

Notice of meeting and agenda

Housing, Homelessness and Fair Work Committee

10.00 am Thursday, 18th March, 2021

Virtual Meeting - via Microsoft Teams

This is a public meeting and members of the public are welcome to watch the webcast live on the Council's website.

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 Any items under "Private Business" will not be published, although the decisions will be recorded in the minute.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 14 January 2021 – submitted for approval as a correct record | 7 - 18 |
| 4.2 | Minute of the Housing, Homelessness and Fair Work Committee of 29 January 2021 – submitted for approval as a correct record | 19 - 20 |

5. Forward Planning

- | | | |
|-----|---|---------|
| 5.1 | Housing, Homelessness and Fair Work Committee Work Programme | 21 - 24 |
| 5.2 | Housing, Homelessness and Fair Work Committee Rolling Actions Log | 25 - 34 |

Business Bulletin

- | | | |
|-----|---|---------|
| 6.1 | Housing, Homelessness and Fair Work Committee Business Bulletin | 35 - 44 |
|-----|---|---------|

7. Executive Decisions

- | | | |
|-----|---|---------|
| 7.1 | Allocation Policy for Council Homes – Report by the Executive | 45 - 62 |
|-----|---|---------|

Director of Place

7.2	Housing Revenue Account (HRA): Impact of a One-Year Rent Freeze – Report by the Executive Director of Place	63 - 74
7.3	Housing Revenue Account (HRA) Capital Programme 2021/22 – Report by the Executive Director of Place	75 - 90
7.4	Local Connection: Update – Report by the Chief Executive	91 - 94
7.5	Community-Led Factoring – Report by the Executive Director of Place	95 - 100
7.6	Business Improvement Districts – Report by the Executive Director of Place	101 - 104

8. Routine Decisions

8.1	Place Directorate - Revenue Monitoring 2020/21 – Month Nine Position – Report by the Executive Director of Place	105 - 112
8.2	Homelessness and Housing Support - Revenue Monitoring 2020/21 – Month Nine Position – Report by the Chief Executive	113 - 118
8.3	Housing Land Audit and Completions Programme 2020 - Referral from the Planning Committee	119 - 162

9. Motions

9.1 None.

Andrew Kerr

Chief Executive

Committee Members

Councillor Kate Campbell (Convener), Councillor Mandy Watt (Vice-Convener), Councillor Chas Booth, Councillor Jim Campbell, Councillor Graham Hutchison,

Councillor David Key, Councillor Kevin Lang, Councillor John McLellan, Councillor Claire Miller, Councillor Gordon Munro 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.

This meeting of the Housing, Homelessness and Fair Work Committee is being held virtually by Microsoft Teams.

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.

The agenda, minutes and public reports for this meeting and all the main Council committees can be viewed online by going to the Council's online [Committee Library](#).

Live and archived webcasts for this meeting and all main Council committees can be viewed online by going to the Council's [Webcast Portal](#).

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.

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, Thursday 14 January 2021

Present

Councillors Kate Campbell (Convener), Watt (Vice-Convener), Booth, Jim Campbell, Gordon (substituting for Councillor Key, items 1 – 4), Hutchison, Key (items 5 onwards), Lang, McLellan (items 4 onwards), Miller, Mowat (substituting for Councillor McLellan, items 1 – 3), Munro and Work.

1. Minutes

Decision

To approve the minute of the Housing, Homelessness and Fair Work Committee of 5 November 2020 as a correct record.

2. Work Programme

The Housing, Homelessness and Fair Work Committee Work Programme for January 2021 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 2021 was presented.

Decision

- 1) To agree to close the following actions:
 - Action 1(2) – Marketing Edinburgh Update Action 4(2) – Internal Audit – Homelessness Services
 - Action 2 – Edinburgh Living: Progress Update
 - Action 3(3) – Edinburgh International Conference Centre Annual Update
 - Action 5 – Advice Services Accreditation
 - Action 6 – Business Bulletin

- Action 7(2) – Housing Sustainability Update
- Action 8 – Homelessness Services Internal Audit – Actions Update
- Action 10(1&2) – Edinburgh Project SEARCH – Delivery and Future Development

2) To otherwise note the remaining outstanding actions.

(Reference – Rolling Actions Log, submitted.)

4. Housing, Homelessness and Fair Work Committee Business Bulletin

The Housing, Homelessness and Fair Work Committee Business Bulletin for January 2021 was presented.

Decision

- 1) To agree to circulate the proposed response to the Scottish Government's Short Term Lets Consultation for comment before submission on 22 January 2021.
- 2) To note thanks to officers for their work on the North Cairntow Travelling Peoples Site.
- 3) To note the Business Bulletin.

(Reference – Business Bulletin, submitted.)

5. Strategic Housing Investment Plan (SHIP) 2021-2026

Approval was sought of the Strategic Housing Investment Plan (SHIP) 2021-2026 for submission to the Scottish Government. A pipeline of 10,036 affordable homes could be approved for site start and 11,370 potential completions delivered over the next five years through a mix of grant funding, private finance raised by Registered Social Landlords and private developers and HRA funding. Nearly 6,000 homes, mostly for social rent, could be delivered through the Affordable Housing Supply Programme (AHSP) but this would require a significant uplift in Scottish Government grant funding. In the event that grant funding would not be available on the scale required, it would be necessary to accelerate delivery of affordable homes through other mechanisms set out in the SHIP.

Motion

- 1) To approve the SHIP (2021-2026) for submission to the Scottish Government.
 - 2) To note progress in meeting the Council's commitment to deliver a programme to build at least 10,000 social and affordable homes over the next five years, with a plan to build 20,000 by 2027.
 - 3) To agree to provide a Business Bulletin update in March on the South East Scotland Housing Needs and Demand Assessment (HNDA).
- moved by Councillor Kate Campbell, seconded by Councillor Watt

Amendment 1

- 1) To approve the SHIP (2021-2026) for submission to the Scottish Government.
 - 2) To note concern in meeting the Council's commitment to deliver a programme to build at least 10,000 social and affordable homes over the next five years, with a plan to build 20,000 by 2027.
 - 3) To agree to provide a Business Bulletin update in March on the South East Scotland Housing Needs and Demand Assessment (HNDA).
- moved by Councillor Jim Campbell, seconded by Councillor McLellan

Amendment 2

- 1) To approve the SHIP (2021-2026) for submission to the Scottish Government.
 - 2) To note progress in meeting the Council's commitment to deliver a programme to build at least 10,000 social and affordable homes between 2017 and 2022, with a plan to build 20,000 by 2027.
 - 3) To agree to provide a Business Bulletin update in March on the South East Scotland Housing Needs and Demand Assessment (HNDA).
- moved by Councillor Lang, seconded by Councillor Hutchison

In accordance with Standing Order 22.12, Amendment 2 was accepted as an amendment to the motion.

Voting

For the motion - 7 votes
For the amendment - 4 votes

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

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

Decision

To approve the following adjusted motion by Councillor Kate Campbell:

- 1) To approve the SHIP (2021-2026) for submission to the Scottish Government.
- 2) To note progress in meeting the Council's commitment to deliver a programme to build at least 10,000 social and affordable homes between 2017 and 2022, with a plan to build 20,000 by 2027.
- 3) To agree to provide a Business Bulletin update in March on the South East Scotland Housing Needs and Demand Assessment (HNDA).

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

6. Land Strategy to Support Delivery of Affordable Housing and Brownfield Regeneration

An update was provided on the progress with the implementation of the land strategy for Council led housing developments. Land supply continued to be one of the main risks to the delivery of brownfield sites and affordable housing. Whilst good progress was being made, further land acquisition by the Council and new investment models and partnerships with the private sector would be required to get private and public sector sites developed. This approach aligned with the preferred option for urban area development contained within Choices for Cityplan 2030 which also promoted public sector partners working closer together.

Motion

- 1) To note the intention to complete the purchase of the former Liberton hospital site for a Council led housing development by the end of the financial year.
 - 2) To note that officers would continue to pursue opportunities to acquire private sector land where this would support wider land assembly and delivery of regeneration outcomes.
 - 3) To note the need for continuing commitment from public sector partners to realise the delivery of Council and Scottish Government's objectives; including building resilient and sustainable places, and transition to net zero carbon.
 - 4) To note that new investment models and partnerships with external organisations including housing associations, housing trusts and the private sector were needed to accelerate development of private sector land.
 - 5) To agree to refer the report to the Planning Committee for information.
 - 6) To agree to provide an annual update report to committee in line with the annual SHIP report.
 - 7) To agree to provide an update in the March Business Bulletin on what the £2.8bn would be used for.
- moved by Councillor Kate Campbell, seconded by Councillor Watt

Amendment 1

- 1) To note the intention to complete the purchase of the former Liberton hospital site for a Council led housing development by the end of the financial year.
- 2) To note that officers would continue to pursue opportunities to acquire private sector land where this would support wider land assembly and delivery of regeneration outcomes.
- 3) To note the need for continuing commitment from public sector partners to realise the delivery of Council and Scottish Government's objectives; including building resilient and sustainable places, and transition to net zero carbon.
- 4) To note that new investment models and partnerships with the private sector were needed to accelerate development of private sector land.

- 5) To note that the Scottish Government did not intend to proceed with the introduction of compulsory sale orders (CSOs) before the end of this session of Parliament, despite them being a key recommendation of the Scottish Land Commission and an SNP manifesto commitment in 2016; to note that such a mechanism could have a major impact on bringing empty homes and vacant land into use, and therefore to agree that the Convenor would write to Scottish Government urging them to introduce such a power at the earliest available opportunity.
 - 6) To agree to refer the report to the Planning Committee for information.
 - 7) To agree to provide an annual update report to committee in line with the annual SHIP report.
 - 8) To agree to provide an update in the March Business Bulletin on what the £2.8bn would be used for.
- moved by Councillor Booth, seconded by Councillor Miller

Amendment 2

- 1) To note the intention to complete the purchase of the former Liberton hospital site for a Council led housing development by the end of the financial year.
 - 2) To note that officers would continue to pursue opportunities to acquire private sector land where this would support wider land assembly and delivery of regeneration outcomes.
 - 3) To note the need for continuing commitment from public sector partners to realise the delivery of Council and Scottish Government's objectives; including building resilient and sustainable places, and transition to net zero carbon.
 - 4) To note that new investment models and partnerships with the private sector were needed to accelerate development of private sector land.
 - 5) To agree to refer the report to the Planning Committee for information.
 - 6) To agree to provide an annual update report to committee in line with the annual SHIP report.
 - 7) To agree to provide an update in the March Business Bulletin on what the £2.8bn would be used for.
- moved by Councillor Jim Campbell, seconded by Councillor Hutchison

In accordance with Standing Order 22.12, Amendment 1 was adjusted and accepted as an addendum to the motion.

Voting

For the motion - 8 votes
 For the amendment - 3 votes

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

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

Decision

To approve the following adjusted motion by Councillor Kate Campbell:

- 1) To note the intention to complete the purchase of the former Liberton hospital site for a Council led housing development by the end of the financial year.
- 2) To note that officers would continue to pursue opportunities to acquire private sector land where this would support wider land assembly and delivery of regeneration outcomes.
- 3) To note the need for continuing commitment from public sector partners to realise the delivery of Council and Scottish Government's objectives; including building resilient and sustainable places, and transition to net zero carbon.
- 4) To note that new investment models and partnerships with external organisations including housing associations, housing trusts and the private sector were needed to accelerate development of private sector land.
- 5) To note that the Scottish Government had stated that, given constraints on the legislative programme, they did not expect to be in a position to progress the introduction of compulsory sale orders (CSOs) before the end of this session of Parliament, to note that they were a key recommendation of the Scottish Land Commission and an SNP manifesto commitment in 2016; to note that such a mechanism could have a major impact on bringing empty homes and vacant land into use, and therefore to agree that the Convenor would write to Scottish Government urging them to introduce such a power at the earliest available opportunity.
- 6) To agree to refer the report to the Planning Committee for information.
- 7) To agree to provide an annual update report to committee in line with the annual SHIP report.
- 8) To agree to provide an update in the March Business Bulletin on what the £2.8bn would be used for.

(References – Housing and Economy Committee of 22 March 2018 (item 11); report by the Executive Director of Place, submitted.)

7. **Edinburgh Living Annual Report 2019**

The activities carried out by Edinburgh Living over the financial year 2019 were set out, as was the financial position at the end of the year and key areas of work for 2020. Due to the Covid-19 pandemic, the external audit of the financial statements for 2019 had been delayed resulting in late drafting of this report. The annual report for 2020 would be prepared for Committee in 2021.

Decision

- 1) To note the 2019 Annual report.
- 2) To note the progress made to establish Edinburgh Living over 2019.

- 3) To note that the 2020 Annual Report would be submitted to Committee following completion of the 2020 financial audit in 2021.
- 4) To refer this report to the Governance, Risk and Best Value Committee in line with Edinburgh Living's governance arrangements.

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

Declaration of Interests

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

8. Empty Homes Update

The approach to bringing private sector empty homes back into use was outlined, focusing on the work of the Empty Homes Officer (EHO) who was recruited in October 2019.

Motion

- 1) To note the annual update on private sector empty homes, which focused on the work being undertaken by the Council's Empty Homes Officer (EHO).
 - 2) To agree that details would be provided on the process for following up on debt recovery as at para 4.2 of the report.
- moved by Councillor Kate Campbell, seconded by Councillor Watt

Amendment

- 1) To note the annual update on private sector empty homes, which focused on the work being undertaken by the Council's Empty Homes Officer (EHO), and to thank the EHO for their dedicated work on bringing empty homes back into use over the past year.
- 2) To note that funding for the EHO post from the Scottish Empty Homes Partnership was only for 2 years, and there was therefore a need for the council to build a case for the mainstreaming of the funding for the post.
- 3) To note that EHO posts usually generated significant cost savings for local authorities through, for example, debt recovery; to note this was alluded to in section 4.2 of the report but that a detailed analysis of cost savings was not made explicit in the report.
- 4) To note that section 5 of the report referred to potential proactive work with council tax and homelessness service colleagues in order to increase the effectiveness of the EHO and support wider council priorities on homelessness, but that no specific proposals were included.
- 5) To therefore agree to receive a further report within three cycles setting out the potential to mainstream funding for the EHO post and to greater embed the work of the EHO within the wider homelessness and council tax teams in order to support wider council objectives on ending homelessness.

In accordance with Standing Order 22.12, the amendment was accepted as an addendum to the motion.

Decision

To approve the following adjusted motion by Councillor Kate Campbell:

- 1) To note the annual update on private sector empty homes, which focused on the work being undertaken by the Council's Empty Homes Officer (EHO), and to thank the EHO for their dedicated work on bringing empty homes back into use over the past year.
- 2) To note that funding for the EHO post from the Scottish Empty Homes Partnership was only for 2 years, and there was therefore a need for the council to build a case for the mainstreaming of the funding for the post.
- 3) To note that EHO posts usually generated significant cost savings for local authorities through, for example, debt recovery; to note this was alluded to in section 4.2 of the report but that a detailed analysis of cost savings was not made explicit in the report.
- 4) To note that section 5 of the report referred to potential proactive work with council tax and homelessness service colleagues in order to increase the effectiveness of the EHO and support wider council priorities on homelessness, but that no specific proposals were included.
- 5) To therefore agree to receive a further report within three cycles setting out the potential to mainstream funding for the EHO post and to greater embed the work of the EHO within the wider homelessness and council tax teams in order to support wider council objectives on ending homelessness.
- 6) To agree that details would be provided on the process for following up on debt recovery as at para 4.2 of the report.

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

9. Covid-19 Business Support

The City of Edinburgh Council had been supporting the distribution of funding for several Scottish Government schemes to address financial hardship in businesses during the ongoing Covid-19 pandemic. To date, grant awards had been made to over 11,300 Edinburgh businesses, with funding in excess of £123,000,000.

Decision

- 1) To note the work that had been done to date on distributing Covid-19 grant support to businesses in Edinburgh.
- 2) To agree to discharge paragraph 3.1.8 of the motion by Councillor Cameron, as approved at the City of Edinburgh Council of 19 November 2020.

(References – Act of Council No. 5 of 19 November 2020; report by the Executive Director of Place, submitted.)

10. Edinburgh Project SEARCH

Job Coaching provision for the Edinburgh Project SEARCH (EPS) programme was currently provided by Into Work through a grant with Service Level Agreement (SLA) which had been in place since 2014 and had been extended three times.

The current grant agreement would end in July 2021 and continued delivery of the Job Coaching service for the EPS programme beyond this point would require a new agreement. Officers had considered three different methods of securing this support and recommended bringing this service into the Council.

Decision

- 1) To approve the recommendation to bring in house Edinburgh Project SEARCH Job Coach support.
- 2) To note the further complications in the delivery of the programme in 2020/21.
- 3) To support the ambition to offer additional capacity in future programmes.

(References – Housing, Homelessness and Fair Work Committee of 5 November 2020 (item 14); report by the Executive Director of Place, submitted.)

11. Edinburgh Blended Employability Service

Due to significant changes in the labour market and the new operational context as a result of Covid-19, the following three services had been reviewed using a coproduction methodology to ensure they remained fit for purpose and value for money: Supported Employment Service (All in Edinburgh), Complex Needs Employability Service (EnCompass) and Edinburgh Targeted and Integrated Employability Service (Next Step).

Approval was sought to commission a Blended Employability Service for Edinburgh that would offer person centred employability services for each of the individual target groups.

Decision

- 1) To note the co-production exercise and review undertaken to update, develop and realign the specifications for the Supported Employment, Complex Needs Employability and Edinburgh Targeted and Integrated Employability Service (ETIES) contracts.
- 2) To consider the findings and endorse progression to the tendering phase for an Edinburgh Blended Employability Service to replace the current three services.

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

Declaration of Interests

Councillor Gordon declared a non-financial in the above item as Chair of Capital City Partnership.

Councillor Watt declared a non-financial in the above item as a Director of Capital City Partnership.

12. Edinburgh Guarantee for All

An update was provided on plans to build on the existing Edinburgh Guarantee, to widen the reach of the programme in response to the challenges faced by people with additional barriers to employment as a result of Covid-19.

Decision

- 1) To note the developments in relation to Edinburgh Guarantee for All (EGFA) and the support from Standard Life Aberdeen, as lead employer, in assigning a member of staff to the EGFA team to deliver the business engagement aspect of the initiative.
- 2) To agree to discharge paragraph 3.1.7 of the motion by Councillor Cameron, as approved at the City of Edinburgh Council of 19 November 2020.

(References – Act of Council No. 5 of 19 November 2020; report by the Executive Director of Place, submitted.)

13. Scottish Government Funding for Employability Support

In response to the economic crisis arising from the Covid-19 pandemic, the Scottish Government had made funding available to local authorities to offer additional support to those whose employment or life chances had been affected. The amounts and purposes of each funding stream were noted and approval was sought for the swift award of these funds to organisations who were best placed to support these groups.

Decision

- 1) To note the funding which had been allocated by the Scottish Government for Employability support in Edinburgh, in response to Covid-19.
- 2) To approve the planned activity set out in this report, in line with the Scottish Government's funding criteria and aligned with locally identified and evidenced priorities.

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

14. Homelessness and Rough Sleeping Action Group (HARSAG) – Updated Recommendations and Council Response

The Homelessness and Rough Sleeping Action Group (HARSAG) was reconvened in summer 2020 to provide updated recommendations to the Scottish Government, in light of the Covid-19 pandemic. A total of 104 recommendations were made, which the Scottish Government accepted in principle. Following these, the Scottish Government updated the Ending Homelessness Together Action Plan to reflect the new HARSAG recommendations.

- 1) The Council's response to the HARSAG recommendations was set out.
- 2) To agree to circulate the Streetwork contact number to elected members.

Decision

To note the Council's response to the latest HARSAG recommendations.

(Reference – report by the Chief Executive, submitted.)

15. Place Directorate - Revenue Monitoring 2020/21 – Month Seven Position

The projected month seven revenue monitoring position was set out for the Housing Revenue Account (HRA) and Place Directorate General Fund (GF) services. The month seven forecast was based on analysis of actual expenditure and income to the end of October 2020, and expenditure and income projections for the remainder of the 2020/2021 financial year.

Decision

- 1) To note that the HRA projected position for the 2020/2021 financial year was a balanced position after a contribution of £12.916m towards in-year capital investment and the future strategic housing investment programme.
- 2) To note that the Place GF revenue budget forecast for 2020/2021 was a projected £0.516m overspend (excluding Covid-19 impact) including a forecast budget pressure of £0.098m for services within the remit of this Committee.
- 3) To note that the Place GF revenue budget forecast for 2020/2021 in respect of the net cost impact of Covid-19 was forecast to be circa £29m. £2.150m of this budget pressure relates to services within the remit of this Committee.
- 4) To note that the Executive Director of Place was taking measures to reduce budget pressures and progress would be reported to Committee at agreed frequencies.

(References – Housing, Homelessness and Fair Work Committee of 5 November 2020 (item 21); report by the Executive Director of Place, submitted.)

16. Homelessness and Housing Support - Revenue Monitoring 2020/21 – 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 2020, and expenditure and income projections for the remainder of the financial year.

Decision

- 1) To note an overall net residual budget pressure of £14.0m for Communities and Families at month seven.
- 2) To note that this pressure included a net residual budget pressure of £9.0m for the Homelessness and Housing Support service.
- 3) To note that the net pressure of £9.0m related to the impact of the Covid-19 pandemic.
- 4) To note that an approved saving of £0.060m in 2020/21 had been assessed as amber and was at risk of not being delivered until 2021/22.

(References – Housing, Homelessness and Fair Work Committee of 5 November 2020 (item 22); report by the Chief Executive, submitted.)

17. Internal Audit: Overdue Findings and Key Performance Indicators at 30 October 2020 – referral from the Governance, Risk and Best Value Committee

The Governance, Risk and Best Value Committee had referred a report on Internal Audit Overdue Findings and Key Performance Indicators at 30 October 2020, which provided an overview of the status of the overdue Internal Audit (IA) findings as at 30 October 2020, to the Housing, Homelessness and Fair Work Committee for Information.

Decision

To note the report.

(References – Governance, Risk and Best Value Committee of 8 December 2020 (item 5; report by the Chief Internal Auditor, submitted.)

Minutes

Housing, Homelessness and Fair Work Committee

10.00am, Friday 29 January 2021

Present

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

1. Scottish Government Discretionary Grant Funding for Businesses

A proposed approach to administering the Scottish Government's Discretionary Grant Fund was set out, in order to support those businesses most in need. A framework for implementing this was recommended.

Motion

- 1) To note the funding made available by the Scottish Government for City of Edinburgh Council and other Local Authorities "to provide additional support for businesses where they considered that necessary or justified".
 - 2) To note the complexity in ensuring that support could be provided to as many businesses as possible.
 - 3) To approve the recommended fund framework as set out in Appendix 2 of the report.
 - 4) To delegate authority to the Executive Director of Place, in consultation with the Convener and Vice Convener of the Housing, Homelessness and Fair Work Committee, to make changes to this framework.
 - 5) To note that yesterday the Scottish Government had announced that the Discretionary Grants Fund would increase from £30m to £60m and that Edinburgh should therefore be able expect a significant uplift in funding. To note that we did not yet have certainty on the exact amount Edinburgh would receive but to agree the principle that we should look to support as many businesses as possible. Therefore, to give authority to the Director of Place, in consultation with the Convener and Vice-Convener, to increase the number of applications the fund would be open to, in line with any additional funding received. To recognise that this could include reopening the fund in future.
- moved by Councillor Kate Campbell, seconded by Councillor Watt

Amendment

- 1) To note the funding made available by the Scottish Government for City of Edinburgh Council and other Local Authorities “to provide additional support for businesses where they considered that necessary or justified”.
 - 2) To note the complexity in ensuring that support could be provided to as many businesses as possible.
 - 3) To agree the eligibility criteria and evidence to be required for making an application, as set out in Appendix 1 of the report.
 - 4) To not agree with the proposed ‘first come, first served’ approach for the issuing grants as set out in Appendix 1; to agree that businesses should instead have a 9am-5pm period on a defined day in which to make an application, with all valid applications received in this period being afforded a fair chance to be awarded a grant.
 - 5) To delegate authority to the Executive Director of Place, in consultation with the Convener and Vice-Convener of the Housing, Homelessness and Fair Work Committee, to make changes to this framework to ensure access to this fund would remain limited to those who remained ineligible for any other Scottish Government support fund introduced since 1 October, excluding the Newly Self Employed Hardship Fund.
- moved by Councillor Young, seconded by Councillor Jim Campbell

Voting

For the motion - 7 votes
For the amendment - 4 votes

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

For the amendment – Councillors Jim Campbell, Hutchison, Mowat and Young.)

Decision

To approve the motion by Councillor Kate Campbell.

(References – Housing, Homelessness and Fair Work Committee of 14 January 2021 (item 9); report by the Executive Director of Place, submitted.)

Work Programme

Housing, Homelessness and Fair Work Committee

18 March 2021

No.	Title / description	Purpose/Reason	Directorate and Lead Officer	Progress updates	Expected date
1	Place Directorate – Financial Monitoring	Quarterly and annual report	Executive Director of Place Lead Officer: Susan Hamilton 0131 469 3718 susan.hamilton@edinburgh.gov.uk		March 2021 June 2021
2.	Homelessness – Financial Monitoring	Quarterly and annual report	Chief Executive Lead Officer: Brendan O’Hara 0131 469 3620 brendan.o'hara@edinburgh.gov.uk		March 2021 June 2021
3	EDI Group	Annual Report and six-monthly update	Executive Director of Place Lead Officer: David Cooper 0131 529 6233 david.cooper@edinburgh.gov.uk		June 2021 November 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

Page 21

Agenda Item 5.1

5	EICC	Annual report	Executive Director of Place Lead Officer: David Cooper 0131 529 6233 david.cooper@edinburgh.gov.uk		June 2021 (see RAL Action 1) November 2021
6	Appointments to Working Groups	Annual report	Chief Executive Lead Officer: Jamie Macrae 0131 553 8242 jamie.macrae@edinburgh.gov.uk		August 2021
7	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		August 2021
8	Rapid Rehousing Transition Plan	Annual report	Chief Executive Lead Officer: Nicky Brown 0131 469 3620 nicky.brown@edinburgh.gov.uk		August 2021
9	Homelessness – Statutory Returns	Annual Report	Chief Executive Lead Officer: Nicky Brown 0131 469 3620 nicky.brown@edinburgh.gov.uk		August 2021
10	Strategic Housing Investment Plan (SHIP)	Annual Report	Executive Director of Place Lead Officer: Elaine Scott 0131 529 6789 elaine.scott@edinburgh.gov.uk		January 2022

11	Land Strategy to Support Delivery of Affordable Housing and Brownfield Regeneration	Annual Report Committee decision to provide annual report alongside SHIP	Executive Director of Place Lead Officer: Elaine Scott 0131 529 6789 elaine.scott@edinburgh.gov.uk		January 2022
12	Empty Homes Annual Update	Annual Report	Executive Director of Place Lead Officer: Elaine Scott 0131 529 6789 elaine.scott@edinburgh.gov.uk		January 2022
13	Net Increase in Homes and Acquisition	Six-Monthly Business Bulletin	Executive Director of Place Lead Officer: Elaine Scott 0131 529 2277 elaine.scott@edinburgh.gov.uk		June 2021

Housing, Homelessness and Fair Work Committee Upcoming Reports

Appendix 1

Report Title	Directorate	Lead Officer
June 2021		
Housing Sustainability	Place	Elaine Scott
Edinburgh Living Bi-Annual Report	Place	Elaine Scott
Annual EDI Report	Place	David Cooper
Town Centre Fund – 2021/22 Allocations	Place	David Cooper
EICC	Place	David Cooper
Place Development Annual Finance Report	Place	Susan Hamilton
Homelessness – Financial Monitoring	Resources	Douglas Pirie/Brendan O’Hara

Rolling Actions Log

Housing, Homelessness and Fair Work Committee

18 March 2021

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
1	31.10.19	Edinburgh International Conference Centre Annual Update	1) To agree that a draft Service Level Agreement (SLA) be prepared and reported in two committee cycles.	Executive Director of Place	June 2021		<i>It is a long standing requirement that all Arms-Length External Organisations of the Council should enter into a Service Level Agreement (SLA) with the Council.</i>

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
							<i>However, given that there is a Shareholder Agreement in place and the company does not offer a direct service to the Council, it is proposed that Strategic Delivery Agreement (SDA) is put in place.</i>

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
							<p><i>A draft document has been prepared but some of the terms cannot be finalised until the details of other legal documents are also sufficiently developed. These dependencies are unfortunately not entirely within the control of either the Council or the EICC and require agreement from other parties. It is, however, hoped that this will be completed shortly and the SDA will be reported to the June committee for consideration.</i></p>

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
			2) To request that officers ask the Board for details of how they planned to reduce their carbon footprint.	Executive Director of Place			EICC's approach to carbon reduction has been shared with Elected Members. Further information has been requested on their plans for future action and how these will reduce their carbon footprint. This further information has been requested from the EICC.
2	20.01.20	Business Improvement Districts	To agree to a further report on the procedure for any future ballot.	Executive Director of Place	March 2021		Recommended for Closure – report on agenda for March

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
3	05.11.20	Housing Sustainability Update	<p>1) agrees that officers will engage with the Edinburgh Climate Commission, and work with colleagues developing the emerging Carbon Scenario tool, and will receive an update report within six months which will outline progress on this agenda, and, in particular, will set out:</p> <p>a) a target date on which all new-build council housing will be net zero carbon, consistent with the council's wider net zero carbon target;</p> <p>b) potential revisions to the retrofit action plan to ensure it remains consistent with the council's wider net zero carbon target;"</p>	Executive Director of Place	June 2021		

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
4	05.11.20	Consultation Response: Local Connection	Officers will provide Committee with an update on the impact of these changes six months after implementation.	Executive Director for Communities and Families	November 2021		Update report for March 2021 on agenda
5	14.01.21	Business Bulletin	To agree to circulate the proposed response to the Scottish Government's Short Term Lets Consultation for comment before submission on 22 January 2021.	Executive Director of Place	January 2021	January 2021	Recommended for Closure – draft response circulated to the Short Term Lets Working Group
6	14.01.21	Strategic Housing Investment Plan (SHIP) 2021-2026	To agree to provide a Business Bulletin update in March on the South East Scotland Housing Needs and Demand Assessment (HNDA).	Executive Director of Place	March 2021		Recommended for Closure – Update in March Business Bulletin

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
7	14.01.21	Land Strategy to Support Delivery of Affordable Housing and Brownfield Regeneration	1) Notes that the Scottish Government has stated that, given constraints on the legislative programme, they don't expect to be in a position to progress the introduction of compulsory sale orders (CSOs) before the end of this session of Parliament, notes they are a key recommendation of the Scottish Land Commission and an SNP manifesto commitment in 2016; notes that such a mechanism could have a major impact on bringing empty homes and vacant land into use, and therefore agrees that the Convenor will write to Scottish Government urging them to introduce such a power at the earliest available opportunity."	Convenor			Recommended for Closure – Convenor has written to the Scottish Government and response received from Kevin Stewart MSP which was circulated to members on 8 March 2021.

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
			2) To agree to provide an update in the March Business Bulletin on what the £2.8bn would be used for.	Executive Director of Place	March 2021		Recommended for Closure – Update in March Business Bulletin
8	14.01.21	Empty Homes Update	1) Therefore agrees to receive a further report within three cycles setting out the potential to mainstream funding for the EHO post and to greater embed the work of the EHO within the wider homelessness and council tax teams in order to support wider council objectives on ending homelessness.	Executive Director of Place	September 2021		

No	Date	Report Title	Action	Action Owner	Expected completion date	Actual completion date	Comments
			2) To agree that details would be provided on the process for following up on debt recovery as at para 4.2 of the report.	Executive Director of Place			This information will be included in the report for action 8(1).
9	14.01.21	Homelessness & Rough Sleeping Action Group (HARSAG) – Updated Recommendations and Council Response	To agree to circulate the Streetwork contact number to elected members.	Chief Executive (SSC)	January 2021	January 2021	Recommended for Closure - contact number circulated on 22 January 2021



This page is intentionally left blank

Business Bulletin

Housing, Homelessness and Fair Work Committee

10.00am, Thursday, 18 March 2021

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 Graham Hutchison • Cllr David Key • Cllr Kevin Lang • Cllr John McLellan • Cllr Claire Miller • Cllr Gordon Munro • Cllr Norman Work 	<p>Jamie Macrae Committee Officer Tel: 0131 553 8242</p> <p>Sarah Stirling Assistant Committee Officer Tel: 0131 529 3009</p>

Accessibility Housing Study

The Housing Service has commissioned research on accessible housing through the Housing Consultancy Framework.

