in their existing home, three options exist, depending on whether they are at immediate risk of harm:

1. Accessing emergency accommodation (available to all victims of domestic abuse, regardless of tenure)

This involves:

- Presenting at a City of Edinburgh Council locality office to access the most suitable/available emergency accommodation based on assessed need and risk (during office hours only)
- Contacting the Out of Hours Service (after office hours or weekends)
- Accessing support
- Continuous review of the placement with a view to moving to more/less supported accommodation as appropriate
- Consideration of converting suitable temporary accommodation to a secure tenancy, with an alternative property being offered back to the Temporary Accommodation Service

2. Management transfer

This involves:

- Assessing the victim's existing tenancy to establish if criteria are met to put forward for a management transfer
- A request to EdIndex partner landlords for a management transfer (based on need and risk assessment)

3. Permanent re-housing

Victims of domestic abuse should be registered on EdIndex to maximise opportunities for re-housing.

Where a victim needs to be permanently re-housed this may be achieved by:

- Being nominated through the Refuge Exit Assistance Matching (REAM) process to EdIndex Partner landlords (including the Council) for direct allocation (according to housing need and personal circumstances)
- Bidding for suitable properties through Key to Choice
- Accessing alternative tenures e.g. private rented accommodation, mid-market rent etc (although there is less security of tenure with this option)

6. Confidentiality

It is essential that the Domestic Abuse Housing Policy is underpinned by robust information sharing.

All information sharing will be done in compliance with the General Data Protection Regulation and the Data Protection Act 2018.

7. Support

It is vital that victims of domestic abuse are able to access appropriate levels of suitable support, aimed at ensuring the best possible outcomes.

Support may be provided directly through Council services (i.e. Family and Household Support), or through commissioned services.

Intensive support may be provided at the initial point of presentation (especially when the victim is living in refuge accommodation), however, ongoing outreach support should be made available at times of transition, and when move-on accommodation is identified. This will be prioritised and made available through commissioned domestic abuse services.

8. Consistent Systematic Approach

This policy will be delivered in accordance with agreed pathways and protocols.

This will be achieved by:

- Provision of Plain English information that outlines agreed processes, roles and responsibilities
- Offering domestic abuse training to all housing staff (Council and EdIndex partners) to ensure a consistent approach to domestic abuse across social housing providers
- Management and monitoring of the domestic abuse housing policy through the Domestic Abuse Housing Management Group

9. Training

In order to ensure delivery of a consistent systematic approach to domestic abuse and housing, a multi-agency training programme is available to all staff across the EdIndex Partnership. The training is called “Rethinking Domestic Abuse”. This training informs staff about domestic abuse, violence against women and issues relating to perpetrators.

The training enables staff to understand and provide appropriate responses to:

- Domestic abuse and violence against women (including different forms of abuse, how to identify women at risk and how to respond appropriately and confidently)
- Diversity, including disability, ethnicity, age and sexual orientation
- Accessing services and resources to meet assessed need

This training will be mandatory for Council housing officers and staff within homelessness services and offered to all RSL staff. This will ensure that all housing staff have a consistent understanding of domestic abuse and how to support victims with regard to housing.

10. Collaborative/partnership working

In order to provide a robust response to victims of domestic abuse, Edinburgh has agreed to implement a co-ordinated community response. This was agreed by Corporate Policy and Strategy Committee on 19 January 2016.

The co-ordinated community response is based on the principle that no single agency or professional has a complete picture of the life of a domestic abuse victim, but many will have insights that are crucial to their safety. It is paramount that agencies in Edinburgh work together effectively and systematically to increase safety for victims of domestic abuse and hold perpetrators to account.

In working collaboratively, partners agree to:

- Share information as appropriate and in compliance with GDPR to ensure that victims' information is shared appropriately, and proportionately, in order to access suitable housing and support
- Participate in multi-agency training, to ensure a consistent approach when working with victims of domestic abuse
- Implement the housing pathway to ensure that victims are able to access housing options and/or the accommodation and support most suited to their needs (whether that be emergency accommodation or permanent re-housing)

11. Information and advice

It is vitally important that victims of domestic abuse are able to access information and advice in a variety of formats.

Written information on domestic abuse is available in a variety of formats and written in Plain English. This includes both leaflets and on-line information.

12. Risk management

Staff across housing should be proficient in identifying, assessing and managing risk.

Risk assessment forms part of the Rethinking Domestic Abuse training, and staff can also access the Domestic Abuse Stalking and Harassment Risk Identification Checklist (Rethinking Domestic Abuse – Level 2) training as appropriate.

Housing staff will be trained to identify the signs of domestic abuse, and encouraged to explore this with individuals in a sensitive manner. This includes potential, perceived or real risks. As well as identifying risk, housing staff are expected to make timely referrals where appropriate for assistance with housing and/or support.

Council housing staff are proactive members of locality based Multi-Agency Risk Assessment Conferences and the city-wide Multi-Agency Tasking and Co-ordinating Group. This involves sharing information to allow robust risk management and safety plans to be put in place, identifying solutions for victims of domestic abuse, and sharing information that holds perpetrators to account.

EdIndex partner landlords are also supported to identify and assess risk relating to domestic abuse and should share any concerns they have with the Domestic Abuse Housing Management Group, for advice on how to proceed with each individual case.

The domestic abuse housing pathway also provides a clear process for housing staff to follow, when risk is identified, and the most appropriate way to deal with the risk, depending on the immediacy of the situation.

13. Responsibilities

The Domestic Abuse Housing Management Group is responsible for oversight of the delivery of the policy. Membership includes:

- Access to Housing and Support Services Lead Officer (Chair)
- Homelessness Services Manager
- Temporary Accommodation Manager
- 1 x Housing Operations Manager (locality)
- 1 x Family and Household Support Manager/Team Leader
- 1 x Partnership and Planning Officer
- 1 x Third Sector Representative
- 1 x RSL representative (EdIndex Management Board member)
- Police Scotland Representative
- Criminal Justice Social Work Representative

14. Monitoring and evaluation

This policy will be subject to regular review, in terms of its implementation, recording outcomes and supporting best practice.

Monitoring information and statistics will be provided by the Domestic Abuse Housing Management Group. This will be collated in a regular six monthly report and provided to the Violence Against Women Partnership.

Victims of domestic abuse will be invited to participate in evaluating their experience and the response of services involved, through anonymous surveys and focus groups. This is to ensure that their voices are heard in order to continuously improve service delivery and responses to domestic abuse.

