

Housing, Homelessness and Fair Work Committee

10.00am, Thursday, 19 March 2020

Housing Revenue Account (HRA) Capital Programme 2020/21

Executive/routine Wards Council Commitments	Executive All
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1. Recommendations

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

Paul Lawrence

Executive Director of Place

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Housing Revenue Account (HRA) Capital Programme 2020/21

2. Executive Summary

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

3. Background

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

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

4. Main report

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

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

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

Investment in the North West Locality

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

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

Investment in North East Locality

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

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

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

Investment in the South East Locality

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

Investment in the South West Locality

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

5. Next Steps

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

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

6. Financial Impact

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

Risks to programme delivery

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

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

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

7. Stakeholder/Community Impact

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

8. Background reading/external references

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

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

9. Appendices

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

Appendix 1 – HRA Capital Investment Programme 2020/21

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

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

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

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

Appendix 2 – HRA Revised Resources 2020/21

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

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

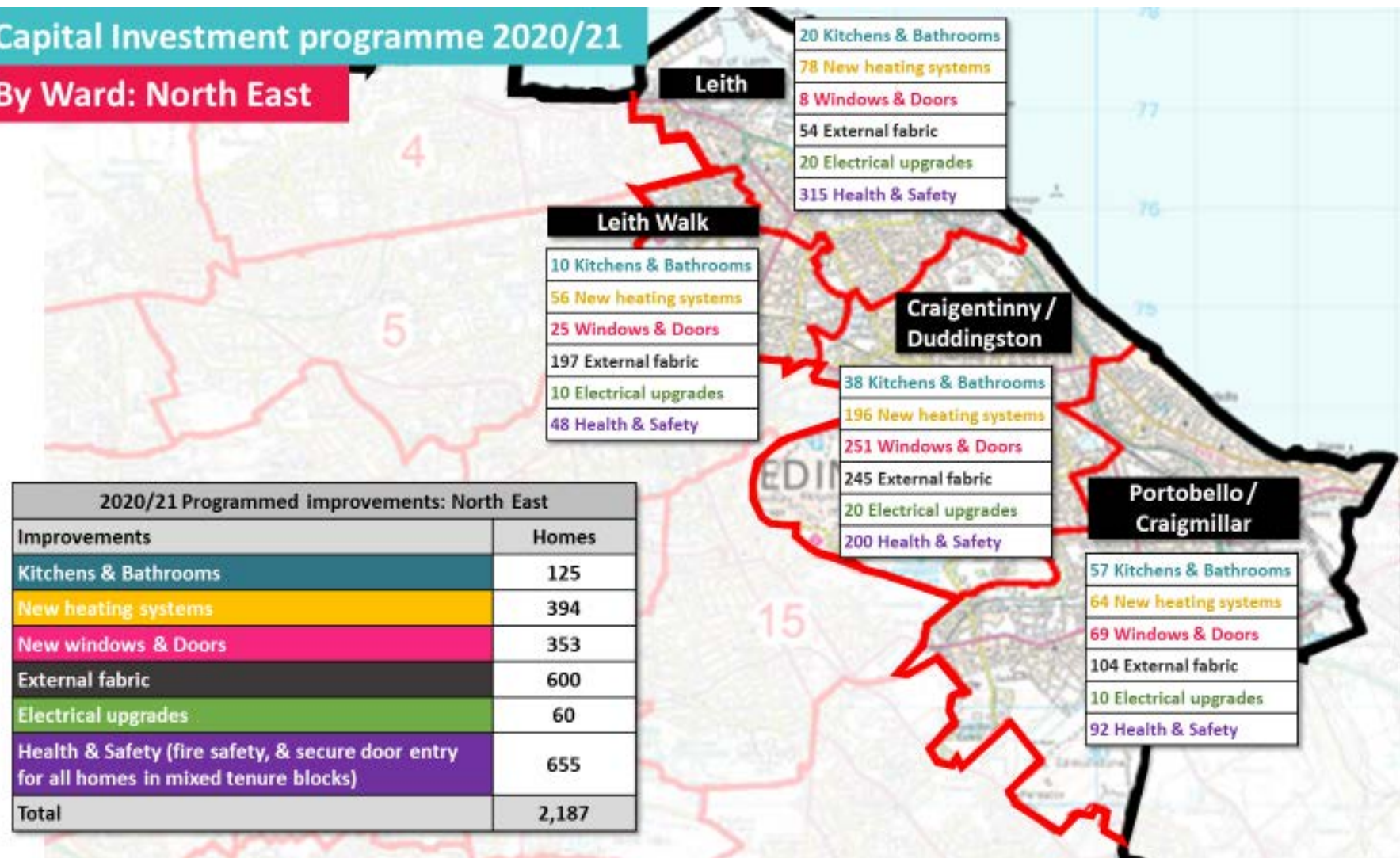
Appendix 3 – Map of the Council House Building Programme



