Housing, Homelessness and Fair Work Committee

10.00am, Tuesday, 27 February 2024

Responding to the Housing Emergency Declaration

Executive/routine	Executive
Wards	All

1. Recommendations

1.1 It is recommended that Committee:

1.1.1 Notes the stakeholders involved in the development of this plan (Appendix 2);

1.1.2 Approves the actions identified in seeking to resolve the housing emergency (Appendix 1);

1.1.3 Notes the project register (Appendix 3) and associated programme tracking and monitoring documentation (Appendix 4); and

1.1.4 Agrees to cyclical exception reporting on progress in delivering the action plan.

Paul Lawrence

Executive Director of Place

Contact: Derek McGowan, Service Director – Housing and Homelessness

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Report

Responding to the Housing Emergency Declaration

2.   Executive Summary

2.1   On 2 November 2023, the City of Edinburgh Council declared a Housing Emergency.

2.2   On 5 December 2023, Housing, Homelessness and Fair Work Committee approved a report that contained key actions deemed necessary to respond to the housing emergency.

2.3   In approving this report, the Committee agreed that further work was required to engage with stakeholders to ensure the final action plan was wide reaching and tackled all identified concerns about and barriers to housing.

2.4   Following the meeting on 5 December 2023, 14 workshops and briefings have been undertaken with stakeholders across various sectors and professions to gauge views on the actions and priorities needed to respond to the housing emergency.

2.5   The Action Plan attached here as Appendix 1 identifies the proposed actions that have resulted from those workshops.

3.   Background

3.1   On 19 February 2024, there were 4,957 households in temporary accommodation in Edinburgh. Of these, 1,329 were deemed to be in unsuitable accommodation as defined under the Unsuitable Accommodation Order. Since the 2019/20 budget was set, the Council has increased the homelessness budget from £28m to £64.5m in 2023/24.

3.2   Across the Council's housing stock, 1,279 properties were void, requiring repair to bring them back to lettable standard. For available properties, the Council receives around 200 bids for each property through the EdIndex system.

3.3   Private rental rates in the city are experiencing the highest inflation in the UK, at above 13%, and the average rental price for accommodation is around £300 more expensive than the Scottish average, at £1,477 per month for a three bed property in the city. The average cost of building a new Council property in the city is now almost £300,000 per unit.

3.4 In the face of these pressures, the Council unanimously agreed to declare a Housing Emergency on 2 November 2023. On 5 December 2023, Committee approved a report on key actions deemed necessary to respond to the housing emergency.

4. Main report

4.1 Following Committee on 5 December 2023, a series of engagement workshops have been held with relevant local and national stakeholders to explore these issues and identify key actions required to resolve the key pressures identified, and to provide more suitable, affordable, quality accommodation in the city.

4.2 The Action Plan identifies six main categories of action:

4.2.1 Customer Experience;

4.2.2 Data and Partnerships;

4.2.3 Finance and Funding;

4.2.4 Quality Housing;

4.2.5 Simplifying access to housing; and

4.2.6 Specialised support.

4.3 The 75 actions identified have been categorised into high, moderate and low priority, using the following weighted assessment criteria:

Category	Weighting
Success Probability	10%
Prevention	20%
Reduced use of Unsuitable Accommodation	20%
Tenant Satisfaction	10%
Increase Funding / Inventory	20%
Care and Support	10%
Cost Benefit	10%

Impact	Impact Score
No Impact	0
Very Low	1
Low	2
Moderate	3
High	4
Very High	5

4.4 In assessing how harm can be prevented, the definitions adopted are:

- **Prevention** – taking action to prevent the occurrence of harm through universal measures; and

- **Harm** – a negative impact on humans, the organisation or resources available.

4.5 The full action plan is attached as Appendix 1 for approval. To support on-going monitoring of progress, it is proposed to introduce cyclical exception reporting on progress against the actions identified. This means that Committee will be notified of actions that are not being delivered in the timescale identified, and the projected impact of that slippage.

4.6 Details of the workshops and briefings held with stakeholders in the development of this action plan are detailed in Appendix 2.

4.7 For reference, Committee is also asked to note the project register detailing all identified actions (Appendix 3) and associated programme tracking and monitoring documentation (Appendix 4).

5. Next Steps

5.1 If approved by Committee, work will begin immediately on delivering the action plan. Cyclical updates will be provided to Housing, Homelessness and Fair Work Committee on an exception basis (as outlined in paragraph 4.5).

6. Financial impact

6.1 The financial impact cannot be quantified at time of publication, as the Council's budget for 2024/25 has not been set. Detailed financial planning has been undertaken ahead of the budget process, and that financial consequences of delivering this plan (including the offsetting of costs between Housing Revenue and General Fund accounts) have been factored in to the budget reports that will be considered for approval on 22 February 2024. Once the budget has been agreed, including the level of rent to be charged for Council homes, an update on the financial impact will be circulated to Committee.

7. Equality and Poverty Impact

7.1 A draft Integrated Impact Assessment (IIA) (Appendix 5) has been undertaken during the preparatory work for this action plan. This is currently in draft form at date of publication and will be updated following Committee to allow for any relevant points of discussion to be incorporated in the final version.

7.2 While this IIA relates to the overall Housing Emergency Action Plan, projects that are initiated in the delivery phase will also be subject to ongoing IIAs to ensure that operational and strategic assessment informs the outcomes achieved. This will

include where it is appropriate to ask Committee for agreement to implement new policies, strategies or operational changes.