15. Legislative context and associated documents

[Domestic Abuse \(Scotland\) Act 2011](#)

[Adult Support and Protection \(Scotland\) Act 2007](#)

[Children \(Scotland\) Act 1995](#)

[Children's Hearing \(Scotland\) Act 2011](#)

[Protection from Abuse \(Scotland\) Act 2001](#)

[Housing \(Scotland\) Act 1987](#)

[Housing \(Scotland Act\) 2001](#)

[Housing \(Scotland\) Act 2006](#)

[Housing \(Scotland\) Act 2014](#)

[Homelessness etc. \(Scotland\) Act 2003](#)

EdIndex Partner Landlords

Ark Housing Association Ltd	0131 447 9027
Barony Housing Association	0845 140 7777
Cairn Housing Association	0800 990 3405
City of Edinburgh Council	0131 529 5080
Blackwood Homes	0131 317 7227
Castle Rock Edinvar Housing Association	0131 657 0679
Dunedin Canmore Housing	0131 478 8888
Hanover (Scotland) Housing Association Ltd	0131 557 7404
Hillcrest Homes	0300 123 2640
Home Group	0131 335 6810
Hunters Hall Housing Co-operative Ltd	0131 657 3379
Link Housing Association Ltd	03451 400 100
Lister Housing Co-operative	0131 229 6176
Manor Estates Housing Association	0131 337 3222
Muirhouse Housing Association	0131 336 5282
Port of Leith Housing Association Ltd	0131 554 0403
Prospect Community Housing	0131 458 5480
Trust Housing Association Ltd	0131 444 1200
Viewpoint Housing Association Ltd	0131 668 4247
West Granton Housing Co-operative Ltd	0131 551 5035

Housing, Homelessness & Fair Work Committee

10:00am, Thursday, 19 March 2020

Housing Options Protocol for Care Leavers

Executive/routine
Wards
Council Commitments

1. Recommendations

- 1.1 Committee is asked to agree the proposed Housing Options Protocol for Care Leavers.

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



Housing Options Protocol for Care Leavers

2. Executive Summary

- 2.1 All 32 Scottish local authorities have been asked by the Scottish Government and its partners on the Homeless Prevention and Strategy Group to implement a Housing Options Protocol for Care Leavers (the protocol).
- 2.2 The protocol's aim is to avoid care leavers having to go through the homeless route to secure accommodation, instead they will be supported and awarded Exceptional Housing Need priority, which will give them a reasonable preference when bidding for social rented accommodation.

3. Background

- 3.1 The protocol ensures that the Council meets its corporate parenting responsibilities to care leavers.
- 3.2 The primary responsibility for provision of accommodation rests with the Council's housing services, however, it is essential that a corporate and multi-agency approach be adopted to provide support and accommodation for care leavers.
- 3.3 This protocol is also informed by the National Care Standards for Leaving Care and Housing Support, regulated by the Care Inspectorate.

4. Main report

- 4.1 The Council is required to ensure effective discharge of Corporate Parenting responsibilities between housing and Children's Services by jointly addressing the diverse accommodation and support needs of young people leaving care.
- 4.2 Young people leaving care require appropriate accommodation which leads to a sustainable housing solution. To assess and meet the diverse housing and support needs of young people leaving care, information should be gathered from several sources, which will include the young person's looked after

children (LAC)/looked after and accommodated children (LAAC) review or pathway assessment.

- 4.3 The protocol provides clear processes to ensure young people leaving care will be assessed to meet their diverse housing support needs and that care leavers achieve a successful transition to independent living.
- 4.4 The protocol ensures that care leavers are given a priority status which reflects the responsibilities and duties placed on local authorities and other corporate parents outlined in parts 9-11 of the [Children and Young People \(Scotland\) Act 2014](#).
- 4.5 Care leavers who are the responsibility of another local authority, will remain the responsibility of that local authority if they arrive in Edinburgh. The Council will co-operate with the responsible local authority to ensure that an appropriate service is provided to the young person.
- 4.6 All young people will have a plan which will include detail of their accommodation needs and the level of support required to successfully maintain a tenancy.
- 4.7 In addition to this an identified person will be responsible for the housing and support planning of care leavers and individual outcomes will be monitored and evaluated at the young person's six-monthly review where appropriate.
- 4.8 The Council will award exceptional housing need priority to all care leavers on their 16th birthday. If the young person has chosen to remain in a continuing care placement, their application will remain open and they can be awarded priority if they decide they want to pursue social housing later.
- 4.9 Young people who access student accommodation in another authority can have their application remain open until they return and wish to pursue social housing.
- 4.10 The young person will continue to have exceptional housing need priority until they have been appropriately housed, in permanent accommodation.
- 4.11 An escalation process will be developed, to be aligned to the protocol, to allow the Council to review any issues related to the award of priority or support provided.
- 4.12 This protocol will be reviewed on a three-yearly basis unless legislative changes require a review within this cycle.

5. Next Steps

- 5.1 Following Committee's agreement, the Council will implement this protocol.
- 5.2 Unless required earlier, a three year review of this policy will be undertaken beginning in 2023, with a further report to Committee highlighting any changes required from this process.

6. Financial Impact

- 6.1 There should be no direct financial impact in implementing this protocol.

7. Stakeholder/Community Impact

- 7.1 There are no direct impacts from this report.

8. Background reading/external references

- 8.1 The Scottish Government sets out local authority's duties in Supporting Young People Leaving Care in Scotland; Regulations and Guidance on Services for Young People Ceasing to be Looked After by Local Authorities (www.scotland.gov.uk/Publications/2004/03/19113/34719).
- 8.2 Staying Put Scotland Providing care leavers with connectedness and belonging <http://www.gov.scot/Resource/0043/00435935.pdf>
- 8.3 Housing Options Protocols for Care Leavers: Guidance for Corporate Parents: Improving housing and accommodation outcomes for Scotland's care leavers <http://www.gov.scot/Resource/0043/00435939.pdf>
- 8.4 Housing Support Duty to Those Found to be Homeless or Threatened with Homelessness – Amendment to Housing (Scotland) Act 1987 (Inserted by Housing (Scotland) Act 2010) <http://www.gov.scot/Resource/0042/00423606.pdf>

9. Appendices

- 9.1 Appendix 1 - Housing Option Protocol for Care Leavers

City of Edinburgh Council

Housing Options Protocol for
Care Leavers

Introduction

Aim of the protocol

Objectives

Eligibility

Service Outcome

Allocation Policy – Permanent Accommodation

Support

Financial Implications

Dispute Resolution

Review

Appendix 1 - Children and Young People Act 2014

Appendix 2 – Legislative Framework and Guidance

Introduction

This protocol will ensure that the City of Edinburgh Council meet their corporate parenting responsibilities and play a full role in providing the required resources and support to care leavers in terms of their need for accommodation.

While the primary responsibility for provision of accommodation rests with the Housing Department, it is essential that as corporate parents we take a multi-agency approach to provide support for care leavers.

This protocol is informed by the National Care Standards for Leaving Care and Housing Support, regulated by the Care Inspectorate.

