

Addendum by the Coalition

Housing, Homelessness and Fair Work Committee 18 March 2021

Item 7.2 – Housing Revenue Account (HRA): Impact of a One-Year Rent Freeze

Adds

1.1.3 Notes that social rents in Edinburgh are 40% of PRS rents, the largest difference in Scotland between the private rented sector and council social rents. Further notes that there are over 20,400 people on the Edindex register for housing, and of that around 5,500 have priority. On average homeless households are waiting over 18 months for social housing.

1.1.4 Notes that there is considerable support from tenants, as evidenced through the budget consultation, for increased investment in existing homes and estates and for delivery of new Council social homes.

1.1.5 Notes the Scottish Government have published Housing 2040 which sets out a strategy for housing in Scotland by 2040. Notes this includes legislative changes, new funding models, new funding streams and development and research that will be carried out to help deliver the strategy over the short, medium and longer term.

1.1.6 Therefore requests that officers bring back a report to committee setting out the opportunities for Edinburgh, and identifying additional funding streams that could be accessed to increase investment and the likely timeframes for accessing this funding. This should focus particularly on opportunities for increased investment in existing housing stock, regeneration and meeting our sustainability targets through retrofitting, and should form part of the annual HRA review including any risks to accessing these funding streams.

Moved by: Kate Campbell

Seconded by: Mandy Watt

Amendment by the Green Group

Housing, Homelessness and Fair Work Committee 18 March 2021

Item 7.2 – Housing Revenue Account: Impact of a One-Year Rent Freeze

In recommendations, delete 1.1.2 and insert new paragraphs as follows:

"1.1.2 notes the four potential options for mitigation set out at paragraph 4.9 of the report; agrees that a rent increase of more than 2% in future years to “compensate” for a rent freeze this year is unacceptable in the context of Edinburgh’s council rents already being the most expensive in Scotland by a considerable margin, and therefore does not support this option;

1.1.3 notes recent Scottish Government commitments on new affordable housing and energy efficiency improvements, and therefore agrees to seek additional external capital funding to deliver a rephased capital programme focussed on the key priorities of delivering new socially-rented homes and achieving zero carbon standards;

1.1.4 agrees that the mitigations set out in the report, subject to the points agreed above, will form part of the annual HRA Business Plan review and 2022/23 budget consultation process.”

Moved by: Councillor Chas Booth
Seconded by: Councillor Mary Campbell

Addendum by the Liberal Democrat Group

Housing, Homelessness and Fair Work Committee 18 March 2021

Item 7.2 – Housing Revenue Account (HRA): Impact of a One-Year Rent Freeze

Committee

Add “1.1.3 agrees that group housing spokespeople should be consulted on the wording of the 2022/23 budget consultation before being issued”.

Moved by: Cllr Kevin Lang

Seconded by:

Addendum by the Coalition

Housing, Homelessness and Fair Work Committee 18 March 2021

Item 7.3 – Housing Revenue Account (HRA) Capital Programme 2021/22

Adds

1.1.3 Agrees that the £1.86m agreed as part of the budget process is focused on blocks in communities with the highest levels of poverty in the city. Officers should engage with housing teams, as well as councillors, to target resources where there is the greatest need.

1.1.4 Requests as part of the capital programme report to come back that officers undertake a review of properties where there may be significant issues with damp, mould and condensation. The capital programme should seek to invest in capital works that address any underlying issues which may contribute to damp mould and condensation, and bring back a plan for how our housing stock can be analysed to gain an understanding of where there may be issues, and an investment strategy to address these.

Moved by: Cllr Kate Campbell

Seconded by: Cllr Mandy Watt

Amendment by the Green Group

Housing, Homelessness and Fair Work Committee

18 March 2021

Item 7.5 – Community-Led Factoring

In recommendations, delete existing 1.1.3, and insert new paragraphs as follows:

"1.1.3 Agrees that officers will continue to engage with partner organisations in Craigmillar and across the city to improve estate management, explore opportunities for local people to become more involved in the maintenance of the estate, and continue to investigate how areas which are not covered by any factoring arrangements can be better served;

1.1.4 Agrees to receive a progress update on this work within 12 months, including possible solutions for any areas not currently covered by factoring arrangements."

Moved by: Councillor Chas Booth

Seconded by: Councillor Mary Campbell

Amendment by the Green Group

Housing, Homelessness and Fair Work Committee

18 March 2021

Item 7.6 – Business Improvement Districts

In 1.1.3, replace ‘the Leader and Deputy Leader of the Council.’ with ‘group leaders.’

Moved by: Councillor Mary Campbell

Seconded by: Councillor Chas Booth

Amendment by the Liberal Democrat Group

Housing, Homelessness and Fair Work Committee

18 March 2021

Item 7.6 – Business Improvement Districts

Delete 1.1.3 and insert:

1.1.3 In the event of a tie in any poll carried out under 1.1.2, the Leader of the Council shall be given a casting vote.

Moved by: Cllr Kevin Lang

Seconded by:

Emergency Motion by the Coalition

Housing, Homelessness and Fair Work Committee

18 March 2021

Repairs

Committee agrees to receive two additional reports alongside the Housing Service Improvement Plan.

The first report will focus on the improvement plan for the repairs service. This report should include a framework for analysis of our data on repairs to identify where there may be specific issues relating to communication, customer engagement and interaction, completion of works, and complaints.

Further, the report should cover:

- The roll out of Total Mobile to ensure that this is being used effectively, and review if the roll out to housing officers could be accelerated.
- The process around missed appointments, how these are monitored, and whether there could be improved processes for tenants to report these.
- Monitoring of tenant satisfaction on repairs, including processes for how tenants feedback on repairs carried out
- Processes around booking follow up appointments, including timeframes for when work will be carried out
- Details of the resolutions teams and the improvements that can be made to the complaints process including specific named contact for tenants in multi-storey properties
- A review of the work being carried out under the Covid 19 restrictions to ensure that it is capturing all instances where there is a risk of harm to tenants

Agrees this will be accompanied by a plan of action to address all issues raised and follow on reports where necessary.

Agrees to receive a second report specifically outlining the extent of requests to deal with damp, condensation and mould and an improved and effective

approach to damp and condensation which sets out a process for addressing these types of repairs. This process should include confirmation that the cause of an issue has been resolved, as well as all impacts including fully removing or treating damp, mould and damaged surfaces, reinstating them, and referring tenants for additional support for example through Changeworks.

Notes the challenges with operating under the current Covid 19 restrictions. Therefore requests that a plan for operating under current restrictions is developed in the short term, prioritising addressing issues that cause a risk of harm, and that a further process is developed for implementation once restrictions are lifted.

This process will be fully developed and embedded in the repairs team through training, and implementation of a series of checks, to ensure that no tenant falls through the cracks.

Moved by: Councillor Kate Campbell

Seconded by: Councillor Mandy Watt