

## Housing, Homelessness and Fair Work Committee

10.00am, Thursday, 1 December 2022

### Present

Councillors Meagher (Convener), Bruce, Caldwell, Campbell, Dobbin, Flannery, Key (substituting for Councillor Kumar) (Items 10-23), Kumar (Items 1-9), Parker, Rae, Watt and Whyte.

### 1. Minutes

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#### Decision

To approve the minute of the Housing, Homelessness and Fair Work Committee of 29 September 2022 as a correct record.

### 2. Work Programme

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The Housing, Homelessness and Fair Work Committee Work Programme for December 2022 was presented.

#### Decision

To note the Work Programme.

(Reference – Work Programme, submitted.)

### 3. Rolling Actions Log

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The Housing, Homelessness and Fair Work Committee Rolling Actions Log for December 2022 was presented.

#### Decision

- 1) To agree to close the following actions:
  - Action 1 – Edinburgh International Conference Centre Annual Update
  - Action 2 (2) – Rent Collection and Assistance for Council Tenants
  - Action 4 (2) – Parental Employability Support
  - Action 5 (1&2) – Update on the Housing Service Improvement Plan
  - Action 7 – Business Bulletin
  - Action 9 – Capital City Partnership – Progress Update
  - Action 11 – Homelessness Services – Statutory Returns
  - Action 12 (2) – HR Budget Strategy

- 2) To request that letters issued as part of action 12 (2) be circulated to members.
- 3) To otherwise note the remaining outstanding actions.

(Reference – Rolling Actions Log, submitted.)

#### **4. Business Bulletin**

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The Business Bulletin for December 2022 was presented.

##### **Decision**

To note the Business Bulletin.

(Reference – Business Bulletin, submitted.)

#### **5. Housing Land Strategy Report**

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Details were provided of the findings from the market engagement exercise which looked at more innovative ways of delivering affordable housing to accelerate delivery rates. Market conditions had changed dramatically since this exercise began and this was reflected in the proposed approach. Rather than move forward with lease based proposals, it was considered better to focus on the opportunities being presented directly by land-owners. These opportunities were included as part of an updated Housing Land Strategy and the sites were also included in the 2023-2028 Strategic Housing Investment Plan (SHIP).

##### **Decision**

- 1) To note the findings and opportunities which emerged from the Prior Information Notice (PIN) market engagement process.
- 2) To note approval would be sought from Finance and Resources Committee for purchase of homes or sites with progress reported to Committee via briefings and Business Bulletin updates.
- 3) To request a percentage breakdown of homes in social housing, midmarket rent etc.

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

#### **6. The EDI Group – annual update for the year ending 31 December 2021**

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

##### **Decision**

- 1) To note the report.
- 2) To refer the report to the Governance, Risk and Best Value Committee.
- 3) To note that ward members would be provided with information and progress updates on the remaining land at New Brunstane (the east field).

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

## 7. **Edinburgh International Conference Centre – annual update for the year ending 31 December 2021**

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An update was provided on the performance of the Edinburgh International Conference Centre (EICC) in the year ending 31 December 2021. The performance reflected the ongoing recovery from the significant difficulties that COVID-19 had created for the events and conferencing industry. Overall, EICC made a loss of £35,791, compared to a loss of £1,721,998 in the previous year. EICC's accounts, for 31 December 2021, had been signed-off by its auditor.

### **Decision**

- 1) To note the annual performance update for 2021 provided by Edinburgh International Conference Centre (EICC), as detailed in Appendix 1 of the report by the Executive Director of Place.
- 2) To note the EICC Statement of Accounts for 2021 as reported to CEC Holdings Ltd and the audit findings as detailed in Appendices 2 and 3 of the report by the Executive Director of Place respectively.
- 3) To refer the report to the Governance, Risk and Best Value Committee for information.
- 4) To note that EICC would offer a briefing session for Elected Members to discuss their plans, in the new year, and that to request that a schedule of planned repayments be presented at this session.

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

### **Declarations of Interest**

Councillor Whyte made a transparency statement as a board member of the EICC and EDI Group.

Councillor Meagher made a transparency statement as a member of CEC Holdings.