1. Aim of the Protocol

1.1 To ensure the effective discharge of Corporate Parenting responsibilities between Housing and Children's Services by jointly addressing the diverse accommodation and support needs of young people leaving care. This protocol is informed by the Staying Put Scotland policy document, developed by local authorities and the Scottish Government in October 2013. This policy approach is further supported in legislation through the Children and Young People Act 2014 (C&YP(S) Act 2014).

1.2 To assist young people who are leaving care in accessing appropriate accommodation which leads on to a sustainable housing solution and ensure that they are regarded as a priority group.

To jointly assess and meet the diverse housing and support needs of young people leaving care, information should be gathered from several sources which will include; the young person's Looked After Child (LAC) Review or their Looked After and Accommodated Child (LAAC) review as well as Throughcare pathway planning processes.

1.3 Under the provisions of the Children (Scotland) Act 1995, 'Looked After Children' are defined as those in the care of their local authority. A child who is "looked after" by a local authority, is a child -

(a) for whom they are providing accommodation under section 25 of this Act;
or

(b) who is subject to a compulsory supervision order or an interim compulsory supervision order and in respect of whom they are the implementation authority (within the meaning of the Children's Hearings (Scotland) Act 2011);
or

(c) who is subject to an order in accordance with which, by regulations made under section 33(1) of this Act [or section 190 of the Children's Hearings (Scotland) Act 2011 (asp 1) (effect of Orders made out with Scotland)] 3, they have [responsibilities as respects the child] 4 [; or] 5;

or

(d) in respect of whom a permanence order has, on an application by them under section 80 of the Adoption and Children (Scotland) Act 2007 (asp 4), been made and has not ceased to have effect. Children may be looked after at home with birth parents or in a range of other settings cared for by foster or kinship carers, prospective adoptive carers, in residential care, school or secure provision.

2. Objectives

- 2.1 To jointly assess and meet the diverse housing and support needs of young people leaving care, information should be gathered from several sources which will include the young person's LAC/LAAC review or Pathway Assessment/Plan.
- 2.2 To ensure care leavers achieve a successful transition to independent living, through support and preparation, and the provision of suitable accommodation and support to enable them to live independently or move to living independently and to become successful and responsible citizen.
- 2.3 To ensure care leavers are given priority status which reflects the responsibilities and duties placed on Local Authorities and other Corporate Parents outlined in Parts 9-11 of the [Children and Young People \(Scotland\) Act 2014](#).
- 2.4 To jointly ensure that all staff are aware of the housing needs of young people leaving care and the obligations of each agency to address these needs.
- 2.5 To provide clear guidance on the management of tenancy issues, including multi-agency contingency arrangements.

3. Eligibility

- 3.1 From April 2015 eligibility for this support is for any looked after young person (regardless of their placement type or the legal route by which they became Looked After) who ceases to be "Looked After" on or after their 16th birthday is a "Care Leaver". This eligibility is set out in the Children and Young People (Scotland) Act 2014, and Guidance on the Looked After Children (Scotland) Regulations 2009.
- 3.2 Care leavers who are the responsibility of another local authority, will remain the responsibility of that local authority if they arrive in Edinburgh. City of Edinburgh Council will co-operate with the responsible local authority to ensure that an appropriate service is provided to the young person.

4. Service - Outcomes

- 4.1 The agencies will support each other, through the protocol, to meet national key performance indicators in respect of leaving care and housing services as defined by the Scottish Government.
- 4.2 There will be an identified person who will be responsible for the housing and support planning of care leavers.

- 4.3 Individual outcomes will be monitored and evaluated at the young person's six-monthly review (where applicable).
- 4.4 We will award exceptional housing need priority to all care leavers from their 16th Birthday.
- 4.5 We will monitor the number of; young people awarded Exceptional Housing Need priority and the number of young people with this priority who have secured permanent accommodation. We will also monitor and report on the ongoing work required to enable the young person to access and sustain appropriate housing, to ensure that we are responsive to their support needs.
- 4.6 We may also suspend the priority with the young person's agreement if they are no longer looking for secure permanent accommodation and reinstate priority at any time that the young person requests us to do so. This will enable and empower young people to remain in a positive care placement until they are ready to move on.

5. Allocation Policy – Permanent Accommodation

- 5.1 Corporate Parenting principles and duties should be the central driver in ensuring that care experienced young people are allocated accommodation to meet their needs and with the appropriate levels of support to ensure sustainability and success.

- 5.2 On completion of a housing application form -

Young people leaving care will automatically be provided with a Homeless Prevention and Housing Options interview. They will be advised that they are eligible for priority, under Exceptional Housing Need, an Edindex application will be completed and priority will be awarded if the young person is actively seeking to pursue moving into their own social housing/accommodation.

If the young person requires accommodation whilst waiting on allocation of housing through Edindex/Your Key to Choice, appropriate supported or temporary accommodation will be provided by the authority.

By awarding Exceptional Housing Need, we will no longer have young people leaving care and being at risk of homelessness and therefore they will not require to go through the traditional homeless route. Instead they will have their own priority group which will enable care leavers to make successful and sustainable transitions out of care into adulthood (in respect of housing and accommodation).

If the young person has chosen to remain in a Continuing Care placement their application will remain open and they can be awarded priority when they decide to pursue social housing.

Young people who access student accommodation in another authority can have their application remain open until they return and wish to pursue social housing.

- 5.3 Exceptional Housing Need status does not mean that the young person will be offered the next available property, but their application will be awarded additional priority that will then give reasonable preference to bid for accommodation through Edindex/Your Key To Choice.
- 5.4 Exceptional Housing Need will generally be allocated with the agreement of the young person and priority will increase due to the length of time the priority has been awarded.
- 5.5 If a young person requires accommodation whilst waiting allocation through Edindex/Your Key to Choice, consideration should be given to the type of accommodation that would best meet the young person's needs e.g. temporary, shared, or supported. The young person should be encouraged and supported to apply to the Through care After care (TcAc) Housing Support Panel.

Exceptional Housing Need will remain in operation until the young person has been appropriately housed in permanent accommodation.

- 5.6 The young person/tenant can access support from TcAc (up to the age of 26) and visiting tenancy support throughout the duration of their tenancy. Should the tenancy end or the tenant apply for a transfer, Exception Housing Need priority will not be applicable for future applications. Support and advice will however continue to be offered in accordance with corporate parenting duties.
- 5.7 Any formal young person assessment/planning will be coordinated by the appropriate department/agency and will include input from relevant partner agencies.
- 5.8 Registered Social Landlords (RSLs) have a statutory duty to assist the local authority in their duty to provide settled accommodation for homeless persons and that includes care leavers, with Exceptional Housing Need priority being awarded.

