

Housing, Homelessness and Fair Work Committee

10.00am, Thursday, 9 May 2023

Present

Councillors Meagher (Convener), Bruce, Caldwell, Campbell, Dobbin (items 1 to 8), Flannery, Macinnes (substituting for Councillor Dobbin, item 9 onwards), McFarlane (substituting for Councillor Kumar), Miller (substituting for Councillor Rae, items 1 to 5), Parker, Pogson, Rae (item 6 onwards) and Whyte.

1. Minutes

Decision

- 1) To approve the minute of the Housing, Homelessness and Fair Work Committee of 9 March 2023 as a correct record, subject to the correction of item 21 (Motion by Councillor Campbell – Damp and Mould) as appended to this minute.
- 2) To approve the minute of the Housing, Homelessness and Fair Work Committee of 19 April 2023 as a correct record.

2. Work Programme

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

Decision

- 1) To note the work programme.
- 2) To agree to circulate the work programme for the next two committee meetings going forward.

(Reference – Work Programme, submitted.)

3. Rolling Actions Log

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

Decision

- 1) To agree to close the following actions:
 - Action 1(2) – Rapid Rehousing Transition Plan – Annual Update on Progress
 - Action 4(1) – Trade Unions in Communities

- Action 5 – Motion by Councillor Caldwell – The Importance of Participatory Budgeting
 - Action 7 – Strategic Housing Investment Plan (SHIP) 2023-2028
 - Action 16 – Homelessness Services Performance Dashboard
 - Action 19 – Motion by Councillor Campbell - Damp and Mould
- 2) To request that the briefing of 31 March 2023 referenced at action 1(2) (Rapid Rehousing Transition Plan – Annual Update on Progress) should be provided in written format to members.
 - 3) To agree that the briefing on the Edinburgh International Conference Centre, as mentioned at actions 6 and 13, should include a schedule of planned payments.
 - 4) To otherwise note the remaining outstanding actions.

(Reference – Rolling Actions Log, submitted.)

4. Business Bulletin

The Business Bulletin was presented.

Decision

- 1) To note the Business Bulletin.
- 2) To note progress towards NHS Lothian's exit from the Liberton Hospital site was dependent on other health and social care matters and officers would provide information when an update was available.
- 3) To note the briefing note requested at action 20 on the rolling actions log would include an update on the Affordable Housing Supply Programme and projected numbers for the coming year.
- 4) To request feedback from the Inch Park Levelling Up fund bid was provided to relevant community groups and that officers continue to assist them to explore alternative funding streams and options.

(Reference – Business Bulletin, submitted.)

5. The EDI Group – Six Monthly Update

An update was provided on progress of the transition strategy for The EDI Group Ltd. The strategy continued to be implemented and all ongoing projects were now delivered by Council officers and the majority of EDI assets had transferred to the Council or otherwise disposed of.

Information was also provided on each remaining project and the residual property assets held by the EDI Group as set out in appendices 1 and 2 of the report by the Executive Director of Place.

Decision

To note the report.

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

Declarations of interest

Councillors Meagher and Whyte made transparency statements in the above item as Board members of EDI Group.

Councillor Campbell made a transparency statement as a Board member of Edinburgh Living.

6. Response to Motion by Councillor Campbell – Coillesdene House Lifts

In response to an adjusted motion by Councillor Campbell, information was provided on the 102 lifts across the 44 multi storey block sites managed by the Council including information on lift and repairs performance, service delivery and costs.

Motion

- 1) To note the updated information provided on the performance, processes and programme in place to maintain, repair and invest in lifts in multi storey tower blocks.
 - 2) To discharge the adjusted motion agreed by Council on 9 February 2023 to prepare a report for the Housing, Homelessness and Fair Work Committee setting out lift performance information and providing a clear procedure for the reporting, prioritising and undertaking of lift repairs and for tenants and residents to be informed of lift repair timescales and kept updated throughout the lift repair completion process.
 - 3) To request a briefing note with an explanation of the costs of the lift project and increases.
 - 4) To confirm how residents had been informed of how to report repairs and if communications had been issued with Repairs Direct contact details.
- moved by Councillor Meagher, seconded by Councillor Pogson

Amendment 1

- 1) To note the updated information provided on the performance, processes and programme in place to maintain, repair and invest in lifts in multi storey tower blocks.
- 2) To discharge the adjusted motion agreed by Council on 9 February 2023 to prepare a report for the Housing, Homelessness and Fair Work Committee setting out lift performance information and providing a clear procedure for the reporting, prioritising and undertaking of lift repairs and for tenants and residents to be informed of lift repair timescales and kept updated throughout the lift repair completion process.
- 3) To agree that the next HSIP plan would include a detailed update on the Asset Management System that was being introduced and that this should include expected timescales for implementation, detail of the type of information that would be included and the accessibility and useability of that data for performance analysis and planning.

