

Housing, Homelessness and Fair Work Committee

10.00am, Tuesday, 1 October 2024

Mixed Tenure Improvement Service Pilot – Strategy and Completion Report

Executive/routine
Wards

Routine
All

1. Recommendations

- 1.1 It is recommended that Housing, Homelessness and Fair Work Committee note the results of the Mixed Tenure Improvement Service (MTIS) Pilot to help support common repairs and maintenance in blocks where there is a mix of Council and privately-owned homes.

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Mixed Tenure Improvement Service Pilot – Strategy and Completion Report

2. Executive Summary

- 2.1 On 14 May 2024, Committee [requested](#) an evaluation of the Mixed Tenure Improvement Service (MTIS) pilot, post-delivery.
- 2.2 This report sets out the results of the MTIS pilot following completion of works in Wester Hailes.

3. Background

- 3.1 The creation of mixed tenure neighbourhoods in the 1980s and 1990s, arising from right-to-buy legislation, has led to increased complexity in taking forward repairs and maintenance to common areas of blocks or tenements, for all owners.
- 3.2 Regular maintenance is needed to the external fabric and communal areas of mixed tenure blocks to ensure flats are wind and watertight, warm, damp free, safe and secure. Taking a fabric first approach assists the Council and private owners, including landlords, to comply with the requirements set by the Scottish Government in relation to Housing Standards and Energy Efficiency Standards, making progress towards the Council's objectives to meet Net Zero Carbon targets and reduce fuel poverty.
- 3.3 In mixed tenure blocks, there is a mix of ownership including owner occupiers and landlords that include the Council and other social landlords. Many of these blocks need significant investment to common elements due to the age and lack of management and regular maintenance of shared parts of the block. Any property owner in a residential block has the powers available to them, under the Tenements (Scotland) Act 2004, to take the lead role in arranging repairs and maintenance works. A majority agreement of owners in each block is required before decisions can be made on the scope of common repair works to be carried out. All flat owners, including the Council as an owner, are responsible for paying their share of

any repair or maintenance works undertaken in accordance with their title deeds and the Tenements (Scotland) Act 2004.

- 3.4 On 7 June 2018, the then Housing and Economy Committee approved a [Mixed Tenure Improvement Strategy](#), setting out the next steps to tackle mixed tenure repairs and maintenance. The report also noted a proposal to establish a Mixed Tenure Service to engage with all residents and manage the delivery of the construction work. Updates on the approach to Mixed Tenure Improvement Strategy were also considered by Housing and Economy Committee on [24 January 2019](#) and [6 June 2019](#). On 23 January 2020, Finance and Resources Committee noted the [proposals](#) to pilot the Service. On 7 October 2021, Finance and Resources Committee noted an [update](#) on the pilot progress and agreed to extend the debt repayment terms to enhance the Council's existing Scheme of Assistance for owner occupiers within the pilot area. On 3 March 2022, Finance and Resources Committee noted the [progress](#) of the pilot, noted the planned expansion and agreed to extend the debt repayment terms to enhance the Council's existing Scheme of assistance for owner occupiers for all HRA led mixed tenure works. In March 2023, Housing, Homelessness and Fair Work Committee noted the [progress](#) of the MTIS Pilot.
- 3.5 On 14 May 2024, Committee requested the following:
- 3.5.1 An evaluation including lessons learned around communication and engagement with residents;
 - 3.5.2 A review of support available for private tenants;
 - 3.5.3 An analysis and comparison of the different assistance schemes and repayment terms from other Local Authorities against the Council's current Scheme of Assistance and reflect on any required improvements;
 - 3.5.4 Review of the Scheme of Assistance following the Green Heat Finance Taskforce publication; and
 - 3.5.5 Set out the governance arrangements for the MTIS work including the Dashboards in the Cyclical assurance report.

4. [Main report](#)

- 4.1 In 2020/21, the MTIS was established as a three-year pilot to deliver fabric repairs and maintenance, including energy efficiency works where deemed part of the repair or maintenance works, to mixed tenure blocks as part of the Capital Programme for Housing, supported by effective use of the Tenements (Scotland) Act 2004 framework.
- 4.2 The MTIS Pilot programme of works in Wester Hailes included delivery of repairs to 1,341 flats in 175 blocks, with an estimated value of £30m over a three-year period.

The Council own 963 flats in the pilot area, with 378 being either privately owned, in a mix of majority, minority and 50:50 Council owned blocks.