6. Support

- 6.1 The young person's plan should detail accommodation needs and the level of support and housing related support that the young person may require to successfully maintain a tenancy. Details should be shared with appropriate persons/department.
- 6.2 If there is evidence that a tenancy is unlikely to be sustained, prompt communication between agencies is essential, a review of the young persons needs should be undertaken and an action plan produced identifying how the young person will be supported through their crisis. Common difficulties in managing a tenancy may be; rent arrears, anti-social behaviour and noise complaints or any other breach of their tenancy. Success of tenancies will be monitored by relevant agencies.
- 6.3 Young people leaving care will have different levels of support needs. These may range from intensive support from a number of agencies, to minimum advice and guidance. Services will respond accordingly.

7. Financial Implications

- 7.1 Depending on the young person's individual needs consideration will be given to determine who is eligible for rent costs. A financial assessment should be carried out to identify the young person's income source with support offered to maximize their income.
- 7.2 Care leavers who are full-time students will need to complete a financial assessment under Part 10 of the Children and Young People (Scotland) Act 2014. Assessment of eligible needs for care experienced young people up to their 26th birthday should include assistance to maintain and sustain tenancies or other suitable accommodation commensurate with the assessed needs of the young person.

8. Dispute Resolution

- 8.1 Any difference of opinion over areas of responsibility and proposed action should initially be jointly dealt with by the allocated worker in each department. If the issue cannot be resolved at this level the matter should be referred jointly to the Team Leader in the Homelessness Prevention and Housing Options Team and TcAc.
- 8.2 Disagreements over policy and procedures should also be referred jointly in the first instance to the relevant Team Leaders. In the event that the parties cannot reach agreement, the matter will be referred and considered by the Managers of the TcAc, Young Persons Team and the Homelessness Service.

9. Review

- 9.1 This protocol will be reviewed at least three yearly and more often if required.

Appendix 1 - Children and Young People Act 2014

[Children and Young People \(Scotland\) Act 2014](#)

The Children and Young People (Scotland) Act 2014 places new statutory duties and responsibilities on local authorities and other specified corporate parents in regard to Corporate Parenting, Aftercare and Continuing Care.

Part 9: Corporate Parenting:

Corporate parenting responsibilities extend to every child who is looked after by the local authority and every young person under the age of 26 who was on their 16th birthday or at any subsequent time (but is no longer) looked after. This includes children looked after at home or in a range of care settings including disabled children who are looked after during short break provisions.

Part 10: Aftercare:

The Aftercare provisions of the 2014 Act came into force in April 2015. Aftercare is defined in section 29 of the Children (Scotland) Act 1995 (as amended by section 66 of the 2014 Act) and includes advice, guidance and assistance. This can include (but is not restricted to) helping a young person to secure accommodation, education and employment opportunities and financial support. The 2014 Act extends eligibility to aftercare services to care leavers aged 21 to 25 years.

Part 11: Continuing Care:

Continuing Care was introduced by the 2014 Act and creates a duty on local authorities to provide care leavers whose final placement was away from home to continue the kinds of supports they have received. The purpose of this provision is to provide young people with a more gradual transition to adult life consistent with the experience of young people who have not been looked after.

Appendix 2 – Legislative Framework and Guidance

The Children (Scotland) Act 1995, Regulation of Care (Scotland) Act 2001 and the Homelessness etc (Scotland) Act 2003, are designed to ensure that local authority Children's Services and Housing Services work together. The aim is to ensure that the accommodation and housing support needs of care leavers are fully met.

The Scottish Government sets out local authority's duties in Supporting Young People Leaving Care in Scotland; Regulations and Guidance on Services for Young People Ceasing to be Looked After by Local Authorities (www.scotland.gov.uk/Publications/2004/03/19113/34719).

The publication of the 'Housing Options Protocols for Care Leavers: Guidance for Corporate Parents: Improving housing and accommodation outcomes for Scotland's care leavers' (Scottish Government, 2013) and 'Staying Put, Scotland' Guidance (Scottish Government, 2013) set out key principles and practice approaches which should be adopted when supporting young people transition from care to interdependence. It states that looked after young people should be encouraged, enabled and empowered to remain in positive care placements until they are better equipped to make the graduated and extended transition to adulthood and interdependence. The Housing Options Protocols Guidance further aims to ensure that Care Leavers are regarded as a priority group by all corporate parents and their partners; and to promote practice that enables Care Leavers to make successful and sustainable transitions out of care and into adulthood in respect of housing and accommodation. These protocols explicitly inform and underpin City of Edinburgh Councils' approach to supporting looked after and care experienced young people and their journey to adulthood and interdependence.

This page is intentionally left blank

Housing, Homelessness and Fair Work Committee

10.00am, Thursday, 19 March 2020

Housing First – Year 1

Executive/routine
Wards
Council Commitments

1. Recommendations

- 1.1 Committee is asked to note the update on the first year of the delivery of the Housing First service in Edinburgh.

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

Housing First – Year 1

2. Executive Summary

- 2.1 The Council and its partners began full delivery of a Housing First service in January 2019.
- 2.2 This report provides a summary of the progress to date so far, including the number of people being supported, tenancies allocated and sustainment rates.

3. Background

- 3.1 Housing First has been developed as an alternative approach to mainstream housing for homeless people with multiple and complex needs.
- 3.2 Initially developed in the United States in the 1980's, this service model has been implemented successfully in a number of other countries, most notably in Scandinavia.
- 3.3 Traditional Housing First prioritises the right to a home above and before the obligation to engage with housing support services. The concept is based on the individuals primary need to obtain stable housing.
- 3.4 The aim of the service is to move people into permanent housing as quickly as possible with ongoing, flexible and individual support on a voluntary basis for as long as it is needed using a harm reduction approach.
- 3.5 Since January 2019, the Council has been working with a range of partners to deliver this service in Edinburgh.
- 3.6 Permanent accommodation is provided by the Council and its Registered Social Landlord (RSL) partners and the support is provided by a consortium of support providers.
- 3.7 The consortium of support providers is led by Cyrenians and includes Turning Point Scotland, Rock Trust, Streetwork, Bethany Christian Trust, Gowrie Care and Barony Care.
- 3.8 The Council and partners committed to providing 275 Housing First packages by 31 March 2021, which includes a youth project for up to 17 households, under the age of 24 and/or from a care background.

- 3.9 The intention was to provide around 10 tenancies per month, to ensure that support provision and capacity is maintained and avoid the need for several potential service users to be bidding for available homes at the same time.