- 4) To note that there were 566 outages across 102 lifts in the last year, where lifts were not able to be repaired within one day. To further note 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.
 - 5) To request therefore 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 were housed in multistorey blocks and the suitability of multistorey blocks for people who required gold priority while the lift replacement programme was incomplete.
 - 6) To request a briefing note with an explanation of the costs of the lift project and increases.
 - 7) To confirm how residents had been informed of how to report repairs and if communications had been issued with Repairs Direct contact details.
- moved by Councillor Campbell, seconded by Councillor Dobbin

Amendment 2

- 1) To note the updated information provided on the performance, processes and programme in place to maintain, repair and invest in lifts in multi storey tower blocks.
 - 2) To discharge the adjusted motion agreed by Council on 9 February 2023 to prepare a report for the Housing, Homelessness and Fair Work Committee setting out lift performance information and providing a clear procedure for the reporting, prioritising and undertaking of lift repairs and for tenants and residents to be informed of lift repair timescales and kept updated throughout the lift repair completion process.
 - 3) To 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 were appended annually to the recurring Housing Service Improvement Plan Report.
 - 4) To request that the next update appended to the Housing Service Improvement Plan included a statement of reasons as to why a sizeable minority of lifts, which had been updated since 2013, showed more than 15 “out of action” periods in the last year (as detailed in appendix 1 to the report) and resolution actions that were being taken.
 - 5) To request a briefing note with an explanation of the costs of the lift project and increases.
 - 6) To confirm how residents had been informed of how to report repairs and if communications had been issued with Repairs Direct contact details.
- moved by Councillor Caldwell, seconded by Councillor Flannery

Amendment 3

- 1) To note the updated information provided on the performance, processes and programme in place to maintain, repair and invest in lifts in multi storey tower blocks.
- 2) To discharge the adjusted motion agreed by Council on 9 February 2023 to prepare a report for the Housing, Homelessness and Fair Work Committee setting out lift performance information and providing a clear procedure for the reporting, prioritising and undertaking of lift repairs and for tenants and residents to be informed of lift repair timescales and kept updated throughout the lift repair completion process.
- 3) To recognise that lift outages affected some residents more than others, particularly disabled people and older adults who may have limited mobility, and that these groups were disproportionately affected in buildings such as Coillesdene House where lifts serve different floors, even when one lift was functional.
- 4) To further recognise the heightened risks associated with lift outages for these residents, especially during emergencies.
- 5) To request therefore a further briefing note setting out:
 - i) what pro-active communication and support procedures were in place to support residents with limited mobility when lifts were 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 were currently living in multi-storey blocks.
 - iv) how many residents known to have mobility issues and currently living in multi-storey blocks made use of the “opt-in” service to receive additional support from Concierge.
- 6) To request a briefing note with an explanation of the costs of the lift project and increases.
- 7) To confirm how residents had been informed of how to report repairs and if communications had been issued with Repairs Direct contact details.

- moved by Councillor Parker, seconded by Councillor Rae

In accordance with Standing Order 22(12), Amendment 1 and Amendment 3 were adjusted and accepted as addenda to the motion. Amendment 2 was accepted as an addendum to the motion.