8. Climate and Nature Emergency Implications

8.1 In developing this report, it is understood that there may be significant climate and nature emergency implications arising from the actions identified. These will largely relate to housebuilding and retrofitting of existing homes, and the detailed impacts of these will be set out in Committee reports and scheme specific reports as required.

8.2 It is also understood that there can be degrees of intersectionality between equality, poverty, climate and nature emergency impacts, and that groups with protected characteristics can be disadvantaged in more than one of these areas. This will be factored into further IIAs as individual projects are initiated to ensure a full understanding of the impacts and remediation options available.

9. Risk, policy, compliance, governance and community impact

9.1 The risks to delivery of this action plan remain economic, social, legal and reputational. The previous report advised a full risk assessment would be provided to committee with this report. At the time of publication, the Council's budget has not been set and so it is not possible to be exact on economic risks, however the principles of economic risk remain in that despite its affluence, Edinburgh is a polarised city in terms of income and poverty. There is a risk that the delivery of new houses does not keep pace with the projections set out in the Strategic Housing Investment Plan 2024/29. This is impacted by the level of funding available for new housebuilding through the Transfer of the Management of Development Funding (TMDF) formula adopted by COSLA.

9.2 Failure to meet new housing targets will affect the number of people being hosted in temporary accommodation, including unsuitable accommodation and, despite the best efforts of the Council and its partners in the Affordable Housing Partnership and the EdIndex Board to move people out of unsuitable accommodation and into settled accommodation, this ambition may not be fully realised. This strengthens the risks around economic factors for households and housebuilders and increases risk around social factors for those without suitable, settled accommodation.

9.3 The ongoing use of unsuitable accommodation for hosting around 1,300 people each night is a clear compliance risk. The action plan and Council budget aim to sustainably reduce this risk, including through increasing the return of empty Council homes to use. There is increasing risk to delivery of these targets through UK and Scottish Government asylum and refugee policy. This may mean that while the Council in its capacity as a landlord is performing and delivering against the targets identified, the anticipated reductions in risk exposure and General Fund expenditure expected are not realised due to the need to house increasing numbers of homeless presentations that the Council is unable to prevent.

9.4 These factors, consolidated, amount to high reputational risk in failing to deliver the actions identified in this plan. In declaring a housing emergency, the Council has

been unequivocal in its desire to reduce the levels of homelessness in the city. The actions identified will help achieve that, however risks to delivery of the outcomes of reduced homelessness and reduced expenditure are real and require ongoing monitoring.

9.5   A Risk, Assumption, Issue and Dependency (RAID) Log has been created for the action plan and will be developed and enhanced as projects are initiated and implemented.

10.   Background reading/external references

10.1   Housing Emergency Declaration

10.2   Housing Emergency Action Plan report, 5 December 2023

11.   Appendices

Appendix 1   Housing Emergency Action Plan

Appendix 2   List of stakeholders, workshops and briefing sessions December 2023 – February 2024

Appendix 3   Project register detailing all identified actions

Appendix 4   Programme tracking and monitoring documentation

Appendix 5   Integrated Impact Assessment

HOUSING EMERGENCY ACTION PLAN 2024 – 2029
FEBRUARY 2024

Contents

Overview

The City of Edinburgh Council declared a Housing Emergency on the 2nd November 2023, citing significant pressures to the city's housing market, including homelessness rates and housing costs.

There are currently around 5,000 homeless households in Edinburgh, being supported in temporary accommodation. These households account for around 7,000 individuals, with around 13,00 of the overall homeless population living in accommodation that is classed as unsuitable. The Strategic Housing Investment Plan identifies the need for 9,500 new houses to be built by 2029 to keep up with projected population increases.

The actions set out in this plan are based on wide engagement with stakeholders in the city, and are intended to mitigate the impact of these extreme pressures, and reduce the number of households in Edinburgh without settled accommodation.

The plan itself is the first step in responding to the housing emergency declaration, with 76 projects and actions identified for completion over the next five years. These projects focus on reducing homelessness, improving access to housing and housing advice, improving the supply and quality of housing across the city, preventing harm and improving the experience of tenants in Council housing.

1. Introduction

INSERT TEXT ONCE THE PLAN IS APPROVED

Cllr Jane Meagher
Convener – Housing, Homelessness and Fair Work Committee

2. Background

The City of Edinburgh Council owns around 20,500 Council homes, with around 20,250 of those available for letting to the public. When empty Council properties become available, they are allocated through the choice based letting system EdIndex. In 2022/23, 2018 houses were allocated to new tenants through this system, with over 200 bids on average being made for each Council property.

Across the city's affordable housing partnership, there are ambitious plans to build 9,500 new affordable homes over the next five years.

Despite this, homelessness presentations are rising, with around 3500 received in 2022/23, and a similar level expected in 2023/24. In Edinburgh there are around 5000 households in temporary accommodation each night, accounting for around 7000 individuals including children and young people. Around 1300 of these households are in unsuitable accommodation. To support these households, the Council has more than doubled its budget for homelessness services from £28m in 2018/19 to £64.5m in 2023/24.

Recent research showed that the average house price in Edinburgh is 78% higher than the Scottish average. In the private rented sector, the average 3 bed rental price is around £1,450 per month, £300 higher than the Scottish average.

The Scottish Housing Regulator has stated that the housing system in Edinburgh is in systemic failure, and there are further projected pressures related to asylum and refugee arrivals in the city over the coming years.