4. Main report

- 4.1 As of 4 February 2020, forty Housing First tenancies have been created, with a further fifty-one service users identified and receiving support to access housing.
- 4.2 To date there have been no evictions from Housing First tenancies, although in two cases planned moves were arranged for service users.
- 4.3 From the tenancies created 55% of households were in temporary accommodation, 36% were rough sleeping or sofa surfing and 9% were classified as other, which includes a tenant who received their property through gold priority and a case where a package was provided to an existing tenant whose tenancy was at risk of failure.
- 4.4 Since the inception of this service, three service users who were receiving Housing First support have died. One was in a property and two were receiving support to secure a property.
- 4.5 To meet the 275 tenancies target by 31 March 2021, the number of Housing First tenancies created each month will need to increase from the original projections.
- 4.6 Work is ongoing between the support consortium and the Edindex board to ensure that the number of tenancies created increase to meet expectation over the next year.
- 4.7 The support provision for this service is funded through the Corra Foundation, on behalf of Social Bite and the Scottish Government. Financial years 2019-20 and 2020-21, up to 275 tenancies, are being covered through this fund.
- 4.8 The Scottish Government have confirmed that they will meet 50% of the support costs for 2021-22, with the expectation that the Council will meet the remainder of the costs and then continue to fund support costs from then on.
- 4.9 The Council has asked the Scottish Government to fund the first 6 months of 2021-22, with the Council taking over responsibility for the costs from 1 October 2021. At the time of writing no response has been provided.
- 4.10 Should agreement not be reached regarding this arrangement, the Council will decide on the most appropriate route to fund and deliver a supplementary service until the Scottish Government funding is exhausted, before taking over the full funding of the service.
- 4.11 To deliver this service from 1 October 2021 onwards, the Council is required to procure a service provider(s). A co-production exercise has now begun and will include all interested partners and stakeholders, including a review of existing performance and case reviews to ensure the service specification meets the requirements for this service.

5. Next Steps

- 5.1 The Council will continue to work with partners to monitor the performance of the service, this includes monitoring the ramping up of the scheme to ensure the number of tenancies created reaches the original objective.
- 5.2 Research on the success of the pilots, nationally, is being undertaken by Heriot Watt University. A summary report will be provided for Committee when this is available.

6. Financial impact

- 6.1 There should be no direct financial impact in implementing this protocol

7. Stakeholder/Community Impact

- 7.1 There are no direct impacts from this update report.

8. Background reading/external references

- 8.1 Housing First Evaluation | Heriot-Watt University
<https://www.hw.ac.uk/schools/energy-geoscience-infrastructure-society/research/i-sphere/homelessness-social-exclusion/housing-first-evaluation.html>
- 8.2 University of York review of a range of Housing First research from across the UK, Europe, and America https://www.mungos.org/wp-content/uploads/2018/02/ST_Mungos_HousingFirst_Report_2018.pdf
- 8.3 Scottish Government Local Government and Communities Committee Report on Homelessness
<https://digitalpublications.parliament.scot/Committees/Report/LGC/2018/2/12/Report-on-Homelessness#Foreword>
- 8.4 Chartered Institute of Housing – Housing First in the UK and Ireland
http://www.cih.org/resources/PDF/Scotland%20Policy%20Pdfs/Housing%20First/CIH0220-PDF-B_Housing%20First_RV_13112017%20FINAL.pdf
- 8.5 Housing First Guide Europe <http://housingfirstguide.eu/website/>
- 8.6 Housing First in Permanent Supportive Housing Brief - HUD Exchange
<https://www.hudexchange.info/resources/documents/Housing-First-Permanent-Supportive-Housing-Brief.pdf>
- 8.7 Glasgow Homelessness Network Seminar May 2017
<http://www.ghn.org.uk/shien/wp-content/uploads/sites/5/2017/05/Housing-First-Report-1.pdf>

9. Appendices

9.1 None.

This page is intentionally left blank

Housing, Homelessness and Fair Work Committee

10:00am, Thursday, 19 March 2020

Homelessness Services – Statutory Returns

Executive/routine
Wards
Council Commitments

1. Recommendations

- 1.1 Committee is asked to note the summary of the Council's statutory homelessness returns.

Alastair Gaw

Director for Communities and Families

Contact: Nicky Brown, Homelessness & Housing Support Senior Manager

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

Homelessness Services – Statutory Returns

2. Executive Summary

- 2.1 All local authorities are required to submit a range of data, quarterly, to the Scottish Government as part of their statutory returns process.
- 2.2 The latest publication of these returns was on 28 January 2020 and covered the period 1 April 2019 – 30 September 2019.
- 2.3 This report will highlight key areas of performance and the link to the full publication can be found in section 8.

3. Background

- 3.1 The Council produces and reports several statistics related to the performance and delivery of homelessness services in the city.
- 3.2 These figures are collated by the Scottish Government through the returns process and are published to allow scrutiny and comparisons between local authorities.

4. Main report

- 4.1 In 2018-19, the number of households assessed as homeless by the Council reduced for the 12th year in a row, on this occasion by 1.5%. This was against a national increase of around 2.5% in households assessed as homeless.
- 4.2 The number of households assessed as homeless for the period of these returns shows a reduction of 2.2% on the same period as the previous year, which is likely to mean a further reduction for 2019-20.
- 4.3 Included in these returns is a further reduction in repeat homelessness. Repeat homelessness is where a household is assessed as homeless, less than a year after their previous homelessness is resolved.
- 4.4 Repeat homelessness was 6.3% in 2018-19. For the first 6 months of 2019-20 this figure was 5.4% of homeless assessments.

- 4.5 The most common reason for homelessness nationally, and in Edinburgh, is domestic ejection (being asked to leave accommodation). The next most common cause of homelessness nationally is dispute within a household, however, in Edinburgh it is loss of private sector tenancy.
- 4.6 To ensure that we prevent homelessness wherever possible, the Council has employed officers to specifically work with people at risk of homelessness from the private rented sector. This team has recently been created and indications are that the focus on this area is leading to a reduction in the number of people assessed as homeless and accessing temporary accommodation.
- 4.7 In 2018-19, the percentage of households sleeping rough the night before presenting as homeless was 7.2%, this was above the national average of 5%. The period April – September 2019 notes the figures as 4.3%.
- 4.8 It is important to note, in 2018-19, the Council significantly increased the bed spaces available to accommodate people who were rough sleeping through the provision of rapid access accommodation. Almost all people accessing this accommodation will have slept rough the night before, which accounts for the rise in this figure.
- 4.9 There are further reductions in the number of service users that the Council has lost contact with. Figures show that the Council maintains contact from advice and assessment to conclusion of the homelessness case in 85% of cases.
- 4.10 The Council continued to report several breaches of the Unsuitable Accommodation Order (families or pregnant women in unsuitable accommodation), over the first two quarters of 2019-20. In this period the order was breached 132 times. However, this is a 55% reduction on the same period of 2018-19.
- 4.11 The Council has secured over 100 additional properties to ensure greater capacity of suitable properties are available to reduce the number of breaches of the Order, however, due to increased lengths of homelessness cases, turnover and therefore availability of suitable accommodation is reduced leading to continued breaches.
- 4.12 The Council has also committed to increasing the capacity of the Private Sector Leading scheme to deliver an increased number of suitable temporary accommodation properties to further support a reduction in breaches.
- 4.13 Included in the initial figures returned to the Scottish Government was a nil return relating to the number of service users that the Council has a homelessness duty towards which it did not accommodate.
- 4.14 This figure was an error. A failure to accommodate occurred on 1079 occasions during 2018-19 and a further 401 times in the first two quarters on 2019-20. Which projects to significant reduction for 2019-20. These figures have now been provided to the Scottish Government.
- 4.15 Following the error in reporting, a review has been conducted and a robust procedure introduced for future returns, which will all now be signed off in advance of submission by a senior officer.

