

Minutes

Housing, Homelessness and Fair Work Committee

10.00am, Thursday 31 October 2019

Present

Councillors Kate Campbell (Convener), Watt (Vice-Convener), Booth, Jim Campbell, Key, Lang, McLellan, Miller, Munro, Whyte and Work.

1. Minutes

Decision

- 1) To approve the minute of the Housing, Homelessness and Fair Work Committee of 29 August 2019 as a correct record.
- 2) To approve the minute of the Housing, Homelessness and Fair Work Committee of 13 September 2019 as a correct record.

2. Work Programme

The Housing, Homelessness and Fair Work Committee Work Programme for October 2019 was presented.

Decision

To note the Work Programme.

(Reference – Work Programme, submitted.)

3. Housing, Homelessness and Fair Work Committee Rolling Actions Log

The Housing, Homelessness and Fair Work Committee Rolling Actions Log for October 2019 was presented.

Decision

- 1) To agree to close the following actions:
 - Action 1(2) – Rent Pressure Zones
 - Action 5(1) – Promoting Play on Housing Revenue Account Land – ‘No Ball Games’ Signs

- Action 7 – Rent Pressure Zone Update
- Action 9(2) – Improved Access to Edinburgh Airport
- Action 11 – Business Bulletin – West Edinburgh Relief Road
- Action 13(3) – Edinburgh Economy Strategy – Annual Progress Report
- Action 15(1) – Marketing Edinburgh Update
- Action 17(1) – Emergency Motion by the Coalition – Parks and Cemeteries Homeless Evictions
- Action 19 – Business Bulletin
- Action 20 – Delivery Strategy for Powderhall
- Action 25 – Emergency Motion by the Coalition Support for Crisis’s ‘Cover the Cost’ Campaign
- Action 26 – Emergency Motion by the Green Group Shelter Scotland campaign: Are You With Us?

2) To otherwise note the remaining outstanding actions.

(Reference – Rolling Actions Log, submitted.)

4. Housing, Homelessness and Fair Work Committee Business Bulletin

The Housing, Homelessness and Fair Work Committee Business Bulletin for October 2019 was presented.

Decision

To note the Business Bulletin.

(Reference – Business Bulletin, submitted.)

5. Rapid Rehousing Transition Plan – Engagement Plan

On 21 March 2019, the Housing and Economy Committee agreed the Council’s Rapid Rehousing Transition Plan (RRTP). Members were informed that engagement with relevant partners would be required for future iterations of the RRTP.

The planned engagement with partners and service users was set out.

Decision

To note the engagement plan.

(References – Housing and Economy Committee, 21 March 2019 (item 8); report by the Executive Director for Communities and Families, submitted.)

6. The City of Edinburgh Council's Assurance Statement on Housing Services

The Scottish Housing Regulator (SHR) revised its Regulatory Framework in 2019. This placed a new requirement on all social landlords to submit an Annual Assurance Statement to the SHR by 31 October each year.

The Assurance Statement confirmed where the Council met the standards and outcomes required by the SHR and provided information on areas for improvement and associated management actions. Following approval by committee, the assurance statement would be published on the SHR website.

Decision

- 1) To note the new requirement for all social landlords to submit an Annual Assurance Statement to the SHR by 31 October each year.
- 2) To approve the first City of Edinburgh Council Assurance Statement on housing services for submission to the SHR.

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

7. Strategic Housing Investment Plan (SHIP) 2020-2025

In 2017 following the formation of the Capital coalition, a commitment was made to build at least 10,000 social and affordable homes over the next five years, with a plan to build 20,000 by 2027. Since the commitment was introduced, 2,118 homes had been completed and a further 3,101 homes had been approved. A further 1,700 approvals and 1,300 completions were expected in 2019.

The 2020-2025 Strategic Housing Investment Plan (SHIP) outlined a programme over the next five years which would deliver 9,500 homes. Nearly 80% of the grant funded Affordable Housing Supply Programme (AHSP) was for social rent with the remainder being for mid-market rent and low-cost home ownership.

Approval was sought for the SHIP for 2020/21 - 2024/25 prior to its submission to the Scottish Government.

