

Amendment by the Green Group

Planning Committee

Wednesday 14 June 2023

Item 7.1 Affordable Housing Policy Update 2023

Delete recommendations and insert:

“Planning Committee:

- 1) Notes the extremely challenging circumstances for delivery of affordable homes, through the war in Ukraine, Brexit and a number of other factors leading to significant increases in prices and added pressure to the sector, as set out in the report;
- 2) Notes that the Affordable Housing Policy (AHP) is nonetheless consistently delivering onsite affordable homes for more than 85% of sites of 20 homes or more;
- 3) Notes that almost 1,050 new affordable homes were completed through 2021/22 and 2022/23 and almost 1,000 new affordable homes were approved on sites secured through the AHP;
- 4) Notes the use of commuted sums, as set out in paragraph 4.16, to support delivery of 216 new affordable homes on three sites, and further notes that only around one fifth of the £2.662 million received in commuted sums over 2021-23 was used to support the delivery of affordable homes; further notes that the report sets out that there will be “ample opportunities” to allocate these commuted sums;
- 5) Therefore agrees to receive a detailed report within one cycle on the use of commuted sums to deliver affordable homes, and that this report will include, but not be limited to, the following:
 - a) in what circumstances commuted sums are considered a reasonable alternative to on-site affordable housing;
 - b) a detailed breakdown of the use to which commuted sums have been used over the last 5 years;
 - c) a detailed analysis of how long the council has held on to commuted sums before they are used, and
 - d) in what circumstances, and within which thresholds, it is considered reasonable to offer to contribute commuted sums to deliver on-site affordable housing;and that, should any of the above information be considered commercially confidential, that it should be provided to members of Planning Committee and Housing, Homelessness and Fair Work Committee in the form of a confidential members’ briefing rather than a report to committee;

6) Notes that there were no new planning approvals for Golden Share in 2021-23; and that no changes to Golden Share policy will be considered while City Plan 2030 is being considered by Scottish Ministers, but that the affordability of Golden Share continues to be monitored;

7) Notes the affordability of Mid Market Rent (MMR) and Intermediate Rent (IR) homes as set out in previous reports to this committee, further notes the council's affordable housing guidance sets out the affordable housing tenures in priority order, with social rented housing as the highest priority need, further notes that IR can sometimes be time-limited;

8) Notes that the overwhelming need for affordable housing identified in both HoNDA2 and HoNDA3 is for affordable rented accommodation;

9) Notes that any significant changes to the affordable housing policy would be subject to consultation;

10) Therefore agrees that reports presented to committee as part of the preparation of guidance to support relevant policies in the City Plan 2030 will give consideration to consulting on changes to the affordable housing policy which focus on those tenures which best deliver affordable rented accommodation, and which consider limits or an end to the use of those tenures which support low-cost home ownership or more expensive rental tenures, including, but not limited to, consideration of ending the use of Golden Share, and removing the time-limited aspect of Intermediate Rent;

11) Refers this report to Housing, Homelessness and Fair Work Committee for information."

Moved by: Chas Booth

Seconded by:

Addendum by the SNP Group

Planning Committee

Wednesday 14th June 2023

Item 8.1 West Edinburgh Placemaking Framework and Masterplan: Draft for Consultation

Add at the end of 1.1.1, prior to “and”:

- subject to planning officers amending the Draft West Edinburgh Placemaking Framework and Masterplan to include more focused consideration of potential traffic impacts on existing communities. This should amend the consultation to enable views from key landowners within and around the masterplan area, those living directly in the area, surrounding community and interest groups, statutory consultees, key stakeholders and other interested organisations on how best to mitigate the impacts of increased flow of traffic on existing communities in West Edinburgh.

Moved by: Councillor Neil Gardiner

Seconded by: Euan Hyslop