- 4.16 In addition to the introduction of the new processes, Shelter have highlighted some cases where failures to accommodate may have occurred, officers are committed to reviewing these cases with colleagues from Shelter to identify gaps in service and learning opportunities.
- 4.17 Following this nil return, officers have analysed all cases where a failure to accommodate occurred and have reported that in around 80% of these cases, the service user previously had temporary accommodation but was unable to sustain it.
- 4.18 The most common reasons that previous temporary accommodation placements failed were abuse or assault by service users (35%), drug taking on premises (17%) and inappropriate behaviour (12%).
- 4.19 Around 70% of the failures to accommodate also happened outside normal Council opening hours, where the availability of accommodation can be limited, particularly if the service user has had several placements which have ended unsuccessfully.
- 4.20 In order, to tackle the challenges in providing accommodation outside normal hours for vulnerable services users, the Council and its partners have developed rapid access accommodation services. This is accommodation which can be accessed 24 hours per day directly by street-based outreach workers.
- 4.21 There are now 74 bed spaces in rapid access accommodation across the city which has contributed to the reductions in failures to accommodate this year. A link to a recent report provided to Committee on this service can be found in section 8.
- 4.22 The Council's Homelessness Task Force has been reconvened with a focus on identifying further solutions for the most vulnerable service users, as when people have experienced severe trauma in their lives it can make it difficult to sustain traditional forms of temporary accommodation.

5. Next Steps

- 5.1 Officers will provide a further summary report for committee following the publication of the full year returns, as soon as they are available.
- 5.2 Officers will meet with Shelter in in April 2020 to review cases where a failure to accommodate was highlighted.
- 5.3 Officers are leading on a national review of out of hours homelessness service provision, with civil servants, to identify areas of best practice. This work will take place over the next 6 months.

6. Financial impact

- 6.1 None.

7. Stakeholder/Community Impact

7.1 None.

8. Background reading/external references

8.1 <https://www.gov.scot/publications/homelessness-scotland-update-30-september-2019/>

8.2 [Rapid Access Accommodation and Link Working Report](#)

9. Appendices

9.1 None.

This page is intentionally left blank

Housing, Homelessness and Fair Work Committee

10.00am, Thursday, 19 March 2020

Place Directorate – Revenue Monitoring 2019/20 – month nine report

Executive/routine	Routine
Wards	All
Council Commitments	1 and 10

1. Recommendations

- 1.1 Committee is asked to note:
 - 1.1.1 the balanced budget forecast in respect of the Housing Revenue Account (HRA);
 - 1.1.2 an overall net residual budget pressure of £4.990m for the Place General Fund (GF) revenue budget, as reported to Finance and Resources Committee on [23 January 2020](#);
 - 1.1.3 a projected balanced GF budget position on the Place Directorate services which are within the remit of the Committee; and
 - 1.1.4 that the Executive Director of Place is taking measures to reduce budget pressures and the outturn for the financial year will be reported to Committee in due course.

Paul Lawrence

Executive Director of Place

Contact: Susan Hamilton, Principal Accountant

E-mail: susan.hamilton@edinburgh.gov.uk | Tel: 0131 469 3718

Place Directorate – Revenue Financial Monitoring 2019/20 – month nine report

2. Executive Summary

- 2.1 The report sets out the projected month nine revenue monitoring position for the Place Directorate HRA and GF elements relevant to the Housing Homelessness and Fair Work Executive Committee, based on analysis of actual expenditure and income to the end of December 2019 and projections for the remainder of the financial year.
- 2.2 At month nine, following a half-year review of the HRA budget management strategy, the Executive Director of Place is forecasting a balanced position with a projected contribution of £23.000m towards new housing investment. In the second half of the financial year there has been a material improvement in the HRA forecast against budget, primarily relating to a reduction in loan charges, which means that the ask of the Strategic Housing Investment Fund to meet in year housing investment will be less and subsequently more reserves will be available for delivery of the strategy going forward.
- 2.3 A separate report to the Council's Finance and Resources Committee meeting on [23 January 2020](#) set out the projected Council-wide revenue budget position for the year based on analysis of month eight data. A balanced overall position is now forecast for the Council with attainment of this position subject to on-going management of service pressures and risks. At month eight, following a half-year review of the Place General Fund budget management strategy, a potential overspend of up to £4.990m was forecast by the Executive Director of Place with a commitment to wherever possible identify and implement management action to reduce the budget pressures.
- 2.4 A projected balanced GF budget position on the Place Directorate services which are within the remit of the Committee. A level of risk remains in respect of full delivery of related savings and mitigating management actions, however officers are actively engaged in the management of residual risks.
- 2.5 This report will focus on the aspects of Place revenue budgets which are within the remit of the Housing, Homelessness and Fair Work Committee; HRA and GF.

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 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 £98.014m This is supplemented by a budgeted draw down of £20.353m 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.
- 3.4 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.
- 3.5 This report provides an update on financial performance against the above revenue budgets. A separate report to the Council's Finance and Resources Committee on [23 January 2020](#) set out the projected position on the Council's HRA and General Fund Capital Investment Programme.

4. Main report

Housing Revenue Account – Revenue Budget

- 4.1 At month nine, the overall position as compared to the approved budget set out in paragraph 3.4 and in Appendix 1 comprises forecast revenue income of £100.661m and costs of £94.733m. This means that in order to achieve the budgeted £23.000m revenue contribution towards in year capital investment, £3.281m fewer reserves will require to be drawn-down from the Strategic Housing Investment Funds. The key movements against budget are set out within this section.
- 4.2 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 effective 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, these actions, together with the low interest external environment, have

had a material positive impact on the debt charges compared to budget in 2019/20. As reported to Committee in January it is forecast that in year debt charges will be around £3.5m less than budgeted.