Decision

To approve the following adjusted motion by Councillor Meagher:

- 1) To note the updated information provided on the performance, processes and programme in place to maintain, repair and invest in lifts in multi storey tower blocks.
- 2) To discharge the adjusted motion agreed by Council on 9 February 2023 to prepare a report for the Housing, Homelessness and Fair Work Committee setting out lift performance information and providing a clear procedure for the reporting, prioritising and undertaking of lift repairs and for tenants and residents to be informed of lift repair timescales and kept updated throughout the lift repair completion process.
- 3) To agree that the next HSIP plan would include a detailed update on the Asset Management System that was being introduced and that this should include expected timescales for implementation, detail of the type of information that would be included and the accessibility and useability of that data for performance analysis and planning.
- 4) To note that there were 566 outages across 102 lifts in the last year, where lifts were not able to be repaired within one day. To further note 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.
- 5) To request therefore that officers carry out an analysis and provide a briefing note on the risk to council tenants with limited mobility or who use wheelchairs, particularly in the case of fire. This should include analysis of the number of council tenants with gold priority who were housed in multistorey blocks and the suitability of multistorey blocks for people who required gold priority while the lift replacement programme was incomplete.
- 6) To 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 were appended annually to the recurring Housing Service Improvement Plan Report.
- 7) To request that the next update appended to the Housing Service Improvement Plan included a statement of reasons as to why a sizeable minority of lifts, which had been updated since 2013, showed more than 15 “out of action” periods in the last year (as detailed in appendix 1 to the report) and resolution actions that were being taken.
- 8) To recognise that lift outages affected some residents more than others, particularly disabled people and older adults who may have limited mobility, and that these groups were disproportionately affected in buildings such as Coillesdene House where lifts serve different floors, even when one lift was functional.
- 9) To further recognise the heightened risks associated with lift outages for these residents, especially during emergencies.
- 10) To request therefore a further briefing note setting out:

- i) what pro-active communication and support procedures were in place to support council tenants with limited mobility when lifts were not working, including risk assessments and plans for emergencies during these cases.
 - ii) how many council tenants with a gold priority / known to have mobility issues were housed in a multi-storey block in the past year.
 - iii) how many council tenants known to have mobility issues were currently living in multi-storey blocks.
 - iv) how many council tenants known to have mobility issues and currently living in multi-storey blocks made use of the “opt-in” service to receive additional support from Concierge.
- 11) To request a briefing note with an explanation of the costs of the lift project and increases.
 - 12) To confirm how residents had been informed of how to report repairs and if communications had been issued with Repairs Direct contact details.

(References – Act of Council No. 29 of 9 February 2023; Housing, Homelessness and Fair Work Committee of 9 March 2023 (item 4); report by the Executive Director of Place, submitted.)

7. Damp, Mould and Condensation in Council Homes – Update

An update was provided on the Council’s current approach to dealing with damp, mould and condensation in Council homes setting out the changes being implemented to improve the response to reports of these issues.

The planned improvements would put tenants’ health and wellbeing at the centre of the process.

Motion

- 1) To note the update on dealing with damp, mould and condensation in Council homes.
- 2) To note the improvement plan set out in appendix 2 of the report by the Executive Director of Place to address concerns about damp, mould and condensation in Council homes.
- 3) To note that recruitment was underway to establish a dedicated Damp and Mould team to support delivery of the actions set out in the improvement plan.
- 4) To note that an update report would be presented to Committee in October 2023 with a Business Bulletin update on progress in August 2023.
- 5) To discharge the actions requested by the Council and by the Housing, Homelessness and Fair Work Committee set out in section 3 of the report.
- 6) To agree that in order to identify patterns, future reports should include more information in a dashboard-type format on:
 - The number of surveys completed.

- how many surveys identified damp, mould and condensation.
 - the types and construction method of house these issues were found in.
 - the number of surveys that resulted in work being done.
 - the time taken to complete works including averages and shortest and longest time in number of days.
 - the number of repeat visits required until the issues were resolved.
- 7) To consider whether a data analyst should be allocated to work with the service area on this issue.
- moved by Councillor Meagher, seconded by Councillor Pogson

Amendment 1

- 1) To note the update on dealing with damp, mould and condensation in Council homes.
- 2) To note the improvement plan set out in appendix 2 of the report by the Executive Director of Place to address concerns about damp, mould and condensation in Council homes.
- 3) To note that recruitment was underway to establish a dedicated Damp and Mould team to support delivery of the actions set out in the improvement plan.
- 4) To note that an update report would be presented to Committee in October 2023 with a Business Bulletin update on progress in August 2023.
- 5) To discharge the actions requested by the Council and by the Housing, Homelessness and Fair Work Committee set out in section 3 of the report other than the Heat Map requested at the March Committee meeting.
- 6) To agree 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.
- 7) To agree 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.
- 8) To welcome 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.
- 9) To further note that the spinal column pay grades in Edinburgh for skilled trades are reportedly lower than other local authorities.