In developing this action plan 14 engagement workshops have been held with stakeholders. From these workshops, six key priorities have been identified.

3. Priorities

Through the engagement stage with tenant representatives and stakeholders, six key priority areas have been identified.

3.1 Simplifying access to housing

A range of actions were developed out of the engagement sessions that relate to how easy it is for people to access housing. These include:

- Reviewing the Allocation Policy for Council Homes to ensure it continues to enable fair access to housing, including consideration of protected characteristics
- Reviewing all current housing policies and strategies to maximise the availability of housing across Edinburgh
- Continue the delivery of the Housing 1st model across Edinburgh
- Work with partners to map the homeless support available across Edinburgh to remove duplication and improve access
- Utilising modern technology to reduce the time taken to bring properties to lettable standard and allocate them
- Work with partners to enable more independent living and reduce delayed discharge rates
- Reduce the number of void Council homes
- Reduce the use of unsuitable accommodation for homeless households
- Work with the Edinburgh Affordable Housing Partnership, EdIndex Board and 3rd sector partners to reduce number of homeless households in Edinburgh

3.2 Quality housing

The quality of housing in Edinburgh was an issue that came up regularly in the engagement sessions. This related to the quality of housing across all tenures including new build and existing Council homes and the Private Rented Sector, and is linked to housing accessibility. Actions include:

- Review the suitability and accessibility of housing for households with multiple disabilities
- Improve the standard of repairs and repairs response for Council housing
- Continue to resolve damp and mould issues in Council housing
- Review the lettable standard of Council housing!
- Improve tenancy management in Council housing to reduce the level of repairs required once a tenancy is terminated
- Work with partners to deliver the level of quality homes projected in the Strategic Housing Investment Plan agreed in December 2023

3.3 Data and partnerships

The availability and use of data to develop a targeted response to the Housing Emergency was a key discussion point throughout the engagement sessions, and how this can strengthen citywide partnerships is an important outcome. Actions include:

- Ensure all relevant and appropriate partners are included and supported to resolve the housing emergency
- Improve data analysis and insight in homelessness and housing
- Prepare and publish in accessible formats annualised data on housing allocations, completions and homelessness rates including demographics of those accessing housing
- Investigate how many households are currently living in under-occupied tenancies to explore potential for freeing up larger homes
- Investigate system wide adoption of a default consent model for data sharing
- Investigate how the Edinburgh Partnership model can be used to enhance data sharing to reduce homelessness
- Promote a systems thinking culture across all providers and stakeholders involved in tackling and preventing homelessness
- Investigate how we partner most effectively with external support such as the Data Foundry, Prevention Hub and SSEN to identify demands and prevention activities
- Ensure we are sharing sufficient information between health services and homelessness / housing services to support rapid transition into new tenancies

3.4 Customer experience

It is recognised that the relationship between tenant and a Housing Officer is fundamental to customer satisfaction, and how this is supported and developed is a key area of focus in this plan. Actions include:

- Improve the relationship between housing officer and tenant, ensuring local housing staff are visible in their localities and available to meet tenants where and when this is required
- Improve engagement between housing officers and tenants through annual visits- and local area inspections
- Ensure the range of supports that are available to tenants are publicised and accessible
- Ensure online and digital interfaces are customer friendly and efficient
- Ensure asylum seekers and refugees have appropriate support to access housing and ensure the system is easy to use for whom English is a second language
- Investigate digitalisation of Housing & Homelessness systems and customer access, identifying a priority list to improve performance and tenant satisfaction

3.5 Specialised support

Current and potential customers whose housing needs require additional consideration, including Care Experienced Young People, those living with disabilities, and those with multiple vulnerabilities, should be able to access housing with the right level of support for them to live independently. Actions include:

- Reassess what criteria is used to define vulnerability when assessing housing needs
- Ensure future plans include an assessment of housing need for marginalised groups
- Work with partners to enhance occupational therapy assessments to enable allocation of suitable housing more quickly
- Use data and insights to project future housing requirements for the city
- Develop a plan to reduce the number of families with children living in temporary accommodation, including targeted approached to prioritise permanent housing for those in unsuitable accommodation
- Identify a dedicated resource to work across housing and children and justice services to prevent homelessness and ensure the principles of The Promise are incorporated into the emergency response
- Recognise the discreet needs of families, individual adults and young people, including access to the exceptional housing award for Care Leavers
- Work to improve quality of support provided to presenters coping with addiction
- Explore intermediate care options for those living with addictions, for example Milestone House, LEAP

3.6 Finance and funding

Maximising funding of new homes and ensuring best value for revenue and capital budgets is a key enabling outcome. Actions include:

- Work with partners to identify to deliver accommodation funded by social investment
- Investigate models of housing co-operatives, including for different characteristics; the funding models and advantages available and the possibility of introducing these in Edinburgh
- Increase the return rate of void Council property to lettable standard and allocate them, bringing a significant number of Council homes back in to use
- Ensure Key Performance Indicators for void property work are reviewed, enabling assessment of the end to end process of reletting to identify any blockages in the system
- Increase accessibility of money, benefit and debt advice services to support households across the city
- Increase the number of empty homes brought into use and allocated to homeless people through the Empty Homes Partnership
- Work with partners to develop innovative finance models to finance housing delivery, utilising all powers available to the Council
- Investigate innovative rent models for Council housing
- Investigate how we prevent demand on services and partners
- Ensure a robust commissioning model is introduced to invest in preventative services and ensure commissioning is aligned with these principles
- Ensure a sustainable reduction in General Fund expenditure is achieved, with a corresponding increase in HRA rental income