## 8. **Edinburgh International Conference Centre – Shareholders' Agreement and Strategic Delivery Agreement**

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Details were provided of amendments to the Shareholder's Agreement between the Council and Edinburgh International Conference Centre Limited (EICC) to reflect EICC's involvement in the hotel and hotel school project previously agreed by Committee. A new Strategic Delivery Agreement (SDA) between the Council and Edinburgh International Conference Centre Hotels Limited (EICCH) was proposed in order to give the Council additional oversight of the project.

### **Decision**

To continue consideration of the matter to the meeting in March 2023 to allow for further formal consultation with the Boards of EICC and CEC Holdings, and an officer briefing with members of the Housing, Homelessness and Fair Work Committee.

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

## Declarations of Interest

Councillor Whyte made a transparency statement as a board member of the EICC and EDI Group.

Councillor Meagher made a transparency statement as a member of CEC Holdings.

## 9. Strategic Housing Investment Plan (SHIP) 2023-28

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In 2017 the Council made a commitment to deliver a programme to build at least 20,000 social and affordable homes by 2027. By the end of 2022/23, it was anticipated that over 8,300 homes would have been approved for site start and 6,900 affordable homes completed. The SHIP set out a potential pipeline of 11,937 affordable homes approved for site start and 11,375 potential completions over the next five years through a mix of grant funding, Registered Social Landlords' (RSLs) own finance, finance raised by private developers, institutional investment, developer contributions and Housing Revenue Account (HRA) funding. However, current funding levels would only allow for 600 new grant funded homes to be approved each year; a 200% uplift would be required to achieve the SHIP.

### Motion

- 1) To approve the Strategic Housing Investment Plan (SHIP) 2023-28 for submission to the Scottish Government.
- 2) To note the report set out a pipeline development programme that could deliver 11,937 affordable homes approved for site start and 11,375 completions over the next five years.
- 3) To note the SHIP included 9,473 homes that would require grant funding through the Affordable Housing Supply Programme (AHSP). Which would require over three times the amount of grant funding set out in current resource planning assumptions.
- 4) To note the key challenges to delivering affordable housing at scale are securing control of sites, availability of grant funding, borrowing capacity of affordable developers (linked to rental income), high developments cost and construction industry capacity.
- 5) To note that the SHIP would be reviewed annually and officers would continue to seek opportunities to accelerate delivery of affordable housing and secure more grant funding.

- moved by Councillor Meagher, seconded by Councillor Watt

### Amendment 1

- 1) To approve the Strategic Housing Investment Plan (SHIP) 2023-28 for submission to the Scottish Government.
- 2) To note the report set out a pipeline development programme that could deliver 11,937 affordable homes approved for site start and 11,375 completions over the next five years.

- 3) To note the SHIP included 9,473 homes that would require grant funding through the Affordable Housing Supply Programme (AHSP). Which would require over three times the amount of grant funding set out in current resource planning assumptions.
- 4) To note the key challenges to delivering affordable housing at scale are securing control of sites, availability of grant funding, borrowing capacity of affordable developers (linked to rental income), high developments cost and construction industry capacity.
- 5) To note that the SHIP would be reviewed annually and officers would continue to seek opportunities to accelerate delivery of affordable housing and secure more grant funding.
- 6) To note point 3.2.4 in the Draft Council Business Plan that went to Policy and Sustainability Committee on 17 November 2022 which stated:
  - 3.2.4 Increase the number of homes for affordable rent, with a target to build 25,000 council owned homes over the next 10 years.
- 7) To note the Edinburgh Labour Manifesto for the 2022 Council Elections stated: Edinburgh Labour would:
  - Start a programme to build at least 25,000 council owned homes within 10 years
- 8) To agree therefore that councillors would receive a written briefing within one month setting out the detail of the pipeline of homes including how many sites will provide council owned affordable homes, including the number of homes on each site.

To agree that all future cover reports for the annual SHIP would include the split between council owned sites and sites owned by third parties including the number of homes on each site.

- moved by Councillor Campbell, seconded by Councillor Dobbin

## **Amendment 2**

Notes the information in recommendations 1.1.2 to 1.1.5

- 1) To consider that without 200% additional Grant Funding from the Scottish Government (as outlined in the report) and certainty over future Scottish Government policy on rent freezes and rent controls the SHIP would be undeliverable, aspirational document.
- 2) To further considered that the SHIP in this form would not constitute a plan for increased affordable housing supply to the levels suggested in HNDA3 or the political targets set out by the Council.
- 3) Regrets that a report assessing the relative value of Edinburgh remaining within the TMDF grant funding regime or joining the SHIF regime had been delayed until March 2023 delaying any request for change should this be necessary and coming after a further budget setting process has been concluded.