The key elements of the accessible housing study are:

- Analysis of existing stock, across tenures, to establish extent of adapted stock and accessible stock in the city.
- Provide clarity on definitions of accessible housing and specialist housing provision (definitions vary across organisations and have varied over time).
- Provide estimate of current and projected need for adapted housing and wheelchair accessible housing, as well as the need for supported accommodation to meet wider health needs.

The study will inform the cross-tenure wheelchair housing target for inclusion in the next Strategic Housing Investment Plan (SHIP).

Consultation and engagement with stakeholders, including getting views from wheelchair users where possible, will form part of the study. The study will also inform the Housing Need and Demand Assessment work currently being undertaken with neighbouring local authorities as well as joint work with Health and Social Care partners.

The study involves collation and analysis of a large amount of complex data. Collecting data on the profile of housing stock across all tenures, but particularly the private sector, and on the housing-related needs of wheelchair users can be challenging due to the limited availability of some data and because it has to be collected from many different sources. A methodology has been agreed with the consultants, using a combination of primary and secondary data sources.

Contact:

elaine.scott@edinburgh.gov.uk

0131 529 2277

Recent News

Background

The project timescale is estimated at around 5-6 months, taking into account the proposed stakeholder consultation activity.

Update on the Housing Revenue Account (HRA) Acquisitions and Disposals strategy

The HRA Acquisitions and Disposals (A&D) strategy was originally approved at Health, Social Care and Housing Committee on [26 January 2016](#). The overarching objective of the strategy is to increase supply and reduce ongoing management and maintenance costs by consolidating HRA assets. Homes are purchased where full block consolidation could be achieved and homes are sold to divest from blocks where the Council is the minority owner.

The programme is self-funding, with the proceeds of homes sold being used to purchase homes. Scottish Government grant funding is also levered in to support the purchase of homes for social rent. Since its implementation, 124 homes have been purchased and 68 homes have been sold. This is a net increase of 56 social rented homes. This has led to 50 blocks where the Council has divested its interest and 38 blocks where the Council has further consolidated its ownership.

In [June 2018](#), Housing and Economy Committee approved the Mixed Tenure Improvement Strategy which set out steps to tackle mixed tenure repairs in previously Council-owned estates including proposals for a revised Scheme of Assistance to provide more flexible support to owners to meet the costs of repairs and improvements to their homes and a dedicated Mixed Tenure Delivery Team to engage with residents, liaise with owners and to support delivery of mixed tenure projects. The mixed tenure improvement pilot is being taken forward in the Murrayburn/ Hailesland and Dumbryden areas, to assist this. Eighteen homes have been purchased in the Murrayburn area.

Prior to homes being sold on the open market, Registered Social Landlords who have ownership in the

Contact:

lisa.mallon@edinburgh.gov.uk

0131 529 6291

block are given an opportunity to purchase homes at market value. In addition to this, 16 homes have been identified for sale to Link Housing Association for rent through the Private Sector Leasing scheme.

Scottish Government Capital Funding for Affordable Housing

Scottish Government published the draft Infrastructure Investment Plan for consultation in September 2020 setting out its intention to create and fund a plan for high quality, energy efficient, zero carbon affordable housing with access to outdoor space, sustainable transport links, digital connectivity and community services. The consultation plan included £2.8bn in capital over the next five years to deliver more new affordable and social homes; a 16% increase on the current five year capital allocation. A further £58m was budgeted to help Registered Social Landlords deliver adaptations needed to enable tenants to stay in their homes for longer, or permit them a swift and safe return from hospital care.

The final Infrastructure Investment Plan was published on 4 February 2021 and the Affordable Housing Supply Programme (AHSP) has increased from £2.8bn to £3.3bn over the next five years. The Scottish Budget 2021-22 announced on 28 January 2021 included £667.6m grant funding for affordable house building, i.e. £575.4m through the Affordable Housing Supply Programme and £92.2m for Edinburgh and Glasgow under local government grant as part of Transfer of Management of Development Funding (TMDF). This funding forms the first tranche of the £3.3bn investment as part of the Infrastructure Investment Plan.

The joint TMDF allocation for Edinburgh and Glasgow has been frozen at £92.2m with no change anticipated in Edinburgh's share of the allocation. Scottish Government has topped up the TMDF allocation in previous years with Glasgow receiving £110.896m in 2020/21 and Edinburgh receiving £48.209m. The Convenor of Housing, Homelessness and Fair Work Committee has written to the Minister (Kevin Stewart MSP) requesting an uplift in funding for Edinburgh.

Contact:

elaine.scott@edinburgh.gov.uk

0131 529 2277

Officers expect to receive a Resource Planning Assumption for 2021/22 in March.

Business Support Update

Following the report on Covid-19 Business Support to Housing, Homelessness and Fair Work committee on [15 January 2021](#), there was a request for number of businesses supported throughout the Covid-19 pandemic. We can confirm that, as at 1 February 2021, the position across the key business support schemes* delivered since March 2020 was:

Applications received: 26,707

Applications approved: 20,312

Applications paid out: 20,312 (£146,592,420)

Applications rejected: 4,099

Applications pending: 2,296

* Business Grant scheme, Business Closure and Hardship Fund, Furlough Scheme, Contingency Fund (Nightclubs and Soft Plays), Strategic Framework Business Fund, Hospitality, Retail and Leisure Sector top up, Taxi and Private Hire Driver fund.

To date, we have provided financial support to over 19,000 Edinburgh businesses in response to COVID-19, with funding in excess of £181.4 million. This includes supporting 4,240 Taxi drivers with a total of £6.36 million of grant funding.

Since we launched the Discretionary Fund in early February, we have distributed £2,000 grants to over 600 businesses. Scottish Government have indicated their intention to expand the Discretionary Grant Fund with £90m nationally, to be confirmed on 18 March 2021. Edinburgh's allocation will be just over £10m. Officers are currently shaping proposals for how this should be distributed, aiming to expand the eligibility criteria to support more businesses, and will liaise with partners and group spokespeople with an aim to obtain agreement and open for applications from businesses as soon as possible after 18 March 2021.

Contact:

Elin.williamson@edinburgh.gov.uk

0131 469 2801

Town and local centres – Funding and schedule of priority projects

The Scottish Government has announced a further £50m Town Centre Fund for projects across Scotland. It is intended to bring forward a report will be brought to Committee in June 2021 seeking agreement on projects to be funded from Edinburgh’s allocation.

In response to previous Town Centre Fund allocations, the Housing, Homelessness and Fair Work Committee agreed a strategic statement for investment in town centres and local centres in Edinburgh: “The Council will direct investment in Edinburgh’s town centres and local centres to projects that strengthen and reinforce their roles as set out in the Edinburgh Local Development Plan; contribute to delivery of the Economic Strategy; and enhance their resilience and sustainability in the face of change.” The Committee also agreed that officers should prepare a schedule of key projects in town and local centres as a resource to help inform where future investment could be directed, including the option to purchase empty units when the case for purchase was sufficiently strong.

Following consultation with ward councillors and with community councils, officers have produced a schedule. It identifies a top priority project for most of the eight town centres and 61 existing (and four proposed) local centres in Edinburgh although in some cases no projects have been identified. It is proposed that the schedule be used as a resource to help inform where investments in town centres and local centres could be directed. It will be used to generate the list of projects to be considered for the Town Centre Fund although it should be noted that the schedule also contains projects that are not eligible for this specific fund.

The schedule is a fluid document that can be updated and amended as required, e.g. in response to initiatives such as the 20 Minute Neighbourhood project. Officers will continue to maintain the schedule as projects are developed. If members wish to discuss a project for inclusion please contact Kyle Drummond.

Contact:

Kyle.drummond@edinburgh.gov.uk

0131 529 4849

Edinburgh Economy Strategy Reporting

The Policy and Sustainability Committee on [1 December 2020](#) discussed a report on the Edinburgh Economy Strategy. At that meeting a proposed approach and timescales for the Edinburgh Economy Strategy was approved, with a draft planned for publication being reported to the Housing, Homelessness and Fair Work Committee on 18 March 2021. A revised plan has been made due to continued uncertainty over the duration of the current lockdown and awareness that the crisis response period will be prolonged at least into the end of Q1 2021. Taking account of this change in context an issues paper will be prepared for the Policy and Sustainability Committee for 1 June 2021. To inform this report officers are continuing to engage on recovery plans with stakeholders and this will include the Edinburgh Economic Advisory Panel and further elected member oversight and support through the Adaptation and Renewal All Party Oversight Group with all party membership extended as appropriate for sessions on the Edinburgh Economy Strategy. Some of the emerging themes for the strategy include a focus on the recovery of the city centre, supporting fair work, sustainable growth and maximising net zero carbon opportunities for Edinburgh.

Contact:

chris.adams@edinburgh.gov.uk

0131 529 6258

Rapid Rehousing Transition Plan Additional Funding

Scottish Government have provided Local Authorities with an additional £5m of rapid rehousing transition plan (RRTP) funding to support the increased pace of work around local rapid rehousing transition plans as we recover from the pandemic. The funding allocation for Edinburgh is £563k. The funding will support the homelessness transformational investment programme recently agreed at the Council Budget meeting equating to £994k of Council investment focusing on:

- stopping people from becoming homeless in the first place and in turn reducing the number of households accessing temporary accommodation; and

Contact:

nicky.brown@edinburgh.gov.uk

0131 529 7589

Recent News	Background
<ul style="list-style-type: none"> • supporting people to move out of temporary accommodation and into settled, permanent housing as quickly as possible. <p>This investment includes increasing the capacity of homeless housing officers, identifying and supporting households at risk of homelessness through the establishment of a multi-disciplinary team, maximising people’s income thus increasing housing options, and piloting family group decision making approaches.</p>	
<p><u>Performance Reporting</u></p> <p>Following an audit of homelessness services it was recommended that the Homelessness and Housing Support Service would provide a programme for performance updates to Committee, by March 2021.</p> <p>This will now be provided in June 2021 to ensure that all performance reporting is linked to the Council’s Business Plan.</p> <p>In addition to the future reporting requirements, the service currently provides an annual report to Committee on the statutory returns for homelessness. The most recent statutory returns report was presented to the Housing, Homelessness and Fair Work Committee on 5 November 2020</p>	<p><u>Contact:</u></p> <p>nicky.brown@edinburgh.gov.uk</p> <p>0131 529 7589</p>

This page is intentionally left blank

Housing, Homelessness and Fair Work Committee

10.00am, Thursday, 18 March 2021

Allocation Policy for Council Homes

Executive/Routine Wards Council Commitments	Executive All
---	------------------

1. Recommendations

- 1.1 Housing, Homelessness and Fair Work Committee is asked to:
 - 1.1.1 Note the information provided on the allocation policy, the operational processes and how these comply with the Scottish Housing Regulator (SHR) Assurance requirements and the legal framework governing allocations;
 - 1.1.2 Note the approach taken where households have known specific or complex needs in terms of housing options and access to suitable housing;
 - 1.1.3 Agree actions to improve advice and information on access to housing and management of exceptional housing need to improve outcomes for more vulnerable households outlined in paragraphs 4.28 to 4.32; and
 - 1.1.4 Agree to receive a further report to the next Committee on addressing exceptional need following engagement with key stakeholders.

Paul Lawrence

Executive Director of Place

Contact: Elaine Scott, Housing Services Manager

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

Allocation Policy for Council Homes

2. Executive Summary

- 2.1 This report responds to a motion by Councillor Kate Campbell, approved by City of Edinburgh Council on [4 February 2021](#). It provides information on the policy framework for letting Council homes, how this aligns within the regulatory and statutory requirements for social housing allocations and highlights how the approach seeks to support households with exceptional and complex needs.
- 2.2 It also sets out the strategic partnership for allocating social rented homes through the common housing register in Edinburgh (EdIndex) and through the Choice based lettings approach (Choice) operated by the Council and the majority of the partner Housing Association/Co-operative landlords ('partner landlords').
- 2.3 Access to housing for households with specific needs such as households with mobility issues, or where there may be other urgent and/or complex needs, is challenging within a context of very high demand for social housing. The report sets out how this is managed alongside the wider allocation policy and operational framework.
- 2.4 Committee is asked to agree actions to improve advice and information on access to housing and the management of exceptional housing need and agree to receive a report at the next committee following consultation with key stakeholders.

3. Background

- 3.1 Edinburgh has one of the lowest proportions of social housing in Scotland with only 14% of homes in social rent compared to the national average of 23%. There is therefore very high demand from households looking to access social housing in the city. The local context for managing the supply and demand for social housing and other affordable housing options, and how this fits with the wider statutory responsibilities and strategic priorities for the Council, is essential in ensuring a planned approach to service improvements and in delivering positive outcomes for households.
- 3.2 The EdIndex Partnership, between the Council and 18 current partner landlords in the city, was established as the first common housing register in Scotland in 2003. This strategic and operational partnership aims to make it as straightforward as

possible for households to apply for social housing in the city while also providing information to help households make informed choices on other housing options that may be suitable given the significant demand for social housing in the city.

- 3.3 The EdIndex Partnership is managed through a Management Board made up of representatives from the Council and the partner landlords.
- 3.4 Available homes from the Council and the 16 partner landlords that operate Choice are advertised on the new website www.edindexhousing.co.uk, which replaced the 'Key to Choice' website on 29 January 2021. (Two partner landlords let their homes under a harmonised group plus points system). Around 21,700 households are currently registered with EdIndex with around 30-40% of applicants actively bidding for homes each week depending on the type, size and location of homes becoming available. Households can be awarded a Gold or Silver priority status based on their assessed housing need and there are currently around 5,700 applicants with a priority on their application with an average of only around 2,300 social rented homes becoming available each year.
- 3.5 The Council manages EdIndex and the 'Choice' system on behalf of the partner landlords, who contribute to the costs of the service based on the social housing stock they have in the city.
- 3.6 The current Covid-19 pandemic has inevitably had an impact on the level of homes becoming available for let due to reduced turnover and the operation of safe working for letting homes in line with Scottish Government and Public Health Scotland guidance. Overall available social rented homes for re-let are down by around 25% this year with an average of around 203 bids currently being received for available homes advertised through Choice. In accordance with Scottish Government guidance for social landlords during the Covid-19 pandemic, lets from the Council and partner landlords have been targeted to assist homeless households and/or households that have an extreme housing need.
- 3.7 The legal framework for social housing allocations has been updated periodically since it was first introduced through the Housing (Scotland) Act 1987, most recently by provisions included in the Housing (Scotland) Act 2014 that came into force in 2019. These changes were designed to increase the flexibility landlords have in managing allocations to meet the needs of the communities in which they operate and to make best use of stock. Other public service legislation is also relevant to ensuring allocations are legally compliant in areas such as homelessness, equalities, human rights and data protection.
- 3.8 The [Scottish Housing Regulator](#) (SHR) monitors, assesses, reports and intervenes (as appropriate) on social landlords' performance of housing activities. The current regulatory framework came into force in April 2019 and requires all Scottish social landlords to submit an Annual Assurance Statement confirming that they comply with the relevant requirements of Chapter Three of the Regulatory Framework, including their approach to letting homes. Committee approved the current Annual Assurance Statement for the Housing Service in [September 2020](#).

- 3.9 The Scottish Social Housing Charter (the Charter) sets out the standards and outcomes that all social landlords should aim to achieve. The Charter requires landlords to perform all aspects of their housing services so that all tenants and other customers have their individual needs recognised, are treated fairly and with respect and receive fair access to housing and housing services.
- 3.10 The Housing, Homelessness and Fair Work Committee agreed the second iteration of the Rapid Rehousing Transition Plan (RRTP) on [18 September 2020](#), which has been submitted to the Scottish Government. The RRTP includes a commitment to a rehousing target for social lets of a minimum of 70% Council homes (across existing and new build homes) being allocated to homeless households and 50% for lets from Housing Associations in Edinburgh. These targets take account of the significant demand for social housing and the requirements to provide housing to meet other priority/urgent housing need.
- 3.11 The Council's response to the Homelessness and Rough Sleeping Action Group (HARSAG) was agreed at the Housing, Homelessness and Fair Work Committee on [14 January 2021](#). This included a HARSAG recommendation on maximising social housing (80-90% of lets) for homeless households for a period of time during the Covid-19 pandemic. The Council response, agreed by Committee, set out that during the period when the advertising of homes was suspended landlords worked with Homelessness services to make some empty homes which were not already pre- allocated, available for emergency use including use as temporary accommodation and a small number of homes for urgent permanent homes. Since the advertising of homes recommenced until the end of January 2021 the Council and partner Housing Associations in Edinburgh advertised just over 1,400 homes and around 90% of these were available for homeless households to bid on.

4. Main report

Scottish Housing Regulator requirements on allocations and Council compliance

- 4.1 Landlords are required to operate a fair and open housing list ('register') and anyone aged 16 or over is entitled to be admitted to a 'register'. These requirements are met in relation to the operation of EdIndex. The right to be admitted to a housing list is not however the same as a right to be allocated a house, which is determined in accordance with the relevant legal provisions and landlord allocation policies.
- 4.2 Government policy and housing legislation requires that landlords allocate their housing based on an objective and non-discriminatory assessment of housing need. There are not enough available homes for everyone who applies for social housing in Edinburgh. Assessing the needs of each household and allocating homes in a fair and consistent way therefore ensures that available homes are let to those in the greatest need of housing in accordance with the statutory and regulatory requirements and the Council commitments in the RRTP.

4.3 Housing legislation requires landlords to give a reasonable level of priority to certain categories of applicants. Reasonable preference refers to a level of priority given to applicants under certain circumstances and the current reasonable preference categories were set under the Housing (Scotland) Act 2014 provisions that came into force in 2019. Details of the current reasonable preference categories and how the current Council/Choice letting policy complies with these requirements is shown in Table 1 below.

Table1

Reasonable Preference Group	Choice Based Priority Status
Homelessness - with unmet housing need*	Silver priority – households assessed as statutorily homeless
Unsatisfactory Housing Conditions - with unmet housing need*	Urgent Gold - delayed discharge Gold priority – assessed mobility needs Silver Priority - overcrowding Silver Priority - demolition or disposal Silver Priority - exceptional housing need
Under-occupation	Silver Priority - Under Occupation

* Unmet housing need takes account of both individual household circumstances and the other housing options that may be available.

4.4 Due to the limited supply of available homes, eligibility criteria apply to the Choice categories. This includes Silver priority for homelessness where households have to have been assessed as statutorily homeless and Gold priority that is awarded following an assessment of the household mobility needs. Overcrowding priority is awarded automatically based on household circumstances on the EdIndex application but is subject to verification by landlords prior to an offer of housing being made. Due to the level of demand for social housing this priority is only awarded where households are lacking two or more bedrooms based on the room sharing criteria or they are living in a single bedroom home and have no option but to share a room with a child under 16 years of age. To ensure reasonable preference requirements are maintained the additional waiting time for overcrowding is capped at 12 months. It is recognised that this can make it challenging for overcrowded households to get moves to more suitable homes however removing the cap or extending the additional waiting time accrued would impact on the proportion of lets that would go to other priority groups including homeless households.

4.5 Legislation also sets out what landlords should not take into account when allocating social housing, including the length of time for which an applicant has lived in the landlord's area; income; age other than for certain types of accommodation and rent arrears in defined circumstances. Beyond this landlords' have discretion to develop policies and practices that meet the needs of the

communities in which they operate and in taking allocation decisions within that system.

- 4.6 The regulatory requirements in the SHR Charter includes the outcomes (detail included in Appendix 2) and standards that all social landlords should deliver for their tenants and other customers including households seeking housing. The charter outcomes of direct relevance to allocation policy and practice cover:
- 4.6.1 **equality** in relation to recognition of individual needs and fair treatment;
 - 4.6.2 **communications** and getting access to information on how decisions are made;
 - 4.6.3 **housing options** that covers information to help individual make informed choices as well as helping them sustain their home;
 - 4.6.4 **access to housing** in relation to the application process and information on allocation policies; and
 - 4.6.5 Charter outcomes also cover areas of **homelessness service** including homeless prevention, access to temporary accommodation and advice to help individuals find and sustain a permanent home.
- 4.7 These broad requirements are met in relation to the operation of the common housing register and in the Council policy and practice approach to allocations. Officers maintain regular dialogue with the SHR on the context for allocations in Edinburgh, the continued strong partnership commitments through EdIndex and to ensure improvements in relation to access to housing are delivered in accordance with current legislation, regulatory standards and best practice guidance.

Allocations in Practice

- 4.8 Under the Choice system applicants who are registered on EdIndex can submit up to three bids per week for available homes advertised that meet their households needs. Property adverts include information to help individuals make an informed choice. Once the weekly edition closes, shortlists of eligible interested applicants for each available home are ranked by Gold/Silver priority status and waiting time. This ranking of applications is designed to take account of the high level of housing need and make best use of the limited supply of available social housing in the city. Landlord allocation policies and criteria such as room sharing rules for children, and local lettings restrictions are then applied, and the highest-ranking eligible applicants would normally be offered the home.
- 4.9 Demand is significant for social housing in Edinburgh with an average of over 200 bids being received for each available home. The average time to be housed is of course dependent on a range of factors including any priority status, the homes becoming available that meet the household needs, areas households will consider and any restrictions that may apply. As an example, the average time to get a home in Edinburgh with a Gold priority is around 300 days and with Silver homeless priority it is around 435 days.

- 4.10 Gold and Silver homeless priorities recognise the urgent need for housing and officers work with households with these priorities to provide ongoing advice and support on using the priority to resolve their housing situation. Households with Silver homeless priority are expected to bid for three homes a week that meet their household needs and gold priority households are expected to bid for any homes that become available that may meet their assessed needs. These priority awards are not time limited but may be removed if they are not used reasonably or where an offer of a home that is reasonable and meets the household needs has been refused.
- 4.11 As at the end of January 2021, there were 21,657 applicants registered on EdIndex. Of this 5,693 households have a priority status award due to housing need; 363 households have Gold priority to access specific housing; for the Silver priority awards: 4,132 are households assessed as statutorily homeless, 998 are for overcrowding, 84 for demolition/exceptional need and 116 for under-occupation.
- 4.12 Access to housing and allocations are monitored closely to ensure good outcomes for households across the reasonable preference categories, compliance with allocation policy and to ensure capacity for households to move to meet changing housing need. It is also important to maintain flexibility to respond to urgent housing need especially where household may be more vulnerable and/or have complex circumstances that may include a requirement for accessible housing. This is covered in the allocation policy through the award of exceptional need silver priority or a direct allocation where this is necessary.
- 4.13 During 2019/20, 72% of Council homes were let to homeless households, 13% to households with gold priority, 5% to other categories of silver priority and 10% to waiting time. The waiting time category are EdIndex applicants that do not qualify for any priority under the allocation policy but have waiting time added to their application for each day they are registered. Waiting time lets cover a range of circumstances including certain urgent management transfers, applicants with long waiting times, a proportion of lets were advertised with a preference for existing tenants in line with the agreed policy for initial lets of new build Council homes and lets where additional criteria apply such as sheltered housing. As an example, during 2019/20 19% of waiting time lets were for sheltered or dispersed alarm properties.

Accessible Housing Needs

- 4.14 Identifying suitable housing solutions for individuals who require accessible housing within the areas of the city they wish to live can be complex. The Council housing service and partner landlords work closely with Health and Social Care services and support agencies to seek to address any potential barriers that may arise and to ensure good outcomes for households. Finding suitable housing that can be sustained requires any ongoing care and support needs to also be taken into account.
- 4.15 The Home Accessibility Referral Team (HART) can award Gold priority where a household has mobility issues and their existing home cannot be adapted to meet

their assessed housing needs. The approach to Gold priority takes account of individual assessed needs, the suitability of properties and where adaptations such as ramps, wet floor showers or stairlifts are required to make the homes accessible. Accessibility needs can be met in homes designed to an accessible standard or in homes where adaptations have already been or can be carried out.

- 4.16 Applicants with mobility issues who have a need for accessible housing can also bid on mainstream ground floor accommodation or properties with lifts where this has been assessed as appropriate. Information will be included in adverts for homes where there are services such as lifts, existing adaptations such as wet floor showers or where there may be steps to access properties to help applicants decide if they may be suitable for their needs. Finding suitable homes for applicants with mobility needs is very dependent on the individual household needs and ongoing support is provided for applicants through their case officer in HART. Decisions on the suitability of homes will be based on an assessment of the individual household needs and the specific property being considered. Where a property assessment is needed to confirm the suitability of homes for individual needs and any adaptations that may be required to ensure the homes are accessible this is carried out by an Occupational Therapist. Adaptations may not always be possible however due to steep inclines/external steps to homes, restricted internal layouts and inability to fit a wet floor shower etc. Around 30-40% of households require adaptations to meet enable them to make full use of their homes. During 2019/20 £925,472 of Housing Revenue Account (HRA) funding was spent on adaptations in Council homes.
- 4.17 The Council allocation policy for sheltered housing sets out that that preference is given to households over 55 or where a member of the household has a need for this type of accommodation. Younger individuals with a life-long or progressive medical condition or who have a need more accessible housing due to restricted mobility will also be considered. Flexibility is also applied where properties may be suitable for families where for example a child has a disability, but the household does not currently need visiting support or the alarm service. The Council's stock of sheltered housing has however been developed over many years and not all homes within sheltered developments are accessible without adaptations due to homes being accessed via stairs e.g. Moira Park.
- 4.18 Urgent Gold priority is awarded to assist with delayed hospital discharge for households who are unable to return to their previous home as it no longer meets their needs (e.g. following a leg amputation). This is managed through the hospital outreach officer within HART. Applicants with an Urgent Gold priority would be ranked at the top of any shortlist for eligible homes bid for through Choice. A referral process is also in place with the partner landlords to identify potentially suitable properties ahead of these being advertised to allow for a planned move on for these households and early assessments can be made on the suitability of properties and to initiate any adaptations required. During 2020 there were 47 Urgent Gold cases. 30 households have been successfully housed; a further three moves are being finalised; 10 households are still being supported to find a home; two households moved on into a care home and two households are now

deceased. There are also two step-down properties available to assist delayed discharge as an interim stage between hospital and the allocation of a permanent home. Three households have been moved on successfully to permanent homes through these properties during the last year.

Complex and Exceptional Housing Need

- 4.19 The Council works alongside partner landlords to ensure that the process of applying for a home is as simple and straightforward as possible. Silver priority for exceptional need can be awarded to allow a household to bid for suitable homes where there is an identified need for the household to move that is not covered by the other priority categories but there is not an urgent need for a move or an immediate risk to the household. This priority is not time limited, but households will be expected to bid regularly for available homes and where appropriate consider alternative housing options such as existing Council or partner landlord tenants, registering on the free online service for a potential mutual exchange. The reality is that moves can take time especially where households may have specific preferences on areas or types of properties they will consider. Like overcrowding priority, any change to the level of priority for exceptional housing need would impact on other priority groups. In response to points 5 and 6 in the approved motion, actions to improve the current processes for management of cases, the routes for escalation and potential options to revise the operation of the priority/waiting time for urgent cases are being taken forward in conjunction with key stakeholders.
- 4.20 For complex and/or urgent circumstances, such as where there is a risk of harm to individuals or households, resolving housing needs may at times be managed through alternative holistic approaches. This is especially important where households may be vulnerable and or are in housing crisis and may as a result experience potential barriers such as not being clear on roles and support being provided from different services, understanding what housing may be available and making decisions on potential moves during challenging personal times. Exceptional housing need is not defined within the allocation policy to ensure flexibility to respond to any circumstances that arise but it may include, for example, traumatic life events making it unreasonable for someone to remain in their current home; risk arising from incidents that means a household needs to move to a different area of the city; family household needs due to behavioural conditions of children; prevention of serious harassment or abuse, and child protection. This is not an exhaustive list but is indicative of the circumstances that local housing managers and other services are required to respond to as these needs arise.
- 4.21 Managing exceptional need requires balancing local responsiveness to individual cases against a more central approach, potentially involving a range of services with competing demands, including those from out with the Council. Progressive practice has developed from officers' experience of managing complex cases with critical time requirements, for example, early intervention prison outreach, hospital discharge as set out in section 4.18, Domestic Abuse Housing Policy developed with partner landlords and other key stakeholders and care leaver pathways

supported through the agreed Care Leaver Protocol. Under this protocol care leavers are awarded exceptional housing need priority and individuals are supported by the Throughcare and Aftercare team to create a pathway plan that includes housing. Work is also ongoing currently with the NHS to continue to refine the existing successful approach to supporting hospital discharges to consider how more acute cases that can be difficult to accommodate can be planned for more effectively.

- 4.22 Positive developments have also taken place over the last year with regard to assisting homeless patients at the Royal Edinburgh Hospital (REH) to access suitable accommodation upon discharge. This has involved an outreach worker from The Access Point being allocated to the REH to work with primary care staff to establish housing needs, and optimum pathways when patients are ready to leave. Support is also provided to patients who may have concerns around losing their current accommodation to assist them to sustain their home where appropriate, or to help them access accommodation (either temporary or permanent) that meets care, support and health needs within the community. Further work around supporting patients leaving the RHE is being taken forward in collaboration with the Edinburgh Health and Social Care Partnership and NHS Lothian. This will consider any potential or emerging barriers and how individuals can best be supported to move back into communities.
- 4.23 The Council policy and the regulatory framework allows for direct allocations or moves known as 'management transfers'. This flexibility can, at times, be used to identify homes at short notice for either permanent or temporary moves where tenants or a member of their household is at known or potential risk of harm. Existing tenants may also need to be decanted on a temporary basis to an alternative home, for example, if a property is unsafe; or where repairs will take a long time to complete and circumstances mean it is not reasonable for households to remain in their home; or to resolve a serious housing management problem.
- 4.24 Decisions on direct allocations are authorised by the locality Housing Operations Manager and are led through to resolution by the Team Leaders. Identifying potential properties and managing demand where households have similar needs may be managed within individual localities or across localities and partner landlords where required. Cases may be escalated to a case management approach where required, for example, where a move becomes more urgent due to changes in circumstances or further information may become known. Looking at the feasibility of utilising the IT systems to improve the management of multiple exceptional and urgent cases and to monitor outcomes has been identified as an improvement action in section 4.28.
- 4.25 As well as the award of silver priority for non-urgent exceptional cases there are a number of pathways in place to deal with exceptional housing needs and to case manage households with complex circumstances, many of whom will be potentially vulnerable, covering areas such as Offender Management and Adult Support and Protection. A need for a move to alternative housing can be identified through wider Council or partner agency involvement with individuals or households. A case

management approach seeks to ensure full account is taken of all the relevant household circumstances in identifying potential solutions. This can include any specific household needs, where there are restrictions on where individuals can be housed, where a sensitive lettings approach may be appropriate, managing known risks and to identify ongoing support that may be required to help individuals sustain their tenancy. Case management meetings that are integral to these processes involve senior experienced staff who have the expertise and authority to make decisions as required.

- 4.26 An overview of how the pathways for households with specific circumstances sit alongside local managers responsibilities in responding to individual urgent cases and within the overall allocation framework is provided in Appendix 3.
- 4.27 It is also recognised that it is essential that we engage with key stakeholders on an ongoing basis to identify any barriers people are facing and to assist people with a range of challenges to ensure they receive every assistance to access suitable housing at times of crisis or risk. This is also important as we take forward work to implement changes to the application process and in advice and information available to applicants.

Reducing Barriers for vulnerable people

- 4.28 Engagement with key stakeholders is underway to identify other potential or emerging barriers and to look at options to improve process and outcomes across the range of needs to be met within the context of significant high demand. Account will be taken of households who may be vulnerable due to multiple and or complex needs, are in crisis or who may be at risk of harm. Actions are being proposed in the interim to maintain transparency, to try and manage demand fairly where households have similar needs for homes and to ensure effective support and communications with households/their representatives. The actions being proposed include;
 - 4.28.1 Looking at the feasibility of using the core Northgate Housing Management system to better manage multiple exceptional housing need cases including management transfers;
 - 4.28.2 Assigning a lead officer for these households who would be responsible for ensuring effective co-ordination with all parties involved within and out with the Council such as partner landlords. The lead officer would be dependent on the individual household circumstances and any existing support relationships that may already exist;
 - 4.28.3 Developing a clear statement of approach and procedures/training for staff to ensure a consistency in overall approach in managing complex and urgent need cases while maintaining the flexibility necessary to respond effectively to individual cases in particular where households are potentially vulnerable;
 - 4.28.4 Engaging with key stakeholders to review the current processes and the operation of priority for exceptional cases; and

4.28.5 Developing proposals for a revised process for the escalation of cases not resolved within the allocation policy framework or existing processes/multi-agency approach to identify solutions and to make decisions on cases where necessary to ensure good outcomes.