Motion

- 1) To approve the SHIP 2020-2025 for submission to the Scottish Government.
- 2) To note progress in meeting the Council's commitment to deliver a programme to build at least 10,000 social and affordable homes over the next five years, with a plan to build 20,000 by 2027.
- 3) To note that SHIP guidance published by government in August 2019 required local authorities to set cross tenure targets for delivery of wheelchair accessible homes and ensure alignment of strategies in relation to rapid rehousing for homeless people, actions to address child poverty and engagement with gypsy travellers.
- 4) To note that updates would be provided annually as part of the SHIP process

- moved by Councillor Kate Campbell, seconded by Councillor Watt

Amendment

- 1) To approve the SHIP 2020-2025 for submission to the Scottish Government.
- 2) To note progress in meeting the Council's commitment to deliver a programme to build at least 10,000 social and affordable homes over the next five years (from 2017), with a plan to build 20,000 by 2027.
- 3) To note that SHIP guidance published by government in August 2019 required local authorities to set cross tenure targets for delivery of wheelchair accessible homes and ensure alignment of strategies in relation to rapid rehousing for homeless people, actions to address child poverty and engagement with gypsy travellers.
- 4) To note that updates would be provided annually as part of the SHIP process
- 5) To agree that the Director of Place would bring forward a further report providing an options appraisal that would:
 - i) Identify alternative ways to fund the Council's affordable housing target should the Scottish Government's three-year resource planning assumptions stand.
 - ii) Identify that the possible delivery levels within the SHIP should be based on a range of additional resources being made available by the Council from other funding streams from zero to the full gap outlined in the report.
 - iii) Detail the likely impact of the Council's carbon neutral targets on unit build costs.
 - iv) Undertake an analysis of the underlying levels of projected housing supply and demand and make an annual estimate of the supply required such that an equilibrium between supply and demand would be achieved at a gross earnings multiplier which converged with other Scottish cities over time.

- moved by Councillor Jim Campbell, seconded by Councillor Whyte

Voting

For the motion - 8 votes

For the amendment - 3 votes

(For the motion: Councillors Kate Campbell, Booth, Key, Lang, Miller, Munro, Watt and Work.

For the amendment: Councillors Jim Campbell, McLellan and Whyte.)

Decision

To approve the motion by Councillor Kate Campbell.

(References – Act of Council No 7. of 24 August 2017; report by the Executive Director of Place, submitted.)

8. Review of Scottish Government funded ‘No One Left Behind’ Employability Provision

Information was provided on the recent review and co-production outcomes of current early intervention employability provision for young people at risk of becoming Not in Education, Employment or Training (NEET) – formerly called Activity Agreements. Emerging themes to be considered when developing a new specification for this service were noted and the proposed timeline and process for awarding small grants for delivery were detailed.

Committee approval was sought to allow the small grants process to be undertaken for a newly specified service, which met the parameters of the No One Left Behind (NOLB) funding and the needs of vulnerable young people who required additional support to secure a positive destination, to begin in April 2020.

Decision

- 1) To note the extensive review and co-production process of early intervention employability provision for young people at risk of not securing a positive destination after leaving school.
- 2) To note the Review Group’s recommendation that Delivery Option 2 (Appendix 5) was developed – to include the key priorities that emerged from co-production – to meet the NOLB objectives for those young people at stage 1 of the strategic skills pipeline.
- 3) To approve the undertaking of a small grants process to secure this provision to begin in April 2020.
- 4) To receive a report regarding the recommendations for award of small grants funding at the next Housing, Homelessness and Fair Work Committee on 20 January 2020.

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

9. Business Improvement Districts

Decision

To note that this item had been withdrawn from the agenda.

10. Place Directorate – Financial Monitoring 2019/20 – Month Five Position

The Executive Director of Place forecasted the following month five positions against the Housing Revenue Account (HRA) and General Fund (GF) Budgets:

Housing Revenue Account

Revenue - As at month five, a balanced position was forecast in 2019/20, with a projected contribution of £23.000m towards new housing investment.

General Fund

Revenue - As at month five, a residual pressure of £1.236m remained in the Place GF budget. Place Directorate remained fully committed to making all efforts to deliver identified measures to address operational cost pressures; actively developing the budget management strategy and framework to bring the Place revenue budget towards balance.