- 4) To agree to submit the Strategic Housing Investment Plan to the Scottish Government on the provision that the inability to deliver is highlighted in full in any supporting letter which should also call for a full review of grant funding for affordable housing in Edinburgh to considerably increase funding to a level that meets need. This should recognise Edinburgh's uniquely challenging situation namely increasing population, relative lack of affordable housing supply, relatively high levels of homelessness and use of temporary accommodation, and the likely negative impact on these issues of the removal of local connection on homelessness presentations.
- 5) To further agree that the submission letter should call for urgent clarity on future Scottish Government policy regarding rent freezes/controls setting out their impact on risk and future certainty of rent supply and the effect this has on the Council and RSL partners' ability to increase affordable housing supply and call for mitigating funding should the risks/impacts remain under any proposed policy.

- moved by Councillor Whyte, seconded by Councillor Bruce

In accordance with Standing Order 22(12), Amendment 1 was accepted as an addendum to the motion.

### **Voting**

The voting was as follows:

For the Motion (as adjusted)	-	9 votes
For Amendment 2	-	2 votes
Abstentions	-	2

(For the motion: Councillors Meagher, Campbell, Dobbin, Kumar, Parker, Rae, and Watt.

For the amendment: Councillors Bruce and Whyte.

Abstentions: Councillors Caldwell and Flannery)

### **Decision**

To approve the following adjusted motion by Councillor Meagher:

- 1) To approve the Strategic Housing Investment Plan (SHIP) 2023-28 for submission to the Scottish Government.
- 2) To note the report set out a pipeline development programme that could deliver 11,937 affordable homes approved for site start and 11,375 completions over the next five years.
- 3) To note the SHIP included 9,473 homes that would require grant funding through the Affordable Housing Supply Programme (AHSP). Which would require over three times the amount of grant funding set out in current resource planning assumptions.
- 4) To note the key challenges to delivering affordable housing at scale are securing control of sites, availability of grant funding, borrowing capacity of affordable

developers (linked to rental income), high developments cost and construction industry capacity.

- 5) To note that the SHIP would be reviewed annually and officers would continue to seek opportunities to accelerate delivery of affordable housing and secure more grant funding.
- 6) To note point 3.2.4 in the Draft Council Business Plan that went to Policy and Sustainability Committee on 17 November 2022 which stated:
  - 3.2.4 Increase the number of homes for affordable rent, with a target to build 25,000 council owned homes over the next 10 years.
- 7) To note the Edinburgh Labour Manifesto for the 2022 Council Elections stated: Edinburgh Labour would:
  - Start a programme to build at least 25,000 council owned homes within 10 years
- 8) To agree therefore that councillors would receive a written briefing within one month setting out the detail of the pipeline of homes including how many sites will provide council owned affordable homes, including the number of homes on each site.
- 9) To agree that all future cover reports for the annual SHIP would include the split between council owned sites and sites owned by third parties including the number of homes on each site.
- 10) To request that a table is provided detailing the percentages of SL homes, social homes, affordable housing on each site.
- 11) To note officers would provide members with more detail on the climate impact of building homes, as detailed in the Internal Impact Assessment.
- 12) To note officers would consult with Councillor Whyte to provide a follow up on the concerns of specific undeveloped SL sites.

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

## **10. Affordable Childcare for Working Parents**

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An outline of the current Affordable Childcare Service was provided. Details were provided of research undertaken by consultant Ekosgen into its effectiveness and the recommendations they provide for a future funding model. It was intended to extend the current contracts for Affordable Childcare for Working Parents and approval was sought to progress with a proposed model for co-production of future contracts.

### **Decision**

- 1) To note the output from the Affordable Childcare for Working Parents report in Appendix 4 of the report by the Executive Director of Place.
- 2) To note the intention to extend the four current Affordable Childcare for Working Parents contracts for a second year, up to 31 March 2024.

- 3) To note the intention of officers to commence a further co-production with the wider market, both employability and childcare, including market testing with other childcare providers interested in bidding for a future contract.
- 4) To agree that the envisaged model for the future of this funding outlined in paragraphs 4.18-4.26 of the report by the Executive Director of Place should form basis for co-production.

