

Addendum by the Coalition

Housing, Homelessness and Fair Work Committee

4 November 2021

7.5 – Strategic Housing Investment Plan (SHIP) 2022-27

Adds

Notes that this is the largest ever Strategic Housing Investment Plan brought forward with a pipeline of 18,688 affordable homes over ten years. Recognises that there is less certainty around sites in later years and this significant increase gives confidence in the deliverability of the council's ten-year commitment to build a programme of 20,000 affordable homes.

Recognises the challenges of Brexit and the Covid 19 pandemic which have impacted on housebuilding, and particularly on affordable housebuilding, across Scotland with Covid safe practices on site, skills shortages, increased material costs and difficulties with supply chains all impacting on the cost and risk of onsite delivery.

Welcomes the confirmation of the new proposed benchmarks which have been agreed since this report was published, which will help to mitigate the risks and increased costs. However, committee also recognises that the proposed new benchmarks increase the overall Affordable Housing Supply Programme grant requirement to £558.6 million over the SHIP period, or £111.7 million per year on average, which is £64.9 million above current Resource Planning Assumptions (RPAs).

Notes that in 2017/18 the council's baseline RPA was £29.12m. Notes that the administration have made the case for increased RPAs to the Scottish Government throughout this council term, and our current RPAs have increased to £52.42m.

Agrees that the Convener and Vice Convener write to the Cabinet Secretary for Social Justice, Housing and Local Government to set out the significant housing challenges in Edinburgh and request a meeting to discuss how we can further increase the level of grant funding allocated to Edinburgh to build affordable homes.

Moved by: Cllr Kate Campbell

Seconded by: Cllr Mandy Watt

Addendum by the Liberal Democrat Group

Housing, Homelessness and Fair Work Committee

4 November 2021

7.5 - Strategic Housing Investment Plan (SHIP)

2022-27

In 1.1.2, add; “but notes that the number of homes completed between 2017 and 2022 falls substantially below the Council’s commitment to build 10,000 affordable homes within this timeframe”.

In 1.1.3, after “nationally”, insert; “but recognises that, even before the pandemic, the rate of completions was running at a lower rate than would have been needed to meet the 10,000 affordable homes commitment”..

Moved by Cllr Kevin Lang

Seconded by

Amendment by the Coalition

Housing, Homelessness and Fair Work Committee 4 November 2021

7.6 – Land Strategy Update and Private Sector Engagement

Delete the recommendations from 1.1.4 and replaces with:

1.1.4 Agrees that all business cases should include full costs to meet our net zero carbon target of 2030.

1.1.5 Agrees that any lease model must include headroom within the business case to ensure that any capital costs or lifecycle costs can be met and contingency is sufficient to ensure there are no unexpected revenue pressures for the council and the long-term affordability of homes is protected.

1.1.6 Agrees that lease models will only be considered for delivery of Mid-Market Rent, not Intermediate Rent.

1.1.7 Recognises the intention of the lease model is to increase the supply of affordable housing and ease pressure on homelessness services, therefore;

1.1.8 Agrees that any rents must be set at a maximum of 80% of LHA rate at the start of the project and will be capped at 100% of LHA throughout the lease period.

1.1.9 Agrees that any lease model project, regardless of the method of referral into the council, will be brought to HHFW to review to ensure it is in line with the agreed housing strategy ahead of referral to F&R.

1.1.10 Agrees that any report on a lease model project will include a cost comparison with a model where the council purchases homes upfront, to enable councillors to ensure that best value is achieved.

1.1.11 Instructs officers to expedite the process as much as is possible while keeping the process transparent, fair, open, accountable and able to deliver best value and ensure compliance with procurement regulation.

1.1.12 Agrees to receive updates on this market engagement process through the Business Bulletin

Moved by: Cllr Kate Campbell

Seconded by: Cllr Mandy Watt

Addendum by the Coalition

Housing, Homelessness and Fair Work Committee 4 November 2021

7.7 – The City of Edinburgh Council’s Annual Assurance Statement on Housing Service

Adds

Agrees that Housing Property will put together a working group of frontline staff who are users of Northgate and Total Mobile, covering all points of use of the system, including contact centre, locality housing property and in-house tradespeople, nominated by the trades union reps, to review any processes that could be improved.

The recommendations from this group should form the basis of a plan for cost effective improvements to the technology supporting the housing property service.

This will be reported back through the housing service improvement plan.

Moved by: Cllr Kate Campbell

Seconded by: Cllr Mandy Watt