4. Assessment and prioritisation criteria

In developing this action plan, key assessment criteria and weighting for suggested projects were identified. These are:

Criteria	Weighting
Success Probability	10%
Prevention	20%
Reduced use of unsuitable accommodation	20%
Tenant Satisfaction	10%
Increase Funding / Housing supply	20%
Care and Support	10%
Cost Benefit	10%

Impact	Impact Score
No Impact	0
Very Low	1
Low	2
Moderate	3
High	4
Very High	5

Prevention:

There is a strong understanding of the need to prevent harm in the actions presented here. This is primarily focused on harm to individuals – those presenting as homeless, those at risk of homelessness, those whose specific characteristics and life experience may mean they are more vulnerable to negative outcomes.

Prevention is also important in considering how the Council acting as a Landlord operates and the financial, compliance and reputational risks faced across the services provided.

In assessing how harm can be prevented, the definitions adopted are:

Prevention - Taking action to prevent the occurrence of harm through universal measures

Harm - A negative impact on humans, the organisation or resources available

5. Priority categorisation

The projects identified in this plan have been categorised into high, moderate and low priority through the criteria identified, as shown below:

Priority categorisation	Number of projects
High	28
Moderate	21
Low	27

6. Project commencement and completion timeline

The initial projects identified have varied start dates, as set out below:

Priority categorisation	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
High	28	0	0	0	0	0
Moderate	15	5	0	0	0	0
Low	12	16	0	0	0	0

The initial projected completion dates are set out below:

Priority categorisation	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
High	3	18	3	0	0	4
Moderate	1	15	3	0	0	1
Low	4	23	1	0	0	0

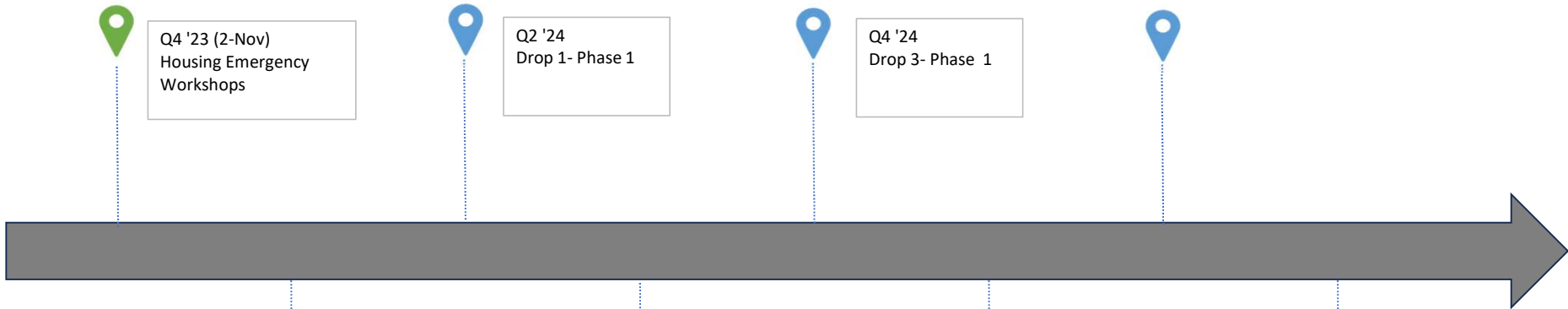## 7. Other supporting activities and monitoring

An Integrated Impact Assessment (IIA) is available for this action plan.

Monitoring of this action plan will be through the City of Edinburgh Council's Housing, Homelessness and Fair Work on a cyclical exception reporting basis.

Workshop Engagements for Housing Emergency

We have conducted or planned 17 engagement workshops with our partner organizations to establish what the council's priorities should be with respect to our Housing Emergency Action Plan. Below are the details of the workshop engagements.

Workshop Engagement	Date	Organisations Represented
1	15-Dec-23	City of Edinburgh Council Housing, Homelessness and Fair Work Committee
2	15-Dec-23	City of Edinburgh Council Housing, Homelessness and Fair Work Committee
3	21-Dec-23	3rd Sector
4	09-Jan-24	City of Edinburgh Council Edinburgh Education, Children and Families Committee
5	09-Jan-24	City of Edinburgh Integration Joint Board
6	16-Jan-24	Labour Party Councillor Group
7	23-Jan-24	SNP Party Councillor Group
8	31-Jan-24	Liberal Democrats Party Councillor Group
9	07-Feb-24	City of Edinburgh Council Housing, Homelessness and Fair Work Committee
10	08-Feb-24	Tenants' Rights Groups (Living Rent, ETF, Scottish Refugee, Scottish Human Rights Commission, End Poverty, Disability Advisory Group
11	08-Feb-24	Homelessness Charities, SHAPE
12	12-Feb-24	Human Rights (Royal Edinburgh Patients Panel, NHS, EVOC, ADP, LGBT, Gypsy Travellers, ELREC)
13	13-Feb-24	City of Edinburgh Housing Associations
14	20-Feb-24	City of Edinburgh Integration Joint Board
15	23-Feb-24	City of Edinburgh Council Edinburgh Education, Children and Families Committee
16	26-Feb-24	City of Edinburgh Council Housing, Homelessness and Fair Work Committee
17	26-Feb-24	Green Party Councillor Group