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

## **11. UK Shared Prosperity Fund Update**

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On 4 August 2022, Committee approved the recommended bids for the UK Shared Prosperity Fund. Further discussions had taken place with providers to finalise funding amounts. A summary of the projects, and the funding allocated, was provided as part of this report. The report further outlined the arrangements that would be put in place for monitoring and oversight, as well as proposed Committee reporting arrangements for the duration of the programme.

### **Motion**

- 1) To note the additional details of the portfolio of projects to be funded as part of the City of Edinburgh Shared Prosperity Fund Investment Plan.
- 2) To note the target outcomes and outputs the projects aimed to achieve with the Shared Prosperity Fund investment;
- 3) To agree that surplus funding would be kept aside for regional activities and that officers should further explore with city region partners which delivery options are available and report back to Committee with further details.
- 4) To note the contract management and monitoring arrangements that will be put in place to measure the impact and achievements of the Shared Prosperity Fund in Edinburgh.
- 5) To agree the suggested reporting arrangements.

- moved by Councillor Meagher, seconded by Councillor Watt

### **Amendment**

- 1) To note the additional details of the portfolio of projects to be funded as part of the City of Edinburgh Shared Prosperity Fund Investment Plan.
- 2) To note the target outcomes and outputs the projects aimed to achieve with the Shared Prosperity Fund investment;
- 3) To agree that surplus funding would be kept aside for regional activities and that officers should further explore with city region partners which delivery options are available and report back to Committee with further details.
- 4) To note the contract management and monitoring arrangements that will be put in place to measure the impact and achievements of the Shared Prosperity Fund in Edinburgh.
- 5) To agree the suggested reporting arrangements.



- 6) To note that both Cllr Kumar's motion and Cllr Meagher's amendment at The City of Edinburgh Council on 25 August requested Carbon Impact Assessments on Capital Projects, which were not present in the report. Committee requests this assessment be present on the first quarterly update and requests the assessment breaks down the proposed outcome of 435 tonnes reduction of Co2e (appendix 3) due to the serious need for Council to transparently reach Net Zero by 2030.

- moved by Councillor Caldwell, seconded by Councillor Flannery

In accordance with Standing Order 22(12), the amendment was accepted as an addendum to the motion.

### **Decision**

- 1) To note the additional details of the portfolio of projects to be funded as part of the City of Edinburgh Shared Prosperity Fund Investment Plan.
- 2) To note the target outcomes and outputs the projects aimed to achieve with the Shared Prosperity Fund investment;
- 3) To agree that surplus funding would be kept aside for regional activities and that officers should further explore with city region partners which delivery options are available and report back to Committee with further details.
- 4) To note the contract management and monitoring arrangements that will be put in place to measure the impact and achievements of the Shared Prosperity Fund in Edinburgh.
- 5) To agree the suggested reporting arrangements.
- 6) To note that both Cllr Kumar's motion and Cllr Meagher's amendment at The City of Edinburgh Council on 25 August requested Carbon Impact Assessments on Capital Projects, which were not present in the report. Committee requests this assessment be present on the first quarterly update and requests the assessment breaks down the proposed outcome of 435 tonnes reduction of Co2e (appendix 3) due to the serious need for Council to transparently reach Net Zero by 2030.
- 7) To note that the Executive Director of Place would confirm COSLA's position on petitioning the UK Government for this funding.
- 8) To note that the Convener, along with the Council Leader, would write to Secretary of State for Levelling Up, Housing and Communities to express the urgent need for confirmation of the funding scheme, and when this will be received.

(References – Housing, Homelessness and Fair Work Committee of 4 August 2022 (item 6); Report by the Executive Director of Place, submitted.)

### **Declarations of Interest**

Councillor Caldwell made a transparency statement as a board member of the Capital City Partnership.

## **12. Essential Edinburgh - City Centre Business Improvement District, Renewal Ballot March 2023**

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An update was provided on the upcoming renewal ballot for Essential Edinburgh, the city centre Business Improvement District (BID) and summarised Essential Edinburgh achievements over its last five-year term, proposals for Essential Edinburgh's fourth term (2023-2028) and how the Council would proceed with the casting of their vote for properties within the BID area.

### **Decision**

- 1) To approve progress towards a renewal ballot for Essential Edinburgh (by not exercising the option to veto).
- 2) To note that Essential Edinburgh were required to submit a business plan to Council and Scottish Government by 15 December 2022 and that Council were required to assess the business plan by 12 January 2023.
- 3) To note the process for making a voting decision on Council owned properties that incur the Business Improvement District (BID) levy.