Other Improvement Actions

- 4.29 A number of actions have also been identified to further improve the information and application process for households seeking housing in Edinburgh and to upgrade the IT systems and digital services available.
- 4.30 A new EdIndex website went live at the end of January 2021. As well as providing information on how to apply for social housing and other affordable housing options this now also provides a new 'tool' that allows people to view details of where houses became available and the level of demand for them over the preceding 12 months. This will enable applicants to have a clearer picture of the supply and demand for homes and aims to help people make a more informed choice about their housing options. An 'accessibility tool' is also being explored to assist applicants with specific needs such as visual impairment or where English is not their first language through 'read aloud' and translation functionality. Work is also being proposed to develop a dedicated page for applicants to get information on and see available Mid Market Rent homes.
- 4.31 IT software upgrades are also planned that will support the implementation of an upgrade to the Choice system; this includes the implementation of an on-line EdIndex housing application. Once this work is completed applicants will get a secure individual log-in to the on-line portal, will be able to view and update their application with any changes in their household circumstances. They will also be able to view their own bidding history. An integral element of this work will be to identify any additional support that may be necessary to ensure all applicants including those with specific needs or who are vulnerable can use and access the application and choice process as required.
- 4.32 The next phase of the project scheduled following implementation of the on-line application, is the development and implementation of an on-line housing options checker. This will direct applicants to information on potential housing options dependent on their individual household circumstances.

5. Next Steps

- 5.1 Actions to improve the information and application process for households seeking housing in Edinburgh and to upgrade the IT systems and digital services available will be taken forward with the partner landlords.
- 5.2 If agreed by Committee Interim actions set out in section 4.28 will be implemented.
- 5.3 An update on the outcome of engagement with key stakeholders and recommendations on any revised proposals for the escalation of exceptional need cases will be presented to Committee.

6. Financial impact

- 6.1 The investment required to make the necessary improvements to the IT systems and digital services available have been factored into the HRA business plan and will be reviewed annually. This funding includes around £0.26m from the contribution of the partner landlords towards the operation of the common housing register.

7. Stakeholder/Community Impact

- 7.1 There are no adverse stakeholder/community impact implications arising from this report.
- 7.2 The strong partnership through EdIndex continues to be successful in assisting households looking to access social housing in the city. This supports pathways for households with specific housing need such as hospital discharge referrals, Housing First and providing homes for temporary accommodation. EdIndex partner landlords are currently working together to develop the next EdIndex Business Plan for 2021-2024, which will include improvement actions on advice and information, processes and managing cases of exceptional housing need.
- 7.3 Work is ongoing with Edinburgh Tenants Federation to develop a Tenant Scrutiny Framework that will support the delivery of the Tenant Participation Strategy objectives. This will set out the range of ways housing services engage with tenants and how this can influence decisions on services including allocations and the experience of moving into new homes. The remit of one of the regular working groups with tenants is being broadened to cover service improvement activity. This will provide an additional forum for tenants to provide feedback and test improvements before they are rolled out. A planned programme of tenant focus groups this year will also cover a range of different topics and hear from different tenants across the city.
- 7.4 The Council's SHR Landlord [Performance Report](#), [Engagement Plan](#) and [Assurance Statement](#) are available online.

8. Background reading/external references

- 8.1 [Housing Service Improvement Plan: update](#)
- 8.2 [The City of Edinburgh Council's Assurance Statement on Housing Services](#)

9. Appendices

- 9.1 Appendix 1 – Motion to Full Council on Allocations Agreed by Full Council on 4 February 2021.
- 9.2 Appendix 2- Scottish Housing Regulator Outcomes relevant to Allocations.
- 9.3 Appendix 3 – Overview of Complex and Exceptional Need Framework .

Appendix 1

By Councillor Kate Campbell - Allocation Policy

'Notes that a report on Allocations policy is due to the next Housing Homelessness and Fair work committee and agrees the report will include:

- 1) An analysis of the Scottish Housing Regulator requirements on allocations and our compliance with those policies.
- 2) A detailed appraisal of how homes are allocated to people with specific housing needs and particularly how accessible homes are allocated to ensure that they are allocated to those who have accessibility requirements.
- 3) An analysis of our policies around exceptional need and how we are meeting the housing needs of exceptionally vulnerable groups, including but not limited to how we meet our own policies on housing for people who have experienced domestic abuse and care experienced young people.
- 4) Identify areas where vulnerable people may be experiencing additional barriers to access to housing or where processes could be improved to ensure outcomes are met.
- 5) Identify additional actions that we could take to ensure that those barriers are reduced and that there are pathways for people who are at risk, including processes around management transfers.
- 6) Requests officers examine the case for a robust escalation route for cases of exceptional need, including multi-agency and interdepartmental working to ensure that checks and balances are in place, and that we remain transparent and fair in our allocations policy, but that where there is urgent need because of risk of harm we have a process for ensuring that housing needs are met.'

Appendix 2

Scottish Social Housing Charter Outcomes are of direct relevance to allocation policy and practice:

Equality

- Outcome 1: Every tenant and other customer has their individual needs recognised, is treated fairly and with respect, and receives fair access to housing and housing services.

Communication

- Outcome 2: Tenants and other customers find it easy to communicate with their landlord and get the information they need about their landlord, how and why it makes decisions and the services it provides.

Participation

- Outcome 3: Social landlords manage their businesses so that tenants and other customers find it easy to participate in and influence their landlord's decisions at a level they feel comfortable with.

Housing options

- Outcome 7: People looking for housing get information that helps them make informed choices and decisions about the range of housing options available to them.
- Outcome 8: Tenants and people on housing lists can review their housing options.
- Outcome 9: People at risk of losing their home get advice on preventing homelessness.

Access to social housing

- Outcome 10: People looking for housing find it easy to apply for the widest choice of social housing available and get the information they need on how the landlord allocates homes and their prospects of being housed.

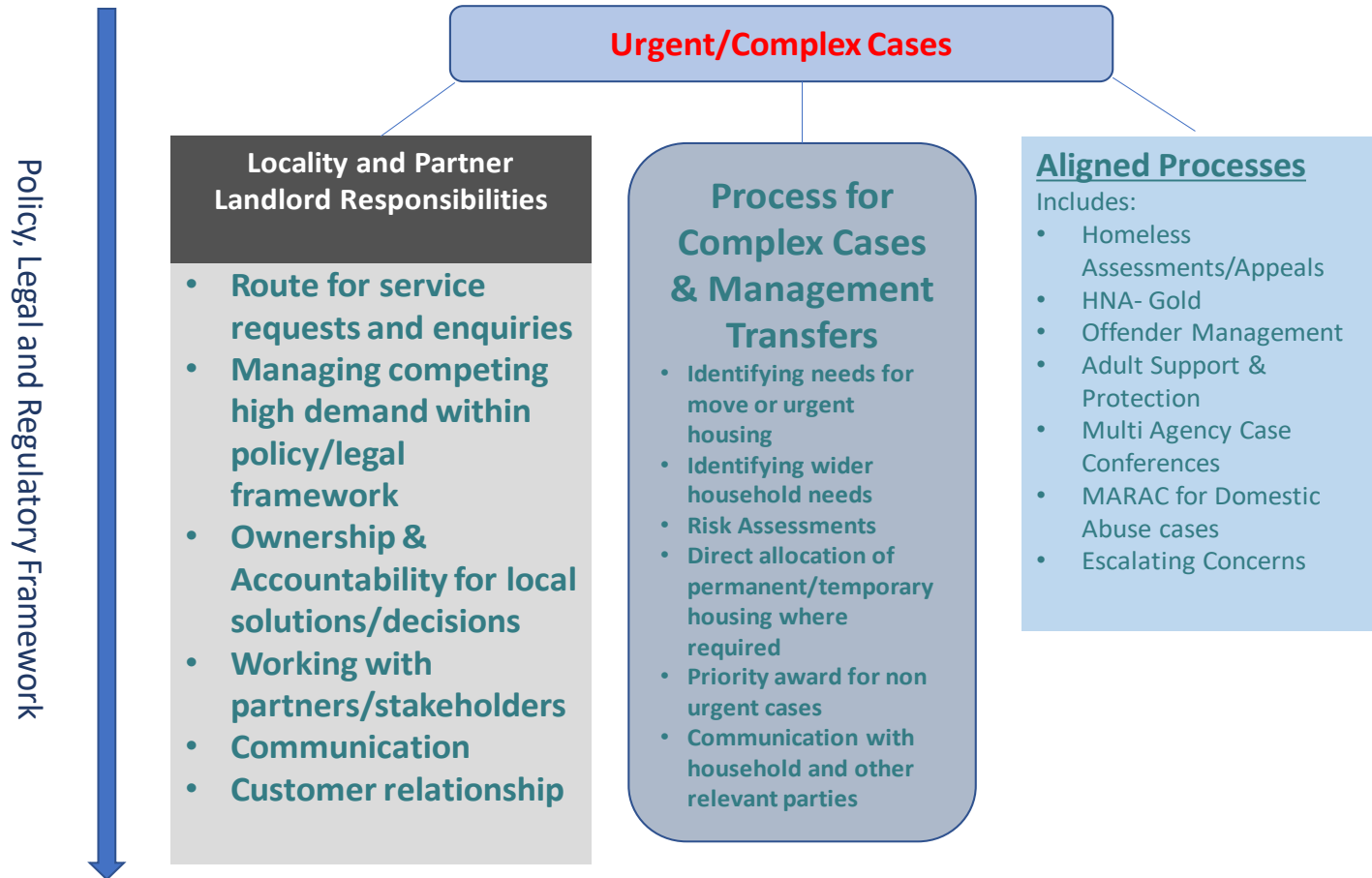
Tenancy sustainment

- Outcome 11: Social landlords ensure that tenants get the information they need on how to obtain support to remain in their home; and ensure suitable support is available, including services provided directly by the landlord and by other organisations.

Homeless people

- Outcome 12: Homeless people get prompt and easy access to help and advice; are provided with suitable, good-quality temporary or emergency accommodation when this is needed; and are offered continuing support to help them get and keep the home they are entitled to.

Complex Cases Overview....



This page is intentionally left blank

Housing, Homelessness and Fair Work Committee

10.00am, Thursday, 18 March 2021

Housing Revenue Account (HRA): Impact of a one-year rent freeze

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

1. Recommendations

- 1.1 It is recommended that Housing, Homelessness and Fair Work Committee:
 - 1.1.1 Notes the impact of this one-year rent freeze on the 2021/22 revenue budget; and
 - 1.1.2 Agrees that the mitigations to the one-year rent freeze will form part of the annual HRA Business Plan review and 2022/23 budget consultation process.

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): Impact of a one-year rent freeze

2. Executive Summary

- 2.1 On [18 February 2021](#), the City of Edinburgh Council approved a composite motion from the Conservative, Green and Liberal Democrat groups. This motion agreed *'the recommendations by the Executive Director of Place in the Housing Revenue Account Budget Strategy for 2021/31 and the outline 10-year HRA capital programme 2021-31, subject to agreement that there be no rent rise in 2021/22; implementation of the amendments...and any revisions needed to the capital programme as a result.'*
- 2.2 It also agreed the acceleration of £1.86m of capital investment to deliver improvements to internal common stairwells through a prioritised programme of refurbishment across 180 blocks. As well as, additional resource of two surveyors and one case officer for the Mixed Tenure Improvement Service (MTIS) to accelerate property surveys and work with owners to bring forward works to the value of £4m.'
- 2.3 The reduction in rental income and acceleration of mixed tenure improvement is to be funded through contingency funding and reserves from 2021/22; with the position being subject to annual review of the budget strategy.
- 2.4 This report sets out the impact of this one year rent freeze on the 2021/22 revenue budget, and the potential mitigations that need to be put in place in 2022/23 to secure the 10-year £2.8bn capital investment programme to deliver Council commitments, including the delivery of new homes, net zero carbon emissions by 2030, to create places where people want to live that keep them safe, secure, healthy and connected through a holistic area-based regeneration approach.

3. Background

- 3.1 On [5 November 2020](#), Housing, Homelessness and Fair Work Committee considered a report on the HRA Budget Strategy 2021/22, which set out the initial findings of consultation with tenants, a significant increase in capital

investment over the next ten years to support the delivery of new affordable homes, achieve net zero carbon and improve existing homes and neighbourhoods where Council tenants live. It also provided a progress update on the delivery of service improvements.

- 3.2 On [2 February 2021](#), Finance and Resources Committee approved the 2021-2031 HRA budget Strategy which included a plan to invest £2.8bn over ten years to deliver Council commitments, including the delivery of new homes, net zero carbon emissions by 2030, funded by a 2% rent increase. The report was referred onto the City of Edinburgh Council for approval.
- 3.3 On [18 February 2021](#), the City of Edinburgh Council approved a composite motion from the Conservative, Green and Liberal democrats. This motion agreed *'the recommendations by the Executive Director of Place in the Housing Revenue Account Budget Strategy for 2021/31 and the outline 10-year HRA capital programme 2021-31, subject to agreement that there be no rent rise in 2021/22; implementation of the amendments set out in paragraphs 4-6; and any revisions needed to the capital programme as a result.'*
- 3.4 The full composite motion is as follows:
 - 3.4.1 *Notes that over the last year there has been a delay in capital programmes and a reduction in repairs and maintenance activity in council housing.*
 - 3.4.2 *Notes that council rents in Edinburgh are the highest in Scotland by some way, 30% above the Scottish average; and that, notwithstanding the availability of housing benefit and universal credit to cover rent rises for half of tenants, for those at the margin, a rent rise of £100 a year on low and fragile incomes is significant.*
 - 3.4.3 *Agrees that, in view of the ongoing negative impact of the pandemic and the economic recession, to agree to freeze council house rents for one year only.*
 - 3.4.4 *Welcomes the necessary investment in external fabric and communal areas of blocks where the Council is a majority owner within the draft HRA five-year Capital Investment Programme.*
 - 3.4.5 *Agrees acceleration of £1.86m of investment to deliver improvements to internal common stairwells through a prioritised programme of refurbishment across 180 blocks.*
 - 3.4.6 *Approves additional resource of 2 surveyors and 1 case officer for the Mixed Tenure Improvement Service (MTIS) to accelerate property surveys and work with owners to bring forward works to the value of £4m.*
 - 3.4.7 *Agrees to manage this exceptional rent freeze and essential accelerated fabric investment through contingency funding and reserves during 2021/22 with the position being subject to annual review of the budget*

strategy with updated assessments of delivery of the Capital Investment Programme and Investment Strategy to be considered.

4. Main report

- 4.1 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.
- 4.2 The 2021-2031 HRA budget Strategy, presented to Council on [18 February 2021](#) included a plan to invest £2.8bn over ten years to deliver Council commitments, including the delivery of new homes, net zero carbon emissions by 2030, funded by an annual 2% rent increase. This is an ambitious strategy sought to significantly increase the number of new council homes, whilst doubling the average investment in existing homes and regenerating wider estates. The strategy was funded by driving forward management efficiencies, robust debt management and a stable, often below inflationary, 2% rent strategy.
- 4.3 Over the last five years the majority (over 80%) of tenants who responded to previous budget consultations told us that they supported the investment plan, funded by a 2% rent increase, identifying the following priorities to be delivered:
- 4.3.1 building new affordable homes;
 - 4.3.2 investing in making existing homes easier and cheaper to heat;
 - 4.3.3 improving core housing services, such as day to day housing management, and repairs and maintenance of Council homes, as well as wider estate management; and
 - 4.3.4 reducing the cost of living through the delivery of a variety of different services, including, for example, an energy advice service, a tenant discount scheme, and community food growing.
- 4.4 This year's consultation also sought tenants' views on the changing focus of the investment strategy from investing in the interiors of homes, to buildings and neighbourhoods. It generated a similar profile of responses, with 76% of tenants confirming support for the investment plan funded by a 2% rent increase, with a further 22% supporting increasing rents beyond 2%, if priorities could be delivered more quickly.
- 4.5 The composite motion approved by Council on 18 February sought a one-year rent freeze, whilst maintain the delivery the £2.8bn capital investment programme, alongside an acceleration of £1.86million into 2021/22 to deliver common stair improvements (including upgrades to windows, walls, ceilings, balustrades and handrails, stair painting, and improved lighting) and an additional revenue resource for the MTIS service. Council approved the additional resource of two surveyors and one case officer for MTIS accelerate property surveys and work with owners to progress works in mixed

tenure blocks. An additional £0.167m has been included in the revised 2021/22 HRA budget set out in Appendix 1. The additional staff are expected to generate c.£4.0m in capital works. The 20% project management fees (c.£0.800m) will ensure that the MTIS is self-financing and the HRA is reimbursed. The detailed HRA Capital Programme 2021/22 report also being considered by committee includes the acceleration of common stair improvements and the HRA contribution to the additional capital works generated by the expansion of the MTIS team.

- 4.6 Throughout the pandemic the Housing Service has continued to provide housing management, estate management, essential repairs and maintenance service. No staff have been furloughed, so substantial fixed costs remain. The Place Directorate Revenue Monitoring 2020/21 - month nine report, also being considered at this committee, projects a balanced position for the HRA in 2020/21 financial year after providing £10.598m from revenue for planned capital investment programme in forthcoming years. However, this forecast is dependent on additional costs as a result of COVID-19 on operations. Significant adjustments have been made to services to comply with government guidance and protect tenants and staff, including adjustments to buildings to manage social distancing, staff training, equipment and materials, staff shielding and absence due to ill health, allowances for extra time for cleaning, repairs and maintenance and facilitating social distancing. The month nine forecast has estimated operational costs for COVID-19 related measures to be £3.316m by year end.
- 4.7 A one-year rent freeze means a reduction of £2.014m in projected gross rental income in 2021/22, or £1.939m in net income. Unless income is increased in future years to compensate this equates to a £93.921m reduction over the lifetime of the business plan. It also increases the overall deficit by 179% from £25.300m to £70.594m, lasting two years longer (2029/30 – 2043/44).
- 4.8 The proposed budget (funded by a 2% rent increase), projected an average annual deficit of £1.9m over these 13 years. However, it is important to note that the deficit only related to in-year expenditure exceeding income and there was enough in reserves to completely offset it. Whilst there is enough in reserves in 2021/22 to cover this loss income, the reduction of c.£2m revenue income year after year means that there will be less reserves and contingency built up prior to the deficit years and greater in-year deficits to be offset during the deficit period. Once reserves are exhausted, the contingency would be called on to seek to balance the budget. The combined effect of the rent freeze means the reserves and ringfenced contingency are exhausted by year 13 (five years into the deficit period), only recovering in year 30 of the plan.
- 4.9 In order to mitigate the impact of a one-year rent freeze longer term and return the Business Plan to a healthy financial position, there are four potential options:

- 4.9.1 **Increase income in future years** – in order to minimise the impact on the Capital investment Programme rents would need to be increased by a minimum 2.5% over the next four years. If rents were increased by more sooner (i.e. 4% in 2022/23 and 2% thereafter) this would further lessen the impact on the deficit. If rents were to be frozen for a second year in a row (2022/23), a minimum annual increase of 3.3% would be required over the following three years before returning to 2% annual rent increase.
- 4.9.2 **Reduce revenue expenditure** – The Housing Service Improvement Plan already assumes a 12% reduction in annual expenditure by 2025/26. Detailed forecasting is currently taking place to map out where and when savings will be achieved. This is already an ambitious improvement programme. It is therefore not realistic to assume that a further reduction in revenue expenditure could be achieved through efficiencies alone. Service reduction would therefore need to be considered - £2m equates of around a fifth of the annual staff budget for the HRA.
- 4.9.3 **Reduce capital investment** – Whilst the budget motion proposed that the rent freeze be paid from contingency and reserves, unless income was increased or revenue expenditure reduced and sustained, this is not a one-off contribution. Capital investment funded from revenue is used to reduce capital borrowing requirements. £2m could support approximately £35m of capital borrowing which could enable 285 new social rented homes to be built or 1,000 homes to receive whole house retrofit (near EnerPhit standards) to help the Council achieve this net zero carbon target.
- 4.9.4 **Elongate the Capital programme** – The 2021/22 HRA Budget Strategy set out a capital investment plan that sought to build 10,000 new council led homes by 2027, achieve net zero carbon by 2030 and bring existing homes and neighbourhoods up to similar standard of new build over the next 20 years. For example, if the modernisation of existing homes and neighbourhoods was delivered over a 30-year period, instead of 20 years, this would substantially reduce borrowing requirements over the first ten years of the business plan.
- 4.10 The HRA Business Plan is reviewed annually. The options set out above will inform consultation with tenants on the 2022/23 budget, 10-year capital investment programme and 30-year business plan.

5. Next Steps

- 5.1 The revised 2021/22 HRA budget will be reviewed and revised in response to the latest Covid-19 restrictions and government guidance. Updates will be reported through regular monitoring reports to Finance and Resources Committee at Periods 3, 6 and 8.

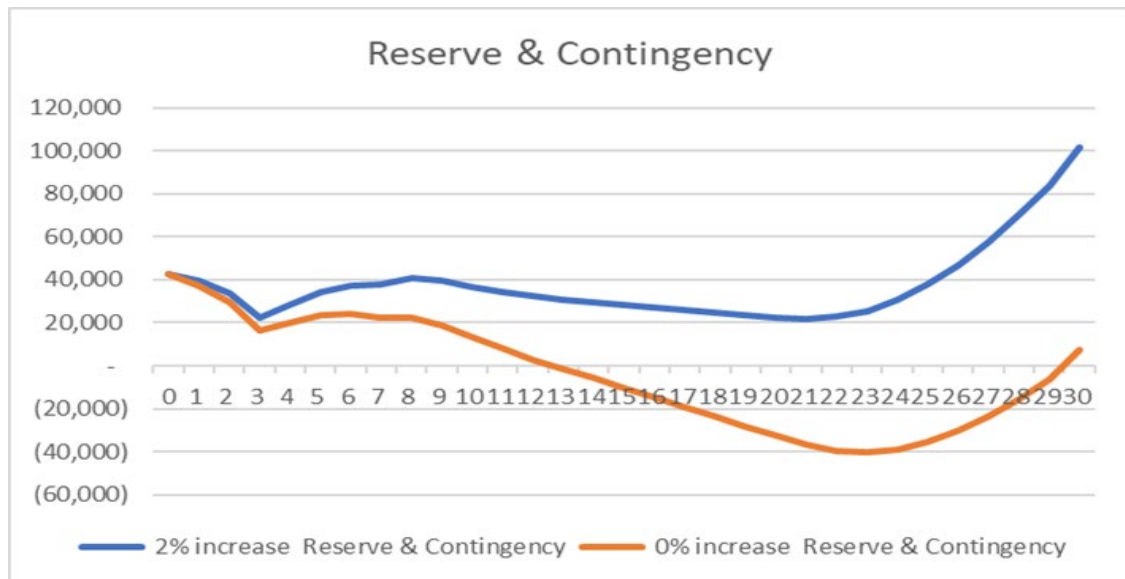
- 5.2 The annual review of the HRA Business Plan will begin in the first quarter of 2021/22. Assumptions will be benchmarked against peers and where relevant, include market and industry standard projections, considering short and medium impacts of Covid-19 and Brexit. The contingency options set out in 4.9 will inform the review and consultation with tenants on the 2022/23 budget, 10-year capital investment and 30-year business plan.

6. Financial Impact

- 6.1 Appendix 1 sets out the revised 2021/22 Housing Revenue account budget. This includes the reduced income as a result of the rent freeze, an increase of £0.167m to fund the additional resource of two surveyors and one case officer to accelerate the work of the MTIS, an increased debt servicing costs to support the accelerated capital investment, and a reduction in Strategic Housing Investment Fund to balance the budget.
- 6.2 The detailed HRA Capital Programme 2021/22 being considered by committee sets out the acceleration of common stair improvements (including upgrades to windows, walls, ceilings, balustrades and handrails, stair painting, and improved lighting) and the HRA contribution to the additional capital works generated by the expansion of the MTIS team.
- 6.3 HRA reserves are contained within the Strategic Housing Investment Fund, an amalgam of the Repairs and Renewals Fund and the Council Tax Discount Fund. Income in excess of annual operating expenditure can be used within the same year to fund new capital investment (CFCR), repay old HRA debt or mitigate unforeseen risks. It can also be transferred to the Repairs and Renewals fund to support capital investment in future years. The draft budget assumed £12.140m would be available for strategic housing investment in 2021/22; as a result of the increase in costs due to acceleration of common stair works and MTIS and a reduction in income due to the rent freeze, this has now reduced by £2.199m to £9.941m.
- 6.4 A ring-fenced contingency was established in 2017/18 to mitigate the impact of further decreases in income and/or unexpected increases in expenditure. The contingency reserve was projected to be £11.5 million at the beginning of 2021/22, rising to c.20% of the annual income by 2027.
- 6.5 A one-year rent freeze means a reduction of £2.014m in projected gross rental income in 2021/22, or £1.939m in net income. Unless income is increased in future years to compensate this equates to a £93.921m reduction over the lifetime of the business plan. It also increases the overall deficit by 179% from £25.300m to £70.594m, lasting two years longer (2029/30 – 2043/44).
- 6.6 The proposed budget (funded by a 2% rent increase), projected an average annual deficit of £1.9m over these 13 years. However, it is important to note that the deficit only related to in-year expenditure exceeding income and there was enough in reserves to completely offset it. Whilst there is enough in

reserves in 2021/22 to cover this loss income, the reduction of c.£2m revenue income year after year means that there will be less reserves and contingency built up prior to the deficit years and greater in-year deficits to be offset during the deficit period. Once reserves are exhausted, the contingency would be called on to seek to balance the budget. The combined effect of the rent freeze means the reserves and ringfenced contingency are exhausted by year 13 (five years into the deficit period), only recovering in year 30 of the plan.

- 6.7 The graph below sets out the impact on reserves and contingency as a result of the rent freeze.



7. Stakeholder/Community Impact

- 7.1 Each year the views of tenants are sought on the HRA budget strategy, investment plan, services and associated rent levels. There is a regular programme of tenant engagement and customer insight. This includes regular satisfaction surveys, focus groups, tenant panels, tenant led service inspections and scrutiny, resident and community meetings and annual budget consultation.
- 7.2 Consultation on the 2021/22 budget took place in 2020. With Covid-19 distancing restrictions, most of the budget consultation took place virtually, including a phone and online survey, social media campaign and an online meeting with Edinburgh Tenants Federation (ETF) members. All tenants received a paper copy of the budget consultation as part of the Tenants' Courier newsletter during the consultation period.
- 7.3 The annual Tenants' Survey is carried out by an independent third party, procured by the Council. The Council provides a random sample of tenants contact details, weighted by locality. This year, due to Covid-19, the survey was carried out via phone between July/ August 2020 and completed 1,000 surveys (a statically robust sample size). The survey is broadly representative of

previous surveys and the overall tenant group. Tenants were surveyed from all property types and from all localities. The gender split and age range of survey respondents is also representative of our overall tenant group.

- 7.4 This year's consultation sought tenants' views on the changing focus of the investment strategy from investing in the interiors of homes, to buildings and neighbourhoods. While improvement inside tenants' homes and external fabric of buildings remain priority areas for investment, over half of the surveyed tenants said more investment should be made to improve common areas including safe, modern stairwells, improved waste management and recycling facilities, as well as, access to green open spaces and local shops. One in three respondents also cited improved transport links, sports facilities, community meeting spaces and access to community growing spaces as priority areas. 76% of tenants confirmed support for the investment plan funded by a 2% rent increase, with a further 22% supporting increasing rents beyond 2%, if priorities could be delivered more quickly.

8. Background reading/external references

- 8.1 Housing Revenue Account (HRA) Budget Strategy 2021/22, Housing, Homelessness and Fair Work Committee, [5 November 2020](#).
- 8.2 Housing Sustainability Update, Housing, Homelessness and Fair Work Committee, [5 November 2020](#).
- 8.3 HRA Budget Strategy 2021-31, City of Edinburgh Council, [18 February 2021](#).

9. Appendices

- 9.1 Appendix 1 – Housing Revenue Account – Revenue Budget 2021/22 (Revised)

Appendix 1 – Housing Revenue Account Budget 2021/22 (Revised)

	Projected Outturn 2020/21 £m	Proposed Budget 2021/22 £m	Movement £m	Movement %	Note
Net Income	103.138	102.699	-0.439	-0.43%	1
Expenditure					
Housing Services	33.249	34.100	0.851	2.56%	2
Property Maintenance	19.638	21.009	1.371	6.98%	3
Covid-19 Extraordinary costs	3.316	0.000	-3.316	-100.00%	4
Debt Charges	36.337	37.649	1.312	3.61%	5
Strategic Housing Investment	10.598	9.941	-0.657	-6.20%	6
Total Expenditure	103.138	102.699	-0.439	-0.43%	

Note 1. - "Net Income" is the total rent due, less written off former tenant arrears and rent loss due to empty homes. It also includes service charges and costs recovered in relation to communal heating schemes and owner occupiers. The net income due to the one-year rent freeze is reduced to £102.699m. The shortfall of £1.939m in net income (£2.014m gross rental income) is to be offset using the contingency and reserves.

Note 2. - "Housing Services" includes core housing management services, new tenant and community services like energy advice and tenant discount scheme. It includes employee costs, central support costs and recharges, premises and other expenditure. The revised budget also includes £2.0 million for the continued development of the Housing Service Improvement Plan (HSIP), £1.0 million for the enabling work associated with large-scale regeneration projects and £0.167m additional resource to accelerate the MTIS pilot. An accumulated saving of £1.05 million (since 2019/20) has been included in the draft budget as part of the HSIP in order to reduce the total expenditure by 12% (£14.3 million) by 2025/26, which has been partly offset by the inflationary increase.

Note 3. - "Property Maintenance" includes responsive repairs, estates maintenance, routine gas servicing and the costs associated with bringing empty homes back into use. As in "Housing Services", an accumulated saving of £4.0 million (since 2019/20) has now been incorporated in the draft budget as part of the HSIP, which is partly offset by the "additional" repairs and maintenance for new homes and inflationary increase on estate management/maintenance expenditure.

Note 4. - "Covid-19 Extraordinary Costs" includes the additional costs (£3.316m) as a result of Covid-19 on operations. Significant adjustments have made to services to comply with government guidance and protect tenants and staff, including adjustments to buildings to manage social distancing, staff training, equipment and materials, staff shielding and absence due to ill health, allowances for extra time for cleaning, facilitating social distancing. No additional costs are currently assumed in the 2021/22 revised budget, but will be reviewed, and revised if appropriate, as part of the month three revenue monitoring. An increase in expenditure would reduce contributions to the Strategic Housing Investment Fund.

Note 5. - The HRA borrows to finance planned housing investment and house building capital programmes. “Debt Charges” are capital financing costs (principal repayments and interest). The 3.61% increase is in line with the capital investment plan set out in the 2021-2031 budget strategy report and includes the additional financing costs required to support the £1.86m accelerated investment for common stairwells refurbishment and the HRA’s share of the c.£4m mixed tenure improvement work brought forward by the MTIS additional resource. As a result of prudent treasury management, net debt levels are expected to have increased by only £27 million over the last five years, whilst delivering nearly £345 million of capital investment.

Note 6. - “Strategic Housing Investment” relates to income in excess of annual operating expenditure. It can be used within the same year to fund new capital investment (CFCR), repay old HRA debt or mitigate unforeseen risks. It can also be transferred to the Repairs and Renewals fund to support the new build programme in future years. The main reason for the reduction is the result of an increase in expenditure and a reduction in expected income as a result of the rent freeze. The Strategic Housing Investment Fund is an amalgam of the Repairs and Renewals Fund and the Council Tax Discount Fund.

This page is intentionally left blank

Housing, Homelessness and Fair Work Committee

10.00am, Thursday, 18 March 2021

Housing Revenue Account (HRA) Capital Programme 2021/22

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

1. Recommendations

- 1.1 It is recommended that Housing, Homelessness and Fair Work Committee:
 - 1.1.1 Notes the planned HRA capital programme for investment in 2021/22 of £87.386 million; and
 - 1.1.2 Agrees to receive a further report at June Committee on the revised capital programme, following consultation with members, and provide further detail of the three to five-year programme.

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 2021/22

2. Executive Summary

- 2.1 On [18 February 2021](#), the City of Edinburgh Council approved an outline plan to invest £2.8bn over ten years to deliver Council commitments. The Council also agreed to accelerate £1.860m investment to improve internal common stairwells and to increase resources for the Mixed Tenure Improvement Service (MTIS).
- 2.2 This report sets the detail of the £87.386m HRA capital programme for 2021/22. The programme includes new homes as well as investment in tenants' homes and estates.
- 2.3 During 2020/21, planned works particularly those inside tenants' homes were severely impacted by Covid. Other programmes faced significant delays as a result of site closures and contractor furloughed staff. The 2021/22 programme assumes that some disruption to carrying out work, particularly inside tenants' homes, will continue in 2021/22.
- 2.4 Officers need to undertake further work to reprofile the capital programme, taking account slippage from 2020/21, the phasing of additional capital investment agreed in the budget and the impact of Covid. Officers will bring back a revised five-year capital programme to Committee in June. The revised capital programme will also set out in more detail a three-year programme to give members more clarity on planned work.