- 4.3 The Operating Procedure was developed, and the work was delivered by a new in-house team to facilitate the repairs and maintenance. Tasks include research and verification of ownership of flats, investigation and verification of apportionment of repair costs per owner from the title deeds, and Tenement Act rules, where applicable. This work is undertaken prior to communicating with owners and tenants.

Communications and Engagement

- 4.4 Communication and engagement are critical to the success of the service and is extensive with all residents including homeowners, private landlords and all tenants. The first letters to residents introduce the Pilot project and describe the programme objectives, roles and responsibilities of owners, the legal framework, voting and appeal process, the building condition survey process and how the repair works will be delivered. Early engagement with Council tenants is by Newsletter to make them aware of the programme, benefits of the work carried out and access required. The MTIS team work closely with the local office Housing Officers to support tenants during the works. All communication includes contact details for Case Officers for each Phase of the works. Over the course of the Pilot programme, Case Officers sent more than 32,000 letters and e-mails. The Case Officer role is dedicated to engaging with residents and providing ongoing support, they are available to meet or visit owners as requested to discuss any part of the programme. Over the Pilot period Case Officers suggested large group meetings prior to a Phase of works starting, in some cases, owners attended however, the team found the residents often preferred meeting one to one, as queries would often relate to private financial matters.
- 4.5 The Operating Procedure developed by the MTIS team includes a set of process for engagement with residents, with key letters, reports and notices at different stages of the programme. A gateway review carried out mid-pilot (in 2022) noted that customer contact has been detailed and effective, resulting in successful scheme decisions. The gateway process is an independent peer review carried out at key stages of a programme or project lifecycle with the aim of ensuring successful delivery of the service.
- 4.6 In this case for the MTIS, the review was carried out by a senior officer from another service within the Council and focused on how well the pilot was progressing and how well it was placed to move forward to the next stage of the programme. In addition to the very positive feedback on the new service, the gateway review also recommended that future reviews are carried out, customer research is considered, Governance arrangements are reviewed as the Council changes and links are established with other Council programmes within the Wester Hailes area.

- 4.7 All of these recommendations have been taken forward with the exception of a further Gateway Review which is being planned on completion of the work in Wester Hailes. There has been measurable success in achieving the support of owners, resulting in works carried out in 98% of blocks. The balance of 2% of blocks where work was not carried out are minority blocks where a Scheme Decision was not achieved. In most cases, owners agreed with the requirement for works however affordability of repairs was a blocker for them.
- 4.8 Communication and engagement with owner occupiers and private landlords follow the same process, both groups are offered one to one meetings and receive the same information and follow the same decision-making framework, however support options under the Scheme of Assistance differ. Owner occupiers have the added support option of enhanced re-payment terms and tenanted acquisition.
- 4.9 Communication and engagement with private tenants is dependant on the agreement of their private landlord. If, however, the private landlord agrees to the MTIS engaging with their tenants then the service will provide the tenants with as much support as possible and the same level of communication as other residents.
- 4.10 As a last resort, owner occupiers may consider tenanted acquisition, the option to sell their flat back to the Council and remain in their home with a Scottish Secure Tenancy in line with the agreed strategy for consolidation or divestment of interest in mixed tenure blocks as set in the Acquisitions and Disposal Policy ([A and D Project Update 26 Jan 2016](#)) .
- 4.11 This option is available where owner occupiers have exhausted all potential options to fund repairs to their homes privately. The Council may consider buying an owner occupier's home, either on the open market with vacant possession or to offer a sitting-tenancy. This option will enable repairs and maintenance to be carried out by the Council, as the new owner, to the common elements of a building. To date, three owners have taken up this option. In addition to this, the Council has purchased 63 flats, including 38 from landlords.
- 4.12 Private landlords make up a significant proportion of owners in mixed tenure blocks. The current Scheme of Assistance only permits purchase of homes from landlords with vacant possession. Currently private tenants who are facing eviction by their landlord will be supported by the Council's Homelessness team, specifically the PRS, Homelessness Prevention team. Seven of the 38 households have sought help, and all have now moved on to alternative settled accommodation

Formal Complaints

- 4.13 The low number of formal complaints over the Pilot programme demonstrates the positive engagement with residents during the Pilot programme. In total, over the three-year period, the MTIS team responded to 11 Stage 1 and seven Stage 2 formal complaints. One was referred to the SPSO and was not upheld.