- 4.3 Net rental income to be collected is currently forecast to meet budget of £100.661m. This forecast is a small improvement on the reported month six position and is attributable to refinement of the year end forecast of the debt provision required for current and former rental income.
- 4.4 There has been an improvement in the Housing Management forecast since last reported. The £0.225m improvement relates to a reduction in the forecast costs related to delivery of the Housing Services Improvement Plan.
- 4.5 The forecast expenditure of £24.317m for property maintenance is £1.543m less than the 2018/19 out-turn position. The repairs and maintenance efficiencies arising from planned service improvements are starting to yield significant cost reductions and is forecasted to deliver a balanced budget in 2019/20. The introduction of total mobile which went live in September 2019 has improved job scheduling functionality and diary management protocols, which help maximise operative productivity and reduce reliance on sub-contractors. Whilst the forecast expenditure overall is positive in terms of cost reductions in this area, there is an overspend forecast against budget in relation to estate management costs of £0.576m.
- 4.6 The settlement value of homes handed over to Edinburgh Living includes reimbursement for accrued loan interest incurred by the HRA through construction and up to handover. In the 19/20 financial year no budget was set for this income and no receipt is assumed within the position set out in this report, however the income will be reported within the out-turn position. It is estimated that this will yield an in year upside of £1.032m in respect of interest costs already incurred by the HRA.

Place Directorate General Fund – Revenue Budget

- 4.7 A separate report to the Council's Finance and Resources Committee meeting on [23 January 2020](#) set out the projected Council-wide revenue budget position for the year based on analysis of month eight data. A balanced overall position is now forecast for the Council with attainment of this position subject to on-going management of service pressures and risks.
- 4.8 At month eight, following a half-year review of the Place GF budget management strategy, a potential over-spend of up to £4.990m was forecast by the Executive Director of Place with a commitment to continue to wherever possible progress implementation of identified budget management strategy measures before the end of the current financial year. Of £19.915m of savings requiring to be delivered across the Directorate in the 19/20 financial year, almost 90% were assessed as either green or amber. The implications of service over spends in 2019/20 for future years were considered as part of the 2020/23 budget process and will continue to be monitored.

- 4.9 £2.005m of the £19.915m Place savings and management actions fall within the remit of this Executive Committee and are shown within Appendix 2. At month nine, there is a range of reasonable to high confidence reflected in the forecast that measures to be delivered by services within the remit of this Executive Committee will be delivered in full.
- 4.10 The risk assessment of savings and management actions pertinent to this Executive Committee has not changed from the position reported here at month six. £1.580m of the £2.005m required management action relates to change within the Economic Development function including the delivery of the organisational review which completed in 2019/20. Concentrated work has been undertaken with the new Senior Management Team within this function to achieve savings in year. It should however be noted that whilst there is reasonable confidence that all measures can be delivered, some risk remains in year. As the new service structure is now in Place this risk should be limited to 2019/20.
- 4.11 The temporary suspension of the claims process in respect of the European Social Fund monies as reported at month six has now been lifted and claims are in the process of being made. It is assumed that claims made will be paid in full. No additional provision has been made in the reported position in respect of this risk at month nine. This risk will continue to be monitored and reported as appropriate.

5. Next Steps

- 5.1 The Place directorate is committed to delivering mitigating management action to address identified budget pressures wherever possible and a further update on the final out-turn position will be reported in due course.
- 5.2 The Place Senior Management Team intends the 2019/20 budget management strategy to be part of a rolling process, not confined to the current financial year. Where planned savings and mitigations are not fully delivered in year, they will be factored into future year budget management strategies to be delivered and addressed alongside identified pressures.

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 Executive Director of Place regularly reviews the directorate budget position alongside the identification and implementation of management actions to mitigate budget pressures.

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 [Revenue Monitoring 2019/20 - Half Year Report](#)
- 8.4 [Revenue Monitoring 2019/20 - Month eight position](#)

9. Appendices

- 9.1 Appendix 1 – Place Directorate - HRA Revenue Projection: 2019/20 – Month Nine Position.
- 9.2 Appendix 2 – Housing, Homelessness and Fair Work – General Fund - 19/20 Approved Savings, Efficiencies and Mitigations.

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

	19/20 Budget	Month 9 Forecast	Forecast Variance
	£m	£m	£m
Net Income	-100.661	-100.661	0.000
Strategic Housing Investment Funds	-20.353	-17.072	3.281
Total Income	-121.014	-117.733	3.281
Housing Management	31.915	31.529	-0.386
Property Maintenance	23.741	24.317	0.576
Debt Service	42.358	38.887	-3.471
	98.014	94.733	-3.281
Housing Investment (CFCR)	23.000	23.000	0.000
Total Expenditure	121.014	117.733	-3.281

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.
CFCR denotes Capital Funded from Current Revenue.

**Appendix 2 – Housing, Homelessness and Fair Work – General Fund - 19/20
Approved Savings, Efficiencies and Mitigations.**

Housing, Homelessness and Fair Work Actions.	£m	Narrative
Area Based Regeneration	0.125	This relates to a review of costs incurred to create Council assets such as Powderhall, Fountainbridge and Granton Waterfront, optimising permissible capital elements including professional staff time deployed to enable and deliver the asset. There is a reasonable level of confidence that this saving can be delivered.
Place Development Efficiencies.	0.230	This relates to non-staff elements of the Economic Development service and contributes towards the 2019/20 £2.8m Place Directorate budget efficiency target. This includes capital optimisation of external costs incurred to support projects and reassessing net costs across the service. At month 9 there is a reasonable level of confidence this can be realised.
Economic Development.	1.200	This relates to the organisational review of the Economic Development service, £1.2m saving. At month 9 it is forecast that this saving will be achieved.
Realise Full Year Impact of Previous Year Approved Savings.	0.150	This relates to an element of a previously agreed saving in 2018/19 which had been allocated to the Economic Development Service. This saving is assessed as fully delivered.
Tourism and Marketing Reform.	0.300	This relates to the phased reduction of payments to Marketing Edinburgh and has been delivered.
Total	2.005	Savings to be delivered by services within the remit of Housing, Homelessness and Fair Work.

Housing, Homelessness and Fair Work Committee

10am, Thursday, 19 March 2020

Homelessness and Housing Support - Revenue Monitoring 2019/20 – month nine position

Executive/routine
Wards
Council Commitments

1. Recommendations

- 1.1 Members of the Housing, Homelessness and Fair Work Committee are asked to:
 - 1.1.1 note an overall net residual budget pressure of £4.8m for Communities and Families, as reported to the Education, Children and Families Committee;
 - 1.1.2 note that this pressure includes a net residual budget pressure of £0.8m for the Homelessness and Housing Support service, which remains at month nine;
 - 1.1.3 note that approved savings and operational efficiencies in 2019/20 total £0.295m, with £0.265m on track to be delivered in full and £0.030m assessed as red, which is not expected to be delivered until 2020/21;
 - 1.1.4 note that the Executive Director of Communities and Families is taking measures to reduce budget pressures.