3. Background

- 3.1 On [27 August 2020](#), Finance and Resources Committee approved a revised 2020/21 HRA capital budget in light of the impacts of Covid-19. On [21 January 2021](#), Finance and Resources Committee considered the 2020-2030 Capital Budget Strategy – 2020/21 Month Eight Monitoring Report.. At month eight the HRA Capital Programme estimated slippage of 17.8% (£10.169m) against the revised budget.

- 3.2 On [5 November 2020](#), Housing, Homelessness and Fair Work Committee considered a report on the HRA Budget Strategy 2021/22, which set out the initial findings of consultation with tenants, a significant increase in capital investment over the next ten years to support the delivery of new affordable homes, achieve net zero carbon and improve existing homes and neighbourhoods where Council tenants live. It also provided a progress update on the delivery of service improvements.
- 3.3 Committee also received an update on Housing Sustainability, setting out the development of a roadmap to achieving the net zero commitment in the housing sector, including work to develop an advanced whole house retrofit approach (based on the EnerPHit retrofit standard) across existing Council homes and a new build housing design guide for all new housing developments going forward.
- 3.4 On [14 January 2021](#), Housing Homelessness and Fair Work Committee approved the Strategic Housing Investment Plan (SHIP) 2021/26, which set out the key risks and challenges to delivering affordable housing at scale, including construction industry capacity, availability of grant funding and control of sites. A separate report on land strategy to support delivery of affordable housing and brownfield regeneration was also approved by committee.
- 3.5 On [18 February 2021](#), Council approved a one-year revenue budget, an outline £1.2bn five-year programme and £2.8bn ten-year capital investment programme to deliver Council commitments on affordable housing and net zero carbon by 2030, and to create places where people want to live that keep them safe, secure, healthy and connected through a holistic area-based approach.
- 3.6 The Council also agreed to accelerate £1.860m investment to improve internal common stairwells through a prioritised programme of refurbishment across 180 blocks (including upgrades to windows, walls, ceilings, balustrades and handrails, stair painting, and improved lighting). Council further agreed to an increase resource of two surveyors and one case officer for the MTIS to bring forward works to the value of c.£4m. The estimated value of the works to Council homes is around £2.8m.

4. Main report

- 4.1 Over the last five years the Council has invested around £350m in new homes, and improvements to tenants' homes and estates.
- 4.2 The £87.386m HRA capital programme for 2021/22 will include:
- 4.2.1 investment in development and construction of around 1,391 affordable homes on Council owned sites;
 - 4.2.2 325 homes with new kitchens and bathrooms;
 - 4.2.3 350 homes with new modern heating systems;

- 4.2.4 280 homes with new doors and window upgrades;
 - 4.2.5 380 homes with electrical and smoke alarm upgrades;
 - 4.2.6 1,015 homes with external fabric upgrades;
 - 4.2.7 35 homes with major adaptations;
 - 4.2.8 300 blocks with secure door entry and CCTV upgrades;
 - 4.2.9 180 blocks with accelerated improvement to internal common stairwells;
and
 - 4.2.10 up to 13 high rise blocks to enhance fire safety.
- 4.3 The programme includes £53.223m for building and designing new homes at sites in Pennywell, Dumbryden, Coatfield Lane, Silverlea, Bingham, Parkview, Fountainbridge, Meadowbank, Powderhall and Granton. 1,391 new homes are in development and construction on Council owned sites with 351 new affordable homes expected to complete in 2021/22. The new build programme also includes spend on design development for 286 affordable homes within pipeline sites. Capital funding is set aside for the purchase of sites from public sector partners and on the open market, as well as, the transfer of sites from the General Fund to the HRA.
- 4.4 The programme includes £34.163m for investment in tenants' homes and estates. Most of this element of the capital programme will focus on external fabric upgrades, estate improvement and communal areas, including lift replacement in high rise blocks and installation of secure door entry systems.
- 4.5 Homes were expected to comply with the Energy Efficiency Standards for Social Housing (EESH) by December 2020. It was projected that 86% of homes would have complied with EESH by the end of 2020 with 10% being treated as temporary exemptions due to social reasons, where tenants, or owners, were unwilling to co-operate or contribute and a further 4% treated as temporary exemptions largely due to technical or excessive costs. Most of the planned works to comply with EESH for 2020/21 were suspended as a result of COVID. At the end of 2020, compliance with EESH was at 71%. Officers are currently reviewing the EESH programme and will provide an update as part of the revised capital programme report coming to Committee in June.
- 4.6 The Scottish Government's Home Energy Efficiency Programme Scotland, Area Based Scheme (HEEPS:ABS) provides support to private owners to help fund energy efficiency measures, allowing the Council to take forward measures that ensure compliance with EESH in mixed tenure blocks that may otherwise not be possible. £4.8 million in funding has been made available to deliver a combination of Cavity Wall Insulation (CWI), Internal Wall Insulation (IWI), External Wall Insulation and solar PV / battery storage, benefitting a total of 622 private owners and 254 Council tenants in 2021/22.

- 4.7 The programme includes investment to maintain compliance with the Scottish Housing Quality Standard (SHQS), including £3.381m for secure door entry systems and £2.696m for replacing kitchens and bathrooms.
- 4.8 The 2021/22 capital programme includes £1.860m accelerated investment to improve the internal common stairwells through a prioritised programme of refurbishment of 180 blocks across the city. This includes upgrades to windows, walls, ceilings, balustrades and handrails, stair painting, and improved lighting.
- 4.9 The programme also includes funding for major adaptations 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. The adaptations budget is set each year based on trends from previous years but is flexible to respond to demand.

Investment in the North West Locality

- 4.10 The regeneration in Pennywell town centre is progressing well with 84 new social rented homes expected to complete in 2021/22 as part of Pennywell Phase 3 development.
- 4.11 In Granton the appointment of a contractor to design and build 140 new homes at the former Silverlea Care Home site is expected to conclude over the summer months. In February 2021, a detailed planning application for over 400 new homes at Western Villages was submitted. Granton will also see the delivery of a pilot project as part of the Edinburgh Homes Demonstrator (EHD), supported by Scottish Government funding, to test a design catalogue for net zero carbon offsite construction.
- 4.12 Significant investment is planned to be delivered across the multi-storey blocks in Muirhouse area in 2021/22, including the commencement of a full external fabric and windows upgrade in May and Gunnet Court and full roof replacement at Fidra. A waste management upgrade and lift refurbishment programme is also taking place at Fidra and Birnies Court. An outline design for the full fabric upgrade of Inchmickery and Oxcars is expected to be completed this year and will begin on site in 2022. At Drylaw, a HEEPS:ABS external wall insulation project is underway and expected to complete in the first quarter of 2021/22, including 18 Council homes, which will be brought up to EESSH.

Investment in North East Locality

- 4.13 Construction is now underway for 40 new social rent homes at Bingham Avenue, following a site start in autumn 2020, with completion expected in the first half of 2021.
- 4.14 At Powderhall, the construction of a new early years centre, with older persons housing above, will commence later this year following the submission of the planning application in January 2021.

- 4.15 Housing preconstruction work will continue at Meadowbank this year, with the procurement process for a development partner now underway and enabling works continuing on site.
- 4.16 An environmental improvement project will be progressed in Northfield following the appointment of a design consultant in March 2020. This will look at improvements around waste, landscaping and public realm with consultation on proposals planned for Spring 2021.
- 4.17 A full fabric upgrade and potential block redesign is planned for two deck-access blocks in Magdalene Drive. A consultation plan has been developed with the local residents, with works expected to start in late 2021/22.
- 4.18 Consultation on outline designs for extensive fabric upgrades (including roof, external walls, entrances and lobbies) in the Peffermill and Craigmillar multi storey blocks will take place in 2021/22, following the initial engagement early last year before the first lockdown.
- 4.19 A contract for the redevelopment of the North Cairntow Travellers Site was awarded in March 2021. The project is expected to take 12 – 18 months to deliver.

Investment in the South East Locality

- 4.20 30 new social rented homes are under development at the former Parkview Care Home, due for completion in 2021.
- 4.21 The purchase of the Liberton hospital site is expected in early 2021 as a key strategic site that seeks to deliver around 400 homes to meet a range of housing needs.
- 4.22 As part of the fire safety improvement programme, the installation of an Automatic Opening Vent (AOV) systems is planned for six high rise blocks in Moredun (Castleview House, Forteviot House, Little France House, Marytree House, Moncrieff House and Moredun House). In the event of fire, the AOV system will open windows or vents to create ventilation and clear smoke within the building, allowing people to leave the building safely. CCTVs and anti-vandalism systems will also be installed as part of improvement programme.
- 4.23 Dumbiedykes phase 6, a HEEPS:ABS project on five blocks with 50 private owners and 30 Council tenants, is expected to be delivered this financial year. An external wall insulation project will also commence in Gracemount, benefitting 86 private owners and 23 Council tenants.

Investment in the South West Locality

- 4.24 There are 33 social rented and 27 mid-market rented homes at North Sighthill expected to be ready for handover in summer of 2021.
- 4.25 In Wester Hailes a cross-Council programme team has been put in place to develop a strategic and co-ordinated approach to the regeneration of Wester Hailes. This work will be taken forward in partnership with the local community building upon the Local Place Plan Progress Report published in 2020. In

2021/22 a contractor will be appointed to progress the design for new homes for a site at Murrayburn Gate as an early action project.

- 4.26 On [23 January 2020](#), the Finance and Resources Committee approved a business case to establish a MTIS Pilot and to introduce a revised Scheme of Assistance (SOA) to help owners invest in their homes. The service is working with owners to improve external fabric and internal common stairs in 180 blocks in Murrayburn. The first phase of improvement work is expected to start later in 2021 and £1.770 million is included in the HRA Programme for that.
- 4.27 Council agreed in the budget to fund additional resource of two surveyors and one case officer to accelerate investment in mixed tenure blocks. It is estimated that £4.000 million of investment could be accelerated and that the HRA share of this would be around £2.800 million. This has been included in the current programme for 2020/21; however, spend is contingent on the successful recruitment of the posts, consultation and agreement of owners to proceed with works and the works starting on site within 2021/22. Further work to identify blocks within the pilot area and programming of capital expenditure will be carried out and will form part of the revised programme in June 2021.
- 4.28 A full building condition survey has been commissioned for Westfield Court; to inform the long-term asset management strategy of the block. The partial replacement of the heating system is due to complete in early 2021/22.
- 4.29 To date full fabric upgrades (roof replacements, external wall insulation and door entry system) in 10 blocks (80 homes) at Westburn have been completed. Phase 3 and 4 are planned for 2021/22, benefitting a further 17 blocks (112 homes) in the area. Owners have been supported through Scottish Government HEEPS:ABS programme.
- 4.30 Another two HEEPS:ABS projects are due to start in in 2021/22. The Dumbryden project will provide full fabric upgrades to ten blocks of flats, involving 43 private owners and 37 Council tenants, while the Oxgangs project will benefit 107 residents in the area.

5. Next Steps

- 5.1 This programme sets out planned delivery for 2021/22. However, officers are working on a revised capital programme which will involve assessing the impact of restrictions on timescales and reprofiling slippage from 2020/21 (currently projected at £10.169m).
- 5.2 As in previous years local members will be consulted on the revised programme for 2021/22 and priorities for future years.
- 5.3 The annual review of the HRA Business Plan will begin in the first quarter of 2021/22. Assumptions will be benchmarked against peers and where relevant, include market and industry standard projections, considering short and medium impacts of Covid-19 and Brexit.

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 £87.386m HRA capital programme for 2021/22. This includes the £1.860m accelerated investment to improve internal common stairs in 180 Council owned blocks and HRA's share of the mixed tenure work accelerated through the additional resource.
- 6.3 The MTIS includes a 20% project management fee to cover the cost of running the service. A bad debt allowance equal to 10% of all owner related costs is factored into the budget. The risk of non-recovery of owners shares to the General Fund is managed by robust engagement with owners and an enhanced Scheme of Assistance for owners to pay their shares. Any debt associated with owners' shares will be managed using the Council's debt recovery procedures and, where appropriate, the use of inhibition orders to secure debt against owners' properties. Ongoing monitoring and evaluation of the pilot will provide gateway checks to manage risk, assess continued value for money and confirmation that key objectives of the service are being met.
- 6.4 The one-year rent freeze agreed by Council means a reduction of £2.014m in projected gross rental income in 2021/22, or £1.939m in net income and funding will need to be drawn from contingency or reserves.
- 6.5 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 approved [Annual Treasury Management Strategy 2021/22](#) and is provided for on an overall programme basis rather than for individual capital projects. New HRA borrowing will benefit from the favourable rate announced at Spring Budget 2020.
- 6.6 As per Appendix 2 the report outlines a revised borrowing requirement of £33.084m in 2021/22. This would result in an additional £0.093m in HRA revenue expenditure to account for the acceleration of the capital programme as set out in 6.2. 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 the principal amount of £33.084m and interest of £23.900m, resulting in total cost to the HRA of £56.984m. Based on a loans fund interest rate of 3.8%, the annual loan charges would be £1.899m over a 30-year period. This includes the borrowing costs for the construction of homes for Edinburgh Living LLP, which has no negative impact on the HRA as interest payments are deferred until the homes are purchased.
- 6.7 The longer-term impact and mitigation of the one-year rent freeze are set out in a separate report to committee and will form part of the annual HRA Business Plan review and 2022/23 budget consultation process.

Risks to programme delivery

- 6.8 The £87.386m HRA capital programme for 2021/22 is one of the largest HRA capital programmes put forward to committee. The top risks to the delivery of the 2021/22 programme and mitigations are:

Risk	Mitigation
<p>Increasing capital investment costs: The increase in new build construction and development costs (workforce, materials etc.) could be higher than anticipated due to the impact of Covid-19 and the need to implement safe working practices, as well as, additional cost implications associated with availability of materials and supply chain issues.</p>	<p>Build cost inflation assumptions are reviewed annually based on market intelligence. In year projections take account of known costs uplifts as a result of Covid-19, but these are not expected to have a sustained long-term impact</p>
<p>Contractor capacity: The capital programme could be delayed due to contractor capacity to deliver and recover out of the Covid-19 pandemic, as well as external factors, such as economic uncertainties associated with Britain leaving the European Union.</p> <p>With investment increasingly focused on buildings and wider neighbourhood, more improvement work will take place outdoor and progress will become more weather dependent.</p>	<p>The Housing Capital Works Framework Agreement 2020-2014 was approved at Finance and Resources Committee on 29 October 2020, which provides increased capacity and flexibility to tender housing capital works.</p> <p>Weather dependency will be taken into account in the development of programmes and when awarding and managing contracts.</p>
<p>Owners & tenant engagement: Over 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. Owners may not have the funds to invest in their homes, delaying or limiting investment to Council homes in these blocks.</p> <p>Tenants may wish to delay works to their homes, for example, kitchen & bathroom upgrades due to Covid-19.</p>	<p>The new Mixed Tenure Improvement Service is now in operation to coordinate improvement works in mixed tenure blocks. Enhanced Scheme of Assistance measures are also in place following Finance and Resources Committee approval on 23 January 2020, which provide extended repayment terms for owners.</p> <p>The delivery of strategic acquisition and disposal of homes continues to achieve block consolidation.</p> <p>Internal works are programmed to take place in quarters 3 and 4. Scottish Government guidance on safe working practices will be followed.</p>
<p>Securing land for affordable housing: One of the key risks to the delivery of 20,000 affordable homes is failure to secure suitable land for development. The HRA Business Plan includes c.£120m for land</p>	<p>The 2021/22 programme includes funding for the acquisition of the Liberton hospital site with Council and NHS Board approvals anticipated in March. The programme also includes funding for transfer of further sites from the General Fund and/or purchase of sites on the open market.</p>

Risk	Mitigation
acquisitions over the next ten years with £20m included in the 2021/22 budget.	

- 6.9 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, services and associated rent levels. There is a regular programme of tenant engagement and customer insight. This includes regular satisfaction surveys, focus groups, tenant panels, tenant led service inspections and scrutiny, resident and community meetings and annual budget consultation.
- 7.2 Consultation on the 2021/22 budget took place in 2020. With Covid-19 distancing restrictions, most of the budget consultation took place virtually, including a phone and online survey, social media campaign and an online meeting with Edinburgh Tenants Federation (ETF) members. All tenants received a paper copy of the budget consultation as part of the Tenants' Courier newsletter during the consultation period.
- 7.3 This year's consultation sought tenants' views on the changing focus of the investment strategy from investing in the interiors of homes, to buildings and neighbourhoods.
- 7.4 While improvement inside tenants' homes and external fabric of buildings remain priority areas for investment, over half of the surveyed tenants said more investment should be made to improve common areas including safe, modern stairwells, improved waste management and recycling facilities, as well as, access to green open spaces and local shops. One in three respondents also cited improved transport links, sports facilities, community meeting spaces and access to community growing spaces as priority areas.
- 7.5 In January 2020, members were briefed on the HRA Budget Strategy 2021-2031 and key investment priorities. Further sessions will be held with ward members on the planned investment in 2021/22 and will capture emerging priorities to feed into the annual budget cycle and a detailed five-year capital programme.
- 7.6 As part of the Housing Service Improvement Plan, a tenant working group, Housing Service Improvement Group, met online for the first time in late 2020. Expanding the remit of the Rent Matters Working Group, members will continue

to help with planning and delivering the rent consultation, as well as, feeding into the wider Housing Service Improvement Programme.

8. Background reading/external references

- 8.1 Mixed Tenure Improvement Strategy, Finance and Resources Committee, [23 January 2020](#).
- 8.2 Housing Revenue Account (HRA) Budget Strategy 2021/22, Housing, Homelessness and Fair Work Committee, [5 November 2020](#).
- 8.3 Housing Sustainability Update, Housing, Homelessness and Fair Work Committee, [5 November 2020](#).
- 8.4 Land Strategy to Support Delivery of Affordable Housing and Brownfield Regeneration, Housing Homelessness and Fair Work, [14 January 2021](#).
- 8.5 HRA Budget Strategy 2021-31, City of Edinburgh Council, [18 February 2021](#).

9. Appendices

- 9.1 Appendix 1 – HRA Capital Investment Programme 2021/22.
- 9.2 Appendix 2 – HRA Revised Resources 2021/22.
- 9.3 Appendix 3 – Map of the Council House Building Programme.

Appendix 1 – HRA Capital Investment Programme 2021/22

Category	Programme	Revised Budget (£m)	Commentary
New Homes	New Homes Development	33.223	Overall design development and construction budget for the new homes programme in 2021/22.
	<i>Pennywell</i>	10.032	<i>Design and construction of 317 affordable homes as part of the ongoing regeneration of Pennywell.</i>
	<i>Dumbryden</i>	6.688	<i>Design and construction of 49 affordable homes at Dumbryden phase 2. .</i>
	<i>Coatfield Lane, Leith</i>	0.209	<i>Demolition of existing homes and design work for circa 33 new affordable homes.</i>
	<i>Silverlea</i>	0.523	<i>Design work to be progressed through a framework contractor for around 123 new affordable homes.</i>
	<i>Bingham Avenue and Parkview</i>	5.988	<i>Construction of 70 new affordable homes continues in 2021/22.</i>
	<i>Fountainbridge</i>	1.568	<i>Spend will focus on delivery of enabling works and pre-development design work for around 145 affordable homes.</i>
	<i>Meadowbank</i>	1.044	<i>Spend on enabling works in advance of appointment of a development partner for around 258 affordable homes.</i>
	<i>Western Villages & D1, Granton</i>	0.993	<i>Commencing with the first phase of the design and delivery of around 313 affordable homes at Western Villages, which forms part of Granton Waterfront. Construction is planned early 2022. 56 affordable homes will progress through the design phase at Granton D1.</i>
	<i>Powderhall</i>	2.090	<i>Spend on 27 affordable homes forming first phase of housing above new early years centre.</i>
	<i>Post-construction work (retention)/ early design development and staff costs</i>	4.088	<i>Includes resources to support the programme, as well as, design development for 286 affordable homes on pipeline sites which will be transferred to the HRA.</i>
		Land Acquisitions	20.000
New Homes Subtotal		53.223	
Existing Council homes and neighbourhoods	External and Estate Improvements	15.460	To fund external work and wider estate improvement.
	<i>External Fabric (High and Low Rise) and EESSH</i>	8.734	<i>Around 1,000 homes will benefit from a combination of insulation and external render measures required to bring homes up to EESSH, including HEEPS:ABS programme. Two multi-storey will benefit from insulation and external render (May & Gunnet). Roof replacement of one multi (Fidra) and stack lining at Fidra & Birnies Court.</i>
	<i>Mixed Tenure Improvement Pilot</i>	4.570	<i>HRA's share of the mixed tenure work being taken forward in the Dumbryden/Murrayburn pilot area.</i>

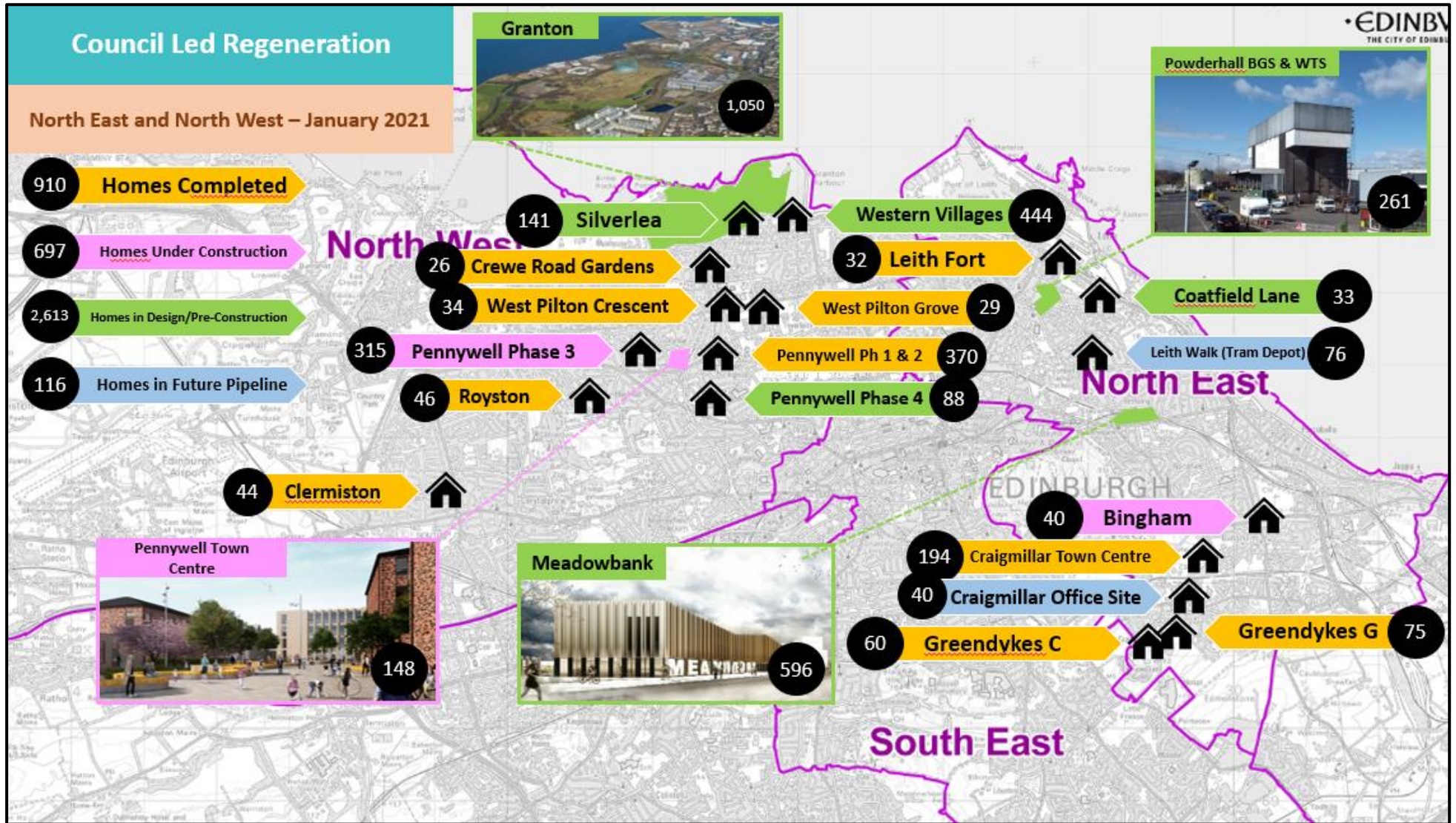
	<i>Placemaking, including NEPs and North Cairntow redevelopment</i>	1.617	<i>To fund Neighbourhood Environmental Projects in localities & redevelopment of North Cairntow Gypsy Traveller site.</i>
	<i>Community Care (adaptations)</i>	0.539	<i>In response to Covid-19 restrictions, a reduced budget has been set for adaptations outside tenants' homes (e.g. ramps) and emergency health and safety applications. The budget remains flexible to respond to demand.</i>
	Communal Improvements	10.363	To fund general Improvement work in communal area of blocks.
	<i>Secure Door Entry and follow-on improvement</i>	3.381	<i>300 blocks will receive secure door entry systems to maintain compliance with SHQS.</i>
	<i>Internal common stairwells improvement (as approved by Council on 18 Feb 2021)</i>	1.860	<i>180 blocks will receive internal stair refurbishment (including upgrades to windows, walls, ceilings, balustrades and handrails, stair painting, and improved lighting).</i>
	<i>Multi-Storey Services</i>	0.539	<i>The refurbishment of 12 lifts in five multi storey blocks.</i>
	<i>Water Tanks</i>	0.270	<i>Up to 100 blocks will have their communal water tank replaced.</i>
	<i>Fire Safety</i>	4.313	<i>Fire safety upgrades in high rise blocks.</i>
	Internal Improvements	8.340	To fund improvement work that requires access to tenants' homes.
	<i>Kitchens and Bathrooms</i>	2.696	<i>325 homes will benefit from new kitchens and bathrooms.</i>
	<i>Electrical Rewiring and Smoke Detection</i>	1.474	<i>375 homes will have their electrics upgraded and smoke detection installation to meet new legislation.</i>
	<i>Windows and External Doors</i>	2.156	<i>280 homes will benefit for energy efficient windows and external doors.</i>
	<i>Heating Upgrades</i>	1.475	<i>350 homes will have energy efficient gas heating systems installed.</i>
	<i>Adhoc internal upgrades (including Empty Homes)</i>	0.539	<i>Capitalisation of repairs and upgrade of empty homes when they become vacant.</i>
	Existing homes and neighbourhoods Subtotal	34.163	
	Grand Total	87.386	

Appendix 2 – HRA Revised Resources 2021/22

Resources	£ million
Prudential Borrowing	£33.084
Capital Funded from Current Revenue (CFCR) and Strategic Housing Investment Fund	£18.300
Capital Receipts and Contributions	£4.560
Receipts from LLPs*	£19.583
Scottish Government Subsidy (Social)	£11.859
Total Resources	£87.386

**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 3.1 – Map of the Council House Building Programme: North East and North West



Appendix 3.2 – Map of the Council House Building Programme: South East and South West



Housing, Homelessness & Fair Work Committee

10:00am, Thursday, 18 March 2021

Local Connection: Update

Executive/routine
Wards
Council Commitments

1. Recommendations

- 1.1 Committee is asked to note the delay to any modifications to local connection referrals.
- 1.2 Officers will provide Committee with further updates when more information becomes available.

Jackie Irvine

Chief Social Work Officer and Head of Safer and Stronger Communities

Contact: Nicky Brown, Homelessness & Housing Support Senior Manager

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

Local Connection: Update

2. Executive Summary

- 2.1 This report provides Committee with an update on modifications to local connection referrals. Scottish Government have advised that any changes will not take effect in May 2021 as was expected. No alternative date for the commencement of any changes has been provided.

3. Background

- 3.1 At present local authorities have the power to refer a household they have assessed as homeless to another local authority if they determine that the household does not have a local connection to their local authority area. This is set out in Section 33 of The Housing (Scotland) Act 1987 (the Act). This does not apply where there is a risk of domestic abuse.
- 3.2 Having a local connection to a local authority area is set out in Section 27 of the Act, that is:
- 3.2.1 because he or she is or was in the past normally resident in it, and this residence was of his or her own choice; or
 - 3.2.2 because he or she is employed in it; or
 - 3.2.3 because of family associations; or
 - 3.2.4 because of any special circumstances.
- 3.3 The Homelessness & Rough Sleeping Action Group (HARSAG) recommended that local connection referrals be suspended between local authorities in their interim report which was accepted by Scottish Government in 2018.
- 3.4 The Homelessness etc (Scotland) Act 2003 (Commencement no.4) Order 2019 commenced on 7 November 2019 which allows Scottish Ministers to modify the operation of Section 33 of the Act, which in turn allows local connection referrals of a homeless applicant to another local authority in certain circumstances.
- 3.5 The suspension of referrals between Scottish local authorities will remove the local connection part of the homeless assessment and will mean that households can

choose where to make a homeless application. Households will be entitled to homeless assistance in the Scottish local authority area of their choice, regardless of whether they have a local connection to that area.

- 3.6 Scottish Ministers are obliged to make a statement, within 18 months of Section 8 of the 2003 Act coming into force, setting out the circumstances in which, and the general criteria by reference to which, the power to modify the local connection provisions are to be exercised. This was extended from 12 months as part of the Coronavirus (Scotland) (No2) Act, in recognition of the sectors ability to respond to the statement during the pandemic. The Ministerial Statement will be published by 7 May 2021.
- 3.7 Consultation by Scottish Government invited comments on the suspension of local connection, the closing date for responses was 23 October 2020. Officers submitted a consultation response to Scottish Government by the deadline and a report containing this response was agreed by Committee on 5 November 2020. This highlighted the significant pressures with regards to housing and homelessness in Edinburgh and the likelihood that any suspension of local connection referrals will result in an increase in the number of households seeking homelessness assistance in the city.

4. Main report

- 4.1 Further to the submission officers received an email from Scottish Government Civil Servants on 14 January 2021 to advise that:
 - 4.1.1 As a result of COVID-19 the intention is to bring forward any legislation to modify local connection to the next session of parliament, as opposed to this session.
 - 4.1.2 This is to take cognisance of the current COVID-19 restrictions and the need to restrict movement between local authority areas.
 - 4.1.3 This will allow time to work through issues raised via consultation responses with local authorities and other stakeholders.
 - 4.1.4 The Ministerial Statement will be published by the 7 May 2021 deadline.
 - 4.1.5 All consultation responses have been published on the Scottish Government website, a report analysing the results of the consultation is expected to be available shortly.
- 4.2 Therefore, any changes to local connection will not be in place at the end of May 2021 as was expected. Officers will ensure that Committee is updated on future developments, including any details of a future commencement date.

5. Next Steps

- 5.1 Officers will continue to engage with Scottish Government Civil Servants on this matter.
- 5.2 Officers will provide further updates to Committee as information becomes available.

6. Financial impact

- 6.1 There are no financial impacts as a direct result of this report, however, it is anticipated that the suspension of local connection referrals between Scottish local authorities will result in an adverse financial impact.

7. Stakeholder/Community Impact

- 7.1 N/A

8. Background reading/external references

- 8.1 [Consultation Response: Local Connection – report to Housing, Homelessness & Fair Work Committee, 5 November 20220.](#)
- 8.2 [Consultation papers](#)

9. Appendices

- 9.1 None.

Housing, Homelessness and Fair Work Committee

10.00am, Thursday, 18 March 2021

Community-Led Factoring

Executive/routine
Wards
Council Commitments

1. Recommendations

- 1.1 It is recommended that the Housing, Homelessness and Fair Work Committee:
 - 1.1.1 Notes the update on Craigmillar regeneration and the engagement that has taken place with Registered Social Landlords (RSLs) and the Neighbourhood Alliance (NA) regarding community led factoring;
 - 1.1.2 Agrees to discharge the motion on Community Factoring approved by City of Edinburgh Council on [15 October 2020](#); and
 - 1.1.3 Notes that officers will continue to engage with partner organisations in Craigmillar to improve estate management and explore opportunities for local people to become more involved in the maintenance of the estate.

Paul Lawrence

Executive Director of Place

Contact: Elaine Scott, Housing Services Manager

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

Community-Led Factoring

2. Executive Summary

- 2.1 This report provides an update on regeneration of the Craigmillar estate and advises regarding discussions with RSLs and the Neighbourhood Alliance (NA) regarding opportunities for community factoring in new developments.
- 2.2 Committee is asked to discharge the motion approved by the City of Edinburgh Council on the [15 October 2020](#) and to note that officers will continue to engage with landlords and community organisations in Craigmillar to develop a joined up approach to estate management with opportunities for local people to become more involved in maintaining the management of the estate.