Q4 '23 (2-Nov)
Housing Emergency
Workshops

Q2 '24
Drop 1- Phase 1

Q4 '24
Drop 3- Phase 1

Q1 '24 (27-Feb)
Workshops
Programme Plan

Q3 '24
Drop 2- Phase 1

Q1 '25
Drop 4- Phase 1

Done
WIP
Delayed
Yet to start

Project IDs	Action Id	Phase	Activities	Target	Actual	Impact GF FY24-25 (Thousand GBP)	Impact HRA FY24-25 (Thousand GBP)	Overall Impact GF (Thousand GBP)	Overall Impact HRA (Thousand GBP)	Deviation GF (Thousand GBP)	Deviation HRA (Thousand GBP)	Percentage Completion	Status	Owner	Planned Start	Actual Start	Planned Finish	Actual Finish	Dependencies
1			Housing Emergency Declaration									100%	Done						
2			Draft Action Plan									100%	Done						
3			Action Plan Workshops with Committees									100%	Done						
4			Programme Plan for Housing Emergency									85%	WIP						
5			Control Net increase in Homeless Households									7%	YTS						
6			Hawthorn Gardens Houses Purchase									0%	YTS						
7			Reduced Council Owned Temporary accomodation voids									0%	YTS						
8			House purchase (Acquisition)									0%	YTS						
9			Increase HAWS									0%	YTS						
10			HRA Voids for settled Accomodation									0%	YTS						
10a			HRA Voids for settled Accomodation Q4' FY 23-24									0%	YTS						
	10a1		HRA Voids for settled Accomodation - Jan-24									0%	YTS						
	10a2		Allocation to Households - Jan-24									0%	YTS						
	10a3		Settlement of Households - Jan-24									0%	YTS						
	10a4		HRA Voids for settled Accomodation - Feb-24									0%	YTS						
	10a5		Allocation to Households - Feb-24									0%	YTS						
	10a6		Settlement of Households - Feb-24									0%	YTS						
	10a7		HRA Voids for settled Accomodation - Mar-24									0%	YTS						
	10a8		Allocation to Households - Mar-24									0%	YTS						
	10a9		Settlement of Households - Mar-24									0%	YTS						
10b			HRA Voids for settled Accomodation Q1 FY 24-25									0%	YTS						
	10b1		HRA Voids for settled Accomodation - Apr-24									0%	YTS						
	10b2		Allocation to Households - Apr-24									0%	YTS						
	10b3		Settlement of Households - Apr-24									0%	YTS						
	10b4		HRA Voids for settled Accomodation - May-24									0%	YTS						
	10b5		Allocation to Households - May-24									0%	YTS						
	10b6		Settlement of Households - May-24									0%	YTS						
	10b7		HRA Voids for settled Accomodation - Jun-24									0%	YTS						
	10b8		Allocation to Households - Jun-24									0%	YTS						
	10b9		Settlement of Households - Jun-24									0%	YTS						
10c			HRA Voids for settled Accomodation Q2 FY 24-25									0%	YTS						
	10c1		HRA Voids for settled Accomodation - Jul-24									0%	YTS						
	10c2		Allocation to Households - Jul-24									0%	YTS						
	10c3		Settlement of Households - Jul-24									0%	YTS						
	10c4		HRA Voids for settled Accomodation - Aug-24									0%	YTS						
	10c5		Allocation to Households - Aug-24									0%	YTS						
	10c6		Settlement of Households - Aug-24									0%	YTS						
	10c7		HRA Voids for settled Accomodation - Sep-24									0%	YTS						
	10c8		Allocation to Households - Sep-24									0%	YTS						
	10c9		Settlement of Households - Sep-24									0%	YTS						
10d			HRA Voids for settled Accomodation Q3 FY 24-25									0%	YTS						
	10d1		HRA Voids for settled Accomodation - Oct-24									0%	YTS						
	10d2		Allocation to Households - Oct-24									0%	YTS						
	10d3		Settlement of Households - Oct-24									0%	YTS						
	10d4		HRA Voids for settled Accomodation - Nov-24									0%	YTS						
	10d5		Allocation to Households - Nov-24									0%	YTS						
	10d6		Settlement of Households - Nov-24									0%	YTS						
	10d7		HRA Voids for settled Accomodation - Dec-24									0%	YTS						
	10d8		Allocation to Households - Dec-24									0%	YTS						
	10d9		Settlement of Households - Dec-24									0%	YTS						
10e			HRA Voids for settled Accomodation Q4 FY 24-25									0%	YTS						
	10e1		HRA Voids for settled Accomodation - Jan-25									0%	YTS						
	10e2		Allocation to Households - Jan-25									0%	YTS						
	10e3		Settlement of Households - Jan-25									0%	YTS						
	10e4		HRA Voids for settled Accomodation - Feb-25									0%	YTS						
	10e5		Allocation to Households - Feb-25									0%	YTS						
	10e6		Settlement of Households - Feb-25									0%	YTS						
	10e7		HRA Voids for settled Accomodation - Mar-25									0%	YTS						
	10e8		Allocation to Households - Mar-25									0%	YTS						
	10e9		Settlement of Households - Mar-25									0%	YTS						
11			HRA New Builds									0%	YTS						
12			Increase RSL Lets for homeless households									0%	YTS						
13			Prevent Households becoming homeless & requiring temporary accomodation									0%	YTS						
14			Off the Shelf Purchase									0%	YTS						
15			Finance & Funding for Housing & Homelessness									0%	YTS						
16			Customer Expereince Initatives for Housing & Homelessness									0%	YTS						
17			Increase Data sharing & partnerships									0%	YTS						
18			Provide Quality Housing for Housing & Homelessness									0%	YTS						
19			Simplifying Access to Housing for Homelessness									0%	YTS						
20			Ensuring support for Special Needs									0%	YTS						

