

# Business Bulletin

## Housing, Homelessness and Fair Work Committee

10.00am, Tuesday, 9 May 2023

# Housing, Homelessness and Fair Work Committee

Convener:	Members:	Contact:
<p>Convener: Councillor Jane Meagher</p> 	<p>Councillor Graeme Bruce Councillor Jack Caldwell Councillor Kate Campbell Councillor Stuart Dobbin Councillor Pauline Flannery Councillor Simita Kumar Councillor Ben Parker Councillor Susan Rae Councillor Mandy Watt Councillor Iain Whyte</p>	<p><a href="#">Jamie Macrae</a> Committee Officer Tel: 0131 553 8242</p>

**Purchase of Liberton Hospital site to support city-wide housing delivery**

Following approval by the Finance and Resources Committee in [November 2022](#), the Council has purchased the site of Liberton Hospital and the former Blood Transfusion Centre from NHS Lothian for affordable housing led redevelopment. NHS Lothian will continue to use the site over the next two years while the remaining services are relocated to other NHS premises by March 2025.

The ambition for the redevelopment of Liberton Hospital is to create a green neighbourhood full of energy efficient homes with a focus on elderly and specialist needs. The regeneration of the site will deliver around 380 new mixed tenure homes for sale and rent, at least 35% of which will be affordable with at least 10% being fully wheelchair adapted. The development will also retain the existing historic hospital and gatehouse buildings facing Lasswade Road.

The Liberton Hospital redevelopment will retain as many of the existing trees as possible and incorporate them into green routes through the site. This will allow for active travel connections out with the site to Burdiehouse Burn Valley Park, St Katharine's Park and Liberton Park. Community engagement and consultation will be key to the success of the project.

A Prior Information Notice (PIN) seeking interest from potential development partners has now been issued and the outcome from this exercise will inform future procurement routes.

During the pre-development period, work will be carried out to prepare for construction, including developing detailed designs and setting out a net zero carbon energy solution for the site, contributing to the Council's [ambitious target to reach net-zero emissions by 2030](#). Ward Members and key stakeholders will be kept up to date on the progress of the project at key milestones.

**Contact:** [Hazel Ferguson](#),  
Development and Regeneration  
Manager

### Affordable Housing Supply Update

The Council manages grant funding for affordable housing on behalf of Scottish Government.

The table below provides a summary of new affordable housing supply in 2022/23, this includes homes for social rent, mid-market rent and low-cost home ownership:

	2022/23	Estimated for 2022/23 within the SHIP 2023 – 2028
New Affordable Homes approved	734	800
New Affordable Homes completed	1,215	1,246

This shows that the actual approvals and completions were slightly lower than anticipated, which was due to adverse market conditions. This is reflected elsewhere in Scotland, with the Scottish Government's quarterly statistics to the end of September 2022 (published March 2023) reporting that, across Scotland, private led new builds reduced by 11% and housing association new build approvals dropped by 27%.

#### *Affordable Housing Supply Programme*

Outturn figures for the grant funded element of the programme (Affordable Housing Supply Programme) for 2022/23 show:

	2022/23	Additional Information
Number of homes started on site	904	
Number of homes approved	484	
Number of homes completed	650	This was 10% higher than

**Contact:** [Lisa Mallon](#), Housing Operations Manager

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originally estimated. In line with Scottish Government targets, of the homes completed:

- 69% were for social rent;
- 29% for mid-market rent; and
- 2% for shared equity housing.

In total, £55.2 million was received from the Scottish Government as part of the Affordable Housing Supply Programme (AHSP) (an original award of £45.2 million with an additional £10 million added (this was funded from national underspends)). This is the highest allocation the Council has received in a single year.

The funding has continued to support the ongoing construction of affordable homes across the city and a number of strategic projects; including the acquisition of the Liberton Hospital site, the West Craigs development (which is expected to deliver 300 affordable homes) and affordable housing development in Granton. The programme also supported the purchase of 23 homes for social rent from the Ministry of Defence, on the former Dreghorn Barracks site, near the Pentland hills.

Following the report on Funding for Affordable Housing considered by Committee in [March 2023](#), a funding case for Edinburgh will be developed with partners and the annual Strategic Housing Investment Plan report will be presented to Committee for approval in October 2023.