3. Background

- 3.1 On Thursday [15 October 2020](#) the City of Edinburgh Council approved an amended motion on Community Factoring (item 9.6) requesting a report back to the Housing Homelessness and Fair Work Committee in two cycles. The motion requested that Council:
 - 3.1.1 Recognises the contribution to the regeneration of Craigmillar by the NA and the valuable local knowledge they possess. Recognises further that organisations rooted in their communities have a contribution to make to the ongoing enhancement of the area;
 - 3.1.2 Therefore, instructs officers to engage with partner organisations; including the NA and RSLs, co-operatives and social enterprises to discuss opportunities for community factoring in new developments; and
 - 3.1.3 Agrees that officers report back to the Housing Homelessness and Fair Work committee in two cycles on the outcomes of these discussions, what the next steps could be, and how they could support other local groups with similar aims.

4. Main report

- 4.1 The Craigmillar estate has been transformed through affordable housing led regeneration. This has included delivery of over 1,250 new affordable and private homes, a new primary school, Council office and hub and a new retail centre. Investment in new affordable homes alone exceeds £160million; including Council investment, Registered Social Landlord (RSL) private finance and £69million of Scottish Government grant funding. The new secondary school is under construction and expected to complete later this year.
- 4.2 In 2019 the Community Alliance Trust and the NA decided it was timely to review the outcomes delivered through the regeneration in order to get a better understanding of achievements to date and work still to be done. The process, called 'Changing Craigmillar', sought the views of local people and various organisations who have been part of the regeneration through interactive sessions and a community survey. The NA has advised that they plan to present the outcomes of this work to the community when Covid-19 restrictions are lifted.
- 4.3 Over the past 15 years, poor quality, low demand housing in Craigmillar has been replaced with quality new build housing for affordable rent and home ownership. There is high demand for social rented and mid rent homes in the Craigmillar area with market homes for sale advertised at between £145,000 and £275,000. It is recognised, however, that there is considerable work to be done to deliver the aspirations set out in the Craigmillar Urban Design Framework that was developed in partnership with the community in 2005 and informed subsequent masterplans, residential and commercial development.
- 4.4 A project team from across the Council has been established to take forward the next stage of the regeneration which includes plans to turn Niddrie Mains Road into a new vibrant town centre, improve connections with neighbouring communities and re-engage with the local community to take forward the community led 'Changing Craigmillar' process.
- 4.5 In addition to the priorities identified above, it is anticipated that the Changing Craigmillar report will identify the need for improvements in wider estates management. The ongoing maintenance of new areas and the existing estate is important both to ensure the area remains attractive and has a sense of place for residents and visitors to the area but also to protect the significant public and private investment in the estate.
- 4.6 There is now a range of ownership and maintenance arrangements in place in Craigmillar. Alongside the Council there are number of RSLs who have homes in the area. These include Dunedin Canmore Housing Association, Link Housing Group, Castle Rock Edinvar Housing Association Ltd and Manor Estates Housing Association.
- 4.7 Depending on the ownership and type of development, there are a range of factoring and landscape maintenance arrangements in place. In older areas owned by the Council, the landscape maintenance is carried out by the Council's Parks

and Greenspace team while in new-build areas owned by the Council, the landscape maintenance is sub-contracted to Lowther Homes once the initial defects rectification period for landscape is concluded. During the defects rectification period the contractor who built the homes is responsible for landscape maintenance, which allows time for the landscaping to bed in and any issues or errors to be resolved.

- 4.8 Landscape arrangements for areas owned by RSLs are either done by in-house RLS teams or subcontracted out to landscape maintenance providers. For example, Castle Rock Edinvar Housing Association Ltd subcontracts its landscape maintenance to Residential Management Group Ltd (RMG Scotland), Dunedin Canmore Housing Association, which is part of Wheatley Group uses Lowther Homes (which is also part of Wheatley Group) and Link Housing Group has an estate management team which sits under Link Property, the repairs and maintenance service. Linkscape focuses on estate enhancements and external reactive repairs, whilst the large-scale grass maintenance is sub-contracted out to Idverde Ltd. Manor Estates Housing Association also sub-contracts its landscape maintenance to a company called Greenfingers Landscape Ltd.

Opportunities for Community Factoring in new developments

- 4.9 Factoring of buildings and amenity spaces involves expertise across many different areas which include, not limited to: Stairway/Window cleaning and fire safety inspections:
- cyclical maintenance and responsive repairs;
 - grounds maintenance (hard and soft landscaped areas);
 - graffiti removal, vandalism repairs;
 - managing anti-social behaviour;
 - infestation, vermin/pests in common areas of buildings;
 - refuse disposal and litter;
 - buildings insurance;
 - insurance claims; and
 - complaint handling.
- 4.10 The Property Factors (Scotland) Act 2011 introduced a mandatory registration process for all property factors; including a mandatory code of conduct to follow and a complaints procedure for any owner dissatisfied with the actions or failure of their property factor.
- 4.11 A community owned factoring company would require to meet a range of legislative requirements and to compete with established businesses to secure contracts from owners. In the context of this report and Craigmillar regeneration, community factoring is believed to have the most potential around areas of landscape maintenance.
- 4.12 Officers have met with the RSLs who have developed new homes in Craigmillar over recent years. Work is underway to collate information on land ownership and maintenance arrangements. This will help to identify areas that are not covered by

existing maintenance arrangements and will inform a more joined up approach to grounds maintenance and estates management across Craigmillar.

- 4.13 RSLs were asked if they would be interested in appointing a community factoring company. RSLs advised that they have existing contracts in place and would require to follow procurement rules and meet their own internal governance requirements when appointing new contractors. However, RSLs also said that they secure community benefits through their contracts, employ apprentices and would be interested in finding out more about community factoring and working with the Council and other partners in Craigmillar; including community organisations to improve estate management.
- 4.14 The NA has said that they believe that tenants and owners would be very happy to pay their factoring charge to a company employing local people and also believe that residents would be interested in working for a community led factoring company. Their own experience, however, of getting developers to provide expertise to get a maintenance company set up so that local people could gain experience at a small scale has not been successful. The developers did not secure planning permission for their proposed developments and discussions came to an end. It was suggested that building on local projects and local successes; such as the Craigmillar Alliance Trust's experience of working with disengaged children to get them involved in community gardening, might be more successful over time in creating opportunities for learning skills, employment and community enterprise.
- 4.15 Estates Management is a major workstream within the Housing Service Improvement Plan (HSIP) involving joint working with services across Place Management to review the current model of service delivery for estates management, to improve the efficiency and promote a more integrated, resolution-focused service. The aim of the project is to develop a coordinated approach across Council services, to provide effective estate management so that tenants live in places that are clean, well-managed and safe. Whether that is the common stair, the shared garden or the surrounding environment within which they live.
- 4.16 Successful estate management requires a joined-up approach across Council services and with other owners. Through the community Led Changing Craigmillar work there is an opportunity for the Council and RSLs (as the major landowners) to work with community organisations to identify opportunities for local people to become more involved in the management of the estate and to gain training and work experience in grounds maintenance which in due course could support people to find employment and/or establish community enterprises.

5. Next Steps

- 5.1 Officers will continue to engage with NA and RSLs to support the Changing Craigmillar process, improve estate management; including identifying opportunities for local people to improve their estate and gain skills and experience.

The above work will inform the estates management workstream within the HSIP which aims to improve estates management across the city and will also inform approach to estates regeneration in other areas of the city.

6. Financial impact

- 6.1 There are no direct financial implications arising from this report.

7. Stakeholder/Community Impact

- 7.1 Increasing opportunities for people to gain work experience, skills and training would have a positive impact on employment prospects, physical and mental health and would support the regeneration of Craigmillar.
- 7.2 Increasing opportunities for local people to become more involved in the management of the estate and in growing local businesses would have a positive impact on the regeneration of Craigmillar.

8. Background reading/external references

- 8.1 The City of Edinburgh Council, [15 October 2020](#).

9. Appendices

- 9.1 None.

Housing, Homelessness and Fair Work Committee

10.00am, Thursday, 18 March 2021

Business Improvement Districts

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

1. Recommendations

- 1.1 Committee is asked to agree the process for determining the Council's vote(s) in a Business Improvement District (BID) Ballot as follows:
 - 1.1.1 In the event that the Council has multiple properties within the BID area, the Council will cast the same vote for all properties;
 - 1.1.2 Should the Convener and Vice Convener of Housing, Homelessness and Fair Work, the Convener and Vice Convener of Finance and Resources and local ward Councillors not reach consensus on how the Council vote should be cast, they will be asked to cast one further vote by way of a poll. The majority outcome of the poll will determine the Council overall vote;
 - 1.1.3 In the event that there is no consensus reached and there is no overall majority, responsibility for the Council's vote(s) is delegated to the Executive Director of Place in consultation with the Leader and Depute Leader of the Council.

Paul Lawrence

Executive Director of Place

Contact: Elin Williamson, Business Growth and Inclusion Senior manager

E-mail: elin.williamson@edinburgh.gov.uk | Tel: 0131 469 2801

Business Improvement Districts

2. Executive Summary

- 2.1 This report sets out the recommended process for confirming the Council's vote (where applicable) when establishing Business Improvement Districts (BIDs).

3. Background

- 3.1 BIDs allow business communities to raise funds through a levy on non-domestic rates (NDR) and take forward a range of activities to improve the area in which they are located.
- 3.2 There are currently two business improvement districts in Edinburgh – [Essential Edinburgh](#) (City Centre – New Town) and Edinburgh's [West End](#).
- 3.3 The West End BID term ended in June 2020. Due to the Covid-19 pandemic, [legislation](#) was put in place to allow BIDs to extend their operational term until 31 March 2021 with a rebalot meant to be held before then.
- 3.4 The [Business Improvement Districts \(Scotland\) Regulations](#) (2007) cover how BIDs are formed and operate. Both Local Government and Scottish Government, including its agency the Scottish Towns Partnership, have a role in oversight of the development process and any BID.
- 3.5 There are a number of responsibilities within the legislation in respect of responsibilities which fall to the local authority to progress. However, these do not include responsibilities in respect of voting rights.
- 3.6 A report was presented to, and agreed by, Housing, Homelessness and Fair Work Committee on [20 January 2020](#), setting out the process for how the Council's vote should be determined in those cases where the Council is an eligible voter in a ballot establishing a BID.
- 3.7 The report did not clarify how the vote would be determined in the event of multiple Council-owned properties in the BID area or in the event that consensus could not be reached and a further report, clarifying the procedure for any future ballot was requested.

4. Main report

- 4.1 In addition to the Council's statutory duties in respect of the preparation and administration of a BID, there are situations where the Council would also be an eligible voter in the area being considered for a BID due to the Council's property ownership.
- 4.2 The actual vote (or votes) has to be submitted by an officer of the Council. It was agreed in Housing, Homelessness and Fair Work Committee on [20 January 2020](#) that this responsibility would be delegated to the Executive Director of Place, in consultation with the Convener and Vice Convener of Housing, Homelessness and Fair Work, the Convener and Vice Convener of Finance and Resources and local ward Councillors.
- 4.3 In the event that the Council has multiple properties within the BID area, the Council needs to cast one vote for each property.
- 4.4 The Council wishes to have an overall stance for the BID, which would be applied to every property in our ownership. It is therefore recommended that, where the Council has multiple properties eligible to vote, that the same vote will be cast for all properties to avoid any confusion around the Council's position with regards to the BID.
- 4.5 It is further recommended that, if consensus cannot be reached through dialogue between the Convener and Vice Convener of Housing, Homelessness and Fair Work, the Convener and Vice Convener of Finance and Resources and local ward Councillors, a poll should be held on whether they support the principles of the BID (as set out in their business plan) or not with each having a single vote. If one of the ward Councillors is also Convener or Vice Convener of either Committee, their vote should still only count once. The overall Council vote will then be determined by a simple majority outcome of the poll, giving equal weighting to the interests of the local community, the Council's financial position and the economic impact of the proposal.
- 4.6 In the event of a tie, and there is no overall position for the Council, it is recommended that, rather than abstain, the decision of the Council overall vote will be taken by the Executive Director of Place in consultation with the Council Leader and Depute Leader.

5. Next Steps

- 5.1 The consultation arrangements outlined in the previous report to Housing Homelessness and Fair Work Committee will be followed for any new proposals to create a BID where the Council is an eligible voter. If the recommendations in this report are approved, the consultation arrangements outlined above will be followed in the event that consensus cannot be reached.
- 5.2 Officers are of the understanding that the West End BID Board has decided to terminate the BID arrangements when the current operational term comes to an end

on 31 March 2021, so no rebalot will take place this year. It is expected that the next BID ballot in Edinburgh will be a renewal ballot for the City Centre BID. This is likely to take place around June 2023.

6. Financial impact

- 6.1 There are no financial impacts arising directly from this report.
- 6.2 However, if the outcome of a ballot is to go ahead to establish a BID in an area where the Council has property ownership, there will be a financial impact on the Council as a result of the additional levy applied. The additional levy % is determined by the individual BID proposers as part of their business plan development.

7. Stakeholder/Community Impact

- 7.1 The consultation on BIDs is undertaken by a BID steering group, usually established by interested businesses in a local area.

8. Background reading/external references

- 8.1 [Business Improvement Districts](#) report to Housing, Homelessness and Fair Work Committee 20 January 2020.

9. Appendices

- 9.1 None.

Housing, Homelessness and Fair Work Committee

10.00am, Thursday, 18 March 2021

Place Directorate - Revenue Monitoring 2020/21 – month nine position

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

1. Recommendations

- 1.1 It is recommended that the Committee notes:
- 1.1.1 That the Housing Revenue Account (HRA) projected position for the 2020/2021 financial year is a balanced after a contribution of £10.598m towards the Strategic Housing Capital Investment Programme;
 - 1.1.2 The Place General Fund (GF) ‘business as usual’ revenue budget forecast for 2020/2021 is a projected £0.128m overspend (excluding Covid-19 impact) for services within the remit of this Committee; and
 - 1.1.3 The Place GF revenue budget forecast for 2020/2021 in respect of the net cost impact of Covid-19 is forecast to be £2.150m for services within the remit of this Committee.

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 Monitoring 2020/21 – month nine position

2. Executive Summary

- 2.1 This report sets out the projected month nine revenue monitoring position for the HRA and Place Directorate GF for services within the scope of this Committee. The month nine position is based on analysis of actual expenditure and income to the end of December 2020, and expenditure and income projections for the remainder of the 2020/2021 financial year.
- 2.2 At month nine, the 2020/2021 full year forecast for the HRA is a balanced position after providing £10.598m from revenue for the planned capital investment programme in forthcoming years. However, this forecast is dependent on the allocation of full year costs of Covid-19 on operations and revised costs, following a return to essential repairs and maintenance services for the final quarter of 2020/21.
- 2.3 At month nine, the GF Covid-19 impact for services within the remit of this Committee has been forecast to be a net cost in the region of £2.150m. This takes into account further assessment of the return to essential repair and maintenance services in the final quarter of 2020/21 and the allocation of extra-ordinary costs to protect staff and tenants from the risk of infection in relation to the net loss of income to Housing Property Services from the volume of jobs able to be undertaken due to the restricted operating context.
- 2.4 This report is supplementary to the scheduled revenue monitoring in order to furnish the Committee with an additional financial update reflecting the exceptional circumstances of the 2020/2021 financial year and Covid-19 implications on Council budgets. This report has been prepared on an exceptions basis and will focus on movements from the month seven forecast position reported to Committee on [14 January 2021](#) and further risks which may impact the actual out-turn budget position.

3. Background

- 3.1 The HRA is a ring-fenced statutory account. The HRA is funded from rents for Council housing and related assets and is used to fund the provision of Council housing in line with tenants' priorities.
- 3.2 In [February 2020](#), the Council approved a 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 portfolio of services under the remit of the Committee have a GF gross revenue budget of £77.550m in 2020/21 which is netted to £0.859m after budgeted income of £76.691m is considered.
- 3.4 This report provides an update on financial performance against the above revenue budgets with a focus on exceptions; movements from month seven reporting and risks linked to the Covid-19 context in particular which may impact the actual out-turn position.

4. Main report

Housing Revenue Account

- 4.1 The approved HRA budget for 2020/21 is derived from the longer-term strategy. It comprises a budgeted revenue income of £103.138m and costs of £92.540m. This enables a budgeted contribution of £6.942m to the Strategic Housing Investment Fund in accordance with the finance strategy for future planned investment after making a £3.656m revenue contribution towards in-year capital investment. The total budgeted contribution from 2020/21 revenue is £10.598m. Forecasts and variances against budget are shown within Appendix 1.

Movements from month seven reporting and associated risks

- 4.2 The summary movements in respect of HRA income, costs and revenue contribution to Strategic Housing Investment Fund are as follows:
 - 4.2.1 **Income** – as set out in paragraph 4.1, there is no change in net forecast income assumed at month nine however an in-year contribution of £3.656m (which was budgeted to be met from revenue generated in year) will be transferred to the Strategic Housing Investment Fund, increasing the budgeted in year contribution to future investment. This will be managed as part of the HRA Business Planning and Capital Investment Programme activity; and
 - 4.2.2 **Costs** - as per month seven, the favourable repairs and maintenance variance reflects fewer repairs being carried out than was projected at month seven. The month nine forecast has identified an allocation of operational costs for COVID-19 related measures to ensure safe working for colleagues

and tenants. These costs include the retrofitting of vehicles, for example with washing facilities, training and other equipment and materials.

General Fund

- 4.3 **Business as usual** - at month nine, the 'business as usual' forecast position for GF services within the remit of the Committee is a £0.128m over-spend (excluding Covid-19 impact). This, in the main, represents the residual 'at risk' element of the approved budget saving of £0.500m in respect of Business Growth and Inclusion third party expenditure which was materially changed as a result of the impact of Covid-19.
- 4.4 **Covid-19 Impact** – at month nine, the GF Covid-19 impact for services within the remit of this Committee has been forecast to be a net cost in the region of £2.150m, which is in line with the reported position at month seven. Since the previous report, the impact of re-introducing an essential repairs service has been further assessed and extra-ordinary costs to protect staff and tenants from the risk have been allocated to the HRA. This forecast has been prepared in accordance with Audit Scotland guidance in relation to accounting for Covid-19 impacts and is included within the projected break-even position forecast for the Council overall.

5. Next Steps

- 5.1 The Place Directorate is committed to delivering mitigating management action to address identified budget pressures wherever possible. Progress will be reported to Committee at agreed frequencies. Work is currently being undertaken to identify and mitigate financial risks in the 2021/22 financial year as part of a rolling process of budget management.

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 HRA Budget Strategy, Finance and Resources Committee, [14 February 2020](#).
- 8.2 Revenue Monitoring Update, Month Three Position, [3 September 2020](#).
- 8.3 Revenue Monitoring Update, Month Five Position, [5 November 2020](#)

9. Appendices

- 9.1 Appendix 1 – Place Directorate - HRA Revenue Projection: 2020/2021 – Month nine forecasted position.
- 9.2 Appendix 2 - 2020/2021 – GF Approved Savings - Month nine assessment.

Appendix 1 – Place Directorate - HRA Revenue Projection: 2020/2021 – Month nine forecasted position.

	2020/2021	2020/2021	2020/2021
	Budget	Month 9 Forecast	Month 9 Forecast Variance
	£m	£m	£m
Net Income	-103.138	-103.138	0.000
Strategic Housing Investment Fund	6.942	10.598	3.656
Total Income	-96.196	-92.54	3.656
Housing Management	33.339	33.249	-0.090
Repairs and Maintenance	19.691	17.033	-2.658
Covid-19 Extraordinary Costs *	0	3.316	3.316
Environmental Maintenance	2.787	2.605	-0.182
Debt Servicing	36.723	36.337	-0.386
	92.54	92.54	0.000
Housing Investment (CFCR)	3.656	0	-3.656
Total Expenditure	96.196	92.54	-3.656
2020/2021 contribution to capital expenditure	10.598	10.598	0.000

Note: The Strategic Investment Fund is made up of the Repairs and Renewals Reserve and the Council Tax Discount Fund. The budgeted draw-down forms part of the approved Capital Investment Programme for 2020/2021. CFCR denotes Capital Funded From Current Revenue.

*** denotes an estimate of additional extraordinary costs in relation to Covid-19.**

Appendix 2 – Housing, Homelessness and Fair Work – General Fund – 2020/2021 – Approved Savings, Efficiencies and Mitigations - Month nine forecasted position.

2020/21 Approved Savings within the remit of Housing, Homelessness and Fair Work.

Saving	Green £m	Amber £m	Red £m	Black £m	Total £m
	Delivered	In Progress	Limited Assurance	At Risk *	
Business Growth and Inclusion.	0.388	0.000	0.000	0.112 MC	0.500
Marketing Edinburgh	0.490	0.000	0.000	0.000	0.490
Total	0.878	0.000	0.000	0.112	0.990
% of Total	89%	0%	0%	11%	100%

***PD = Project Design**

***MC= Material Change in Circumstances**

GF month nine forecast for services within the remit of the Committee is £0.128m over-spend which is in the main representative of the ‘at risk’ element of approved savings above.

This page is intentionally left blank

Housing, Homelessness and Fair Work Committee

10am, Thursday, 18 March 2021

Homelessness and Housing Support - Revenue Monitoring 2020/21 – 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 £13.1m for Communities and Families at month nine.
 - 1.1.2 note that this pressure includes a net residual budget pressure of £9.3m for the Homelessness and Housing Support service.
 - 1.1.3 note that the net pressure of £9.3m relates primarily to the impact of the Covid-19 pandemic.
 - 1.1.4 note that an approved saving of £0.060m in 2020/21 has been assessed as amber and is at risk of not being delivered until 2021/22.

Jackie Irvine

Head of Safer and Stronger Communities and Chief Social Work Officer

Contact: Douglas Pirie, Principal Accountant

E-mail: douglas.pirie@edinburgh.gov.uk | Tel: 0131 529 7227

Revenue Monitoring 2020/21 – 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 2020, and expenditure and income projections for the remainder of the financial year.
- 2.2 The projected net residual budget pressure of £9.3m is part of an overall net residual budget pressure of £13.1m for Communities and Families, of which, £13.7m is estimated to relate to the impact of the Covid-19 pandemic.
- 2.3 Efforts are being made to identify management action to reduce the budget pressure whilst continuing to address the public health requirements of the pandemic.

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 2020/21 net budget for Homelessness and Housing Support is £30.7m.
- 3.3 This report sets out the projected overall position for the Homelessness and Housing Support revenue expenditure budget for 2020/21.

4. Main report

Overall Position

- 4.1 The Homelessness and Housing Support service is projecting net budget pressures of £9.3m at month nine, which is related to the Covid-19 pandemic. This is part of an overall net residual budget pressure of £13.1m for Communities and Families.

Budget Pressures £9.3m

- 4.2 During the Covid-19 pandemic, the Council has used significantly more temporary accommodation to support vulnerable people and ensure that the spread of the virus is minimised amongst the homeless population. The increased use of temporary accommodation has created a significant additional budget pressure, currently projected to be £9.3m.
- 4.3 The increase in temporary accommodation use is due to three main factors: the provision of additional accommodation for those rough sleeping; the provision of temporary accommodation for people who may have no recourse to public funds; and a lack of move on or settled accommodation across all tenures.
- 4.4 There is a projected 58% increase in the use of bed and breakfast/ shared house and interim accommodation provision in 2020/21 compared with 2019/20. This is an increase of 215,000 bed nights.
- 4.5 Homelessness presentations have fallen since the introduction of lockdown restrictions in March 2020, however, this has not translated into a reduction in people requiring temporary accommodation. In recent years 60% of homeless presentations result in the service user taking up temporary accommodation. Over the period of the public health crisis over 90% of those presenting for assistance have required temporary accommodation. This, combined with the reduction in availability of move on accommodation, has resulted in a net increase in the number of households being supported in temporary accommodation.
- 4.6 Due to the Covid-19 emergency the Council and Registered Social Landlords (RSLs) had to stop advertising and letting homes to protect customers and staff. It was not possible for viewing of properties to take place and services such as furniture removals and utility connections were not available to enable people to move into permanent homes.
- 4.7 The number of settled homes available across all tenures is beginning to pick up, however, there are factors, which at the moment are not quantifiable, that may impact on these figures, for example expected increases in domestic abuse cases, relationship breakdowns and unemployment, and reductions in income due to the impact on the economy.
- 4.8 The financial impact in 2020/21 will depend on the number of homeless presentations as restrictions are relaxed, and how quickly allocations to permanent accommodation can be made. The net pressure forecast for 2020/21 is currently £9.3m which is primarily related to the impact of Covid-19. This is based on the number of households currently in temporary accommodation, including those previously rough sleeping or using night shelters and those with no recourse to public funds (NRPF). The forecast pressure allows for an element of growth in numbers over the remainder of the financial year.

Savings Delivery – Approved Savings 2020/21 Budget

- 4.9 An approved budget saving of £0.060m for Homelessness and Housing Support relates to the adoption of the Scottish Government Framework for electricity and gas. Progress in the delivery of the saving is reviewed regularly and an analysis has been undertaken in consultation with senior management. Due to delays on the part of suppliers, this saving has been assessed as amber and is at risk of not being delivered until 2021/22.

5. Next Steps

- 5.1 Work is ongoing to identify mitigating measures including changes to the current mix of temporary accommodation, reducing the reliance on expensive and unsuitable accommodation.
- 5.2 The service is currently developing financial plans that seek to address the current £9.3m pressure and work towards the aims of the Rapid Rehousing Transition Plan, which fall into four broad categories:
- 5.2.1 Prevention of homelessness.
 - 5.2.2 Transforming temporary accommodation.
 - 5.2.3 Ending rough sleeping.
 - 5.2.4 Provision of settled accommodation.
- 5.3 Officers will continue to seek to identify appropriate properties for use as Home Share as instructed by members.
- 5.4 Officers will work with partners and landlords in the city to increase the availability of suitable temporary accommodation.

6. Financial impact

- 6.1 The report highlights 2020/21 projected net budget pressures of £9.3m for Homelessness and Housing Support services, which are primarily related to the Covid-19 pandemic. This is included in the overall net residual budget pressure of £13.1m for Communities and Families, of which £13.7m relates to the impact of Covid-19.
- 6.2 This position is subject to active monitoring, management of risks and identification of further mitigation.
- 6.3 The service is currently developing financial plans that seek to address the current £9.3m pressure and work towards the aims of the Rapid Rehousing Transition Plan. The financial implications will be considered in the 2021/22 budget process.

7. Stakeholder / Community Impact

- 7.1 There is no direct relevance to the report's contents. The Council undertook a budget engagement exercise when developing the 2020/21 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 None

This page is intentionally left blank

Housing, Homelessness and Fair Work Committee

10.00am, Thursday 18 March 2021

Housing Land Audit and Completions Programme 2020 – referral from the Planning Committee

Executive/routine
Wards
Council Commitments

1. For Decision/Action

- 1.1 The Planning Committee has referred a report on the Housing Land Audit and Completions Programme 2020 to the Housing, Homelessness and Fair Work Committee for information.

Andrew Kerr

Chief Executive

Contact: Veronica MacMillan, Committee Services, Strategy and Communications
Division, Chief Executive's Services

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

Referral Report

Housing Land Audit and Completions Programme 2020

2. Terms of Referral

- 2.1 On the 3 February 2021, the Planning Committee considered a report which summarised the findings of the 2020 annual Housing Land Audit and Completions Programme.
- 2.2 The Planning Committee agreed:
- 1) To note the findings of the report including Appendix 1, 'The Housing Land Audit and Completions Programme 2020'.
 - 2) To refer the report to the SESplan project board.
 - 3) To refer the report to the Scottish Government to assist ongoing development of planning practice in relation to housing delivery and measuring the availability of land.
 - 4) To refer the report to the Housing, Homelessness and Fair Work Committee for its information.

3. Background Reading/ External References

- 3.1 [Webcast of the Planning Committee - 3 February 2021](#)

4. Appendices

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

Planning Committee

2.00pm, Wednesday, 3 February 2021

Housing Land Audit and Completions Programme 2020

Executive/routine

Wards

All

Council Commitments

[1.4](#) and [10](#)

1. Recommendations

1.1 It is recommended that Committee:

1.1.1 notes the findings of this report including Appendix 1, 'The Housing Land Audit and Completions Programme 2020';

1.1.2 agrees to refer this report to the SESplan project board;

1.1.3 agrees to refer this report to the Scottish Government to assist in the ongoing development of planning practice in relation to housing delivery and measuring the availability of land; and

1.1.4 refers this report to the Housing, Homelessness and Fair Work Committee for its information.

Paul Lawrence

Executive Director of Place

Contact: Iain McFarlane, Programme Director City Plan

E-mail: iain.mcfarlane@edinburgh.gov.uk | Tel: 0131 529 2419

Housing Land Audit and Completions Programme 2020

2. Executive Summary

- 2.1 The purpose of this report is to summarise the findings of the 2020 annual Housing Land Audit and Completions Programme. A series of recommendations are proposed for Committee's approval.
- 2.2 The Housing Land Audit and Completions Programme (HLACP) is used to assess the supply of land for housing and the delivery of new homes within the City of Edinburgh Council area. It records the amount of land available for house building, identifies any constraints affecting development and assesses the land supply against the housing supply target and housing land requirement set by the Strategic Development Plan (SDP) for South East Scotland.
- 2.3 Affordable housing accounted for nearly 50% of all completions between 2011 and 2015. Affordable completions have remained high whilst market completions have increased and in total are now back to pre-recessions levels averaging almost 2,500 new homes per year.
- 2.4 At nearly 3,000 new homes, the number of completions recorded for 2019/20 is the highest recorded since the late 1990s and the second highest ever recorded.
- 2.5 The Programme demonstrates that there is more than sufficient unconstrained housing land to meet the housing land requirement and that the five-year completions programme is above target.

3. Background

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

- 3.3 On [6 October 2016](#), the Planning Committee considered a report on the Housing Land Audit and Delivery Programme 2016 with a new approach to auditing land for new homes. The report recognised that land for housing is an input to the process, the delivery of new homes is an output, and that these should be measured separately. Previously, the housing land supply was measured by the anticipated completions programme.
- 3.4 The conclusion was that, although there was sufficient effective housing land to meet the SDP housing land requirement, the anticipated delivery of new homes was below the five year completions target and there was a need to increase delivery of new homes in the short term, and set out several ways that the Council was seeking to do so.
- 3.5 On [12 October 2017](#), Planning Committee considered the 2017 report. This further enhanced the audit process by identifying steps needed to increase housing delivery on a site by site basis.
- 3.6 The approach to assessing the amount of land available for housing and the rate of delivery of new homes as separate things has been consistently applied since committee approval in 2016.

4. Main report

- 4.1 For a housing site to be considered 'effective', it must be free of all constraints that would prevent development, considered against the criteria set out in Planning Advice Note 2/2010 "Affordable Housing and Housing Land Audits" (PAN 2/2010). These include ownership, physical characteristics (e.g. slope, aspect, stability, flood risk, access), contamination, deficit funding, marketability, infrastructure and land use. PAN 2/2010 also states that "The contribution of any site to the effective land supply is that portion of the expected output from the site which can be completed within the five year period".
- 4.2 The alternative approach to measuring housing land supply and delivery approved by Planning Committee in 2016 recognises that delivery of new homes can be affected by many economic and demand factors, unrelated to the land supply. As well as the anticipated completions programme, the Council also considers the capacity of unconstrained land available for development.
- 4.3 The schedules within the 2020 HLACP have been discussed and agreed as reasonable with Homes for Scotland.

Housing Land Supply

- 4.4 As at 31 March 2020, there was sufficient land free of planning constraints and available for development for 22,696 houses. There was also land for a further 7,468 houses on sites with a constraint as set out in Schedule 4 of Appendix 2.
- 4.5 The effective land supply is varied in type, size and location. It is spread over a range of locations and includes brownfield (55%) and greenfield (45%) sites as shown on the map attached as Appendix 2.

Housing Supply Target and Housing Land Requirement

- 4.6 The housing supply target is the policy view of the number of homes that should be delivered over the LDP period. For the City of Edinburgh this was set by the South East Scotland SDP and its supplementary guidance. To ensure the housing supply target can be met, additional land must be made available to allow for flexibility of range and choice.

Housing Delivery

- 4.7 Delivery of new homes is influenced by a range of factors including economic fluctuations, supply of skills and materials, movement in local and national housing markets and other commercial considerations.
- 4.8 Following the recession from 2008, the market has recovered and completions have increased from 1,191 in 2012/13 to 2,967 in 2019/20.
- 4.9 Despite a fall in construction during the second quarter of 2020, due to measures to address the Covid pandemic, the current forward construction programme is one of the highest ever recorded with 12,400 new homes programmed to be built over the next five years (2,480 units per year).
- 4.10 Emerging from the recession, the delivery of new housing was helped by an increase in the building of affordable homes. Prior to that, affordable tenures accounted for around 17% of all houses built in the city, but nearly 50% for 2011 to 2015. Recovery in the mainstream housing market along with continued high affordable completions mean the all tenure completion rate is now above the pre-recession level.
- 4.11 Table 1 compares the availability of effective housing land against the remaining housing land requirement and anticipated completions over the next five years, against the housing supply target. It demonstrates there is sufficient unconstrained land to meet the remaining housing land requirement in the city and that the anticipated five year completions programme will exceed the five year completions target.