Debt Recovery

4.14 The speed of recovery of costs from owners either through full settlement of invoices or secured in payment plans set up with the Council's Debt Recovery Service demonstrates the successful engagement with residents over the period before, during and after the works, where residents are prepared to accept the invoice and pay for works completed.

4.15 The debt recovery position is reflected in the table below, showing debt outstanding on 13 August 2024:

Phase	Invoices Issued	Total Billed	Paid and Secured in Plans	Debt Outstanding Amount	Paid or secured %	Debt outstanding %
Phase 1	Dec 22 / March 23	£49,799.33	£48,287.32	£1,512.01	97%	3%
Phase 2	Dec 22 / March 23	£180,252.66	£158,443.63	£21,809.03	88%	12%
Phase 3	Dec 22 / March 23	£413,488.77	£259,242.21	£154,246.56	63%	37%
Phase 5	March 24	£389,413.87	£361,722.52	£27,691.35	93%	7%
Phase 6	March 24	£336,334.27	£221,280.01	£115,054.26	66%	34%
Phase 7	March 24	£168,857.94	£164,427.03	£4,430.91	97%	3%
Phase 8	March 24	£112,417.73	£62,287.01	£50,130.72	55%	45%
Total		£1,650,564.57	£1,275,689.73	£374,874.84	77%	23%

4.16 The MTIS team invoice owners for their share of costs, incurred by the Council, upon completion of the works and agreement of the Final Account with the contractor, and only after the owners have been sent a detailed completion report prepared. The completion report sets out the work carried out on their home, the details of guarantees provided for key elements of the work, a detailed cost breakdown including the value of their contribution and the contact details for their Case Officer so that they can ask any questions that they may have about the report. In addition to the completion report all owners are provided with copies of guarantees, gas safety certificates, Energy Performance Certificates, completion photographs and a maintenance manual for the work carried out including any external wall insulation installed on their home.

- 4.17 In total, invoices were sent to 151 owners by mid-August 2024. The invoices for Phases 1-3 were sent to owners between December 2022 and March 2023. Invoices for Phases 5-8 were sent to owners in March 2024. Phase 4 billing is underway. Phases 9-11 works will be billed upon the satisfactory completion of works and after completion reports have been sent to owners.
- 4.18 The numbers of owners who have arranged payment plans is 34, debt within payment plans amounted to £356,348 with £119,620 paid so far. As this is personal information for each homeowner, the MTIS holds no details of how the other owners have funded the payment of their invoices for the work on their home. However, through the engagement with residents, there is anecdotal evidence that homeowners are either using personal savings to pay their invoices or arranging separate finance arrangements (including interest free loans from Home Energy Scotland).

Customer Feedback

- 4.19 Owners have been encouraged to provide feedback on their experience with the programme, post works. On completion of the work on each home, private owners are provided with a feedback form which allows them to comment positively or negatively on their experience of the work. This has resulted in many examples of positive feedback received. Owners have commented on their reduction in energy usage following completion of works, therefore saving money on energy bills. Owners have also commented on the significant improvement in the overall area in Dumbyden, Hailesland and Murrayburn, as a result of the works.

Support available for Private Tenants

- 4.20 Landlords have a responsibility to their tenants when considering selling their flat and failure to proceed in line with the legislation can prove costly for the landlord where the tenant exercises their rights as a tenant.
- 4.21 As a consequence of private landlords either being unwilling or unable to pay for their share of the essential repairs and maintenance, they may decide to sell and private tenants may then be served a notice to quit their tenancy from their landlord. During the MTIS three-year programme, the Council has acquired flats from landlords who have decided to sell. The current Acquisition and Disposal Policy allows flats to be acquired where the Council is in majority or 50:50 Council ownership to consolidate the Council's ownership and provide an improved position for the Council to deliver future common repairs and maintenance. In accordance with the policy, flats from private landlords require to be purchased with vacant possession and at market value.
- 4.22 A separate report on Private Rented Sector (PRS) tenanted acquisition is also included on this agenda for Committee.
- 4.23 Currently private tenants who are facing eviction by their landlord will be supported by the Council's Homelessness team, specifically the PRS, Homelessness

Prevention team. The PRS team will review the eviction Notice for validity and support the tenant with advice on tenancy rights and the process with the Landlord's First Tier Tribunal (FTT) eviction hearing. On-going support, with homelessness prevention at the forefront, includes referral to a Financial Inclusion Officer (who will identify any entitlements for income not being pursued, and assist in applications for further PRS or mid-market rental properties and applications for financial assistance where appropriate). Where an eviction notice has been granted by the FTT and the tenant has not managed to secure a further tenancy, the PRS officer will request a homeless assessment and provide information on how to present for temporary accommodation.

