

Addendum by the SNP Group

Housing, Homelessness & Fair Work Committee 9 May 2023

Item 7.2 – Response to motion by Councillor Campbell – Coillesdene House Lifts

Adds

1.1.3 Agrees that the next HSIP plan will include a detailed update on the Asset Management System that is being introduced and that this should include expected timescales for implementation, detail of the type of information that will be included and the accessibility and useability of that data for performance analysis and planning.

1.1.4 Notes that there were 566 outages across 102 lifts in the last year, where lifts were not able to be repaired within one day. Further notes there were seven occasions over the last five years where both lifts in a multistorey were out of service at the same time, and that as lifts age the risk of outages increases.

1.1.5 Therefore requests that officers carry out an analysis and provide a briefing note on the risk to residents with limited mobility or who use wheelchairs, particularly in the case of fire. This should include analysis of the number of residents with gold priority who are housed in multistorey blocks and the suitability of multistorey blocks for people who require gold priority while the lift replacement programme is incomplete.

Moved by: Councillor Kate Campbell

Seconded by: Councillor

Addendum by the Liberal Democrat Group

Housing Homelessness and Fair Work Committee

9 May 2023

Item 7.2 – Response to motion by Councillor Campbell – Coillesdene House Lifts

Committee

Adds;

1.1.3 Request that going forward updates from the ‘Lift Replacement Programme’ (part of the wider ‘Lift Investment Programme’) and lift asset integration into the new Asset Management System are appended annually to the to the recurring Housing Service Improvement Plan report.

1.1.4 Request that the next update appended to the Housing Service Improvement Plan includes a statement of reasons as to why a sizable minority of lifts, which have been upgraded since 2013, showed more than 15 ‘out of action’ periods in the last year (as detailed in Appendix 1) and resolution actions that are being taken.

Moved by: Councillor Jack Caldwell

Seconded by: Councillor Pauline Flannery

Addendum by the Green Group

Housing, Homelessness & Fair Work Committee

9 May 2023

Item 7.2 – Coillesdene House Lifts

Adds:

1.1.3 Recognises that lift outages affect some residents more than others, particularly disabled people and older adults who may have limited mobility, and that these groups are disproportionately affected in buildings such as Coillesdene House where lifts serve different floors, even when one lift is functional

1.1.4 Further recognises the heightened risks associated with lift outages for these residents, especially during emergencies

1.1.5 Therefore, requests a further briefing note setting out:

- i) what pro-active communication and support procedures are in place to support residents with limited mobility when lifts are not working, including risk assessments and plans for emergencies during these cases
- ii) how many residents with a gold priority / known to have mobility issues were housed in a multi-storey block in the past year
- iii) how many residents known to have mobility issues are currently living in multi-storey blocks
- iv) how many residents known to have mobility issues and currently living in multi-storey blocks make use of the “opt-in” service to receive additional support from Concierge

Moved by: Councillor Ben Parker

Seconded by: Councillor

Addendum by the SNP Group

Housing Homelessness & Fair Work Committee

9 May 2023

7.3 – Damp, mould and condensation in Council homes update

Adds:

at the end of 1.2 “..other than the Heat Map requested at the March Committee meeting”

1.3 Agrees that the Damp, Mould and Condensation process:

- will ensure that Tenants will receive a copy of the survey report
- will establish a nominated officer in each locality who will be responsible to ensure that council tenants living in an environment that is hazardous to their health are removed to a decant as a priority

1.4 Agrees that the next HSIP will include an analysis of the practicalities of offering Tenants who receive a decant the option to remain in the decant on a permanent basis.

1.5.1 Welcomes the planned increased in-house capacity for the Damp and Mould Team but notes the significant challenges around workforce recruitment both within the Housing Property Service but also across the council more generally, with workforce and service delivery both being graded as at critical level in the council’s risk register.

1.5.2 Further notes that the spinal column pay grades in Edinburgh for skilled trades are reportedly lower than other local authorities.