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

### **13. Contract Extensions for Activity Agreement Hubs and Joint Co-Production with No-one Left Behind – Phase 3**

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Approval was sought to extend the current five Activity Agreement Hubs for a 12-month period from 1 April 2023 until 31 March 2024, at a total maximum value of £200,000.00. This was to allow sufficient time for a joint co-production process for the Activity Agreement Hubs and NOLB Phase 3 implementation.

### **Motion**

- 1) To approve the extension of the existing Activity Agreement Hub Grants, for a 12-month period from 1 April 2023 until 31 March 2024, at a total maximum value of £200,000.00.
- 2) To note a preparation was underway for No One Left Behind (NOLB) Phase 3 funding that was expected to sit within local authorities from 2024 onwards, at an expected value of £1m annually for the City of Edinburgh Council.
- 3) To approve the joint co-production for NOLB Phase 3 and the existing Activity Agreement service with relevant stakeholders and citizens. The anticipated service start date for NOLB Phase 3 and the revised Activity Agreement Hubs service is from April 2024 onwards.

- moved by Councillor Meagher, seconded by Councillor Watt

### **Amendment**

- 1) To approve the extension of the existing Activity Agreement Hub Grants, for a 12-month period from 1 April 2023 until 31 March 2024, at a total maximum value of £200,000.00.
- 2) To note a preparation was underway for No One Left Behind (NOLB) Phase 3 funding that was expected to sit within local authorities from 2024 onwards, at an expected value of £1m annually for the City of Edinburgh Council.

- 3) To approve the joint co-production for NOLB Phase 3 and the existing Activity Agreement service with relevant stakeholders and citizens. The anticipated service start date for NOLB Phase 3 and the revised Activity Agreement Hubs service is from April 2024 onwards.
- 4) To request officers broaden existing co-production exercises to include 3<sup>rd</sup> Sector Organisations working predominately with ethnic minority service users who face additional and particular barriers in accessing employment. Further, that officers scope the opportunity of a consortium arrangement with these organisations for joined up working and delivery of tailored services.

- moved by Councillor Campbell, seconded by Councillor Dobbin

In accordance with Standing Order 22(12), the amendment was accepted as an addendum to the motion.

### **Decision**

- 1) To approve the extension of the existing Activity Agreement Hub Grants, for a 12-month period from 1 April 2023 until 31 March 2024, at a total maximum value of £200,000.00.
- 2) To note a preparation was underway for No One Left Behind (NOLB) Phase 3 funding that was expected to sit within local authorities from 2024 onwards, at an expected value of £1m annually for the City of Edinburgh Council.
- 3) To approve the joint co-production for NOLB Phase 3 and the existing Activity Agreement service with relevant stakeholders and citizens. The anticipated service start date for NOLB Phase 3 and the revised Activity Agreement Hubs service is from April 2024 onwards.
- 4) To request officers broaden existing co-production exercises to include 3<sup>rd</sup> Sector Organisations working predominately with ethnic minority service users who face additional and particular barriers in accessing employment. Further, that officers scope the opportunity of a consortium arrangement with these organisations for joined up working and delivery of tailored services.
- 5) To note that a breakdown of the demographic of young people mentioned in paragraph 3.5 would be shared with members.

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

## **14. Living Hours City – Response to a motion from Councillor Campbell**

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During its first year of operation, the Edinburgh Living Wage Action Group the city had seen 120 Edinburgh employers commit to paying the real living wage. Before the Council could consider accreditation as a Living Hours employer, committee was asked to consider three key questions to be addressed in detail – impacts on staff affected, impacts of service deliverability, and impacts on council budgets. Addressing these questions would represent a significant policy research programme, commitment to which would impact on officers' ability to deliver existing policy programmes such as the

living wage action plan, the gig economy action plan, and aspects of the Council's End Poverty Delivery Plan.

### **Motion**

- 1) To Congratulate the Edinburgh Living Wage Action Group on winning the 'Outstanding Leadership' award at this year's Scottish Living Wage Awards
- 2) To note the Edinburgh Living Wage Action Group would discuss and agree its plans for action during 2023 at its next meeting, and that these discussions would include potential actions to promote the living hours movement and engage further with Edinburgh Festivals organisations.
- 3) To note that for the Council to consider adoption of the Living Hours standard, a significant programme of policy research would be required to assess the risks, costs, and potential benefits for Council services and workers.
- 4) To note the commitment to such a programme at this time would adversely affect the Council's ability to meet existing policy development commitments relating to poverty and fair work.