- 4.24 Of the 38 private tenants affected by their landlord's sale, seven of the 38 households have sought help, and all have now moved on to alternative settled accommodation.

Scheme of Assistance – Comparison with other Local Authorities

- 4.25 Officers have contacted 27 Local Authorities who receive Grant-in-kind funding through the Scottish Government's Energy Efficient Scotland Area Based Scheme (EES:ABS) and requested details of their Scheme of Assistance to owners.

Questions asked are below:

- 4.25.1 Do you currently have any mechanisms or schemes of assistance in place to support private owners or landlords with the costs associated with carrying out essential repairs and maintenance on mixed tenure tenement blocks?
- 4.25.2 Do you currently have any mechanisms or schemes of assistance in place to support private tenants who may be affected by carrying out essential repairs and maintenance on mixed tenure tenement blocks? An example of this support could be - where a private landlord cannot afford to pay for their share of the repairs, and they therefore sell their property – do you have a scheme of assistance to help find a home for the private tenants?
- 4.25.3 Do you have an acquisitions policy in place to buy back any properties from private owners? – if you do could we kindly have a copy of this policy?
- 4.25.4 If you buy-back properties from private owners – what values are offered for buy-back, is it market value or calculated by another method?
- 4.25.5 Do you have a scheme of assistance (or payment plans) in place for private homeowners to support the payment of costs associated with carrying out repairs and maintenance on mixed tenure tenement blocks?

- 4.26 Nine local authorities responded - key points from the responses are included in the table below:

Local Authority	Feedback
L.A 1	<ul style="list-style-type: none"> • Free loft insulation provided to mixed tenure blocks in historic tenements. • Missing share scheme in place to support common repairs
L.A 2	<ul style="list-style-type: none"> • No scheme of assistance in place to support private owners or landlords with costs for maintenance in mixed tenure blocks • Acquisition policy in place to buy back properties from private owners at market value plus 10% • Council offers payment plans to support repairs and maintenance
L.A 3	<ul style="list-style-type: none"> • Assist private owners with 25% grant for roof replacement • No other financial assistance but will provide guidance to owners • Acquisition policy where they buy back ex-authority homes up to £250k and it provides the authority with majority ownership in the block • Purchase price will be the value in the home report plus 5%, less if property is in a poor condition
L.A 4	<ul style="list-style-type: none"> • No scheme of assistance in place to support private owners or landlords with costs for maintenance in mixed tenure blocks • Acquisition policy in place to buy back properties from private owners at home report value. Do not negotiate purchase price unless the home is on the open market and can prove that they have not made an individual homeless as a result of the sale.
L.A 5	<ul style="list-style-type: none"> • Scheme of assistance in place to support private owners or landlords with costs for maintenance in mixed tenure blocks

Local Authority	Feedback
	<ul style="list-style-type: none"> • Scheme of assistance can include grants for adaptations or for tackling sub-standard housing • Scheme of assistance includes financial assistance/guidance and support to find another home • Acquisition policy in place to buy back properties from private owners at market value • Council offers payment plans to support repairs and maintenance
L.A 6	<ul style="list-style-type: none"> • No scheme of assistance in place for mixed tenure blocks • Dedicated private sector advice team • Acquisition policy is currently under review, but any purchases are at market value
L.A 7	<ul style="list-style-type: none"> • Scheme of assistance in place to support private owners or landlords with costs for maintenance in mixed tenure blocks. Grants available from the Council depending on homeowner circumstances between 25% and 50% of cost of work • Assistance is calculated depending on owner's circumstances • Grants are provided to owners (up to 75%) where their home is part of the Councils Regeneration programme or investment plan. • Acquisition policy in place to buy back properties from private owners at market value and the property must meet certain criteria – i.e. meets the needs of the Council
L.A 8	<ul style="list-style-type: none"> • Scheme of assistance in place to support private owners or landlords with costs for maintenance in mixed tenure blocks • Assistance can include advice and support, financial grants (up to 35%) for essential items

Local Authority	Feedback
	<p>(structural issues, toilet installation, water supply, drainage or damp removal)</p> <ul style="list-style-type: none"> • Grants available for common repairs up to 35% for items such as roofing or water tanks • Grants available up to 50% for replacing controlled door entry systems • Acquisition policy in place to buy back properties from private owners at market value • Payment terms with the Council are up to 4 years interest free
L.A 9	<ul style="list-style-type: none"> • No scheme of assistance in place to support private owners or landlords with repairs and maintenance • Acquisition policy in place to buy back properties from private owners at market value and where it meets certain criteria – ex-council, provides majority share to the Council, repair costs under £8k and vacant possession.