Alistair Gaw

Executive Director for Communities and Families

Contact: Brendan O'Hara, Acting Principal Accountant

Report

Homelessness and Housing Support - Revenue Monitoring 2019/20 – month nine position

2. Executive Summary

- 2.1 The report sets out the projected month nine revenue monitoring position for the Homelessness and Housing Support service, based on analysis of actual expenditure and income to the end of December 2019, and expenditure and income projections for the remainder of the financial year.
- 2.2 The total projected (full year) gross budget pressure is currently £6.5m, partially offset by mitigations totalling £5.7m, resulting in a net residual budget pressure of £0.8m. This is part of an overall net residual budget pressure of £4.8m for Communities and Families.
- 2.3 The Executive Director of Communities and Families is fully committed to making all efforts to identify management action to reduce the budget pressures.
- 2.4 The month nine position for Communities and Families as a whole was reported to the Education, Children and Families Committee on 3 March 2020.

3. Background

- 3.1 Homelessness and Housing Support is part of the Safer and Stronger Communities service area within the Communities and Families directorate.
- 3.2 The total 2019/20 net budget for Homelessness and Housing Support is £28.4m.
- 3.3 This report sets out the projected overall position for the Homelessness and Housing Support revenue expenditure budget for 2019/20.

4. Main report

Overall Position

- 4.1 The Homelessness and Housing Support service is projecting net budget pressures of £0.8m at month nine. This is part of an overall net residual budget pressure of £4.8m for Communities and Families.

Gross Budget Pressures £6.5m

- 4.2 Significant service pressures continue to be faced, with the average length of stay in temporary accommodation increasing due to a shortage of suitable move-on accommodation, a continuing reduction in Private Sector Leasing (PSL) properties and a corresponding increase in bed and breakfast, short term let and shared accommodation.
- 4.3 The shortage of suitable temporary accommodation is leading to the service having to place individuals in bed and breakfast and shared accommodation. This is the costliest provision and the proportionate level of housing benefit that the Council receives is low in comparison to other accommodation types.
- 4.4 Demand for bed and breakfast, short term let, and shared accommodation continues to rise due to increasing average length of stay and a shortage of available move-on accommodation. Usage for the first ten months of 2019/20 was 305,822 bed-nights, compared with 277,069 in 2018/19 (10% increase). There is a forecast gross pressure of £6.5m for this type of accommodation.

Mitigations £5.7m

- 4.5 Mitigating action is being taken to reduce the use of bed and breakfast and shared accommodation and to deliver additional housing benefit. This includes the re-tendering of the PSL scheme, which is expected to deliver additional properties from April 2020, which would reduce the need to place people in bed and breakfast and shared accommodation.
- 4.6 Additional housing benefit income of £1.7m is forecast to be delivered, as a result of increasing accommodation costs. Additional revenue collectors have also been recruited in order to improve collection, some of which is backdated to 2018/19 and is therefore one-off.
- 4.7 Scottish Government funding of £1.0m has been received in 2019/20 for the development of a Rapid Rehousing Transition Plan, of which £0.6m relates to initiatives implemented during 2018/19. Funding of £0.9m is expected for 2020/21 and 2021/22 and the service is developing new initiatives to maximise the benefit of this funding, which should mitigate pressures in future years.
- 4.8 Commissioned services are forecasting an underspend of £0.3m due to reviews of contracted requirements.
- 4.9 Further details of budget pressures and mitigations are included at Appendix 1.

Savings Delivery – Approved Savings 2019/20 Budget

- 4.10 The approved budget savings for Homelessness and Housing Support total £0.295m. Progress in the delivery of the approved savings is reviewed regularly and a red, amber, green (RAG) analysis has been undertaken in consultation with senior management. This indicates that, on the basis of actions planned or already undertaken, £0.265m of approved savings are on track to be delivered in full (green) and £0.030m is not expected to be delivered until 2020/21 (red). Further details are included in Appendix 2

5. Next Steps

- 5.1 Work is ongoing to identify further mitigating measures through continued workforce and discretionary expenditure controls to manage financial risks and take timely remedial action, where any further adverse variances become apparent.

6. Financial impact

- 6.1 The report highlights 2019/20 projected net budget pressures of £0.8m for Homelessness and Housing Support services. This is included in the overall net residual budget pressure of £4.8m for Communities and Families, which is reported to the Education, Children and Families Committee.
- 6.2 This position is subject to active monitoring, management of risks and identification of further mitigation.

7. Stakeholder/Community Impact

- 7.1 The Council undertook a budget engagement exercise when developing the 2019/20 revenue budget.
- 7.2 There is no direct relevance of the report's contents to impacts on carbon, adaptation to climate change and sustainable development. The Council's revenue budget includes expenditure impacting upon carbon, adaptation to climate change and contributing to sustainable development. In addition, all budget proposals are now subject to an upfront assessment across these areas.

8. Background reading/external references

- 8.1 None.

9. Appendices

- 9.1 Appendix one - Summary of forecast net revenue budget pressures;
- 9.2 Appendix two - Summary of approved budget savings 2019/20.

Appendix 1

Forecast Areas of Budget Pressure and Management Action

Month 9, £m	Residual Budget Pressure Month 9	Pressures from Unachieved Approved Savings	Additional Pressures	Forecast Savings / Mgt Action - One-off	Forecast Savings / Mgt Action - Recurring	Explanatory Note - Residual Budget Pressure
	£m	£m	£m	£m	£m	
Temporary accommodation - expenditure	6.5	0.0	6.5	0.0	0.0	Full year effect of 2018/19 growth plus in-year growth due to lack of available move-on accommodation. Monitored closely each month
Temporary accommodation - income	(1.7)	0.0	0.0	(0.6)	(1.1)	Increased Housing Benefit income from additional revenue collectors
Private Sector Leasing	(3.0)	0.0	0.0	0.0	(3.0)	Additional CEC investment to offset impact of Welfare Reform and to expand the service, however stock level continues to fall. Closely monitored throughout the year
Commissioned services - Payments	(0.3)	0.0	0.0	0.0	(0.3)	Budget exceeds contracted requirements
Various Under / Overspends	(0.7)	0.0	0.0	(0.7)	0.0	One-off savings from additional investment
	0.8	0.0	6.5	(1.3)	(4.4)	

Appendix 2

Summary of approved budget savings 2019/20 with RAG assessment

Proposal description/area	2019/20 approved saving	Saving RAG assessment		
		Green	Amber	Red
HOMELESSNESS AND HOUSING SUPPORT	£m	£m	£m	£m
Invest in Revenue Collection Officers	0.175	0.175		
Invest to reduce temporary accommodation voids rates	0.090	0.090		
Adoption of Scottish Government Framework for electricity and gas	0.030			0.030
Total approved savings 2019/20	0.295	0.265	0.000	0.030

This page is intentionally left blank