Decision

- 1) To note the forecast position in respect of the HRA; capital and revenue budget.
- 2) To the position in respect of the GF; revenue budget
- 3) To agree that the list of Place Development Efficiencies, as part of the approved savings, would be circulated.

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

11. Housing Land Audit and Completions Programme 2019 – referral from the Planning Committee

On 2 October 2019, the Planning Committee considered a report by the Executive Director of Place on the Housing Land Audit Completions Programme 2019 which demonstrated that the programme was above the five-year completions target.

The report was referred to the Housing, Homelessness and Fair Work Committee for information.

Decision

To note the report.

(References – Planning Committee, 2 October 2019; report by the Executive Director of Place, submitted.)

12. Affordable Housing Policy Delivery – referral from the Planning Committee

On 7 August 2019, the Planning Committee considered a report by the Executive Director of Place on the delivery of affordable housing requirements secured through the Affordable Housing Policy (AHP) which had seen onsite housing provided in nine out of ten planning applications of 20 or more homes.

The report was referred to the Housing, Homelessness and Fair Work Committee for information.

Decision

To note the report.

(References – Planning Committee, 7 August 2019 (item 7); report by the Executive Director of Place, submitted.)

13. Edinburgh International Conference Centre Annual Update

An update was provided from the Edinburgh International Conference Centre (EICC) on their performance in the financial year 2018.

Decision

- 1) To note the annual performance update provided by EICC.
- 2) To note the EICC Statement of Accounts for 2018 as reported to CEC Holdings Ltd and the Auditor's Report for EICC.
- 3) To agree that a draft Service Level Agreement (SLA) be prepared and reported in two committee cycles.
- 4) To request that officers ask the Board for details of how they planned to reduce their carbon footprint.
- 5) To include in the SLA that audit actions be responded to within recommended timescales of the auditor.
- 6) To refer this report to Governance Risk and Best Value Committee for information.

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

14. Emergency Motion by Councillor Kate Campbell – Old Town Business Improvement District

The Convener ruled that the following item, notice of which had been given at the start of the meeting, be considered as a matter of urgency to allow the Committee to give early consideration to this matter.

The following motion by Councillor Kate Campbell was submitted in terms of Standing Order 16:

“Committee notes the Old Town BID ballot is open and that at the last Committee it was discussed that the decision on how the Council would vote would be taken by the Executive Director of Place in conjunction with Councillors, however there is no formal process set out for how this should happen. Committee therefore agrees:

1. To note the legislation in place for the creation of Business Improvement Districts (BIDs);

2. To note that the Council is an eligible voter in the area in which Old Town BID is proposed;
3. To delegate the responsibility for the Council's vote(s) to the Executive Director of Place, in consultation with the Convener and Vice Convener of Housing, Homelessness and Fair Work, the Convener and Vice Convener of Finance and Resources and the appropriate ward Councillors."

- moved by Councillor Kate Campbell, seconded by Councillor Watt

Decision

To approve the motion by Councillor Kate Campbell.

15. Private Sector Leasing Scheme - Update

The Committee, under Section 50(A)(4) of the Local Government (Scotland) Act 1973, excluded the public from the meeting for the following item of business on the grounds that it involved the disclosure of exempt information as defined in paragraphs 9 of Part 1 of Schedule 7(A) of the Act.

An update was provided on the procurement process for the Private Sector Leasing (PSL) Scheme.

Decision

To approve the recommendations in the report as set out in the Confidential Statement signed by the Convener relative to this minute.

(Reference – report by the Executive Director for Communities and Families, submitted.)

16. Marketing Edinburgh Update

The Committee, under Section 50(A)(4) of the Local Government (Scotland) Act 1973, excluded the public from the meeting for the following item of business on the grounds that it involved the disclosure of exempt information as defined in paragraphs 6 of Part 1 of Schedule 7(A) of the Act.

An outline was provided of the findings of the recent work undertaken on behalf of Marketing Edinburgh to consider the options for the future operations of the company.

Decision

To approve the recommendations in the report as set out in the Confidential Statement signed by the Convener relative to this minute.

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