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

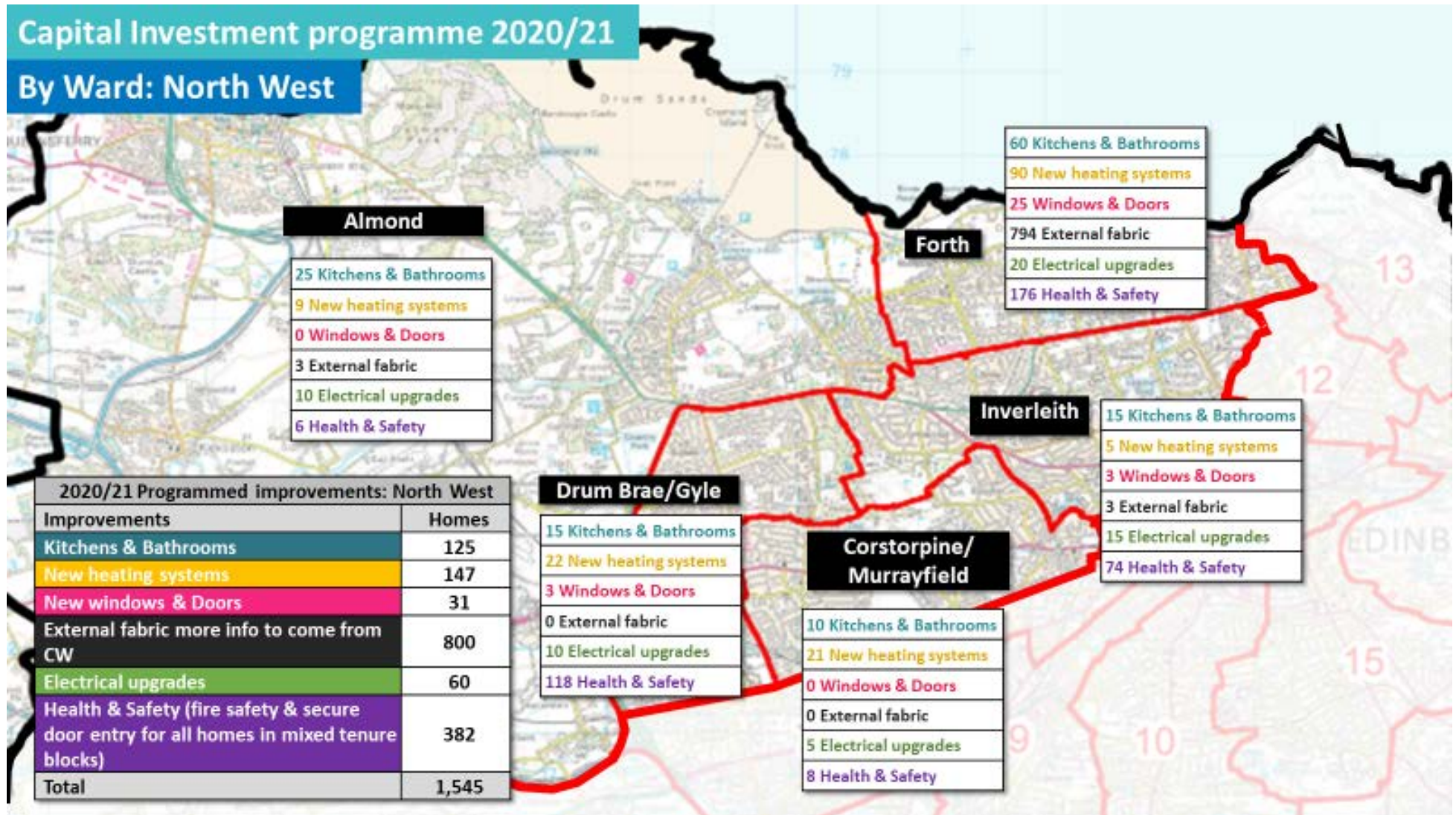
Capital Investment programme 2020/21

By Ward: North East



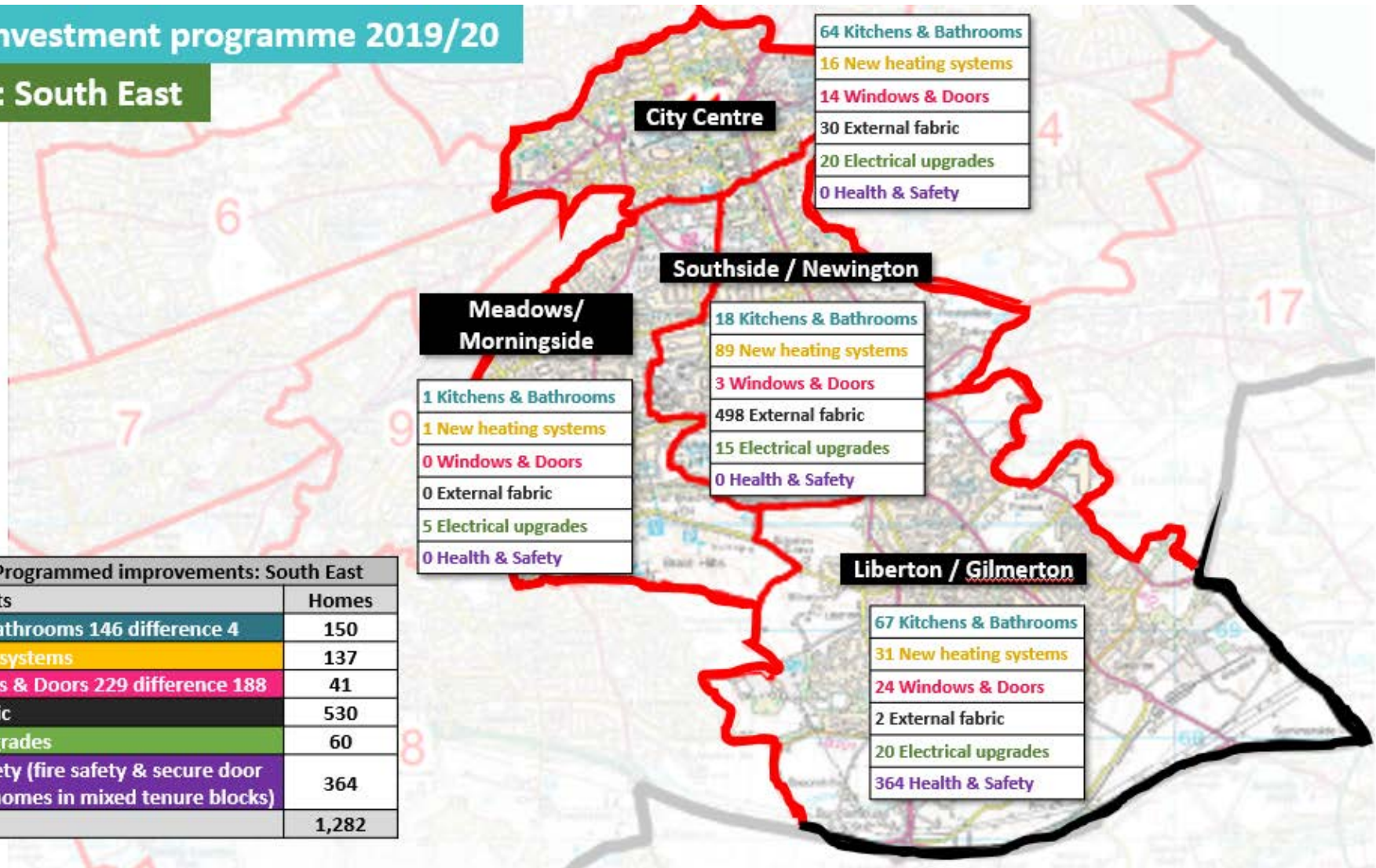
Capital Investment programme 2020/21

By Ward: North West



Capital Investment programme 2019/20

By Ward: South East



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

Capital Investment programme 2019/20

By Ward: South West