- 10) To agree 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.
 - 11) To agree that in order to identify patterns, future reports should include more information in a dashboard-type format on:
 - The number of surveys completed.
 - how many surveys identified damp, mould and condensation.
 - the types and construction method of house these issues were found in.
 - the number of surveys that resulted in work being done.
 - the time taken to complete works including averages and shortest and longest time in number of days.
 - the number of repeat visits required until the issues were resolved.
 - 12) To consider whether a data analyst should be allocated to work with the service area on this issue.
- moved by Councillor Dobbin, seconded by Councillor Campbell

Amendment 2

- 1) To note the update on dealing with damp, mould and condensation in Council homes.
- 2) To note the improvement plan set out in appendix 2 of the report by the Executive Director of Place to address concerns about damp, mould and condensation in Council homes.
- 3) To note that recruitment was underway to establish a dedicated Damp and Mould team to support delivery of the actions set out in the improvement plan.
- 4) To note that an update report would be presented to Committee in October 2023 with a Business Bulletin update on progress in August 2023.
- 5) To discharge the actions requested by the Council and by the Housing, Homelessness and Fair Work Committee set out in section 3 of the report.
- 6) To welcome 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.
- 7) To request that officers provide a briefing note with expected timeline for this move to insourcing all survey work, and for progress towards this aim to be included in all future reports on this topic.
- 8) To agree that in order to identify patterns, future reports should include more information in a dashboard-type format on:
 - The number of surveys completed.

- how many surveys identified damp, mould and condensation.
 - the types and construction method of house these issues were found in.
 - the number of surveys that resulted in work being done.
 - the time taken to complete works including averages and shortest and longest time in number of days.
 - the number of repeat visits required until the issues were resolved.
- 9) To consider whether a data analyst should be allocated to work with the service area on this issue.
- moved by Councillor Parker, seconded by Councillor Rae

In accordance with Standing Order 22(12), Amendment 1 was adjusted and accepted as an addendum to the motion, and Amendment 2 was accepted as an addendum to the motion.

Decision

To approve the following adjusted motion by Councillor Meagher:

- 1) To note the update on dealing with damp, mould and condensation in Council homes.
- 2) To note the improvement plan set out in appendix 2 of the report by the Executive Director of Place to address concerns about damp, mould and condensation in Council homes.
- 3) To note that recruitment was underway to establish a dedicated Damp and Mould team to support delivery of the actions set out in the improvement plan.
- 4) To note that an update report would be presented to Committee in October 2023 with a Business Bulletin update on progress in August 2023.
- 5) To discharge the actions requested by the Council and by the Housing, Homelessness and Fair Work Committee set out in section 3 of the report other than the Heat Map requested at the March Committee meeting.
- 6) To agree that the Damp, Mould and Condensation process:
 - would ensure that Tenants would receive a copy of the survey report
 - would establish a team of nominated officers who would be responsible to ensure that council tenants living in an environment that was hazardous to their health were removed to a decant as a priority.
- 7) To agree that the next HSIP would include an analysis of the practicalities of offering Tenants who received a decant the option to remain in the decant on a permanent basis.
- 8) To welcome the planned increased in-house capacity for the Damp and Mould Team but to note 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.

- 9) To further note that the spinal column pay grades in Edinburgh for skilled trades were reportedly lower than other local authorities.
- 10) To agree 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, would be crucial for Edinburgh to meet our significant obligations on tenant safety.
- 11) To welcome 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.
- 12) To request that officers provide a briefing note with expected timeline for this move to insourcing all survey work, and for progress towards this aim to be included in all future reports on this topic.
- 13) To agree that in order to identify patterns, future reports should include more information in a dashboard-type format on:
 - The number of surveys completed.
 - how many surveys identified damp, mould and condensation.
 - the types and construction method of house these issues were found in.
 - the number of surveys that resulted in work being done.
 - the time taken to complete works including averages and shortest and longest time in number of days.
 - the number of repeat visits required until the issues were resolved.
- 14) To consider whether a data analyst should be allocated to work with the service area on this issue.