#	Version	Review Date	Attendees

RISK

Risk ID	Risk Category	Risk Event	Causes	Impacts	Imapcted Project IDs	Date Raised	Raised By	Risk Owner	Likelihood	Impact	Orignal Risk	Key Controls	Current Control Effectiveness	Current Risk	Risk Apetite	Risk Treatment	Action to be taken	Action Due Date	Target Control Effectivness through actions	Target Risk	Risk Review Date

Assumptions

Ref	Project/Programme	Date Raised	Raised By	Title	Description	Assumption Reviewed By	Related Risk/ Dependency ID	Action	Action Owner	Status

Issues

Issue ID	Risk ID	Project	Date Raised	Raised By	Owner	Issue Name	Issue Description	Severity	Actions	Status

Dependencies

ID	Project/Programme (having dependency)	Date Raised	Raised By	Owner	Title	Description	Dependent Project/ Programme (Dependent Upon)	Delivery Date	Updates	RAG	Status

Action ID
Category:

Action Name:

Key Findings (Reason for taking up this Action)

Action Taken

Impact

Financials £

Social

Final Assessment

Collaboration

Tenant Experience ☆☆☆

Priority:	Quick Win:	Status:

Timeline:	Additional HC –

Risk:

Dependency:

Support Needed:

POSSIBLE OUTCOME →

Integrated Impact Assessment – Summary Report

Please state if the IIA is interim or final – **INTERIM**

1. Title of proposal

Responding to the Housing Emergency declaration

2. What will change as a result of this proposal?

On the 2nd November 2023 the City of Edinburgh Council declared a Housing Emergency. The Housing, Homelessness and Fair Work Committee Agreed a high level action plan on the 5th December 2023. Asking for further work to be undertaken with partners to agree more detailed actions required, including ensuring a human rights based approach is adopted in the response.

Many of the actions set out in the Committee report and action plan are already underway, for example reducing the number of empty Council homes; increasing the allocation rate of all social housing in the city to homeless households, and exploring ways to increase the financing available to provide new housing of all tenures in the city.

Through this proposal, there will be an increase in settled accommodation available in the city, a decrease in homeless households in the city, a decrease in the use of unsuitable accommodation for homeless households in the city, a simplified model for accessing homeless accommodation should it be required, an increase in homelessness prevention activities.

3. Briefly describe public involvement in this proposal to date and planned

There have been 14 workshops held to inform the content of the Housing Emergency Action Plan. This has included Councillors, third sector partners, tenants' representatives and community planning partners. The full list of workshops and attendees is included as Appendix A to the impact assessment.

4. Is the proposal considered strategic under the Fairer Scotland Duty?

Yes. The committee report proposals subject to this impact assessment will significantly affect how social housing is accessed in the city.

5. Date of IIA

21st February 2024

6. Who was present at the IIA? Identify facilitator, lead officer, report writer and any employee representative present and main stakeholder (e.g. Council, NHS)

Name	Job Title	Date of IIA training
Derek McGowan	Service Director – Housing and Homelessness	

7. Evidence available at the time of the IIA

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
Data on populations in need	Edindex Housing Register	Total number of applicants on Edindex 24,610 (Jan 2024) Total number awarded gold priority 474 (Jan 2024) Total number with Silver – Homeless priority 6,472 (Jan 2024) Total number with Demo and Officer Panel priority 231 (Jan 2024) Total number with Overcrowding priority 1,020 (Jan 2024) Total number with Under-occupation priority 148 (Jan 2024) Total number of applicants with waiting time points only 16,265 (Jan 2024) *(see table below)* Average number of bids for social rented homes advertised for let on Edindex is 218 (CEC), All landlords 243 (Jan 2024).
	Homelessness	Projected to be 3500 for 23/24

	Active	Not active	Sum:
1. Gold	358	116	**474**
2a. Silver - Homeless	4260	2212	**6472**
2b. Demo & Officer Panel	178	53	**231**
2c. Overcrowding	619	401	**1020**
2d. Underoccupation	68	80	**148**
3. Waiting Time	6747	9518	**16265**
Sum:	12230	12380	**24,610**

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
	presentations	Homelessness case length currently average 651 days
	Homelessness journey times	4,950 households / 9,500 people in temporary accommodation, most of who required social housing Homelessness case length currently average 651 days
Data on service uptake/access	Cause of homelessness	Household dispute (non violent) 49% Landlord Termination 18% Household dispute (violent/abusive) 11%
	Homelessness demographics	45 % of households have one or more support needs. The support needs of households presenting as homeless includes: • Mental health – 36.9% • Learning Disability – 4.3% • Physical Disability – 4.8% • Medical Condition – 9.9% • Drug or Alcohol Dependency – 7.2% • Basic Housing Management / Independent Living Skills 5.3%
Data on socio-economic disadvantage e.g. low income, low wealth, material deprivation, area deprivation.	Cause of homelessness / Homelessness demographics	As above 7,000 open homeless cases with statutory rights to temporary accommodation and settled housing 1 in 5 children in Edinburgh experience poverty, with a clear, established link between areas identified as multiply deprived through Scottish Indices of Multiple Deprivation, social housing and poverty. The following types of family are identified by Scottish Government as being more likely to be living in poverty: lone parent families; minority ethnic families; families with a disabled adult or child; families with a younger mother; families with a child under one; families with three or more children (Ref: https://www.gov.scot/publications/tackling-child-poverty-priority-families-overview/pages/introduction/)