- moved by Councillor Meagher, seconded by Councillor Watt

### **Amendment 1**

- 1) To Congratulate the Edinburgh Living Wage Action Group on winning the 'Outstanding Leadership' award at this year's Scottish Living Wage Awards.
- 2) To note the Edinburgh Living Wage Action Group would discuss and agree its plans for action during 2023 at its next meeting, and that these discussions would include potential actions to promote the living hours movement and engage further with Edinburgh Festivals organisations.
- 3) To note that for the Council to consider adoption of the Living Hours standard, a significant programme of policy research would be required to assess the risks, costs, and potential benefits for Council services and workers. To note that the motion passed in June agreed in principle that Edinburgh would become a Living Hours City.
- 4) To note that a fundamental change that would help workers to cope with the cost of living crisis would be to have certainty and security over working hours, but also recognises the increased financial challenges the council faces and agrees that while this may not be deliverable in the short term, it should remain a longer term goal.
- 5) To agree to bring back a report in three cycles setting out in more detail what the scoping work for Edinburgh to become a Living Hours City would entail including:
  - An early discussion with Living Wage Scotland about what a journey to a Living Hours City could look like
  - A preliminary assessment of which departments in the council would be affected alongside staff numbers

- A financial assessment of what impact becoming a Living Hours employer could have on future council budgets
- Requests that the Living Wage Action Group consider this information and their assessment is included within the report

- moved by Councillor Campbell, seconded by Councillor Dobbin

In accordance with Standing Order 22(12), the amendment was accepted in place of the motion.

At this point in the meeting the following Amendment 2 was proposed:

### **Amendment 2**

To agree the recommendations in the report.

### **Voting**

The voting was as follows:

For the Motion (as adjusted)	-	7 votes
For Amendment 2	-	4 votes

(For the Motion (as adjusted): Councillors Meagher, Campbell, Dobbin, Kumar, Parker, Rae, and Watt.

For Amendment 2: Councillors Bruce, Caldwell, Flannery and Whyte)

### **Decision**

- 1) To Congratulate the Edinburgh Living Wage Action Group on winning the 'Outstanding Leadership' award at this year's Scottish Living Wage Awards.
- 2) To note the Edinburgh Living Wage Action Group would discuss and agree its plans for action during 2023 at its next meeting, and that these discussions would include potential actions to promote the living hours movement and engage further with Edinburgh Festivals organisations.
- 3) To note that for the Council to consider adoption of the Living Hours standard, a significant programme of policy research would be required to assess the risks, costs, and potential benefits for Council services and workers.
- 4) To note that the motion passed in June agreed in principle that Edinburgh would become a Living Hours City.
- 5) To note that a fundamental change that would help workers to cope with the cost of living crisis would be to have certainty and security over working hours, but also recognises the increased financial challenges the council faces and agrees that while this may not be deliverable in the short term, it should remain a longer term goal.
- 6) To agree to bring back a report in three cycles setting out in more detail what the scoping work for Edinburgh to become a Living Hours City would entail including:
  - An early discussion with Living Wage Scotland about what a journey to a Living Hours City could look like

- A preliminary assessment of which departments in the council would be affected alongside staff numbers
- A financial assessment of what impact becoming a Living Hours employer could have on future council budgets
- Requests that the Living Wage Action Group consider this information and their assessment is included within the report

(References – Act of Council No. 27, 30 June 2022; report by the Interim Executive Director of Corporate Services, submitted.)

## **15. Appointments to the Homelessness Task Force**

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Working Groups that were appointed during the previous Council term (2017-22) ceased at the end of the term. Working Groups for the current term had not yet been appointed, and to ensure that the important work overseen by the foregoing Homelessness Task Force did not stall, it was recommended that this group was re-established and appointed. The proposed membership structure and remit of this working group was detailed in the Appendix to the report.

### **Decision**

- 1) To agree to re-establish the Homelessness Task Force and to agree the remit set out in the Appendix to the report.
- 2) To appoint Councillor Meagher as the Chair and Labour representative on the Task Force.
- 3) To appoint Councillor Campbell as the SNP representative on the Task Force.
- 4) To appoint Councillor Rae as the Green representative on the Task Force.
- 5) To appoint Councillor Whyte as the Conservative representative on the Task Force.