4.27 A review of the assistance offered by other Local Authorities to owners and landlords carrying out mixed tenure improvement has shown a mixed response. Assistance ranges from no assistance to financial assistance and re-payment plans under their Scheme of Assistance. Further responses may be received in due course, and Committee Members will be updated on this.

4.28 Two Councils outlined that they provide grant assistance for homeowners carrying out repairs and maintenance in mixed tenure tenements. Officers plan to make further contact with them to investigate these grants further and Committee Members will be updated on these discussions.

Green Heat Finance Taskforce publication

4.29 The purpose of the Green Heat Finance Taskforce is to develop a portfolio of innovative financial solutions for building owners in Scotland to ensure that by 2045, homes and buildings no longer contribute to climate change.

4.30 In July 2024, Council officers wrote to the Taskforce requesting the updated position on the proposals for funding mechanisms for owners and emphasised that

the lack of more finance solutions for owners could lead to reduced delivery of energy efficiency measures to the Council's housing stock.

- 4.31 A Scottish Government contact from Heat in Buildings Future Finance team has now requested a meeting with Council officers to discuss the MTIS programme and to provide an update on the work of the Taskforce. When the meeting has been held with the Scottish Government, officers will report back to Committee on the outcomes of the meeting.

Governance arrangements for MTIS

- 4.32 The MTIS was implemented in 2020 with an operating procedure that set out the milestone stages for each block in each phase of works.
- 4.33 Internal governance arrangements include reporting to the Mixed Tenure Board and a Project Panel of senior officers. Monthly reports reflect progress and form part of the Cyclical Assurance report to the Housing Homelessness and Fair Work Committee.

Pilot Results - August 2024

- 4.34 The original Pilot programme will be complete late summer 2024 and is on target to deliver upgrades to 172 blocks. The programme consists of 11 phases. See summary table below:

MTIS Workload 2021-2024	Wester Hailes Phases 1-11
Homes (No.)	1,325
Blocks (No)	172
Private owners	367
Minority Blocks voting 'Yes'	38
% Blocks achieve Scheme Decision	98%

- 4.35 The scope of works for all blocks was generally similar due to the age of the blocks and included roof replacement, installation of external wall insulation and common repairs or replacement of common windows and doors where required and decoration of common stairs.

Costs, Grant Funding and support

- 4.36 The average estimated cost per flat over Phases 1 to 11 is £0.027m before deductions for grant contribution and excluding VAT and fees.
- 4.37 A total of £3.1m of funding has been secured from the Scottish Government (SG) through the Energy Efficient Scotland: Area Based Scheme (EES: ABS), to contribute to owners' cost for the works between 2021 and 2024. This funding includes £0.62m of additional funding secured from SG EES: ABS to support owners in fuel poverty against the cost of the works on their homes. This highlights

a successful process agreed with the SG in determining eligibility of owners in fuel poverty for additional grants.

- 4.38 SG approved the use of MTIS building condition survey reports and MTIS cost estimates as evidence for owners to use within their application to Home Energy Scotland (HES) for loans to fund the works. The MTIS team actively promote the services of HES and the Case Officers routinely refer owners to them to discuss their funding options including access to 0% interest loans.
- 4.39 The MTIS financial business model approved by Finance and Resources Committee, prior to the commencement of the Pilot, includes income from a chargeable project management fee of between 20% and 5% on a varying scale subject to the works cost for each block. The fee levels approved by the Council for the financial year 2024/25 are 20% (block work up to £250,000), 15% (block work between £250,000 and £500,000), 10% (block work between £500,000 and £750,000) and 5% for block work over £750,000.
- 4.40 The fee income is based on the time spent carrying out the required tasks involved in delivering the MTIS and covers the cost incurred by the Council to deliver the works, including all specialist advice required. The tasks also include owner and landlord engagement, carrying out building condition surveys, obtaining building warrant approval, structural surveys, tendering and appointing suitable contractors, contract administration, site supervision and fully health and safety management of the programme. The project management fee is reviewed annually and includes verifying resources required through-out the operating process to deliver each block. The fees proposed are considered by the Council as part of the Budget setting process every February.