Table 1. Housing Land Supply and Anticipated Completions Programme

Housing Supply Target 2009 to 2019	22,300
Housing supply Target 2019 to 2024	7,210
Housing Supply Target 2024 to 2026	2,884
Housing Supply Target 2009 to 2026	32,394
Housing Land Requirement 2009 to 2026	35,633
Completions 2009 to 2020	21,951
Housing Supply Target 2020 to 2026	10,443
Supply	Output
Remaining Housing Land Requirement 13,682	Supply Target 2020 to 2025 9,001
Effective Housing Land Supply 22,646	5 year completions programme* 12,415

* Previously referred to as the five year effective land supply

- 4.12 At current agreed build rates there is sufficient effective housing land in Edinburgh to last for nine years.

Windfall sites

- 4.13 These are sites that are not specifically allocated for housing in the LDP but come through the planning system as planning applications. The LDP assumed that a certain amount of development would occur on windfall sites, contributing to meeting the housing supply target. (4,656 units - 7,400 homes have been granted permission on such sites and of those, 2,100 are for affordable homes. Some 88% are on brownfield land).

National Planning Framework 4

- 4.14 The Scottish Government is currently preparing National Planning Framework 4 (NPF4) – the long term plan for development and investment across Scotland which will set out national planning policies, national developments and strategy. In November 2020, Scottish Government published a [position statement](#) which detailed potential changes that are being considered to national planning policies.
- 4.15 A key change being considered is to replace the current focus on maintaining a five year supply of effective housing land with a longer term perspective to enable future plans to promote immediate deliverability and viability, and steer development to appropriate locations in line with LDP spatial strategy, informed by an infrastructure-first approach. Land take-up would be monitored through completions with additional land releases triggered in line with the development plan, when the need for additional capacity is demonstrated.

- 4.16 The Council's approach to monitoring land supply and delivery of homes is closely aligned with the Scottish Government's considered policy change with a focus on the factors that are affecting delivery on individual sites alongside the anticipated rates of delivery. This helps to identify where there is potential to increase delivery of homes on the current land supply and when additional land releases may be required to maintain current rates of delivery.

Factors affecting delivery of new homes

4.16.1 Homes for Scotland is consulted during the preparation of the HLACP and give their advice on the likely delivery rates for each site. The 2017 HLACP was the first audit to include an assessment of factors that could accelerate delivery and this approach has been continued. Twelve different actions were identified and applied on an individual site by site basis, broadly grouped as factors related to ownership or control of a site, the planning system and other regulatory processes, and the development industry. Details of these are given from page 13 of Appendix 1.

Increasing Housing Delivery

- 4.17 On [24 August 2017](#), Council approved its five year business plan, including an objective to build 20,000 new affordable homes in the city over the next ten years. The Strategic Housing Investment Plan (SHIP) sets out the delivery plan for new affordable homes and is reported to the Housing, Homelessness and Fair Work Committee each year. The latest SHIP, covering the period 2021/26 was approved by Housing and Economy Committee on [14 January 2021](#). It identifies a pipeline of 10,036 affordable homes that could be approved for site start and 11,370 potential completions delivered over the next five years, through a mix of grant funding, private finance raised by Registered Social Landlords and private developers and HRA funding. The report highlights the challenges to delivering affordable housing at scale as construction industry capacity, availability of grant funding for social rented homes and control of sites for development.
- 4.18 In [March 2018](#), a report was presented to the then Housing and Economy Committee on Delivering Land for Affordable Housing. This report set out a series of actions that should be taken to secure land and increase control over the pace of housing development. The actions include increased engagement with private land owners, exploring the potential for re-provisioning industrial estates, a review of the Affordable Housing Policy (AHP) and establishing a public sector land and property group.
- 4.19 In January 2021, The Housing, Homelessness and Fair Work Committee considered a report on the land strategy to support delivery of affordable housing and brownfield regeneration. The report recognises that building on brownfield land maximises the use of existing infrastructure and mitigates the sizeable financial impact on the Council of delivering infrastructure. Council owned land supply is becoming increasingly limited as is the potential to acquire sites on the open market. Therefore, alternative models to deliver regeneration and affordable housing on private sector sites needs to be explored. The strategy set out in the

report is intended to support the delivery of place based area regeneration in partnership with local communities with the Council acting as enabling developer, de-risking Planning and infrastructure requirements. A strategy that prioritises brownfield land for development will require significant and active intervention by the Council, potentially using compulsory purchase powers. Private and public sector partnerships are identified as key mechanisms for securing investment and developing sites that cannot be acquired and developed by the Council. The HRA Business Plan includes £125m for land acquisition over the next ten years.

Conclusions

- 4.20 There is more than sufficient effective land available for development in the City for Edinburgh to meet the current housing land requirement set by the Strategic Development Plan for South East Scotland.
- 4.21 The five year completions programme (previously referred to as the five year effective land supply) is now 35% above the five year completions target.
- 4.22 Based upon current rates of delivery, there is sufficient effective land in Edinburgh to last for nine years.

5. Next Steps

- 5.1 The forward programme of housing completions identified in the HLACP will be used in preparing the annual Local Development Plan Action Programme
- 5.2 The next annual Housing Land Audit and Completions Programme will be carried out in Spring 2020 and reported to Planning Committee in Autumn 2020.

6. Financial impact

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

7. Stakeholder/Community Impact

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

8. Background reading/external references

- 8.1 [Planning Committee: 6 October 2016. Item 7.1 - Housing Land Audit and delivery programme 2016](#)
- 8.2 [Planning Committee: 12 October 2017. Item 5.1 Housing Land Audit and Delivery Programme 2017](#)
- 8.3 [Planning Committee: 2 December 2020. Item 6.1 - City Plan 2030 – Progress to Proposed Plan Stage and Development Plan Scheme](#)
- 8.4 [Housing and Economy Committee: 22 March 2018. Item 6.2 – Delivering land for affordable housing](#)
- 8.5 [Housing, Homelessness and Fair Work Committee: 14 January 2021. Item 7.1 Strategic Housing Investment Plan \(SHIP\) 2021-2026](#)
- 8.6 [Planning Committee: 7 August 2019. Item 8.1 Affordable Housing Policy Delivery](#)
- 8.7 [Fourth National Planning Framework: Position Statement](#)
- 8.8 [Strategic Development Plan for Edinburgh and South East Scotland, SESplan, 2013](#)
- 8.9 [Local Development Plan](#)
- 8.10 [City Housing strategy](#)

9. Appendices

- 9.1 Appendix 1 – Housing Land Audit and Completions Programme 2020.
- 9.2 Appendix 2 – Map of the established land supply in City of Edinburgh.

Appendix 1

Housing Land Audit and Completions Programme 2020

Housing Land Audit and Completions Programme 2020

1. Introduction

2. Housing Land Supply

- Established land supply
- Effective land supply
- Constrained land
- Greenfield / Brownfield analysis

3. Housing Delivery

- Completions
- Factors affecting delivery
- Affordable housing
- Windfall development
- Accuracy of the audit

4. Housing Land Requirement and Housing Supply Target

5. Schedules

1. INTRODUCTION

The Housing Land Audit and Completions Programme (HLACP) 2020 is an assessment of the housing land supply in the City of Edinburgh Council area as at 31 March 2020. The audit attempts to programme expected housing completions over the audit period, April 2020 to March 2025 and details completions that took place over the year April 2019 to March 2020.

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

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

2. HOUSING LAND SUPPLY

Established Land Supply

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

On 31 March 2020, the established land supply in the City of Edinburgh Council area was 30,623. This included land free of all planning constraints for 22,646 dwellings and land for a further 7,977 dwellings on sites that are currently considered constrained.

Effective land supply

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

When assessed against the criteria contained in PAN 2/2010, there is land free of planning constraints for 22,646 dwellings in the City of Edinburgh Council. This includes 7,608 dwellings on sites currently under construction, 6,239 dwellings on sites with planning consent but where development has not yet started and a further 8,517 dwellings on sites that have not yet received planning consent – mostly sites allocated in the Local Development Plan. The remaining 282 dwellings are on small sites that are not listed separately in the audit.

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

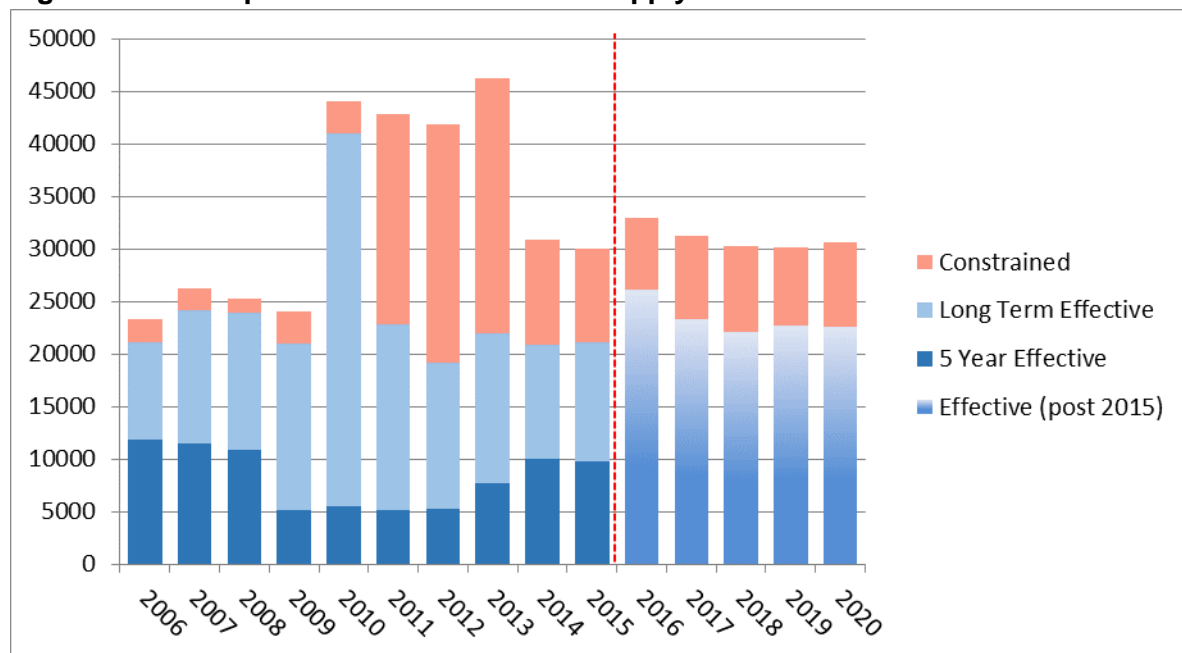
‘Effective’. Land free of development constraints and available for the construction of housing; and

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

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

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

Figure 1: Make-up of the established land supply



Constrained Land

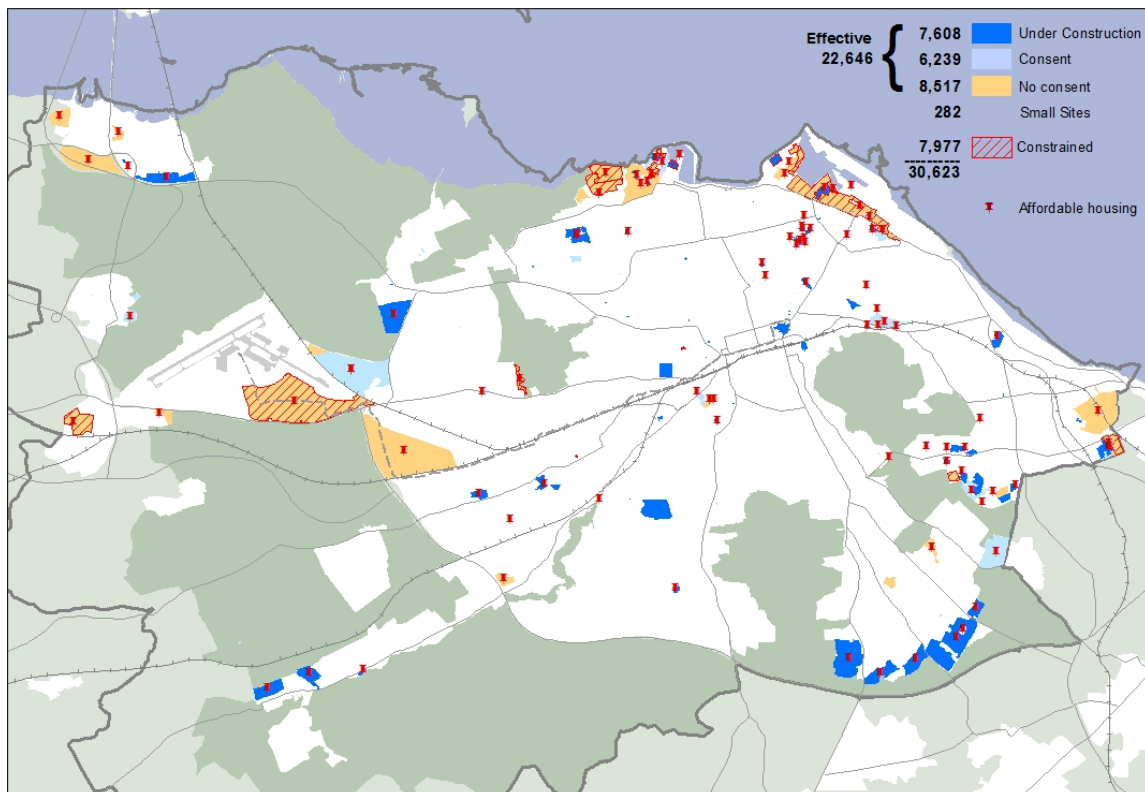
Constrained sites are those on which development cannot take place without some form of remedial action. Such constraints include:

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

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

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

Map 1. Housing Land Supply 2020



© Crown Copyright and database right 2017. All rights reserved. Ordnance Survey Licence number 100023420.

Greenfield / Brownfield analysis

Excluding small sites, 10,625 units of the remaining capacity of effective sites (22,364) are categorised as being on greenfield land. This represents 48% of the total. Ten years ago, less than 10% of the effective land supply was greenfield. The Local Development Plan allocated over 8,500 units on greenfield land and this has been a major factor in increasing the overall proportion of greenfield sites in the city. It is expected that the proportion of greenfield land will decrease in future years as the current greenfield sites are built out and future windfall sites are likely to be mainly brownfield land.

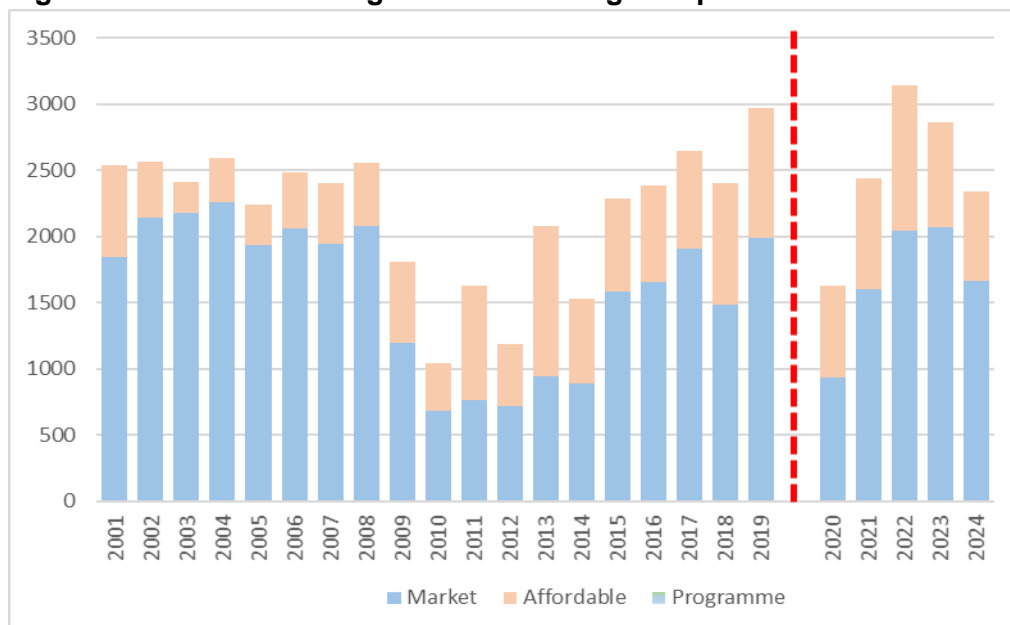
3. HOUSING DELIVERY

Completions

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

Programmed completions over the next 5 years is slightly lower than anticipated a year ago. Restrictions on the construction industry during the second quarter of 2020 brought about by the Covid-19 pandemic has significantly reduced the programmed delivery of homes for the 2020/21 financial year. It is anticipated that construction will increase beyond 2020. The number of completions could actually be higher than programmed as there will likely be some additional housing completions on windfall sites. Figure 2 below charts historic housing completions and programmed completions for the next 5 years.

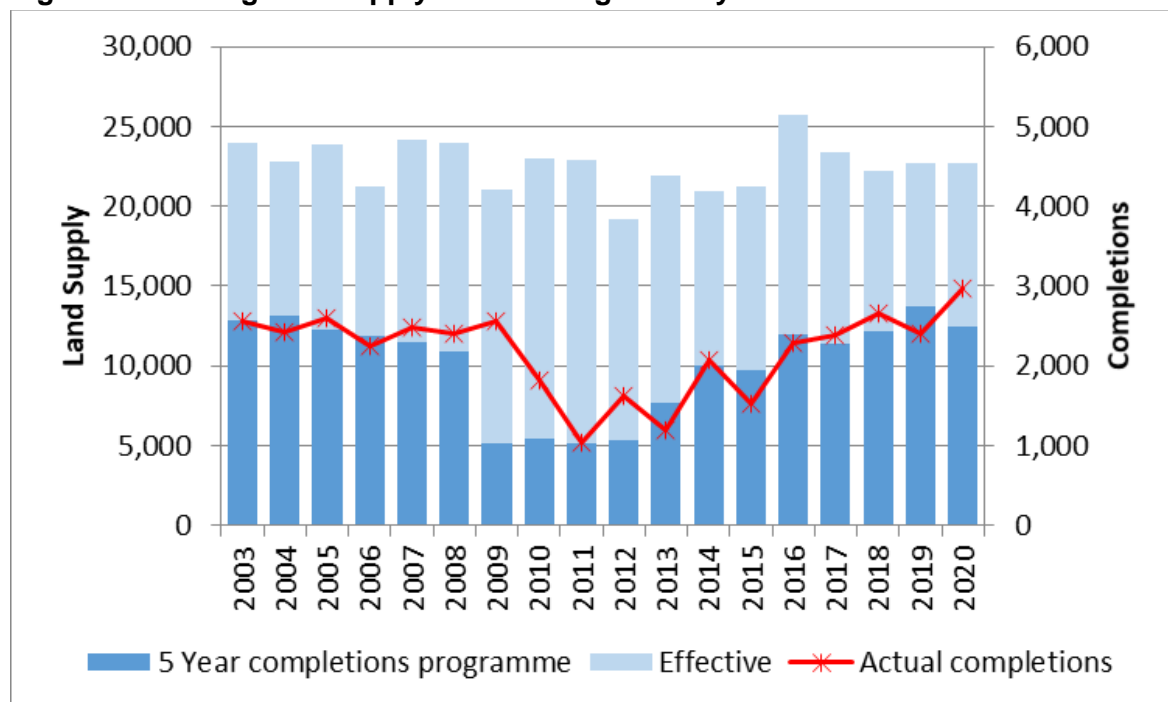
Figure 2. Historic and Programmed Housing Completions



Factors Effecting Housing Delivery

Delivery of new homes is not solely dependent on the supply of effective land. The housing market will react to both local and national changes in the economy causing completions rates to increase and decrease. This was particularly noticeable following the credit crunch in the late 2000s. Reduced credit availability affected both purchasers' ability to obtain a mortgage, thus vastly decreasing real demand for new homes and also developers' ability to secure loans to enable development to take place. With no real change to the availability of effective housing land, delivery rates fell to less than half of previous rates. Figure 3 below shows the effective land supply, the five year completions programme (previously referred to as the five year effective land supply) and the number of completions that actually took place over the period 2003 to 2020. As the land supply and five year completions programme relate to a period of five years and the number of completions refers to a single year, they are shown against different scales on the chart.

Figure 3. Housing land supply and housing delivery



Affordable Housing

Affordable housing tenures account for around a third of the current effective land supply (7,620 units). A similar ratio has been observed in the completions over the last three years. Between 2001 and 2011, affordable tenures accounted for 19% of all dwellings completed in Edinburgh. Over the last few years, affordable completions have accounted for a much higher proportion, averaging over 38% of all dwellings completed since 2011. Numerically, affordable housing completions have increased in recent years but the large proportional shift is more a consequence of a reduction in market completions following the credit crunch.

The number of market completions has increased again markedly over the last few years, from 890 in 2014/15 to an average of 1,720 per year since.

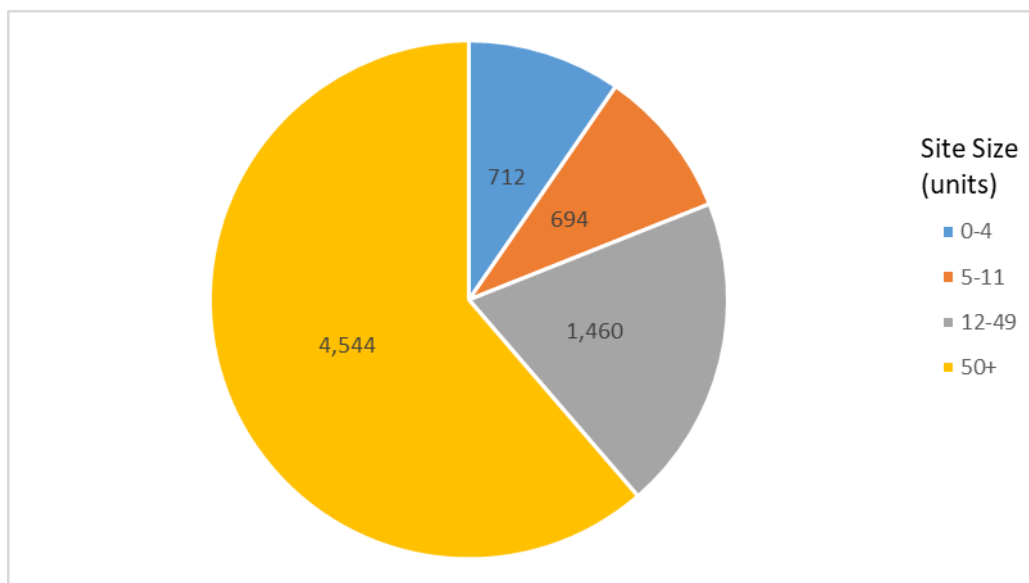
Windfall Development

To avoid over allocating housing land, the Local Development Plan assumed a certain amount of development would occur on unplanned sites that would come through the planning system. Development on these unallocated sites would still contribute to meeting the housing supply target set by the Strategic Development Plan. The adopted LDP assumed a contribution of 4,656 units from windfall sites – 1,694 to be delivered by 2019 with the remaining 2,962 between 2019 and 2026.

Since April 2015, 7,410 homes have received planning consent on windfall sites. Of these over 2,090 units will be affordable.

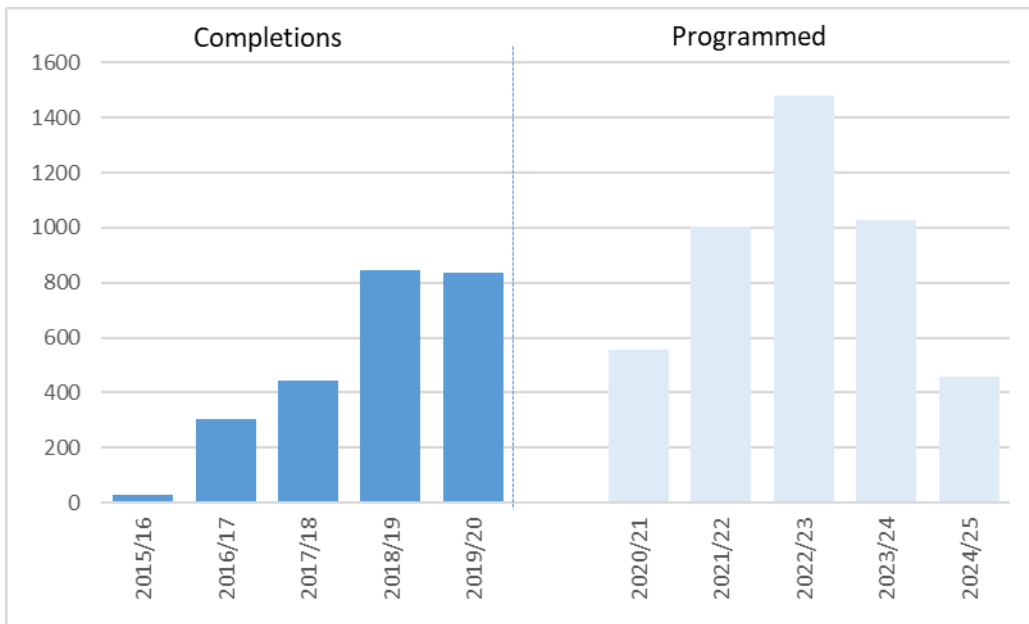
The windfall sites cover a range of sizes with over half the consented units being major developments (sites of over 50 units). The size distribution of windfall sites is show in figure 4 below.

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



Between 2015 and 2019, there have been 1,650 units completed on windfall sites – very slightly below the target of 1,690. However, with 835 homes completed in 2019/20 and a further 4,525 programmed over the next 5 years the remaining target of 2,960 is likely to be significantly surpassed. The actual number of windfall completions is likely to be higher still as additional windfall sites receive planning consent. The number of units completed since 2015 and units programmed over the next five years are shown in Figure 5. The number of units completed starts very low and rises each year. This is to be expected as there is a lead in time between consent and completions and only sites gaining consent after 2015 are regarded as windfall.

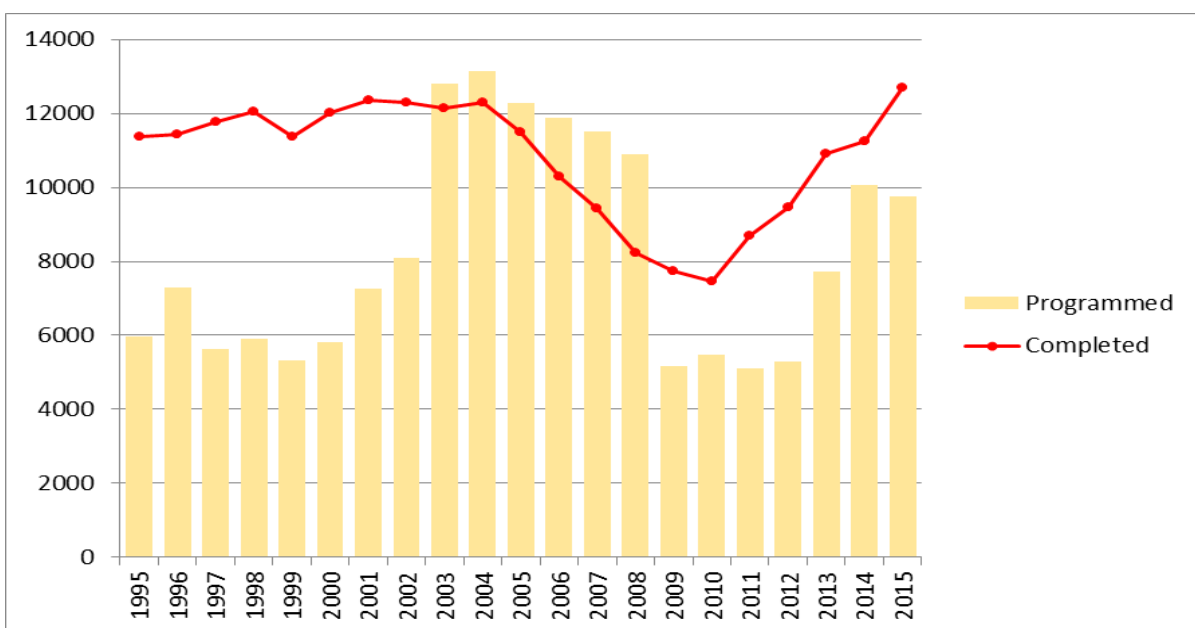
Figure 5 Units completed and programmed on windfall sites



Accuracy of Completions Programme

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

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



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

4. HOUSING SUPPLY TARGET AND HOUSING LAND REQUIREMENT

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

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

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

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

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

Table 1: Effective housing land supply against requirement by period

Housing Supply Target 2009 to 2019	22,300
Housing supply Target 2019 to 2024	7,210
Housing Supply Target 2024 to 2026	2,884
Housing Supply Target 2009 to 2026	32,394
Housing Land Requirement 2009 to 2026	35,633
Completions 2009 to 2020	21,951
Housing Supply Target 2020 to 2026	10,443
Supply	Output
Remaining Housing Land Requirement 13,682	Supply Target 2020 to 2025 9,001
Effective Housing Land Supply 22,646	5 year completions programme 12,415

* Previously referred to as the 5 year effective land supply

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

Maintaining a 5 year supply of effective land

Scottish Planning Policy (SPP) requires local authorities to maintain a five year supply of effective housing land at all times to ensure that the housing land requirement is met.

The Strategic Development Plan for South East Scotland was approved in June 2013 with supplementary guidance on Housing approved in 2014. In the notice of intention to grant planning permission in principle for the 'called in' planning application 15/04318/PPP - Land East of Milburn Tower, Scottish Government Ministers concluded that, as the SDP was over five years old, the relevant policies in SESPlan and the associated SESplan Housing Land Supplementary Guidance (2014) relating to housing land requirements are out of date. The reporter dealing with the planning appeal against refusal on planning application 19/01032/FUL -South East Wedge, Old Dalkeith Road, made the same conclusion. As such, there are currently no relevant targets or housing land requirements to determine whether there is a five year supply of effective housing land in Edinburgh, as required by Scottish Planning Policy.

New housing supply targets and housing land requirements will be set by the next local development plan – City Plan 2030.

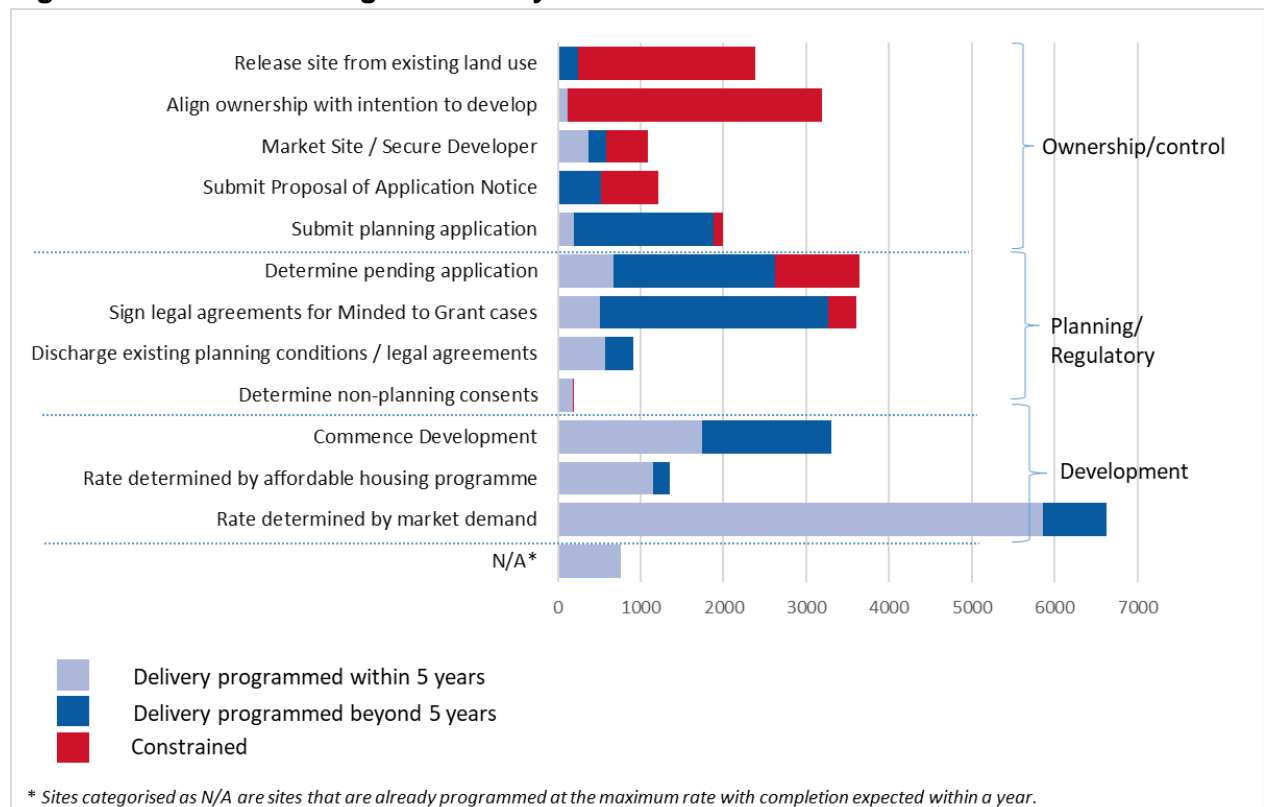
Increasing Housing Delivery

Further to identifying constraints that prevent delivery of new homes, HLACP2020 also attempts to identify the actions that would be required to increase the delivery rates on effective sites. These factors affecting delivery were discussed and agreed with Homes for Scotland alongside the programmed delivery rate. These factors are not intended to be viewed as solutions in themselves to increasing delivery, rather they should be viewed as identifying the steps that would need to be taken in order for the agreed delivery rates to be accelerated. In many cases, the site may already be being developed at an acceptable rate. 12 different actions were identified and applied on an individual site by site basis. The 12 factors can be broadly grouped as;

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

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

Figure 7. Factors affecting the delivery of homes



Sites categorised as affected by factors related to the development industry have a greater proportion of units programmed within the next 5 years than sites affected by other factors.