(Reference – report by the Interim Executive Director of Corporate Services, submitted.)

## **16. Accessible Housing Study**

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Details were provided of work already underway to build more accessible housing in the city by our affordable housing partners. However, new build housing only accounted for a small proportion of overall stock in the city so making best use of existing stock was also important in enabling people to live in a home that meets their needs, with the provision of services such as adaptations playing an important role.

### **Motion**

- 1) To note the key findings, recommendations and next steps from the Accessible Housing Study.
- 2) To note the joint work between housing, health and social care and Housing Association partners which contributed to increased provision of homes that support independent living, including wheelchair accessible homes.

- moved by Councillor Meagher, seconded by Councillor Watt

### **Amendment**

- 1) To note the key findings, recommendations and next steps from the Accessible Housing Study.
- 2) To note the joint work between housing, health and social care and Housing Association partners which contributed to increased provision of homes that support independent living, including wheelchair accessible homes.
- 3) Agrees to establish the Working Group as set out at 5.1.
- 4) Agrees that, through its engagement with relevant stakeholders, the Working Group will prioritise the voice of lived experience in all its work, advocating for actions which are in line with the social model of disability.
- 5) Requests that the Working Group prioritise work in the following areas once established (and any others they deem important):
  - a) Allocations policy, bidding processes and support
  - b) Adaptation processes and support
  - c) Placemaking and access around properties
  - d) Planning and new-build policies and standards
- 6) Agrees that the Working Group will provide updates on its work in all these areas via the Business Bulletin at each future committee meeting, and with a view to outlining any resourcing needs required to fill gaps in current service provision for committee to consider in the future, once these are known.
- 7) Further, notes the work of Living Streets in assessing conditions around social housing in Scotland and requests that officers contact Living Streets about this project to help inform work around 1.1.5 c) above.

In accordance with Standing Order 22(12), the amendment was adjusted and accepted as an addendum to the motion.

### **Decision**

- 1) To note the key findings, recommendations and next steps from the Accessible Housing Study.
- 2) To note the joint work between housing, health and social care and Housing Association partners which contributed to increased provision of homes that support independent living, including wheelchair accessible homes.
- 3) To agree to establish the Working Group as set out at paragraph 5.1 of the report by the Executive Director of Place.
- 4) To agree that, through its engagement with relevant stakeholders, the Working Group would prioritise the voice of lived experience in all its work, advocating for actions which are in line with the social model of disability.
- 5) To request that the Working Group prioritise work in the following areas once established (and any others they deem important):

- a) Allocations policy, bidding processes and support
  - b) Adaptation processes and support
  - c) Placemaking and access around properties
  - d) Planning and new-build policies and standards
- 6) To agree that the Working Group would provide updates on its work in all these areas via the Business Bulletin at each future committee meeting (with the proviso that a “nil report” is acceptable if no updates are required), and with a view to outlining any resourcing needs required to fill gaps in current service provision for committee to consider in the future, once these were known.
  - 7) To further note the work of Living Streets in assessing conditions around social housing in Scotland and requests that officers contact Living Streets about this project to help inform work around 5 c) above.
  - 8) To note that Councillor Parker’s remaining questions would be shared and officers’ answers circulated to members.

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

### **Declarations of Interest**

Councillor Parker made a transparency statement as an Associate of Housing Options Scotland.

## **17. Empty Homes Annual Report**

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On 4 November 2021 the Housing, Homelessness and Fair Work Committee approved a motion for the preparation of a business case for the Empty Homes Officer (EHO) post to become a permanent role. It was proposed that the funding for this post should come from income generated from Council Tax and Council Tax debt arising from Empty Homes. Committee was provided with an update on the appointment of an EHO on a permanent basis and provided an update by setting out the work of the EHO since 4 November 2021.

### **Motion**

To note the report, which had been produced in response to a report approved by the Housing, Homelessness and Fair Work Committee on 4 November 2021.

- moved by Councillor Meagher, seconded by Councillor Watt

### **Amendment**

- 1) To note the report, which had been produced in response to a report approved by the Housing, Homelessness and Fair Work Committee on 4 November 2021.
- 2) To request that anonymised data is collated and shared, where possible, with committee regarding how the Empty Homes on the 2022 Completed Investigations became empty (ie maintenance issues, landlord illness, market challenges etc.) within 2 cycles.
- 3) To request that data requested in Point 2 is accessible on future Empty Home Annual Reports.