Scheme of Assistance – Payment plans

- 4.39 On 7 October 2021, Finance and Resources Committee approved extended debt re-payment plans for the MTIS Pilot. The construction work is financed by the Council and charged to owners upon completion. Payment plans set up with the Council do not affect an owner's credit score. Payment plans available for owner occupiers are as follows:
- 4.39.1 With total MTIS debts of up to £5,000 may be offered a payment plan of a maximum of four years;
- 4.39.2 Owners with total MTIS debts between £5,000 and £7,000 may be offered a payment plan of no longer than seven years; and
- 4.39.3 Owners with total MTIS debts of more than £7,000 may be offered a payment plan of a maximum of 15 years
- 4.40 Owners who consider that a payment plan is the best option for them, can discuss this with the Debt Recovery Service and may come to an agreed arrangement. In 2021, the interest rate was reduced to 4% from 8% for sundry debt and

enhancement of the Scheme of Assistance was approved by Finance and Resources Committee. Payment instalment plans are currently subject to 4% interest on outstanding debt over the period of the plan.

- 4.41 The corporate debt policy is aimed at getting the balance right for both the Council and debtors whilst not encouraging owners to agree payment plans with the Council by default, as the market may offer more financially attractive alternatives. The policy considers previous experience and the Council's lessons learned on debt recovery. However, longer repayment terms may be an option for people who are unable to access high street finance. Owners who default on the planned arrangements may end up facing an inhibition order if they cannot afford to repay the debt to the Council.

5. Next Steps

- 5.1 Officers will continue to develop and improve the MTIS service as risks and opportunities are considered and will continue to work with owners and tenants to offer support and guidance.
- 5.2 Officers will continue to work with SG to maximise the amount of grant funding made available to the Council to support the delivery of mixed tenure improvements and EESSH2 compliance
- 5.3 Following further knowledge sharing with other Local Authorities on their Scheme of Assistance in relation to delivery of large scale area-based mixed tenure improvements, a briefing note will be provided to Committee.
- 5.4 Following the meeting with contacts in the SG Future Finance team, a briefing note will be provided to Committee.

6. Financial impact

- 6.1 There may be a significant financial impact on owners to meet ongoing repairs and maintenance costs associated with the common aspects of the building. Any investment proposals for the block will be carefully considered and any available grant funding will be sourced to minimise these costs as much as possible. Engagement with owners begins at the earliest opportunity to discuss options and costs with owners to support.
- 6.2 The MTIS process limits costs as far as possible in three main areas:
- 6.2.1 Procurement of large area-based works providing economies of scale and best value prices from the market, over the three-year pilot period, four contractors returned tenders for each phase, all four contractors were successful in winning work in one or more phase of the programme.

- 6.2.2 Maximise the grant-in-kind funding available for each owner with eligibility assessed for extreme fuel poverty uplift grant where appropriate; and
- 6.2.3 Limit the scope of works. The scope of works is limited to repairs and maintenance to common areas of blocks only under the Tenements (Scotland) Act 2004, Tenement Management Scheme rules.
- 6.3 The Council fund the works upfront and do not invoice owners until works are completed, a final account is agreed with the contractor, and the owner has been sent a Completion Report. This means that owners have around 16 months to arrange funding for the works, this period provides time for owners to access support and consider funding options.

7. Equality and Poverty Impact

- 7.1 A 15-year capital investment plan for low rise blocks is in place and work is underway to deliver this.
- 7.2 Detailed city-wide stock condition surveys are underway in low rise housing and are being used to validate the priority of the capital investment programmes which are designed to bring Council homes up to a new build standard wherever possible and make homes as warm, safe and secure, and cost effective to heat as possible for all tenants and residents.
- 7.3 Essential repairs and maintenance work may be required on any ex-council block, and therefore poverty and equality issues are not material in setting or reviewing a policy to address these works, the income or characteristics of building occupants cannot be predicted however costs are limited as far as possible as set out in Section 6 – Financial Impact. It is clear though that repairs and maintenance to aged mixed tenure blocks can be expensive, and the Scheme of Assistance is designed to assist owners when they are unable to meet the cost immediately. This may include occasions when private property owners are unable to meet the cost due to experiencing poverty, and it is known that people with some protected characteristics are also more likely to experience poverty.
- 7.4 The Edinburgh Poverty Commission aims to end poverty within a decade. Making Edinburgh a city where:
- Fewer than one in 10 children and adults live in poverty at any given time;
 - No-one is trapped in long term persistent poverty;
 - No one has to go without the basic essentials they need to eat, keep clean and safe, and stay warm and dry; and
 - No one feels stigmatised, abandoned, or treated with less respect by the city when seeking or needing support.