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
Data on equality outcomes	Equality data for EdIndex registrations	(see tables below)

Number of applications at 31/01/2024 16:21:30

Ethnicity	Number of applications	Percentage
African: Other	273	1.11 %
Asian, Asian Scottish/British:Bangladesh	178	0.72 %
Asian, Asian Scottish/British:Chinese	103	0.42 %
Asian, Asian Scottish/British:Indian	148	0.60 %
Asian, Asian Scottish/British:Other	248	1.01 %
Asian, Asian Scottish/British:Pakistani	397	1.61 %
Black,Black Scottish/British	93	0.38 %
Black,Black Scottish/British:African	1090	4.43 %
Black,Black Scottish/British:Caribbean	78	0.32 %
Gypsy - Traveller	32	0.13 %
Mixed	526	2.14 %
Not known	1018	4.14 %
Other:Arab, Arab Scottish or British	550	2.23 %
Other Black or Caribbean	46	0.19 %
Other Ethnic Background	459	1.87 %
Refused to answer	59	0.24 %
Ukrainian	466	1.89 %
White:English	84	0.34 %
White:Irish	134	0.54 %
White:Other	1599	6.50 %
White:Other British	1229	4.99 %
White:Polish	1401	5.69 %
White:Roma	11	0.04 %
White:Scottish	14384	58.45 %
White:Welsh	4	0.02 %
Sum:	24610	

Age Band	Number of applications at 21/02/2024 09:50:47	Percentage
a. 16-17	117	0.47 %
b. 18-24	2325	9.34 %
c. 25-35	6441	25.89 %
d. 36-59	11969	48.10 %
e. 60+	4030	16.20 %
	24882	

Sex	Number of applications at 21/02/2024 09:50:47	Percentage
Female	13238	53.20 %
Male	11644	46.80 %
Sum:	24882	

Self-assessed disability	Number of applications at 21/02/2024 09:50:47	Percentage
Disabled	7821	31.43 %
Not disabled	17061	68.57 %
Sum:	24882	

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
		Accessibility questions — Y 5121 Mental health problems — 6026 5122 Physically disabled — 3143 5123 Learning disability — 1564 5124 Blind / partially sighted — 430 5125 Hearing disability — 809 5453 Autism — 1098

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
Research/literature evidence	<u>Rapid Rehousing Transition Plan</u>	Homelessness data shows that 49% of presentations are due to family breakdown. HARSAG recommendations, Scottish Government Ending Homelessness Together Action Plan and CEC's Rapid Rehousing Transition Plan all evidence the need to reduce the number of households in temporary accommodation and prevent homelessness wherever possible. Scottish Government Ending Homelessness Together Action Plan (Nov 2018) – overview of homelessness in Scotland and ambitions of Scottish Government to prevent and end homelessness, including role and duties of local authorities in helping to achieve this. Social Bite/Heriot Watt University report on Temporary Accommodation in Scotland (Nov 2018) highlights pressures on temporary accommodation in Edinburgh. The Preventing Homelessness in Scotland recommendation from the Prevention Review Group and the subsequent joint Scottish Government and CoSLA Prevention Duty consultation paper, identified the ways in which prevention of homelessness as a legal duty may be achieved and defines homelessness prevention as a shared responsibility across public bodies. The Youth homelessness Prevention Pathway published by A Way Home Scotland lays out a pathway to ending youth homelessness and identifies issues that more commonly arise for young people. In Edinburgh there is a Housing Options Protocol in place for young people leaving care. The care leavers housing protocol's aim is to avoid care leavers having to go through the homeless route to secure accommodation, instead they will be supported and awarded Exceptional Housing Need priority, which will give them a reasonable preference when bidding for social rented accommodation. At the end of December 2023 103 young people had the priority.
Public/patient/client experience information	Customer satisfaction with Council landlord function	Percentage of tenants satisfied with the overall service – 76.3% Percentage of tenants who felt their landlord is good at keeping them informed about their services and outcomes – 86.5% Percentage of tenants satisfied with the opportunities to participate in the landlord's decision making – 99%

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
Evidence of inclusive engagement of people who use the service	Ongoing work with Edinburgh Tenant Federation Homelessness Services Informatio	Work is ongoing with Edinburgh Tenants Federation to ensure that communication includes innovative digital ways to engage with tenants. Based on a survey with tenants, it is estimated that c.50-60% of Council tenants have internet access at home, comparing to 93% of the households having access to the internet in Scotland (Scottish Household Survey 2020). All appropriate letters and guidance from homelessness services is provided in the service users' chosen language. Ongoing work on 'Get connected' with Simon Community with a commitment of 40 devices for homeless people who do not have digital devices and require them to assist with their homeless journey.
Evidence of unmet need	Edindex	c5000 households in temporary accommodation, most of whom required social housing.
Good practice guidelines		Council House Allocation Policy Rapid Rehousing Transition Plan
Carbon emissions generated/reduced data		These will be generated for individual housebuilding programmes
Environmental data		These will be generated for individual housebuilding programmes.
Risk from cumulative impacts		The housing emergency action plan contains a series of proposals aimed at improving access to housing, securing best value and ensuring funding levels are appropriate, reducing void property numbers, reducing homelessness, and increasing the number of affordable homes in the city. There are key proposals about improving our repairs service performance and improving the quality of social housing. There is no identified risk to improving in these key areas. It is not believed that this proposal presents a greater risk to any protected characteristic. Those from minority communities represent a proportionately smaller group of the overall registration number, it is not believed these communities are at a proportionately greater risk due to this proposal. Appendix 1