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

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

Sighthill / Gorgie

Fountainbridge / Craiglockhart

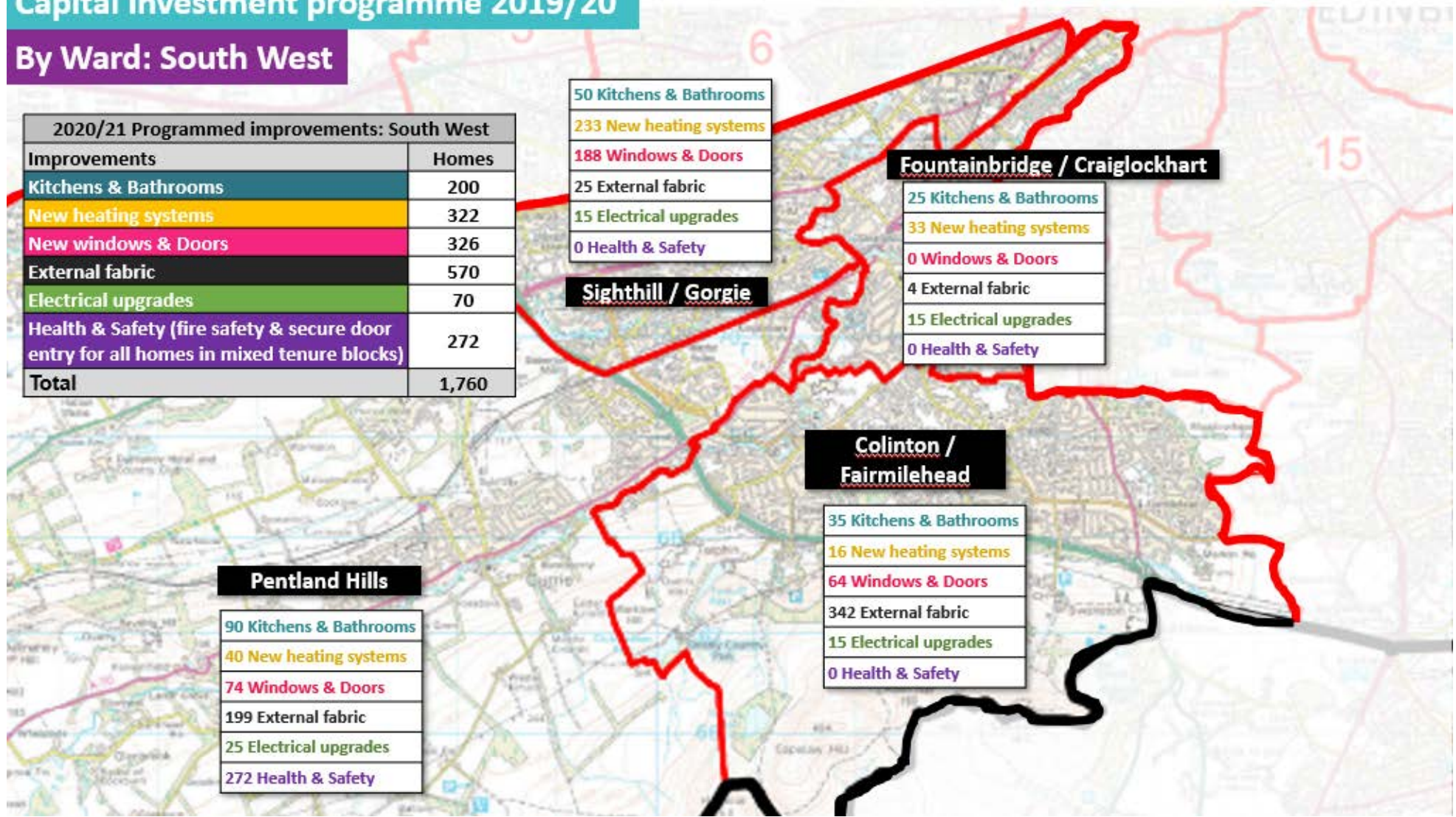
25 Kitchens & Bathrooms
33 New heating systems
0 Windows & Doors
4 External fabric
15 Electrical upgrades
0 Health & Safety

Colinton / Fairmilehead

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

Pentland Hills

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



Appendix 5 – Capital investment by Locality

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

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

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

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

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

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