- One of the key actions to end poverty in Edinburgh includes ‘a decent home we can afford to live in’.

7.5 The Child Poverty (Scotland) Act 2017 sets out targets to reduce the proportion of children in poverty by 2030. Three drivers which can lead to measurable improvement in income for low-income households were identified as:

- Increasing income from employment;
- Reducing costs of living;
- Increasing income from social security and benefits in kind;
- Improving the condition of existing homes in the city will therefore have a positive impact on child poverty. However, cost of living is just one driver. Priority families most at a higher risk of poverty include lone parents, disabled, minority ethnic, young mothers, children under one years old and families with three or more children;
- In 2023/24, 74% of Council homes and 52% of RSL homes were let to homeless households. In 2023/24, 13% of homeless presentations were by single parent families and a further 5% by couples with children. Just under half of presentations were from non-white Scottish, British and Irish populations; 11% were Black; 6% Asian, 14% from white other (Polish and other) and 16% other (Ukrainian, Arab, Mixed, Gypsy Traveller and other); and
- Focusing on the drivers of poverty and the priority families identified most at risk, remain at the core of the Tackling Child Poverty approach. However, each households' circumstances, experiences and barriers are unique. Improving the condition of existing housing stock is only one element in a multifaceted response to tackling child poverty, upgrading existing homes helps to provide security of tenancy and reduce risks concerning poverty.

8. Climate and Nature Emergency Implications

- 8.1 The City of Edinburgh Council declared a Climate Emergency in 2019 and committed to work towards a target of net zero emissions by 2030 for both city and corporate emissions and embedded this as a core priority of the Council Business Plan 2023-2027.
- 8.2 In addition to this, the draft Climate Ready Edinburgh (adaptation) strategy also sets out ambitions to address the built environment, with a key action to work with the Council and social landlords to adapt social housing and green areas around Council housing to support climate adaptation.
- 8.3 The Net Zero Edinburgh Leadership board (formerly IIPB) has a workstream focusing on energy and retrofit, which works closely with other subgroups including

transport, just economic transition and Edinburgh adapts. These overlapping and interlinked workstreams all work to deliver key actions as set out in the Climate Strategy and forthcoming Climate Ready Edinburgh plan and aim to support integration of adaptation measures across all areas of retrofit.

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

- 9.1 In projects taken forward under area-based investment, the Council has a role as an owner and social landlord.
- 9.2 The Council cannot make decisions on the future of a mixed tenure block without consulting with the other owners in each block. Owners are asked to vote as part of a Scheme Decision following the rules set out under the Tenement Management Scheme, as part of the Tenements (Scotland) Act 2004.
- 9.3 The recent organisational review has created a new service managing area-based regeneration and investment in low-rise blocks across the city. This incorporates capital investment programmes and delivering repairs and maintenance and energy efficiency works to low-rise blocks on a large-scale area basis.
- 9.4 Risk registers are maintained and regularly updated for the MTIS programme.

10. Background reading/external references

- 10.1 Mixed Tenure Improvement Strategy, Housing and Economy Committee, [7 June 2018](#).
- 10.2 Mixed Tenure Improvement Strategy, Housing and Economy Committee, [24 January 2019](#).
- 10.3 Mixed Tenure Improvement Strategy Update, Housing and Economy Committee, [6 June 2019](#).
- 10.4 Mixed Tenure Improvement Strategy, Finance and Resources Committee, [23 January 2020](#).
- 10.5 Mixed Tenure Improvement Service progress update, Finance and Resources Committee, [7 October 2021](#).
- 10.6 Mixed Tenure Improvement Service Progress, Finance and Resources Committee, [3 March 2022](#).
- 10.7 Mixed Tenure Improvement Service Progress, Housing Homelessness and Fair Work Committee, [9 March 2023](#).

11. Appendices

None.