(References – Housing, Homelessness and Fair Work Committee 9 March 2023 (item 18); report by the Executive Director of Place, submitted.)

Declarations of interest

Councillor Caldwell made a transparency statement in the above item as a Council tenant.

8. Capital Funding Opportunities for Council Housing

Information was provided on options available to the Council to access Scottish Government funding to support Ukrainian displaced people where doing so would provide a range of short, medium and long term benefits for both Ukrainian displaced people and the council's housing stock and rental income.

Approval was sought to allocate up to 100 currently void Council homes for Ukrainian displaced people and to submit a funding bid to meet the capital cost of repairing and

furnishing these properties to the Scottish Government's Longer Term Ukraine Resettlement Fund.

Approval was also sought to develop businesses cases and, subject to the approval of Finance and Resources Committee, to submit bids to the Scottish Government for capital funding for the long term strategic housing options identified in the report (aligned with the Council Business Plan and Housing Revenue Account Business Plan), noting that initially any properties acquired or developed would be allocated to Ukrainian displaced people for the duration of their visa.

Motion

- 1) To agree to make up to 100 void Council homes available for housing Ukrainian Displaced People, on the basis that Scottish Government Capital Funding was provided for returning them to the letting standard.
 - 2) To note that officers would continue to work with the Scottish Government and other partners to identify sites where Scottish Government funding could be sought to provide additional long term housing options in the city.
 - 3) To agree, in principle that, where long term strategic housing options identified in the report aligned with the Council Business Plan and Housing Revenue Account Business Plan, the Council should submit further bids to the Scottish Government for Capital Funding for providing housing to Ukrainian Displaced People.
 - 4) To note that any acquisition of land or buildings for the long term strategic options would be reported to Finance and Resources Committee for approval.
 - 5) To note that regular service updates would be provided to Committee to ensure full awareness of progress on these recommendations.
 - 6) To agree that an update should be provided on the national approach to visas and long term planning for Ukrainian people in Scotland once available.
 - 7) To agree the relevant integrated impact assessments would be circulated to members.
- moved by Councillor Meagher, seconded by Councillor Pogson

Amendment 1

- 1) To agree to make up to 100 void Council homes available for housing Ukrainian Displaced People, on the basis that Scottish Government Capital Funding was provided for returning them to the letting standard.
- 2) To note that officers would continue to work with the Scottish Government and other partners to identify sites where Scottish Government funding could be sought to provide additional long term housing options in the city.
- 3) To agree that where long term strategic housing options identified in the 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.

- 4) To note that any acquisition of land or buildings for the long term strategic options would be reported to Finance and Resources Committee for approval.
 - 5) To note that regular service updates would be provided to Committee to ensure full awareness of progress on these recommendations.
 - 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.
 - 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.
 - 8) To note that around £3m was lost in rent due to voids in the last financial year – about equivalent to a 3% rent increase.
 - 9) To note 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.
 - 10) To further note 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 to 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.
 - 11) To agree that an update should be provided on the national approach to visas and long term planning for Ukrainian people in Scotland once available.
 - 12) To agree the relevant integrated impact assessments would be circulated to members.
- moved by Councillor Campbell, seconded by Councillor Dobbin

Amendment 2

- 1) To agree to make up to 100 void Council homes available for housing Ukrainian Displaced People, on the basis that Scottish Government Capital Funding was provided for returning them to the letting standard.

- 2) To note that officers would continue to work with the Scottish Government and other partners to identify sites where Scottish Government funding could be sought to provide additional long term housing options in the city.
- 3) To agree, in principle that, where long term strategic housing options identified in the report aligned with the Council Business Plan and Housing Revenue Account Business Plan, the Council should submit further bids to the Scottish Government for Capital Funding for providing housing to Ukrainian Displaced People.
- 4) To note that any acquisition of land or buildings for the long term strategic options would be reported to Finance and Resources Committee for approval.
- 5) To note that regular service updates would be provided to Committee to ensure full awareness of progress on these recommendations.
- 6) To welcome that funding is available from the Scottish Government to provide additional long-term housing options in the city for Ukrainian displaced people.
- 7) To note 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.
- 8) To further note that climate change will mean that the number of displaced people seeking refuge in the UK will increase in the coming years.
- 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 .
- 10) Therefore, to request 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.
- 11) To further request 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.
- 12) To agree that these letters and their responses will be shared with committee.
- 13) To agree that an update should be provided on the national approach to visas and long term planning for Ukrainian people in Scotland once available.
- 14) To agree the relevant integrated impact assessments would be circulated to members.

