



Business Bulletin

Housing, Homelessness and Fair Work Committee

10.00am, Thursday, 19 March 2020

Dean of Guild Court Room, City Chambers, Edinburgh

Housing, Homelessness and Fair Work Committee

Convener:	Members:	Contact:
<p data-bbox="199 331 568 409">Convener Councillor Kate Campbell</p>  <p data-bbox="188 853 515 920">Vice Convener Councillor Mandy Watt</p> 	<ul data-bbox="632 327 938 707" style="list-style-type: none">• Cllr Chas Booth• Cllr Jim Campbell• Cllr David Key• Cllr Kevin Lang• Cllr John McLellan• Cllr Claire Miller• Cllr Gordon Munro• Cllr Iain Whyte• Cllr Norman Work	<p data-bbox="1118 315 1398 432">Jamie Macrae Committee Officer Tel: 0131 553 8242</p> <p data-bbox="1118 488 1417 645">Sarah Stirling Assistant Committee Officer Tel: 0131 529 3009</p>

Recent News

Mixed Tenure Improvement Strategy

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

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

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

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

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

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

Scottish Budget supporting Council Commitments

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

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

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

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

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West End Edinburgh Business Improvement District (BID) Renewal 2020

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

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

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

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

The West End Edinburgh BID area relates to the following streets

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

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- Walker Street.

Scottish Government Housing to 2040 Consultation

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

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

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

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

A New Masterplan for Meadowbank

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

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

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

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

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

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

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

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

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

www.edinburgh.gov.uk/meadowbank

Granton Regeneration

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

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

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

Royal Institution of Chartered Surveyors (RICS) Social Impact Awards

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

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

New Housing Supply in Scotland

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

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

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

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

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

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

Edinburgh BioQuarter

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

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

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

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

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

Marketing Edinburgh

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

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