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
		to this IIA demonstrates that homeless advice presentations to the Council are more likely to be male. -
Other (please specify)		
Additional evidence required		

8. In summary, what impacts were identified and which groups will they affect?

Equality, Health and Wellbeing and Human Rights	Affected populations
Positive The proposals aim to improve access to housing, secure best value, ensure funding levels are appropriate, reduce void property numbers, reduce homelessness, and increase the number of affordable homes in the city. There are key proposals about improving our repairs service performance and improving the quality of social housing.	All
Negative	

Environment and Sustainability including climate change emissions and impacts	Affected populations
Positive These will be developed for individual housebuilding proposals.	All
Negative	

Economic	Affected populations
Positive	All

Economic	Affected populations
The proposals will enhance the economic prospects of those experiencing homelessness by improving access to settled accommodation. Homelessness is understood as a key driver of poorer life outcomes, including employability, physical and mental health, and educational attainment. Improving access to settled accommodation quicker, especially for households including children and young people, will have a positive impact on these factors. Looking at Council finance, the Housing Revenue Account will benefit from increased rental income due to the increased number of tenanted properties, and improvements in the time taken to return property to lettable standard. There will be benefits to the General Fund through the decreased reliance on unsuitable accommodation as temporary accommodation.	
Negative	

9. **Is any part of this policy/ service to be carried out wholly or partly by contractors and if so how will equality, human rights including children's rights, environmental and sustainability issues be addressed?**

   Any contractors used will be through the agreed Repairs and Maintenance Framework.

10. **Consider how you will communicate information about this policy/ service change to children and young people and those affected by sensory impairment, speech impairment, low level literacy or numeracy, learning difficulties or English as a second language? Please provide a summary of the communications plan.**

    This plan, if approved will circulated through media channels. Individual projects when initiated will have their own communications plan relative to the scale and scope of the work required.

11. **Is the plan, programme, strategy or policy likely to result in significant environmental effects, either positive or negative? If yes, it is likely that a <u>Strategic Environmental Assessment</u> (SEA) will be required and the impacts identified in the IIA should be included in this. See section 2.10 in the Guidance for further information.**

No.

12. **Additional Information and Evidence Required**

None.

13. **Specific to this IIA only, what recommended actions have been, or will be, undertaken and by when? (these should be drawn from 7 – 11 above) Please complete:**

Specific actions (as a result of the IIA which may include financial implications, mitigating actions and risks of cumulative impacts)	Who will take them forward (name and job title	Deadline for progressing	Review date
If approved, work will continue / commence to deliver the outcomes identified in the plan. Individual actions required will be subject to Integrated Impact Assessment as required.			

14. **Are there any negative impacts in section 8 for which there are no identified mitigating actions?**

No.

15. **How will you monitor how this proposal affects different groups, including people with protected characteristics?**

A programme tracker has been developed to monitor progress. This will be used by officers to track progress, and reported to the Housing, Homelessness and Fair Work Committee on a cyclical basis.

16. **Sign off by Head of Service**

Name: Derek McGowan

Date: 21st February 2024

17. Publication

Completed and signed IIAs should be sent to:
integratedimpactassessments@edinburgh.gov.uk to be published on the Council website www.edinburgh.gov.uk/impactassessments
Edinburgh Integration Joint Board/Health and Social Care
sarah.bryson@edinburgh.gov.uk to be published at www.edinburghhsc.scot/the-ijb/integrated-impact-assessments/

APPENDIX 1 – DEMOGRAPHICS

<table>
<tr><td rowspan="2"></td><td rowspan="2"></td><td rowspan="2"></td><td colspan="5">2022-23</td></tr>
<tr><td>Apr-Jun</td><td>Jul-Sep</td><td>Oct-Dec</td><td>Jan-Mar</td><td>Total/YTD</td></tr>
<tr><td colspan="3">No of Advice Presentations</td><td>1,101</td><td>1,195</td><td>1,104</td><td>1,248</td><td>4,648</td></tr>
<tr><td rowspan="8">Age Band & Gender</td><td>Female</td><td>16-17</td><td>11</td><td>18</td><td>7</td><td>15</td><td>51</td></tr>
<tr><td></td><td>18-24</td><td>89</td><td>91</td><td>80</td><td>97</td><td>357</td></tr>
<tr><td></td><td>25-59</td><td>330</td><td>401</td><td>347</td><td>389</td><td>1,467</td></tr>
<tr><td></td><td>60+</td><td>24</td><td>22</td><td>31</td><td>49</td><td>126</td></tr>
<tr><td>Male</td><td>16-17</td><td>8</td><td>14</td><td>10</td><td>12</td><td>44</td></tr>
<tr><td></td><td>18-24</td><td>89</td><td>93</td><td>94</td><td>103</td><td>379</td></tr>
<tr><td></td><td>25-64</td><td>531</td><td>537</td><td>511</td><td>563</td><td>2,142</td></tr>
<tr><td></td><td>65+</td><td>19</td><td>19</td><td>24</td><td>20</td><td>82</td></tr>
</table>