- moved by Councillor Parker, seconded by Councillor Rae

In accordance with Standing Order 22(12), Amendment 1 was adjusted and accepted as an addendum to the motion and Amendment 2 was accepted as an addendum to the motion.

Decision

To approve the following adjusted motion by Councillor Meagher:

- 1) To agree to make up to 100 void Council homes available for housing Ukrainian Displaced People, on the basis that Scottish Government Capital Funding was provided for returning them to the letting standard.
- 2) To note that officers would continue to work with the Scottish Government and other partners to identify sites where Scottish Government funding could be sought to provide additional long term housing options in the city.
- 3) To agree that where long term strategic housing options identified in the report aligned 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 was not possible within timescales, agreement would be sought with spokespeople from each political group and a report brought to the next Housing, Homelessness and Fair Work Committee meeting.
- 4) To note that any acquisition of land or buildings for the long term strategic options would be reported to the Finance and Resources Committee for approval.
- 5) To note that regular service updates would be provided to Committee to ensure full awareness of progress on these recommendations.
- 6) To regret that this funding which could be spent on additional housing was being spent on existing housing stock that should have been repaired through existing programmes of investment and repair within the Housing Revenue Account.
- 7) To further regret that this funding would be spent externally with a contractor instead of being used to increase in-house capacity at a time when our workforce was currently sitting at a critical level within the council risk register.
- 8) To note that around £3m was lost in rent due to voids in the last financial year – about equivalent to a 3% rent increase.
- 9) To note that there was majority political support for in-housing of services and therefore to request a report in two cycles which included:
 - 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 set out timescales for reducing to ‘normal turnover’.
 - Details of average void length per property and details of how many properties had been void for over 6 months, over a year, over 2 years and 3 years and longer.
- 10) To further note that there may be opportunities to work with third sector partners to bring voids back into use in the short term, while work was being undertaken to increase capacity within the voids team, and to agree this would be preferable to solely outsourcing, therefore requests officers continue to 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.

- 11) To welcome that funding was available from the Scottish Government to provide additional long-term housing options in the city for Ukrainian displaced people.
- 12) To note the acute need for housing Ukrainian people in Edinburgh and to recognise that there were other refugee communities in the city who were also in housing need.
- 13) To further note that climate change would mean that the number of displaced people seeking refuge in the UK would increase in the coming years.
- 14) To believe 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.
- 15) Therefore, to request 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.
- 16) To further request 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.
- 17) To agree that these letters and their responses be shared with committee.
- 18) To agree that an update should be provided on the national approach to visas and long term planning for Ukrainian people in Scotland once available.
- 19) To agree the relevant integrated impact assessments would be circulated to members.

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

9. Parental Employability Support

Information was provided recommending awards of grant funding to third party organisations up to the value of £451,605.60 to support parents into, and to progress in, employment. This would complement the enhanced programme of activities approved by Committee on 19 April 2023 and was funded by the Scottish Government.

Decision

- 1) To note the small grants process which was initiated to meet needs identified in the development of the Parental Employability Support programme for 2023/24.
- 2) To approve the award of third party grants to the services detailed in Appendix 3 of the report by the Executive Director of Place up to a maximum value of £451,605.60.
- 3) To note that officers would work with the successful applicants to finalise funding agreements (to be issued as soon as the Scottish Government grant offer letter was received).

- 4) To note that one application was not recommended for an award of funding.
(Reference – report by the Executive Director of Place, submitted.)

10. Employability, Diversity and Equality Reporting

Details were submitted of the ongoing work being undertaken to strengthen diversity and equality reporting in relation to outcomes and the clear definition of priority groups.

Information was also provided on how the data would be monitored in future in relation to the provision of services that reflected support for people in need by reason of age, poor health and wellbeing outcomes, disability, learning disability, marginalised groups including those from low socio-economic backgrounds, single parent families, ethnic minorities and people with experience of complex needs including trauma or violence.

