

Housing, Homelessness and Fair Work Committee

10.00am, Thursday 29 August 2019

Present

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

1. Minutes

Decision

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

2. Work Programme

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

Decision

To note the Work Programme.

(Reference – Work Programme, submitted)

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

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

Decision

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

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

2) To otherwise note the remaining outstanding actions.

(Reference – Rolling Actions Log, submitted)

4. Housing, Homelessness and Fair Work Committee Business Bulletin

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

Decision

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

(Reference – Business Bulletin, submitted.)

5. Delivery Strategy for Meadowbank

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

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

Decision

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

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

Declaration of Interests

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

6. Delivery Strategy for Powderhall

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

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

Decision

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

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

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

Declaration of Interests

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

7. Housing Revenue Account Budget Strategy 2020/21

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

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

Motion

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

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

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

Amendment

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

Voting

For the motion - 8 votes

For the amendment - 3 votes

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

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

Decision

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

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

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

8. MIPIM 2019 - Evaluation

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

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

Decision

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

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

9. Economic Advisory Panel Membership

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

Decision

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

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

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

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

HRA

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

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

GF

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

Decision

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

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

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

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

HRA

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

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

GF

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

Decision

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

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

12. Strategic Approach to Private Rented Sector

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

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

Decision

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

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

13. Promoting Play on Housing Revenue Account Land - Update

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

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

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

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

Decision

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

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

14. Edinburgh Social Enterprise Strategy

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

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

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

Decision

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

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

Declaration of Interests

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

15. Edinburgh Living: Progress Update

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

Decision

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

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

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

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

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

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

Decision

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

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

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

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

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

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

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

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

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

- moved by Councillor Kate Campbell, seconded by Councillor Watt

Decision

To approve the motion by Councillor Kate Campbell.

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

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

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

“Committee:

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

- moved by Councillor Booth, seconded by Councillor Miller

Decision

To approve the motion by Councillor Booth.