1.5.3 Agrees the updated HSIP must include analysis and benchmarking of spinal column pay against other local authorities and the private sector workforce in Edinburgh and a review of the level required to enable recruitment, noting increased workforce capacity, both of trades and surveyors in house, will be crucial for Edinburgh to meet our significant obligations on tenant safety.

Moved by Councillor Stuart Dobbin

Seconded by Councillor Kate Campbell

Addendum by the Green Group

Housing, Homelessness & Fair Work Committee

9 May 2023

Item 7.3 – Damp, mould and condensation in council homes

Adds:

1.3 Welcomes the move to increase capacity and volume of surveys being carried out in-house, and the intention to remove dependency on external contractors for surveys over time

1.4 Requests that officers provide a briefing note with expected timeline for this move to in sourcing all survey work, and for progress towards this aim to be included in all future reports on this topic

Moved by: Councillor Ben Parker

Seconded by: Councillor

Amendment by the SNP Group

Housing Homelessness & Fair Work Committee

9 May 2023

7.4 – Capital Funding Opportunities for Council Housing

Deletes 1.1.3 and replaces with:

1.1.3 Agrees that where long term strategic housing options identified in this report align with the Council Business Plan and Housing Revenue Account Business Plan, a proposal should be brought to committee in order for the Council to submit further bids to the Scottish Government for Capital Funding for providing housing to Ukrainian Displaced People. Where this is not possible within timescales agreement will be sought with spokespeople from each political group and a report brought to the next HHFW meeting

Adds:

1.1.6 Regrets that this funding which could be spent on additional housing is being spent on existing housing stock that should have been repaired through existing programmes of investment and repair within the Housing Revenue Account

1.1.7 Further regrets that this funding will be spent externally with a contractor instead of being used to increase in-house capacity at a time when our workforce is currently sitting at a critical level within the council risk register

1.1.7 Notes that around £3m was lost in rent due to voids in the last financial year – about equivalent to a 3% rent increase

1.1.8 Notes that there is majority political support for in-housing of services and therefore requests a report in two cycles which includes:

- Analysis and benchmarking of spinal column pay against other local authorities and the private sector workforce in Edinburgh and a review of the level required to enable recruitment and retention of an increased void team
- A detailed plan for voids which sets out timescales for reducing to 'normal turnover'
- Details of average void length per property and details of how many properties have been void for over 6 months, over a year, over 2 years and 3 years and longer

1.1.9 Further notes that there may be opportunities to work with third sector partners to bring voids back into use in the short term, while work is being undertaken to increase capacity within the voids team, and agrees this would be preferable to solely outsourcing, therefore requests officers engage with partners in the third sector to look at what provision there could be for other partnerships to bring void properties back into use, for example to increase provision for Housing First.

Moved by Councillor Kate Campbell

Seconded by Councillor Stuart Dobbin

Addendum by the Green Group

Housing, Homelessness & Fair Work Committee

9 May 2023

Item 7.4 – Capital Funding Opportunities for Council Housing

Adds:

1.1.6 Welcomes that funding is available from the Scottish Government to provide additional long-term housing options in the city for Ukrainian displaced people

1.1.7 Notes the acute need for housing Ukrainian people in Edinburgh, and recognises that there are other refugee communities in the city who are also in housing need

1.1.8 Further notes that climate change will mean that the number of displaced people seeking refuge in the UK will increase in the coming years

1.1.9 Believes it is right that we support refugees, asylum seekers and new Scots, and that everyone has a right to a warm, safe and secure home

1.1.10 Therefore, requests that the Convener writes to the relevant Scottish Government ministers, setting out the housing needs of all refugee communities in the city and requesting details from the Scottish Government of their long-term plan to support the Council to address this

1.1.11 Further requests that the Convener writes to COSLA to request an update on their work to review guidance for local authorities around no recourse to public funds

1.1.12 Finally, agrees that these letters and their responses will be shared with committee

Moved by: Councillor Ben Parker

Seconded by: Councillor