Decision

- 1) To note the work undertaken on diversity and equality reporting within employability services to ensure priority groups were clearly defined and reports on data were gathered in line with the Scottish Government's Shared Measurement Framework.
- 2) To note the continued monitoring and evaluation of data to ensure diversity and equality in the delivery of employability services in Edinburgh.

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

11. UK Shared Prosperity Fund

An update was provided on progress being made towards delivering the UK Shared Prosperity Fund in Edinburgh.

Two officers had been recruited by Capital City Partnership for the Programme Management Office in Edinburgh. These officers would support the Council's Shared Prosperity Fund Contract Manager with monitoring, compliance and development of Edinburgh's UK SPF Programme.

Decision

- 1) To note the interim report provided to UK Government and the progress made so far with UK Shared Prosperity Fund programme delivery in Edinburgh.
- 2) To agree sustainability details would be included in the next report to committee in August 2023.
- 3) To issue a briefing note on lifelong learning capacity for the project and whether any of this would be outsourced.

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

Declarations of interest

Councillor Caldwell made a transparency statement in the above item as a Board member of Capital City Partnership.

12. Motion by Councillor Campbell – Waste and Cleansing Services on Council Housing Estates

The following motion was submitted by Councillor Campbell in terms of Standing Order 17:

“Committee:

- 1) Notes that the city wide deep clean which was funded through the 2022-2023 council budget appears not to have included some of our streets and neighbourhoods most in need of deep cleaning and predominantly in areas of SIMD 1 and 2.
 - 2) Understands this may be because of land which has been designated as Housing Revenue Account (HRA) land, and therefore is not the responsibility of the mainstream waste and cleansing services paid for by the general fund.
 - 3) Understands that the HRA does make payments to the general fund in order to secure services on housing land but recognises that the detail of this has not been reported to committee.
 - 4) Recognises further that there is a very great need for better management of waste, fly tipping and street cleaning within our council owned housing estates and therefore requests a report in two cycles which sets out:
 - The detail of payments made to the General Fund from the HRA for waste and cleansing services, including the full amounts and the service that is expected to be delivered for that payment.
 - Details of the contract spend to external organisations for waste and cleansing services on HRA land.
 - The waste and cleansing management plan for HRA land included responsibilities for delivering different services (i.e street cleaning, fly tipping etc) and for management and instruction of the delivery of those services.
 - A map or access to an interactive, online map which shows the location of HRA land across the city which should also be made available to all councillors for their wards.
 - Details of the future plans for management of waste and cleansing, including fly tipping, within our council housing estates”
- moved by Councillor Campbell, seconded by Councillor McFarlane

Decision

To approve the motion by Councillor Campbell.

Appendix 1

Correction of minute of the Housing, Homelessness and Fair Work Committee of 9 March 2023, item 21 (Motion by Councillor Campbell – Damp and Mould), as follows:

The following motion was submitted by Councillor Campbell in terms of Standing Order 17:

“Committee

Notes, following the tragic death of Awaab Ishak who died of a respiratory condition caused by mould in his home, that the Scottish Housing Regulator wrote to all social landlords to request that they “consider the systems they have in place to ensure their tenants’ homes are not affected by mould and dampness and that they have appropriate, proactive systems to identify and deal with any reported cases of mould and damp timeously and effectively.”

Notes that the current process was agreed by the HHFW committee in June 2021 and includes assurance that the council will:

- give tenants the name of a person that will look after their case,
- organise a full dampness survey to be carried out in their home
- let tenants know what the survey finds
- organise any repairs, including fixing emergency issues like leaks,
- put right any cosmetic damage,
- keep tenants updated on what happens next,
- check if tenants are happy with what we have done.

Notes that many tenants are not experiencing this process in full, particularly in terms of the named person to look after their case, having survey results shared and being kept updated on the process.