These sites are already in the control of house builders with planning consent secured and in many cases, are already under construction.

Sites affected by factors related to the planning system are fewer in number than those affected by development industry factors but, due to uncertainty around the issuing of planning permission/legal agreements, have a higher proportion of units programmed beyond the five year period. In total, there are 5,046 units programmed beyond the five year period on effective sites affected by factors related to the planning system.

Finally, there are around 2,530 units programmed beyond the five year period on effective sites affected by factors related to ownership or control. These are largely allocated sites that are not yet in the control of a house builder or sites for which a planning application has yet to be submitted. The majority of constrained sites are constrained by factors relating to ownership or control of the site, especially sites that are still in use for other uses and sites that are not being promoted for housing development by the land owner.

5. SCHEDULES

The following schedules give further details of the housing land supply in the City of Edinburgh Council area including:

1. Summary of the housing land supply and completions programme
2. Completions programme on site by site basis
3. Actual housing completions 2019/20 by site
4. Schedule of constrained sites
5. Housing sites broken down by factors affecting delivery rates
6. List of sites removed from the audit since HLACP 2019. This list includes all sites that are no longer regarded as housing sites. It does not include sites which have been completed. These sites will be included in Schedule 3 – Housing Completions.

The locations of housing sites within this audit can be viewed on the [Council's online Atlas](#).

Schedule 1: Summary

Housing Land Audit and Completions Programme 2020

Schedule 1. Land supply and delivery summary

Status	Housing Land Supply				Completions Programme								
	Total site capacity	Total affordable units	All completions by 31/3/19	Total dwellings remaining	Programmed Completions					Total 20/25	25/26	26/27	Post 2027
					20/21	21/22	22/23	23/24	24/25				
Under Construction	10,213	3,318	2,605	7,608	1,575	2,074	1,666	823	613	6,751	482	229	146
Consent	6,239	1,816	0	6,239	0	291	1,287	1,510	1,070	4,158	598	410	1,073
No Consent	8,517	3,168	0	8,517	0	20	134	469	601	1,224	853	940	5,500
Small Sites	287	2	5	282	56	57	56	57	56	282	0	0	0
Total Effective Supply	25,256	8,304	2,610	22,646	1,631	2,442	3,143	2,859	2,340	12,415	1,933	1,579	6,719
<i>Market</i>	16,952	0	1,925	15,027	935	1,601	2,044	2,069	1,662	8,311	1,209	977	4,530
<i>Affordable</i>	8,304	8,304	685	7,619	696	841	1,099	790	678	4,104	724	602	2,189
Constrained	8,254	1,583	373	7,977									
Total Established Supply in City of Edinburgh	33,510	9,887	2,983	30,623									

Schedule 2: Site Details

Draft Housing Land Audit and Completions Programme 2020

Schedule 2: Site Details

Site Ref	Site Name /Address	Developer (Or Owner)	Area	Brf/ Grf	Consent		Housing Land Supply					Completions Programme									
					/ha	Type	Date	U/C	Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/20	Remaining as at 04/20	Expected Completions					Post 2027	
							20/21	21/22	22/23	23/24	24/25	Total 20-25	25/26	26/27							
LDP Allocations																					
3825	LDP CC2: New Street	Artesan	0.78 B	FULL	Dec-16	Sep-19	167	10	157	0	0	167	0	37	50	50	30	167	0	0	0
4338.5	LDP CC3: Fountainbridge (North)	Fountain North Ltd.	0.6 B	FULL	Nov-19		125	0	125	0	0	125	0	0	60	65	0	125	0	0	0
4338.6	LDP CC3: Fountainbridge (North)	Moda Living (Springside) Ltd.	0.61 B	FULL	Nov-18		205	0	205	0	0	205	0	0	100	105	0	205	0	0	0
4338.7	LDP CC3: Fountainbridge (North)	Moda Living (Springside)	1.09 B	OUT	Dec-16		140	0	140	0	0	140	0	0	0	70	70	140	0	0	0
N 4900.1A	LDP CC3: Fountainbridge (South)	City Of Edinburgh Council	0 B	FULL	May-19		64	0	64	32	0	64	0	0	64	0	0	64	0	0	0
	Market						32			0	0	32	0	0	32	0	0	32	0	0	0
	Affordable						32			32	0	32	0	0	32	0	0	32	0	0	0
N 4900.1B	LDP CC3: Fountainbridge (South)	City Of Edinburgh Council.	0 B	FULL	Oct-19		113	0	113	113	0	113	0	0	0	50	63	113	0	0	0
4900.1	LDP CC3: Fountainbridge (South)	City Of Edinburgh Council	3.7 B	NONE			258	0	258	0	0	258	0	0	0	0	0	0	78	90	90
4900.2	LDP CC3: Fountainbridge (Vastint)	Vastint	1.17 B	NONE			234	11	223	58	0	234	0	0	0	50	50	100	50	50	34
	Market						176			0	0	176	0	0	0	50	50	100	50	20	6
	Affordable						58			58	0	58	0	0	0	0	0	0	0	30	28
5245	LDP Del 4: Edinburgh Park / South Gyle	LDP Site	121.75 G	NONE			1737	0	1737	434	0	1737	0	0	0	50	100	150	100	100	1387
	Market						1303			0	0	1303	0	0	0	25	75	100	75	75	1053
	Affordable						434			434	0	434	0	0	0	25	25	50	25	25	334
3424.1	LDP EW 1A: Western Harbour - Sandpip	Robertson Living	B	FULL	Oct-19	Mar-20	40	0	40	40	0	40	0	40	0	0	0	40	0	0	0
3424.11	LDP EW 1A: Western Harbour	Forth Properties Limited.	17.6 B	NONE			938	0	938	938	0	938	0	0	0	50	100	150	100	100	588
4893A	LDP EW1B: Central lieth Waterfront A	CALA Management Ltd.	5.25 B	FULL	Aug-18	Mar-19	390	33	357	97	38	352	40	40	96	96	80	352	0	0	0
	Market						293			0	38	255	40	20	66	66	63	255	0	0	0
	Affordable						97			97	0	97	0	20	30	30	17	97	0	0	0
4894.1C	LDP EW 1C: Salamander Place phase 3	Crudren and Teague Teague Homes (UK), Miller	1.03 B	FULL	Nov-17	Mar-18	199	0	199	199	0	199	100	99	0	0	0	199	0	0	0
N 4894.1D	LDP EW 1C: Salamander Place Phase 5	Homes & Crud Cruden Homes (East) Ltd /	0 B	FULL	Sep-19		155	44	111	0	0	155	0	0	50	50	55	155	0	0	0
N 4894.1E	LDP EW 1C: Salamander Place Phase 6	Teague Homes	0 B	FULL	Nov-19		151	0	151	151	0	151	0	0	0	50	50	100	51	0	0
3105A	LDP EW 2A: West Shore Road - Forth Q	City of Edinburgh Council	4.32 B	NONE	Oct-03		350			350	0	350	0	0	0	0	50	50	100	100	100
3733A.5	LDP EW 2B: Upper Strand Phs 3	Places for People	0.54 B	FULL	Mar-19	Jun-19	89	0	89	33	0	89	0	40	49	0	0	89	0	0	0
	Market						56			0	0	56	0	40	16	0	0	56	0	0	0

Draft Housing Land Audit and Completions Programme 2020

Schedule 2: Site Details

Site Ref (N=New site in 2020)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/ Grf	Consent			Housing Land Supply				Completions Programme													
					Type	Date	U/C	Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/20	Remaining as at 04/20	Expected Completions					Post 2027						
											20/21	21/22	22/23	23/24	24/25	Total 20-25	25/26	26/27							
	Affordable										33			33	0	33	0	0	33	0	0	0			
3733A	LDP EW 2B: Waterfront WEL - Central D	Various	7.1	B	NONE	Jul-03					1385	0	1385	235	0	1385	0	0	0	0	0	0	50	50	1285
	Market										1150			0	0	1150	0	0	0	0	0	0	38	38	1074
	Affordable										235			235	0	235	0	0	0	0	0	0	12	12	211
3744A.3	LDP EW 2C: Granton Harbour - Plot 3	Port Of Leith Housing Association.	0.7	B	FULL	Dec-16	Mar-19				104	0	104	104	0	104	0	50	54	0	0	104	0	0	0
3744A.7	LDP EW 2C: Granton Harbour Plots 26 a	Link	1.9	B	FULL	Jun-06	Mar-18				264	0	264	264	0	264	132	0	0	0	0	132	132	0	0
3744A.8	LDP EW 2C: Granton Harbour Plots S1	Port of Leith HA	2.16	B	FULL	Aug-17					302	0	302	302	0	302	0	0	50	50	50	150	50	50	52
3744A.9	LDP EW 2C: Granton Harbour Plots 9a/9	Granton Central Developments Ltd.	0.81	B	FULL	Nov-17					104	0	104	0	0	104	0	0	50	54	0	104	0	0	0
3744A.10	LDP EW 2C: Granton Harbour	GCD Ltd.	8.26	B	FULL	Mar-19					171	18	153	0	0	171	0	0	21	40	40	101	40	30	0
3744A.11	LDP EW 2C: Granton Harbour	GCD Ltd.	8.26	B	FULL	May-20					98	0	98	0	0	98	0	0	0	38	60	98	0	0	0
3760	LDP HSG 1: Springfield	Lp Site	11.97	G	NONE						150			38	0	150	0	0	50	50	50	150	0	0	0
	Market										112			0	0	112	0	0	38	38	36	112	0	0	0
	Affordable										38			38	0	38	0	0	12	12	14	38	0	0	0
3747	LDP HSG 5: Hillwood Rd	Taylor Wimpey	4.93	G	NONE						124			31	0	124	0	20	49	55	0	124	0	0	0
	Market										93			0	0	93	0	15	35	43	0	93	0	0	0
	Affordable										31			31	0	31	0	5	14	12	0	31	0	0	0
4773	LDP HSG 11: Shrub Place	Places For People (Shrubhill) Ltd.	2.08	B	FULL	May-16	Mar-17				376	0	376	225	201	175	73	102	0	0	0	175	0	0	0
	Market										151			0	49	102	0	102	0	0	0	102	0	0	0
	Affordable										225			225	152	73	73	0	0	0	0	73	0	0	0
3965	LDP HSG 12: Albion Road	Places for People	2.7	B	FULL	Mar-14	Mar-15				205	48	157	0	137	68	30	38	0	0	0	68	0	0	0
3756.8	LDP HSG 14: Niddrie Mains Road	Cruden Homes (East) Ltd.	2.14	B	FULL	Nov-16	Mar-18				149	79	70	38	115	34	34	0	0	0	0	34	0	0	0
	Market										111			0	85	26	26	0	0	0	0	26	0	0	0
	Affordable										38			38	30	8	8	0	0	0	0	8	0	0	0
3756.9	LDP HSG 14: Niddrie Mains	21st Century Homes	3.31	B	FULL	Feb-18	Mar-19				194	66	128	108	0	194	40	80	74	0	0	194	0	0	0
	Market										86			0	0	86	20	40	26	0	0	86	0	0	0
	Affordable										108			108	0	108	20	40	48	0	0	108	0	0	0

Draft Housing Land Audit and Completions Programme 2020

Schedule 2: Site Details

Site Ref (N=New site in 2020)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/ Grf	Consent		Housing Land Supply					Completions Programme											
					Type	Date	U/C	Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/20	Remaining as at 04/20	Expected Completions					Post 2027				
											20/21	21/22	22/23	23/24	24/25	Total 20-25	25/26	26/27					
3755	LDP HSG 16: Thistle Foundation Phase ; Places For People.		2.29	B	FULL	May-17	Mar-18	149	45	104	149	78	71	71	0	0	0	0	0	71	0	0	0
3754	LDP HSG 17: Greendykes (areas K and Craigmillar JVC		15.79	B	OUT	Oct-15		129	0		0	0	129	0	0	0	25	50	75	54	0	0	0
3754.4	LDP HSG 17: Greendykes Road (areas BDW Trading Ltd		2.99	B	FULL	May-16	Mar-17	158	123	35	0	152	6	6	0	0	0	0	6	0	0	0	0
3754.6	LDP HSG 17: Greendykes Road (areas Taylor Wimpey		3.93	B	FULL	Sep-18	Mar-20	169	111	58	0	0	169	0	20	50	50	49	169	0	0	0	0
3753.6	LDP HSG 18: New Greendykes Areas A, Persimmon Homes. Sheratan Ltd + Persimmon Homes		4.04	G	NONE			163	112	51	0	0	163	0	0	0	10	40	50	40	40	33	
3753.5	LDP HSG 18: New Greendykes Areas C (East S		2.93	G	FULL	Sep-17	Mar-19	145	115	30	0	35	110	20	40	50	0	0	110	0	0	0	0
3753.7	LDP HSG 18: New Greendykes Areas H/ Persimmon Homes.		4.82	G	OUT	Jul-10		128	110	18	25	0	128	0	0	0	0	28	28	50	50	0	
	Market							103			0	0	103	0	0	0	0	28	28	25	50	0	
	Affordable							25			25	0	25	0	0	0	0	0	0	25	0	0	0
5246.2	LDP HSG 19: Maybury Central	West Craigs Ltd.	58.82	G	OUT	Sep-19		1400	0	0	370	0	1400	0	50	190	280	180	700	100	100	500	
	Market							1030			0	0	1030	0	50	100	100	80	330	100	100	500	
	Affordable							370			370	0	370	0	0	90	180	100	370	0	0	0	0
5246.1	LDP HSG 19: Maybury East	Taylor Wimpey UK Limited (c/o Agent).	12.99	G	OUT	Oct-19		250	0	0	63	0	250	0	30	60	60	60	210	40	0	0	
	Market							187			0	0	187	0	30	45	45	45	165	22	0	0	
	Affordable							63			63	0	63	0	0	15	15	15	45	18	0	0	
5246.3	LDP HSG 19: Maybury West	Roseberry Estates	4.53	G	NONE			130	0	0	33	0	130	0	0	0	0	0	0	25	50	55	
	Market							97			0	0	97	0	0	0	0	0	0	25	17	55	
	Affordable							33			33	0	33	0	0	0	0	0	0	0	33	0	0
5247	LDP HSG 20: Cammo	CALA Management Ltd/BDW Trading Ltd	28.18	G	FULL	Jan-20	Mar-20	656	656	393	164	0	656	0	150	107	90	90	437	90	90	39	
	Market							492			0	0	492	0	82	30	71	90	273	90	90	39	
	Affordable							164			164	0	164	0	68	77	19	0	164	0	0	0	
5248	LDP HSG 21: Broomhills	BDW Trading Ltd.	24.6	G	FULL	May-17	Mar-18	671	540	93	168	340	331	109	121	67	34	0	331	0	0	0	
	Market							503			0	236	267	94	86	53	34	0	267	0	0	0	
	Affordable							168			168	104	64	15	35	14	0	0	64	0	0	0	
5249	LDP HSG 22: Burdiehouse Road	Hallam Land Management Ltd & BDW	13.97	G	FULL	Apr-16	Mar-17	210	145	65	52	193	17	17	0	0	0	0	17	0	0	0	

Draft Housing Land Audit and Completions Programme 2020

Schedule 2: Site Details

Site Ref	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/Grf	Consent			Housing Land Supply					Completions Programme										
					Type	Date	U/C	Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/20	Remaining as at 04/20	20/21	21/22	22/23	23/24	24/25	Total 20-25	25/26	26/27	Post 2027	
	Market							158			0	141	17	17	0	0	0	0	0	17	0	0	0
	Affordable							52			52	52	0	0	0	0	0	0	0	0	0	0	0
5251.1	LDP HSG 24: Gilmerton Station Road	Miller Homes Ltd	7.86 G		FULL		Mar-17	Mar-18	198	151	47	0	134	64	40	24	0	0	0	64	0	0	0
5251.2	LDP HSG 24: Gilmerton Station Road	Persimmon Homes	9.72 G		FULL		Jun-18	Mar-20	294	237	57	74	0	294	20	80	60	44	40	244	40	10	0
	Market								220			0	0	220	10	40	40	40	40	170	40	10	0
	Affordable								74			74	0	74	10	40	20	4	0	74	0	0	0
5251.3	LDP HSG 24: Gilmerton Station Road	BDW	12.37 G		FULL		Jun-18	Dec-19	315	270	45	78	0	315	31	62	61	36	36	226	36	36	17
	Market								237			0	0	237	23	3	50	36	36	148	36	36	17
	Affordable								78			78	0	78	8	59	11	0	0	78	0	0	0
5252	LDP HSG 25: Candlemaker's Park	Taylor Wimpey / South East Edinburgh D	6.87 G		FULL		May-18	Mar-19	149	125	24	37	37	112	30	30	52	0	0	112	0	0	0
	Market								112			0	37	75	16	7	52	0	0	75	0	0	0
	Affordable								37			37	0	37	14	23	0	0	0	37	0	0	0
5254.1	LDP HSG 27: Newcraighall East phas 1-; Avant Homes		9.41 G		FULL		Mar-16	Mar-17	176	152	24	44	140	36	36	0	0	0	0	36	0	0	0
	Market								132			0	120	12	12	0	0	0	0	12	0	0	0
	Affordable								44			44	20	24	24	0	0	0	0	24	0	0	0
N 5254.2	LDP HSG 27: Newcraighall East Phase 4 Avant Homes		17.05 G		FULL		Jan-20		37	37	0	10	0	37	0	17	20	0	0	37	0	0	0
	Market								27			0	0	27	0	17	10	0	0	27	0	0	0
	Affordable								10			10	0	10	0	0	10	0	0	10	0	0	0
5254.3	LDP HSG 27: Newcraighall East Phase 5 Avant Homes		17.05 G		NONE		Sep-15		29	37	0	6	0	29	0	0	0	29	0	29	0	0	0
	Market								23			0	0	23	0	0	0	23	0	23	0	0	0
	Affordable								6			6	0	6	0	0	0	6	0	6	0	0	0
5710	LDP HSG 28: Ellens Glen Road	LDP site	4.04 B		NONE				240	0	0	60	0	240	0	0	0	0	0	0	60	60	120
	Market								180			0	0	180	0	0	0	0	0	0	45	45	90
	Affordable								60			60	0	60	0	0	0	0	0	0	15	15	30
5711	LDP HSG 29: Brunstane	LDP site	48.29 G		NONE				1330	0	0	332	0	1330	0	0	0	25	50	75	100	100	1055
	Market								998			0	0	998	0	0		25	35	60	75	75	788
	Affordable								332			332	0	332	0	0	0	0	15	15	25	25	267

Draft Housing Land Audit and Completions Programme 2020

Schedule 2: Site Details

Site Ref (N=New site in 2020)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/ Grf	Consent			Housing Land Supply					Completions Programme										
					Type	Date	U/C	Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/20	Remaining as at 04/20	Expected Completions									
											20/21	21/22	22/23	23/24	24/25	Total 20-25	25/26	26/27	Post 2027				
5257	LDP HSG 30: Moredunvale Road	LDP Site	5.41	G	NONE				200	0	0	200	0	200	0	0	0	0	0	0	25	50	125
5256	LDP HSG 31: Curriemuirend	CEC	5.73	G	NONE				188	0	0	188	0	188	0	0	0	0	0	0	25	50	113
5712	LDP HSG 32: Buileyon Road	Cala Management Ltd.	38.41	G	NONE				840	0	0	210	0	840	0	0	25	50	50	125	100	100	515
	Market	630							0			0	630	0	0	25	38	38	101	75	75	379	
	Affordable	210							210			0	210	0	0	0	12	12	24	25	25	136	
5713	LDP HSG 33: South Scotstoun	Taylor Wimpey East Scotland.	18.83	G	FULL	Jun-19	Mar-20		339	339	92	85	0	339	0	15	70	79	80	244	80	15	0
	Market	254							0			0	254	0	15	50	59	60	184	60	10	0	
	Affordable	85							85			0	85	0	0	20	20	20	60	20	5	0	
5716	LDP HSG 37: Newmills Road	Cala Management Ltd.	11.33	G	FULL	Jul-17	Mar-18		206	91	115	51	141	65	35	30	0	0	0	65	0	0	0
	Market	155							0			105	50	20	30	0	0	0	50	0	0	0	
	Affordable	51							51			36	15	15	0	0	0	15	0	0	0	0	
5706	LDP HSG 38: Ravelrig Road	CALA Management Ltd.	14.02	G	FULL	Apr-17	Mar-18		140	116	24	36	93	47	47	0	0	0	0	47	0	0	0
	Market	104							0			57	47	47	0	0	0	47	0	0	0		
	Affordable	36							36			36	0	0	0	0	0	0	0	0	0		
5717	LDP HSG 39: Lasswade Road	Persimmon / Miller	14.21	G	FULL	Jan-18	Mar-19		260	227	33	65	110	150	50	50	50	0	0	150	0	0	0
	Market	195							0			52	143	43	50	50	0	0	143	0	0	0	
	Affordable	65							65			58	7	7	0	0	0	7	0	0	0		
5704	LDP HSG 40: SE Wedge South - Edmon Snaefell Holdings (UK) Ltd.		27.23	G	FULL	Sep-18			696	398	298	174	0	696	0	0	15	30	60	105	60	60	471
	Market	522							0			0	522	0	0	15	30	45	90	45	45	342	
	Affordable	174							174			0	174	0	0	0	0	15	15	15	15	129	
Sites not allocated in LDP																							
5720	Abbey Mount	Abbey Mount Estates Ltd C/O Agent	0.05	B	FULL	May-19			11	0	11	0	0	11	0	11	0	0	0	0	0	0	0
6028	Almondhill	Almond Hill Kirkliston Ltd.	1.74	G	FULL	Dec-19			11	11	0	0	0	11	0	0	11	0	0	0	0	0	0
N 6248	Ardshiel Avenue	Southside Company Services Ltd & Rothe	0		FULL	Nov-19			6	6	0	0	0	6	0	0	6	0	0	0	0	0	0
5882	Ashley Place	Cornhill Building Services Limited.	0.47	B	FULL	May-17			40	0	40	8	0	40	0	0	20	20	0	40	0	0	0
	Market	32							0			0	32	0	0	20	12	0	32	0	0	0	

Draft Housing Land Audit and Completions Programme 2020

Schedule 2: Site Details

Site Ref	Site Name /Address	Developer (Or Owner)	Area	Brf/ Grf	Consent		Housing Land Supply					Completions Programme								
					/ha	Type	Date	U/C	Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/20	Remaining as at 04/20	Expected Completions					
(N=New site in 2020)												20/21	21/22	22/23	23/24	24/25	Total 20-25	25/26	26/27	Post 2027
	Affordable							8			8	0	8	0	0	0	8	0	0	0
6152	Barnton Avenue West	Barnton Avenue West Ltd.	0.21	B	FULL	Sep-18		7	0	7	0	0	7	0	0	7	7	0	0	0
N 6271	Barnton Avenue West	New Age Developers.	0	B	FULL	Jan-20		15	0	15	0	0	15	0	0	15	15	0	0	0
N 6210	Bath Road	Kindplease Ltd.	0	B	FULL	Jul-19		6	0	6	0	0	6	0	0	6	6	0	0	0
N 4893B	Bath Road	BDW Trading Ltd.	0	B	FULL	Aug-19		212	0	212	53	0	212	0	31	60	60	60	1	0
	Market							159			0	0	159	0	0	38	60	60	1	0
	Affordable							53			53	0	53	0	31	22	0	0	0	0
5698	Beaverbank Place	Dunedin Canmore	0.17	B	FULL	Apr-15	Mar-19	41	0	41	41	0	41	41	0	0	41	0	0	0
5993	Bernard Street	J & M Cameron Properties Ltd	0.08	B	FULL	Jun-17	Mar-19	11	0	11	0	0	11	11	0	0	11	0	0	0
6014	Bonnington Road Lane	Mr James Watson And Mr David Elliott	0.05	B	FULL	Oct-18		14	0	14	3	0	14	0	14	0	14	0	0	0
	Market							11			0	0	11	0	11	0	11	0	0	0
	Affordable							3			3	0	3	0	3	0	3	0	0	0
N 6282	Bonnington Road Lane	John Lewis Partnership.	0		OUT	Feb-20		220	0	220	55	0	220	0	0	0	100	50	70	0
	Market							165			0	0	165	0	0	0	85	35	45	0
	Affordable							55			55	0	55	0	0	15	15	15	25	0
5732	Bonnington Road Lane	Miller Homes Limited & Bonnington Part	1.48	B	FULL	Nov-16	Mar-18	201	0	201	50	135	66	30	36	0	66	0	0	0
	Market							151			0	94	57	21	36	0	57	0	0	0
	Affordable							50			50	41	9	9	0	0	9	0	0	0
N 6211	Braid Road	Pentland Investements Limited.	0	B	FULL	Jul-19		7	0	7	0	0	7	0	7	0	7	0	0	0
4635	Broughton Street Lane	Prosper Holdings	0.09	B	FULL	Sep-08	Mar-18	11	11	0	0	0	11	11	0	0	11	0	0	0
4402	Brunstane Road South	South Castle Properties Limited.	0.54	B	FULL	May-14	Mar-12	12	12	0	0	8	4	0	2	2	4	0	0	0
4917A	Calder Road	The City Of Edinburgh Council.	2.6	B	FULL	Nov-15	Mar-18	184	35	149	184	30	154	20	40	60	154	0	0	0
4917B	Calder Road	The City Of Edinburgh Council.	2.11	B	FULL	Mar-17	Mar-19	132	73	59	0	92	40	40	0	0	40	0	0	0
6080	Canaan Lane	Mr Phillip Sunderland	0.03	B	FULL	Nov-18		10	0	10	0	0	10	0	10	0	10	0	0	0
6122	Canon Street	Thistle Property Group.	0.03	B	FULL	Dec-18		11	0	11	0	0	11	0	0	11	11	0	0	0
5280	Canonmills Bridge	Glovart Holdings Ltd.	0.06	B	FULL	May-13	Mar-16	9	3	6	0	0	9	9	0	0	9	0	0	0
6135	Colinton Road	Rutherford Colinton.	0.02	B	FULL	Oct-19	Mar-20	5	0	5	0	0	5	0	5	0	5	0	0	0
5898	Constitution Street	GA Group Ltd.	0.07	B	FULL	Mar-18		9	0	9	0	0	9	0	0	9	9	0	0	0
5423	Craighouse Road	Edinburgh Napier University And Craigh	19.77	B	FULL	Nov-14	Mar-17	145	43	102	0	8	137	37	50	50	137	0	0	0
5547	Craighouse Road	Motor Fuel Limited.	0.15	B	FULL	Feb-19	Mar-20	8	8	0	0	0	8	0	8	0	8	0	0	0

Draft Housing Land Audit and Completions Programme 2020

Schedule 2: Site Details

Site Ref (N=New site in 2020)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/ Grf	Consent			Housing Land Supply					Completions Programme									
					Type	Date	U/C	Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/20	Remaining as at 04/20	Expected Completions								
														20/21	21/22	22/23	23/24	24/25	Total 20-25	25/26	26/27	Post 2027
5899	Crewe Road Gardens	Robertson Partnership Homes.	0.39	B	FULL	Jul-17	Mar-19	26	0	26	26	16	10	10	0	0	0	0	0	0	0	0
6280	Duddingston Road West	KLN Properties		B	OUT	Feb-20		120	0	120	30	0	120	0	0	30	30	30	90	30	0	0
	Market							90			0	0	90	0	0	15	15	30	60	30	0	0
	Affordable							30			30	0	30	0	0	15	15	0	30	0	0	0
N 6205	Duddingston Row	21st Century Homes.	0	B	FULL	Jul-19		40	2	38	40	0	40	0	20	20	0	40	0	0	0	0
6177	Dumbiedykes Road	Mr Martone	0.02	B	OUT	Jul-18		19	0	19	0	0	19	0	0	9	10	19	0	0	0	0
N 6249	Dumbryden Drive	Robertson Partnership Homes	0	B	FULL	Nov-19		49	14	35	49	0	49	0	0	15	34	49	0	0	0	0
6055	East Trinity Road	Inverleith Property Holdings Ltd. Edinburgh Intelligent Mortgage Advice.	0.03	B	FULL	Jun-18	Mar-19	5	2	3	0	2	3	3	0	0	0	3	0	0	0	0
6066	Easter Road	J.Smart & Co (contractors) PLC.	0.02	B	FULL	Jun-18		5	0	5	0	0	5	0	0	5	0	5	0	0	0	0
6154	Ferrymuir	Figgate Street Developments	0.5	G	FULL	May-18	Mar-19	44	0	44	44	0	44	44	0	0	0	44	0	0	0	0
5918	Figgate Street		0.04	B	FULL	Jun-17	Mar-20	6	0	6	0	0	6	6	0	0	0	6	0	0	0	0
6025	Fishwives Causeway	Barrat	4.93	B	FULL	Apr-18	Mar-19	435	76	359	108	38	397	82	87	50	50	319	50	28	0	0
	Market							327			0	38	289	41	49	21	50	211	50	28	0	0
	Affordable							108			108	0	108	41	38	29	0	108	0	0	0	0
N 6187	Frederick Street	Plumbing Pensions UK Ltd.	0		FULL	May-19		5	0	5	0	0	5	0	0	5	0	5	0	0	0	0
4946	Gayfield Square	Dr Ennis	0.05	B	FULL	Jun-18		11	0	11	0	0	11	0	0	0	0	0	11	0	0	0
N 6190	George Street	Lightstorm Estates Ltd.	0	B	FULL	May-19		6	0	6	0	0	6	0	0	6	0	6	0	0	0	0
5928	Gorgie Road	Caledonian Heritable	0.07	B	FULL	Dec-19		11	11	11	0	0	11	0	0	0	11	11	0	0	0	0
6061	Gorgie Road	AMA (New Town) Ltd.	0.66	B	FULL	Jan-19	Mar-19	48	9	39	0	0	48	9	39	0	0	48	0	0	0	0
6040	Great Junction Street	Glenprop2.	0.12	B	FULL	Jan-20	Sep-19	37	37	37	0	0	37	0	37	0	0	37	0	0	0	0
4728	Groathill Road South	Beaufort Property Company Ltd.	0.13	B	FULL	Aug-15	Mar-19	9	1	9	0	0	9	9	0	0	0	9	0	0	0	0
N 6200	Hopetoun Crescent	K & S Mir Ltd.	0	B	FULL	Jun-19		6	0	6	0	0	6	0	0	6	0	6	0	0	0	0
5941	Kinnear Road	Mr Ali Afshar	0.22	B	FULL	Sep-17	Mar-19	16	0	16	0	0	16	16	0	0	0	16	0	0	0	0
N 6285	Lanark Road	John Clark (Holdings) Ltd.	0	B	FULL	Feb-20		57	0	57	12	0	57	0	0	0	57	57	0	0	0	0
	Market							45			0	0	45	0	0	0	45	45	0	0	0	0
	Affordable							12			12	0	12	0	0	12	0	12	0	0	0	0
N 6281	Lanark Road	Haynes Asset Management. George Dunbar And Sons Builders Ltd.	0	B	FULL	Feb-20		9	0	9	0	0	9	0	0	9	0	9	0	0	0	0
5947	Lanark Road West		0.98	B	FULL	Jun-17	Mar-19	53	0	53	12	0	53	23	30	0	0	53	0	0	0	0
	Market							41			0	0	41	23	18	0	0	41	0	0	0	0