### UK Living Wage Places Network

On 25 May 2023 Edinburgh will be playing host to the first ever in person UK Living Wage Places event. Organised by the UK Living Wage Foundation and held in the Council Chamber, this all day conference will bring together individuals and organisations who are members of recognised Living Wage Places Action Groups or are

**Contact:** [Chris Adams](#), Strategy Manager

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working towards becoming a recognised Living Wage Places from all across the UK.

Alongside the Edinburgh Living Wage Action Group, who are playing an active role in shaping the event, confirmed attendees so far include delegates from areas such as Cardiff, Sunderland, Dundee, Salford, Greater Manchester, Norwich, and Scottish Borders amongst others.

The event will provide a great opportunity to showcase the progress made in Edinburgh to date, take part in the shaping of national campaigns, and learn from best practice in the promotion of fair work in partner cities across the UK. Committee members are welcome to attend and take part in the event and officers will be happy to arrange registrations on request.

This event comes after another successful quarter for the campaign to promote the real Living Wage in Edinburgh. During January to March 2023 a total of 30 employers achieved accreditation for committing to pay a real Living Wage to all their workers, well ahead of the target of 25. These employers join a community of 633 Living Wage accredited employers in Edinburgh, collectively employing over 200,000 workers.

Since the launch of the Edinburgh Living Wage City Action Group in November 2021, a total of 160 new employer accreditations have been recorded resulting in some 1,500 workers receiving a direct pay increase in line with the cost of living.

### **West Pilton - Community Week of Action**

A number of local primary school children helped out the Council and commercial partners to give West Pilton a good spring clean from 27 – 30 March 2023. As a thank you, over 1,000 Easter eggs have been shared out to local children, including a number to local community centres and libraries.

Residents and partners were invited to lend a hand and pickers, bags and gloves were handed out to all volunteers. Four areas were identified for focus given the

**Contact:** [George Norval](#),  
Housing Operations Manager

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high levels of historical fly tipping and general waste accumulations.

- **Monday 27 March**, 9am to 2pm, 2 West Pilton Crossway
- **Tuesday 28 March**, 9am - 2pm, 74 Ferry Road Drive
- **Wednesday 29 March**, 9am- 2pm, 30 Ferry Road Avenue
- **Thursday 30 March**, 9am - 2pm, 2 West Pilton Park

These events help promote community spirit, keep neighbourhoods clean and add financial and social value that benefit Edinburgh citizens.

Coordinated by North West Housing Operations team, the tidy up was also supported by Council colleagues from Neighbourhood Environmental Services.

These events were supported by 11 organisations (that provide services to the Council) through the Community Benefits provision within their contracts, giving valuable time and resources to help with waste collection, weeding, litter picking and equipment to help ensure a week of success.

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### Essential Edinburgh - City Centre Business Improvement District - Renewal Ballot – March 2023

Essential Edinburgh was formed in 2008 and is Edinburgh's only, and Scotland's second largest, Business Improvement District (BID). A BID is a defined area where businesses vote to invest collectively in local improvements. A BID is not a substitute for central or local government investment, but an additional investment by private business to strengthen the local economy and give local businesses a unified voice.

As reported to Committee on [1 December 2022](#), Essential Edinburgh gave notice under the Planning etc (Scotland) Act 2006, Business Improvement Districts (Scotland) Regulations 2007 on a Ballot to renew their mandate.

Any owner of property within the BID area was entitled to vote in the ballot. This included the Council, as the owner of two properties within the BID area (the Assembly Rooms and the Bus Station). As agreed by Committee in December, the casting of the Council's vote, which was in favour of supporting the BID, was [delegated](#) to the Executive Director of Place, in consultation with the Conveners of Housing, Homelessness and Fair Work and Finance and Resources Committees, and the local ward members.

The result of ballot, which was announced on 24 March 2023 was in favour of continuing the BID for the next five years. Council officers will continue to engage and support the BID throughout the next term.

**Contact:** [Elin Williamson](#), Head of Business Growth and Inclusion

### Place Based Investment Programme Update

Work is ongoing to deliver the projects identified by the Housing, Homelessness and Fair Work Committee [on 4 August 2022](#) to be supported from the Place Based Investment Programme. The current allocations for 2022/23 to 2024/25 are set out in Appendix 1 (funds for 2025/26 have not yet been provisionally allocated).