Further notes that an update report to committee in January 2022 included actions at 4.15 which included:

- Recruitment of surveyors specialising in damp and mould
- Administrative support for case management
- Enhanced contract management
- Review of training and support for staff

Agrees to receive an update report on damp and mould in one cycle which:

- Sets out detail of the current systems in place so that councillors can consider these in line with the request from the Scottish Housing Regulator including analysis on performance
- Detail of current cases including case length and location, timeframes for repairs to be completed, tenant satisfaction , performance on ‘getting it right first time’ and causes of damp and mould
- Updates on the outstanding actions at 4.15 from the report in January 2022

- Sets out an additional decant process to be added to the current commitment which includes a risk assessment and looking at the health and wellbeing of tenants including risk factors such as age and existing health conditions such as respiratory or other illnesses
- A heat map of damp and mould cases across the city aligned with the a map showing the proposed capital programme for whole house retrofit
- Detail of the process for using damp and mould repairs case data to help inform the long term capital programme and asset management strategy
- Detail of how data from damp and mould repairs cases can be used to prioritise the sequencing of stock condition surveys.”

Motion

To approve the motion by Councillor Campbell.

- Moved by Councillor Campbell, seconded by Dobbin

Amendment

To add at the end of the motion by Councillor Campbell:

Committee further agrees that officers should develop, with immediate effect, a plan to improve the response to the way the Council deals with damp and mould with a commitment to establish an in-house dampness team with the recruitment of additional resources.

The improvement plan in development also includes key areas such as:

- an end-to-end process review putting tenants’ health and wellbeing at the centre;
- training for all front-line staff and enhanced technical training for the dampness team;
- research and identification of new products for the prevention, treatment and removal of mould;
- better use of technology and systems to analyse trends and data capture to inform future investment, including how the stock condition survey will inform capital investment.

- Moved by Councillor Meagher, seconded by Councillor Watt

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

Decision

To approve the following adjusted motion by Councillor Campbell:

- 1) To note, following the tragic death of Awaab Ishak who died of a respiratory condition caused by mould in his home, that the Scottish Housing Regulator wrote to all social landlords to request that they “consider the systems they have in place to ensure their tenants’ homes are not affected by mould and dampness and that they have appropriate, proactive systems to identify and deal with any reported cases of mould and damp timeously and effectively.”

- 2) Notes that the current process was agreed by the HHFW committee in June 2021 and includes assurance that the council will:
 - give tenants the name of a person that will look after their case,
 - organise a full dampness survey to be carried out in their home
 - let tenants know what the survey finds
 - organise any repairs, including fixing emergency issues like leaks,
 - put right any cosmetic damage,
 - keep tenants updated on what happens next,
 - check if tenants are happy with what we have done.
- 3) Notes that many tenants are not experiencing this process in full, particularly in terms of the named person to look after their case, having survey results shared and being kept updated on the process.
- 4) Further notes that an update report to committee in January 2022 included actions at 4.15 which included:
 - Recruitment of surveyors specialising in damp and mould
 - Administrative support for case management
 - Enhanced contract management
 - Review of training and support for staff
- 5) Agrees to receive an update report on damp and mould in one cycle which:
 - Sets out detail of the current systems in place so that councillors can consider these in line with the request from the Scottish Housing Regulator including analysis on performance
 - Detail of current cases including case length and location, timeframes for repairs to be completed, tenant satisfaction , performance on 'getting it right first time' and causes of damp and mould
 - Updates on the outstanding actions at 4.15 from the report in January 2022
 - Sets out an additional decant process to be added to the current commitment which includes a risk assessment and looking at the health and wellbeing of tenants including risk factors such as age and existing health conditions such as respiratory or other illnesses
 - A heat map of damp and mould cases across the city aligned with the a map showing the proposed capital programme for whole house retrofit
 - Detail of the process for using damp and mould repairs case data to help inform the long term capital programme and asset management strategy
 - Detail of how data from damp and mould repairs cases can be used to prioritise the sequencing of stock condition surveys.
- 6) Committee further agrees that officers should develop, with immediate effect, a plan to improve the response to the way the Council deals with damp and mould with a commitment to establish an in-house dampness team with the recruitment of additional resources.
- 7) The improvement plan in development also includes key areas such as:

- an end-to-end process review putting tenants' health and wellbeing at the centre;
- training for all front-line staff and enhanced technical training for the dampness team;
- research and identification of new products for the prevention, treatment and removal of mould;
- better use of technology and systems to analyse trends and data capture to inform future investment, including how the stock condition survey will inform capital investment.