Draft Housing Land Audit and Completions Programme 2020

Schedule 2: Site Details

Site Ref (N=New site in 2020)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/ Grf	Consent		Housing Land Supply					Completions Programme														
					Type	Date	U/C	Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/20	Remaining as at 04/20	Expected Completions					25/26	26/27	Post 2027					
											20/21	21/22	22/23	23/24	24/25	Total 20-25										
	Affordable										12			12	0	12	0	12	0	0	0	0	0	0	0	0
6178	Lasswade Road	Bellway / Miller	18.61	G	FULL	Mar-19	Sep-19				335	299	36	83	0	335	23	103	131	50	28	335	0	0	0	
	Market										252			0	0	252	23	75	76	50	28	252	0	0	0	
	Affordable										83			83	0	83	0	28	55	0	0	83	0	0	0	
N 6215	Leven Street	Scotmid Co-operative	0	B	FULL	Aug-19	Mar-20				8	0	8	0	0	8	0	8	0	0	0	8	0	0	0	
6151	Lochend Butterfly Way	STD Ltd	0.18	B	FULL	Sep-18					24	0	24	6	0	24	0	0	24	0	0	24	0	0	0	
	Market										18			0	0	18	0	0	18	0	0	18	0	0	0	
	Affordable										6			6	0	6	0	0	6	0	0	6	0	0	0	
6067	London Road	City Of Edinburgh Council.	11.62	B	OUT	Dec-18					300	0	300	75	0	300	0	0	50	50	50	150	50	50	50	
	Market										225			0	0	225	0	0	38	38	38	114	38	38	35	
	Affordable										75			75	0	75	0	0	12	12	12	36	12	12	15	
6017	London Road	Murascot Ltd.	0.12	B	FULL	Nov-18					30	0	30	7	0	30	0	0	30	0	0	30	0	0	0	
	Market										23			0	0	23	0	0	23	0	0	23	0	0	0	
	Affordable										7			7	0	7	0	0	7	0	0	7	0	0	0	
5027	London Road	Caledonian Trust PLC.	0.81	B	OUT	Nov-16					116	0	116	29	0	116	0	0	0	56	60	116	0	0	0	
	Market										87			0	0	87	0	0	0	42	45	87	0	0	0	
	Affordable										29			29	0	29	0	0	0	14	15	29	0	0	0	
6001	Long Dalmahoy Road	Mr C Hardy	0.32	B	FULL	Jan-19					7	7	0	0	0	7	0	7	0	0	0	7	0	0	0	
5800	Longstone Road	Castle Rock Edinvar Housing Associatio	5.63	G	FULL	Nov-16	Mar-18				157	50	107	38	107	50	25	25	0	0	0	50	0	0	0	
	Market										119			0	107	12	12	0	0	0	0	12	0	0	0	
	Affordable										38			38	0	38	13	25	0	0	0	38	0	0	0	
5801	Madeira Street	Port Of Leith Housing Association.	0.12	B	FULL	May-16	Mar-17				12	0	12	12	8	4	0	0	0	0	0	0	4	0	0	
6096	Main Street	Undefined	0.1	B	FULL	Oct-18	Mar-20				7	0	7	0	0	7	0	7	0	0	0	7	0	0	0	
5544	Marionville Road	Glendinning Assets Limited.	0.45	B	NONE						113	10	103	28	0	113	0	0	10	50	53	113	0	0	0	
	Market										85			0	0	85	0	0	10	36	39	85	0	0	0	
	Affordable										28			28	0	28	0	0	0	14	14	28	0	0	0	

Draft Housing Land Audit and Completions Programme 2020

Schedule 2: Site Details

Site Ref	Site Name /Address	Developer (Or Owner)	Area	Brf/ Grf	Consent		Housing Land Supply					Completions Programme										
					/ha	Type	Date	U/C	Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/20	Remaining as at 04/20	Expected Completions							
															20/21	21/22	22/23	23/24	24/25	Total 20-25	25/26	26/27
5803	Maritime Lane	Zonal Retail Data System Ltd.	0.05	B	FULL	Aug-18		8	0	8	0	0	8	0	8	0	0	0	0	0	0	
6161	Meadowbank	City Development Office Ltd.	0.04	B	FULL	Mar-19		11	0	11	0	0	11	0	11	0	0	0	0	0	0	
N 6233	Melville Street	Dragon Development Edinburgh.	0	B	FULL	Sep-19	Mar-20	11	0	11	0	0	11	11	0	0	0	0	0	0	0	
5809	Mill Lane	F3 Building Surveyors	0.04	B	FULL	May-18	Mar-20	6	0	6	0	0	6	6	0	0	0	0	0	0	0	
6059	Milton Road West	83S Ltd	0.21	B	FULL	Aug-18	Mar-19	11	0	11	0	0	11	11	0	0	0	0	0	0	0	
6158	Mitchell Street	J.N.L Property Investments.	0.02	B	FULL	Mar-19		9	0	9	0	0	9	0	0	9	0	0	0	0	0	
5707	Morrison Crescent	Fountain North Ltd And Dunedin Canmore	0.15	B	FULL	Mar-16	Mar-19	19	0	19	19	0	19	19	0	0	0	0	0	0	0	
6029	Newhaven Road	Queensberry Properties	0.38	B	FULL	Feb-19	Sep-19	52	0	52	13	0	52	0	26	26	0	0	0	52	0	0
	Market							39			0	0	39	0	26	13	0	0	39	0	0	
	Affordable							13			13	0	13	0	0	13	0	0	13	0	0	
6020	Newtoft Street	Abbey Property Partnership	0.21	B	FULL	May-18		6	0	6	0	0	6	0	0	6	0	0	6	0	0	
N 6276	Niddrie Mains Road	CCG (Scotland) Ltd.	0	B	FULL	Feb-20	Mar-20	136	0	136	136	0	136	0	68	68	0	0	136	0	0	
N 6290	Ocean Drive	Abercastle Developments Ltd.	0		FULL	Sep-19		5	0	5	0	0	5	0	0	5	0	0	5	0	0	
6011	Ocean Drive	Port of Leith HA	0.38	B	FULL	Jan-18		57	0	57	57	0	57	0	0	57	0	0	57	0	0	
N 6184	Oxgangs Green	Hopefield Partnership Ltd.	0		FULL	May-19	Mar-20	85	6	79	85	0	85	0	35	50	0	0	85	0	0	
6046	Peffermill Road	21st Century Homes.	0.34	B	FULL	Jan-19		30	0	30	30	0	30	0	30	0	0	0	30	0	0	
5159.2	Pennywell Road	City Of Edinburgh Council.	3.24	B	FULL	Dec-17	Sep-19	136	0	136	0	12	124	0	0	24	50	50	124	0	0	
5159.3	Pennywell Road	Urban Union	7.74	B	FULL	Jan-18	Jun-19	315	140	175	181	0	315	0	0	25	50	50	125	50	50	
	Market							134			0	0	134	0	0	25	20	20	65	20	20	
	Affordable							181			181	0	181	0	0	0	30	30	60	30	30	
4996.4	Pennywell Road	CEC	2.21	B	OUT	Sep-13		68	2	66	20	0	68	0	0	0	30	38	68	0	0	
	Market							48			0	0	48	0	0	0	30	18	48	0	0	
	Affordable							20			20	0	20	0	0	0	0	20	20	0	0	
6113	Pitt Street	Buckley Building UK Ltd.	0.01	B	FULL	Jan-19		8	0	8	0	0	8	0	8	0	0	0	8	0	0	
6039	Prestonfield Avenue	First Construction Ltd.	0.08	B	FULL	Oct-18		9	0	9	0	0	9	0	0	9	0	0	9	0	0	
N 6228	Princes Street	ECF Edinburgh Retail.	0		FULL	Aug-19		17	0	17	0	0	17	0	0	17	0	0	17	0	0	
6026	Queen Street	Glenmorison Group.	0.01	B	FULL	Jun-19	Mar-20	7	7	0	0	0	7	0	7	0	0	0	7	0	0	
6102	Queensferry Road	Greenstead Properties Ltd	0.14	B	FULL	Jan-19	Mar-19	6	6	0	0	4	2	2	0	0	0	0	2	0	0	
6050	Randolph Crescent	Randolph Development LLP.	0.04	B	FULL	Nov-18	Mar-20	8	0	8	0	0	8	8	0	0	0	0	8	0	0	
N 6207	Randolph Crescent		0	B	FULL	Jul-19	Mar-20	7	0	7	0	0	7	0	7	0	0	0	7	0	0	
6166	Randolph Crescent	Square & Crescent Ltd	0.05	B	FULL	Mar-19	Mar-20	8	0	8	0	0	8	8	0	0	0	0	8	0	0	
3762	RWELP HSG : Ferrymuir Gait	Corus Hotels Ltd.	4.66	B	NONE	Oct-15		108	78	30	27	0	108	0	0	0	50	58	108	0	0	
	Market							81			0	0	81	0	0	0	40	41	81	0	0	

Draft Housing Land Audit and Completions Programme 2020

Schedule 2: Site Details

Site Ref (N=New site in 2020)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/ Grf	Consent			Housing Land Supply					Completions Programme												
					Type	Date	U/C	Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/20	Remaining as at 04/20	Expected Completions					Post 2027						
											20/21	21/22	22/23	23/24	24/25	Total 20-25	25/26	26/27							
	Affordable										27			27	0	27	0	0	0	10	17	27	0	0	0
N 3424.1	Sandpiper Drive	Robertson Living.	0 B		FULL	Oct-19	Mar-20				40	0	40	40	0	40	0	40	0	0	0	40	0	0	0
5011	Shandwick Place	Mr Tom Diresta c/o Agent	0.06 B		FULL	Apr-19					11	11	11	0	0	11	0	0	0	0	0	0	11	0	0
N 6254	Simon Square	Seven Hills Property Ltd.	0 B		FULL	Nov-19					6	0	6	0	0	6	0	6	0	0	0	6	0	0	0
N 6191	South Fort Street	Blake Property Company LLP & BDW Tradi	0		FULL	May-19					115	0	122	34	0	115	0	0	50	65	0	115	0	0	0
	Market										81			0	0	81	0	0	36	45	0	81	0	0	0
	Affordable										34			34	0	34	0	0	14	20	0	34	0	0	0
6108	South Learmonth Gardens	Square & Crescent.	0.05 B		FULL	Oct-18	Mar-19				6	0	6	0	0	6	6	0	0	0	0	6	0	0	0
4793	St James Centre	TIAA Henderson Real Estate.	0.49 B		FULL	Sep-16	Mar-19				150	0	150	0	0	150	0	75	75	0	0	150	0	0	0
N 6289	St John's Road	Mactaggart And Mickel Commercial Devel	0 B		FULL	Mar-20					36	4	32	9	0	36	0	0	4	16	16	36	0	0	0
	Market										27			0	0	27	0	0	4	16	7	27	0	0	0
	Affordable										9			9	0	9	0	0	0	0	9	0	0	0	0
6157	Stead's Place	McGregor MOT Centre.	0.04 B		FULL	Mar-19					11	0	11	0	0	11	0	0	11	0	0	11	0	0	0
5850	Sunnybank Place	Enemetric.	0.2 B		FULL	Jun-16	Jun-19				35	0	35	35	0	35	0	15	20	0	0	35	0	0	0
5980	Telford Drive	Mr Adam Dzierzek	0.03 B		OUT	Jul-17					8	0	8	0	0	8	0	0	8	0	0	8	0	0	0
6022	The Wisp	Springfield Properties PLC	1.63 G		FULL	Mar-20	Mar-20				139	139	139	35	0	139	0	39	50	50	0	139	0	0	0
	Market										104			0	0	104	0	39	30	35	0	104	0	0	0
	Affordable										35			35	0	35	0	0	20	15	0	35	0	0	0
5857	Trinity Road	Mr John and Moira Paterson	0.14 B		FULL	Feb-17	Mar-18				5	5	0	0	0	5	5	0	0	0	0	5	0	0	0
6037	Union Street	Blagden Property (One) Ltd	0.06 B		FULL	Oct-18	Mar-19				11	0	11	0	0	11	11	0	0	0	0	11	0	0	0
6160	Viewforth	CALA Management Ltd.	0.88 B		FULL	Mar-19	Sep-19				104	0	104	17	0	104	11	48	45	0	0	104	0	0	0
	Market										87			0	0	87	11	31	45	0	0	87	0	0	0
	Affordable										17			17	0	17	0	17	0	0	0	17	0	0	0
5546	Warriston Road	Canonmills No. 5 LTD.	0.07 B		FULL	Apr-19					11	11	11	0	0	11	0	11	0	0	0	11	0	0	0
5983	Warriston Road	Artisan Cannonmills	0.72 B		FULL	Jul-17	Mar-19				180	0	180	45	0	180	0	30	60	60	30	180	0	0	0
	Market										135			0	0	135	0	30	35	40	30	135	0	0	0
	Affordable										45			45	0	45	0	0	25	20	0	45	0	0	0
N 6244	Wellflats Road	The Trustees Of The Foxhall Trust.	0		OUT	Oct-19					108	108	0	27	0	108	0	20	40	48	0	108	0	0	0
	Market										81			0	0	81	0	20	30	31	0	81	0	0	0

Draft Housing Land Audit and Completions Programme 2020

Schedule 2: Site Details

Site Ref (N=New site in 2020)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/ Grf	Consent		Housing Land Supply					Completions Programme										
					Type	Date	U/C	Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/20	Remaining as at 04/20	Expected Completions					Post 2027			
												20/21	21/22	22/23	23/24	24/25	Total 20-25	25/26	26/27			
	<i>Affordable</i>						27				27	0	27	0	0	10	17	0	27	0	0	0
5984	Wellington Place	Deborah Bailey HB Villages Developments Limited.	0.14	B	FULL	Feb-18	32	0	32	32	0	32	0	0	32	0	0	32	0	0	0	
5866	West Bowling Green Street	J Smart & Co.	0.39	B	FULL	Sep-18	24	0	24	0	0	24	12	12	0	0	0	24	0	0	0	
5370	West Bowling Green Street	J Smart & Co.	0.83	B	FULL	Mar-17	97	0	97	24	91	6	6	0	0	0	0	6	0	0	0	
	<i>Market</i>						73			0	67	6	6	0	0	0	0	6	0	0	0	
	<i>Affordable</i>						24			24	24	0	0	0	0	0	0	0	0	0	0	
6021	West Bowling Green Street	WBG Partnership.	0.36	B	FULL	Jul-18	77	0	77	19	0	77	0	37	40	0	0	77	0	0	0	
	<i>Market</i>						58			0	0	58	0	37	21	0	0	58	0	0	0	
	<i>Affordable</i>						19			19	0	19	0	0	19	0	0	19	0	0	0	
4502	West Coates	Cala Evans Restoration Ltd And City &	7.42	B	FULL	Jun-16	203	0	203	0	110	93	43	50	0	0	0	93	0	0	0	
6076	West Granton Road	ED Consilium Ltd.	0.07	B	FULL	Jun-19	11	11	11	0	0	11	0	0	11	0	0	11	0	0	0	
6125	York Place	S1 Developments.	0.02	B	FULL	Jan-19	6	0	0	0	0	6	6	0	0	0	0	6	0	0	0	
	Small Sites						287			2	5	282	56	57	56	57	56	282	0	0	0	
	Total						25,256			8,304	2,610	22,646	1,631	2,442	3,143	2,859	2,340	12,415	1,933	1,579	6,719	
	<i>Market</i>						16,952			0	1,925	15,027	935	1,601	2,044	2,069	1,662	8,311	1,209	977	4,530	
	<i>Affordable</i>						8,304			8,304	685	7,619	696	841	1,099	790	678	4,104	724	602	2,189	

Schedule 3: Completions

Draft Housing Land Audit and Completions Programme 2020

Schedule 3: Completions 2018/19

Site Ref (C= Site completed during 2019/20)	Site Name	Developer	Brf/ Grf	Total				Completions up to 03/19			Completions 04/19 to 03/20			Units Remaining		
				Dwellings	Houses	Flats affordable	units	Total	Market	Affordable	Total	Market	Affordable	Total	Market	Affordable
LDP Allocations																
C	5245.1 LDP Del 4: Edinburgh Park / South Gyle	David Wilson Homes	G	200	96	104	50	192	142	50	8	8	0	0	0	0
C	3424.9 LDP EW 1A: Western Harbour - Newhaven Place	FP Newhaven Two Ltd.	B	146	0	146	138	108	0	108	38	8	30	0	0	0
C	4894.1B LDP EW 1C: Salamander Place Phase 1 and 2	Teague Developments Ltp	B	163	0	163	0	60	60	0	103	103	0	0	0	0
C	3733A.7 LDP EW 2B: Upper Strand: Phase 2	Places for People	B	100	33	67	0	14	14	0	86	86	0	0	0	0
	4893A LDP EW1B: Central leith Waterfront A	CALA Management Ltd.	B	390	33	357	97	0	0	0	38	38	0	352	255	97
	4773 LDP HSG 11: Shrub Place	Places For People (Shrubhill) Ltd.	B	376	0	376	225	64	0	64	137	49	88	175	102	73
	3965 LDP HSG 12: Albion Road	Places for People	B	205	48	157	0	99	99	0	38	38	0	68	68	0
	3756.8 LDP HSG 14: Niddrie Mains Road	Cruden Homes (East) Ltd.	B	149	79	70	38	36	32	4	79	53	26	34	26	8
	3755 LDP HSG 16: Thistle Foundation Phase 3	Places For People.	B	149	45	104	149	0	0	0	78	0	78	71	0	71
C	3754.5 LDP HSG 17: Greendykes Road (area G)	21st Century Homes.	B	75	13	62	75	0	0	0	75	0	75	0	0	0
	3754.4 LDP HSG 17: Greendykes Road (areas D and J)	BDW Trading Ltd	B	158	123	35	0	82	82	0	70	70	0	6	6	0
C	3753.3 LDP HSG 18: New Greendykes Area F	Persimmon Homes.	G	58	58	0	0	43	43	0	15	15	0	0	0	0
	3753.5 LDP HSG 18: New Greendykes Areas C & D	Sheratan Ltd + Persimmon Homes (East S	G	145	115	30	0	0	0	0	35	35	0	110	110	0
C	3753.4 LDP HSG 18: New Greendykes Areas G & AH3	Persimmon Homes (East Scotland)	G	165	87	78	70	95	95	0	70	0	70	0	0	0
	5248 LDP HSG 21: Broomhills	BDW Trading Ltd.	G	633	540	93	158	57	41	16	283	195	88	293	239	54
	5249 LDP HSG 22: Burdiehouse Road	Hallam Land Management Ltd & BDW Tradi	G	210	145	65	52	146	94	52	47	47	0	17	17	0
	5251.1 LDP HSG 24: Gilmerton Station Road	Miller Homes Ltd	G	198	151	47	0	33	33	0	101	101	0	64	64	0
	5252 LDP HSG 25: Candlemaker's Park	Taylor Wimpey / South East Edinburgh D	G	149	125	24	37	0	0	0	37	37	0	112	75	37
	5253 LDP HSG 26: Newcraighall North	EDI Group Ltd And Barratt Homes/BDW Tr	G	220	194	26	55	179	157	22	41	8	33	0	0	0
	5254.1 LDP HSG 27: Newcraighall East phas 1-3	Avant Homes	G	176	152	24	44	59	54	5	81	66	15	36	12	24
C	3745.4 LDP HSG 3: Queensferry Road	Walker Group	G	75	75	0	0	65	65	0	10	10	0	0	0	0
C	5714 LDP HSG 34: Dalmeny	Westpoint Homes Ltd	G	15	15	0	0	6	6	0	9	9	0	0	0	0
	5716 LDP HSG 37: Newmills Road	Cala Management Ltd.	G	206	91	115	51	58	22	36	83	83	0	65	50	15
	5706 LDP HSG 38: Ravelrig Road	CALA Management Ltd.	G	140	116	24	36	32	20	12	61	37	24	47	47	0
	5717 LDP HSG 39: Lasswade Road	Persimmon / Miller	G	260	227	33	65	9	9	0	101	43	58	150	143	7
C	5718 LDP HSG 41: The Wisp North	Springfield Properties.	G	80	48	32	20	48	48	0	32	12	20	0	0	0
Other Housing Sites																
C	5719 Abbey Lane	Bellway Homes Ltd (Scotland). Miller Homes Limited & Bonnington	B	139	0	139	34	44	36	8	95	69	26	0	0	0
	5732 Bonnington Road Lane	Part	B	201	0	201	50	44	19	25	91	75	16	66	57	9
C	5892 Boswall Parkway	Robertson Partnership Homes.	B	46	0	46	46	0	0	0	46	0	46	0	0	0
	4917A Calder Road	The City Of Edinburgh Council.	B	184	35	149	184	0	0	0	30	0	30	154	0	154
	4917B Calder Road	The City Of Edinburgh Council.	B	132	73	59	0	26	26	0	66	66	0	40	40	0
	5423 Craighouse Road	Edinburgh Napier University And Craigh	B	145	43	102	0	0	0	0	8	8	0	137	137	0
	5899 Crewe Road Gardens	Robertson Partnership Homes.	B	26	0	26	26	0	0	0	16	0	16	10	0	10
C	5909 Dumbryden Drive	Robertson Partnership Homes.	B	49	0	49	49	0	0	0	49	0	49	0	0	0
	6055 East Trinity Road	Inverleith Property Holdings Ltd.	B	5	2	3	0	0	0	0	2	2	0	3	3	0
C	5914 Ettrick Road	Mr Jim Barlow	B	10	0	10	0	0	0	0	10	10	0	0	0	0
	6025 Fishwives Causeway	Barrat	B	435	76	359	108	0	0	0	38	38	0	397	289	108

Draft Housing Land Audit and Completions Programme 2020

Schedule 3: Completions 2018/19

Site Ref (C= Site completed during 2019/20)	Site Name	Developer	Brf/ Grf	Total				Completions up to 03/19			Completions 04/19 to 03/20			Units Remaining		
				Dwellings	Houses	Flats affordable	units	Total	Market	Affordable	Total	Market	Affordable	Total	Market	Affordable
C	5924 Gilmerton Dykes Road	Lovell Partnerships	B	30	0	30	30	0	0	0	30	0	30	0	0	0
C	6019 Gorgie Road	LAR Housing Trust.	B	47	0	47	47	0	0	0	47	0	47	0	0	0
C	6045 Great King Street	Howard Property Developments LLP.	B	9	0	9	0	0	0	0	9	9	0	0	0	0
C	5777 Hailesland Place	Robertson Partnership Homes.	B	32	10	22	32	10	0	10	22	0	22	0	0	0
C	5937 Jordan Lane	Thistle Residential Ltd.	B	5	5	0	0	0	0	0	5	5	0	0	0	0
C	5940 King's Stables Road	Peveril Securities & Campus Developmen	B	11	0	11	0	0	0	0	11	11	0	0	0	0
C	5939 King's Stables Road	Peveril Securities & Campus Developmen	B	28	0	28	0	0	0	0	28	28	0	0	0	0
C	5791 Ladywell Avenue	New Age Developers Ltd.	B	10	0	10	0	0	0	0	10	10	0	0	0	0
C	5949 Lasswade Road	Square & Crescent.	B	41	0	41	11	30	30	0	11	0	11	0	0	0
C	5463A Liberton Gardens	David Wilson Homes	B	206	116	90	72	202	130	72	4	4	0	0	0	0
	5800 Longstone Road	Castle Rock Edinvar Housing Associatio	G	157	50	107	38	35	35	0	72	72	0	50	12	38
C	5955 Melville Street	Mr Keith & Majella Shiells	B	6	0	6	0	0	0	0	6	6	0	0	0	0
C	5810 Minto Street	Merchant Capital (Edinburgh) Ltd.	B	11	3	8	0	0	0	0	11	11	0	0	0	0
C	5383 Old Dalkeith Road	Sheratan Ltd.	G	63	63	0	0	10	10	0	53	53	0	0	0	0
C	5383.1 Old Dalkeith Road	Miller Homes/Cruden Homes.	G	47	31	16	47	0	0	0	47	0	47	0	0	0
C	5159.2 Pennywell Road	City Of Edinburgh Council.	B	136	0	136	0	0	0	0	12	12	0	124	124	0
C	5159.1 Pennywell Road	City Of Edinburgh Council.	B	12	0	12	12	0	0	0	12	0	12	0	0	0
C	5540A Portobello High Street	Barratt East Scotland.	B	105	28	77	0	79	79	0	26	26	0	0	0	0
C	6102 Queensferry Road	Greenstead Properties Ltd	B	6	6	0	0	0	0	0	4	4	0	2	2	0
C	3750 RWELP HSP 6: Craigpark Quarry	Cala Management Ltd.	B	111	111	0	0	94	94	0	17	17	0	0	0	0
C	5265 South Gayfield Lane	TRI Scotland.	B	5	0	5	0	0	0	0	5	5	0	0	0	0
C	6041 South Learmonth Gardens	Channings Developments LLP.	B	9	0	9	0	0	0	0	9	9	0	0	0	0
C	6008 Suffolk Road	Miller Homes Limited.	G	10	10	0	0	2	2	0	8	8	0	0	0	0
C	5370 West Bowling Green Street	J Smart & Co.	B	97	0	97	24	0	0	0	91	67	24	6	6	0
	4502 West Coates	Cala Evans Restoration Ltd And City &	B	203	0	203	0	6	6	0	104	104	0	93	93	0
C	5869 West Pilton Place	Salus Developments.	B	8	0	8	0	0	0	0	8	8	0	0	0	0
	Small Sites										98	98	0			
Completions 2019/20											2,967	1,986	981			

Schedule 4: Constrained Sites

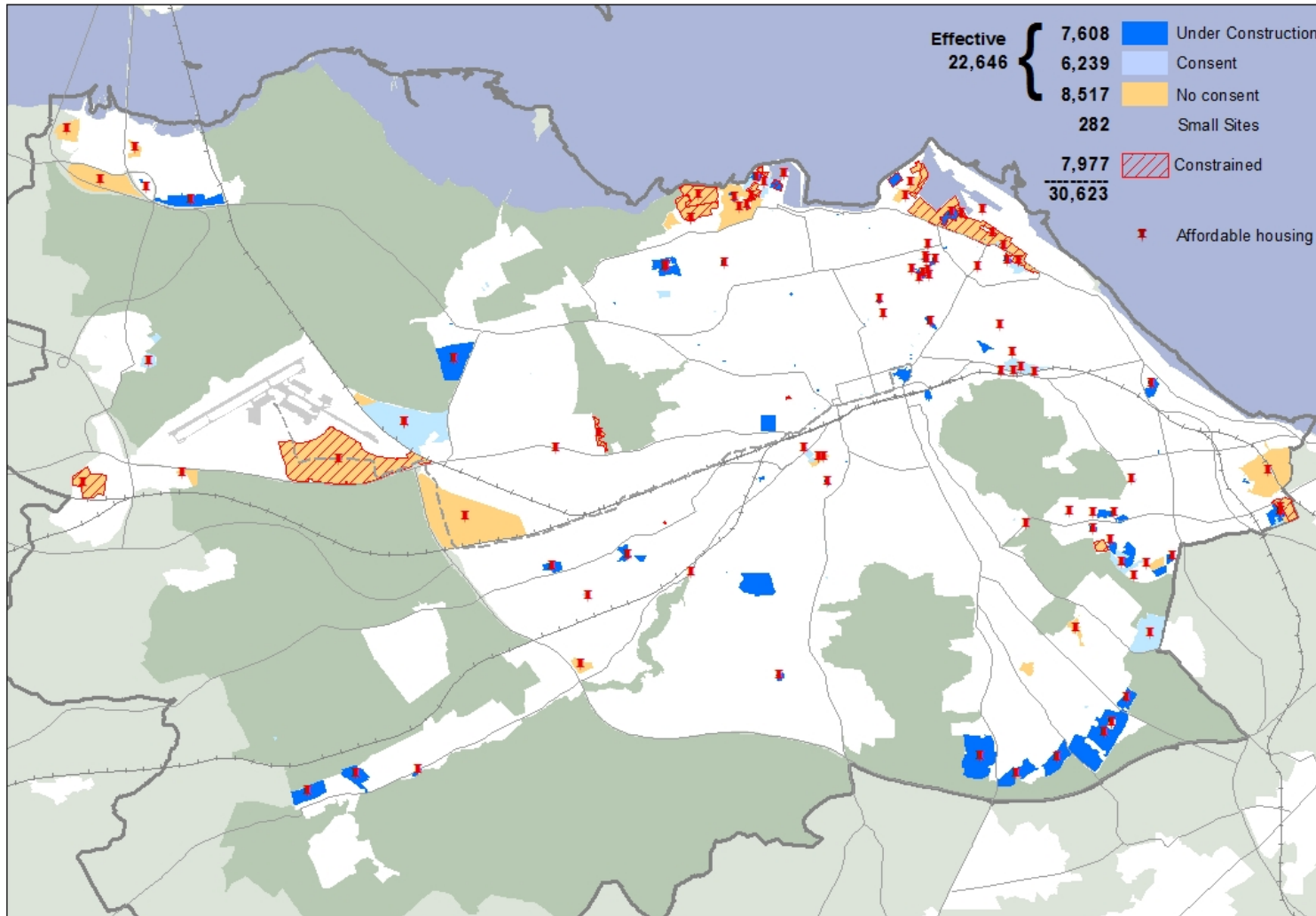
Draft Housing Land Audit and Completions Programme 2020

Schedule 4: Constrained Sites

Ref	Address	Developer/applicant	Total	Housing Units			Last Consent		Constraint
				Afford.	Comp.	Remain	Type	Date	
5244	LDP Emp 6 IBG	LDP Site	350	88	0	350	NONE		No housing use established
3424	LDP EW 1A: Western Harbour	Forth Properties Limited.	669	0	0	669	NONE		Consent expired - flood risk
3424.1	LDP EW 1A: Western Harbour - Platinum Point	Gregor Shore Plc.	452	0	226	226	FULL	Apr-04	Owner not ready to market
3424.6	LDP EW 1A: Western Harbour View	AB Leith Ltd.	258	0	0	258	NONE		Owner not ready to market
4893	LDP EW 1B: Central Leith waterfront	Various	2138	535	0	2138	NONE		Multiple ownership - Site mostly in use
4894	LDP EW 1C: Leith Waterfront - Salamander Place		719	180	0	719	NONE		Much of site in use (Commercial)
3105B	LDP EW 2A: West Shore Road - Forth Quarter	City of Edinburgh Council	691	125	0	691	NONE		Some land contamination - no consent
3733A.1	LDP EW 2B: Granton Park Avenue	Buredi + Waterfront Edinburgh Ltd	95	26	14	81	FULL	Sep-05	Alternative use proposed
3733A.6	LDP EW 2B: West Harbour Road	Waterfront Edinburgh Limited.	42	7	0	42	NONE		Consent expired on plot
3744B	LDP EW 2C: Granton Harbour	Various	347	190	0	347	NONE		Site in use (commercial)
3744A.2	LDP EW 2C: Granton Harbour	Gregor Shore PLC.	288	0	133	155	FULL	Jul-05	Owner not ready to market
3744A.6	LDP EW 2C: Granton Harbour - Plot 29	Hart Estates Ltd.	36	0	0	36	NONE		Owner not ready to market
3744A.4	LDP EW 2C: Granton Harbour - Plot 31		97	0	0	97	NONE		Consent Expired
3733B	LDP EW 2D: Waterfront - WEL - North Shore	Various	850	170	0	850	NONE		Not viable in current climate
4157	LDP HSG 15: Castlebrae	LP site	145	0	0	145	NONE		Lp site. No consent
3754.3	LDP HSG 17: Greendykes Road	Craigmillar Eco Housing Co-op	10	10	0	10	NONE		Consent expired - no further activity
5254	LDP HSG 27: Newcraighall East (East Part)	LDP Site	88	22	0	88	NONE		Railway line/ Electricity pylons
5132	LDP HSG 4: West Newbridge	Lp Site	500	125	0	500	NONE		No planning consent (Consent now granted)
4897	LDP HSG 7: Edinburgh Zoo		80	20	0	80	NONE		Site in alternative use
5888	Belford Road	AMA (Belford) Ltd.	52	0	0	52	FULL	May-17	Consent Now expired (Aug 2020)
5919	Ford's Road	AMA (New Town) Ltd.	9	0	0	9	FULL	Jun-17	Consent Now expired (Aug 2020)
3623	Ocean Drive	S1 Developments	338	85	0	338	NONE		Consent Expired (New consent now granted)
	Small Sites					96			
	Total Constrained Capacity		8254	1583	373	7977			

8254 1583 373 7881

Appendix 2: Established Housing Land Supply 2020



© Crown Copyright and database right 2017. All rights reserved. Ordnance Survey Licence number 100023420.