**Contact:** [Kyle Drummond](#), Programme Development Officer

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<p>Funding for 2023/24 was formally confirmed by the Scottish Government in April 2023. Council officers and external partners are now working to deliver the four projects allocated funding for 2023/24 (The Causey; Coalie Park Improvements; Portobello Potteries 1906 Kiln restoration; and Queensferry Town Centre).</p>	
<p><b>UK Levelling Up Fund Update</b></p> <p>In March 2023 officers received summary feedback from UK Government on unsuccessful bids made to the UK Levelling Up Fund Round 2 process. This feedback did not provide formal scores for bids, but instead focused on areas of strength and areas that can be improved with a view to strengthening bids for future funding opportunities.</p> <p>With regard to the Inch Park Regeneration Project, feedback described the bid as “a compelling application which provided reassurance of competent delivery” and was strong on elements relating to community engagement and involvement, meeting local needs, and alignment with other Council strategies. Areas for improvement in the bid were identified, including a need for more quantifiable detail and evidence on some the aspects of the economic case, a more detailed options appraisal, and a clearer assessment of the market need for additional cultural space in this location.</p> <p>With regard to the city wide cultural capital project, feedback described this as “a very well-prepared bid, with considerable amounts of supporting information”. Areas of strength included “very broad engagement with otherwise dislocated communities around the seven venues”, a strong case for investment, and strong fit with city, city region, Scotland and UK wide strategic programmes. The feedback note that due to the scale of the project much of the supporting documentation was necessarily high-level in nature, and that an area of improvement would be to provide more detail on the economic case and deliverability of individual workstreams given the number of project elements and partners involved.</p>	<p><b>Contact:</b> <a href="#">Chris Adams</a>, Strategy Manager</p>

Recent News	Background
<p>Project leads for these bids are considering this feedback with a view to pursuing other funding opportunities where required, including consideration of future Levelling Up fund bids.</p> <p>UK Government contacts have confirmed that the intention for a third round of Levelling Up Fund applications during 2023, but no timescale is available at present for this process. A full report to committee on opportunities for Council bids to future Levelling Up Fund rounds will be prepared when further information is available.</p>	
<p><b>Accessible Housing Study</b>  There is no update on the Accessible Housing Study. An update will be prepared for Committee in August.</p>	<p><b>Contact:</b> <a href="#">Elaine Scott</a>, Head of Housing Strategy and Development</p>
<p><b>House Land Strategy Update</b>  In December last year Committee agreed a revised Housing Land Strategy which included working more closely with the owners of strategic development sites in the city. The principal purpose being to identify new delivery models that can increase the levels of affordable housing being built and accelerate the delivery of those sites.</p> <p>Good progress has been made and the Council has now signed a Memorandum of Understanding with West Town Edinburgh Ltd regarding their land at West Edinburgh. This sets out how both parties will work together to prepare a delivery strategy for the West Town land, which is identified in City Plan 2030 and has a capacity of some 7,000 homes along with all the other supporting uses you would expect to find in a new urban quarter of this size. The land provision on this site, combined with its strategic location allows for a natural extension for the west of Edinburgh, and will provide a new, deliverable '20-minute neighbourhood' with existing tram, rail, cycle and road connections creating a strategic gateway to the city. Subject to progress with City Plan and relevant consents, it is expected that work will start on site next year with the first phase of homes and amenity being ready for occupation from early 2026.</p>	<p><b>Contact:</b> <a href="#">David Cooper</a>, Head of Development and Regeneration</p>

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It is expected that a report will be taken to Finance and Resources Committee towards the end of the year setting out how the partnership with West Town could be taken forward in accordance with all relevant Council policies. Housing, Homelessness and Fair Work Committee members will be briefed as proposals develop.

## Appendix 1 – Place Based Investment Programme Funding Allocations

Project	2022/23	2023/24	2024/25
The Causey	£0	£231,572	£468,428
Coalie Park Improvements	£0	£191,037	£0
Granton Gasholder	£1,183,641	£0	£75,072
Macmillan Hub	£500,000	£0	£0
Portobello Potteries 1906 Kiln restoration	£0	£172,750	£0
Powderhall civic square	£0	£0	£171,946
Queensferry Town Centre	£7,359	£617,641	£425,000
Wester Hailes Regeneration	£50,000	£0	£72,554
<b>Total</b>	<b>£1,741,000</b>	<b>£1,213,000</b>	<b>£1,213,000</b>