In accordance with Standing Order 22(12), the amendment was accepted as an addendum to the motion.

### **Decision**

- 1) To note the report, which had been produced in response to a report approved by the Housing, Homelessness and Fair Work Committee on 4 November 2021.
- 2) To request that anonymised data is collated and shared, where possible, with committee regarding how the Empty Homes on the 2022 Completed Investigations became empty (ie maintenance issues, landlord illness, market challenges etc.) within 2 cycles.
- 3) To request that data requested in Point 2 is accessible on future Empty Home Annual Reports.

(References – Housing, Homelessness and Fair Work Committee of 4 November 2021 (item 12); Report by the Executive Director of Place, submitted.)

## **18. Place Directorate - Revenue Budget Monitoring 2022/23 - Month Five Forecast**

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The month five 2022/23 revenue monitoring position for the Housing Revenue Account (HRA), Homelessness Services and Place Directorate General Fund (GF) was presented. The month five forecast for the HRA in 2022/23 was a balanced position. The Homelessness service month five forecast in 2022/23 had an overspend of £8.040m (increased from £5.5m at month three). The month five GF 'business as usual' revenue forecast for services within the remit of this Committee was for a break-even outturn against budget. The GF Covid-19 impact for services within the remit of this Committee was forecast to be a net cost of £0.148m.

### **Decision**

- 1) To note that the Housing Revenue Account (HRA) was forecasting a contribution of £5.534m to the Strategic Housing Investment Fund (SHIF) from revenue generated in 2022/23 as part of the capital investment programme funding strategy (decreased from £6.130m per the approved budget).
- 2) To note the Homelessness Service projected an overspend of £8.040m at month five in 2022/23 (increased from £5.5m at month three).
- 3) To note the Place General Fund (GF) services within the remit of the Committee were forecasting that 'business as usual' (excluding Covid-19 impact) would break even in 2022/23 after drawing down £0.528m from Council provisions made to cover inflationary impacts.
- 4) To note the Place GF Covid-19 impact for services within the remit of the Committee was forecast at a cost of £0.148m in 2022/23 which could be met within the earmarked budget provision.

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

## **19. Housing Land Audit and Completions Programme 2022 – referral from the Planning Committee**

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The Planning Committee referred a report on the Housing Land Audit and Completions Programme 2022 to the Housing, Homelessness and Fair Work Committee for information.

### **Decision**

To note the report.

(References – Planning Committee of 2 November 2022 (item 3); referral from the Planning Committee, submitted.)

## **20. No Recourse to Public Funds – Update**

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The Committee in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973, excluded the public from the meeting during consideration of the following item of business for the reason that it involved the likely disclosure of exempt information as defined in Paragraph 12 of Part 1 of Schedule 7A of the Act.

A report on No Recourse to Public Funds was considered by committee.

### **Decision**

Detailed in the Confidential Schedule, signed by the Convener, with reference to this minute.

## **21. Major Investigation Outcome Report (MCEC-19-19) - referral from the Governance, Risk and Best Value Committee**

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The Committee in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973, excluded the public from the meeting during consideration of the following item of business for the reason that it involved the likely disclosure of exempt information as defined in Paragraphs 1, 12 and 15 of Part 1 of Schedule 7A of the Act.

On 11 October 2022, the Governance, Risk and Best Value Committee considered a report by the Service Director – Legal & Assurance and Council Monitoring Officer on a major investigation outcome report in relation to a Council service area which was submitted to the Committee for consideration.

### **Decision**

Detailed in the Confidential Schedule, signed by the Convener, with reference to this minute.

## **22. Whistleblowing Major Investigation – MCEC-19-19 –further information - referral from the Governance, Risk and Best Value Committee**

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The Committee in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973, excluded the public from the meeting during consideration of the following item of business for the reason that it involved the likely disclosure of exempt information as defined in Paragraphs 1, 12 and 15 of Part 1 of Schedule 7A of the Act.

On 11 October 2022 and 22 November 2022, the Governance, Risk and Best Value Committee considered a report by the Service Director – Legal & Assurance and Council Monitoring Officer which provided greater detail of the major investigation outcome report in relation to a Council service area was provided to the Committee.

**Decision**

Detailed in the Confidential Schedule, signed by the Convener, with reference to this minute.