

## Housing and Economy Committee

10.00am, Thursday 2 November 2017

### Present

Councillors Barrie (Convener), Cameron (Vice-Convener), Kate Campbell, Jim Campbell, Gardiner, Lang, McLellan, Miller, Munro, Rae and Rose.

### 1. Minutes

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#### Decision

- 1) To amend decision 2 of item 1 to read:  
“To procure a framework of independent, professional participation and engagement services to assist tenants’ and residents’ organisations engage with the Council and other public services.”
- 2) To otherwise approve the minute of 7 September 2017 as a correct record.  
(Reference – Housing and Economy Committee 7 September 2017, submitted)

### 2. Housing and Economy Committee Key Decisions Forward Plan

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The Housing and Economy Committee Key Decisions Forward Plan for the period November 2017 to January 2018 was presented.

#### Decision

To note the Key Decisions Forward Plan.

(Reference – Key Decisions Forward Plan, submitted.)

### 3. Housing and Economy Committee Rolling Actions Log – November 2017

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The Housing and Economy Committee Rolling Actions Log for November 2017 was presented.

#### Decision

To approve the closure of all actions.

(Reference – Rolling Actions Log, submitted.)

### 4. Housing and Economy Committee Business Bulletin

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The Housing and Economy Committee Business Bulletin for 2 November 2017 was presented.

#### Decision

To note the business bulletin.

(Reference – Business Bulletin, submitted.)

## **5. Cost of Tenant and Resident Engagement Services**

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At its September 2017 meeting, the Committee requested a report setting out the indicative costs incurred by the Council associated with the delivery of tenant and resident engagement services. The report excluded the cost of services delivered through the Edinburgh Tenants' Federation and the Neighbourhood Alliance service level agreements.

### **Decision**

To note the report.

(References – Housing and Economy Committee, 7 September 2017 (item 1), submitted, report by the Executive Director for Place, submitted)

## **6. Empty Homes Update Report**

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The Committee agreed to receive further information on measures taken to bring privately owned empty homes back in to use and the associated cost implications at its September 2017 meeting. The report provided information regarding the potential appointment of a dedicated Empty Homes Officer and an update on the Council's, and other local authorities, approaches to empty homes.

### **Decision**

- 1) To note that the number of empty homes in Edinburgh was in line with the Scottish average;
- 2) To note the progress that had been made to bring empty homes back into use;
- 3) To note that the report discharged the request from the Housing and Economy Committee on 7 September 2017 to provide a report on the Council's approach to empty homes work, the work of other local authorities, revenue generated and the cost of a dedicated empty homes officer;
- 4) To agree to receive an update report no later than September 2018, setting out progress with the service as currently conceived, and benchmarked against activity by other councils.

(References – Housing and Economy Committee 7 September 2017 (item 14), submitted, report by the Executive Director for Place, submitted)

## **7. City Deal – Proposal for New Housing Partnership with Scottish Futures Trust**

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A report was presented which proposed the establishment of a new housing partnership between the Council and Scottish Futures Trust to provide mid-market and market rent housing in Edinburgh. This formed part of the City Deal proposals which had been approved by the Government. A more detailed report was intended to be presented to the Committee in January 2018 which would seek approval of the proposed governance arrangements and management.

## **Decision**

To note the progress in establishing a new partnership with Scottish Futures Trust to accelerate the delivery of more affordable and low-cost homes in the city.

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

## **8. Strategic Housing Investment Plan (SHIP) 2018-23**

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A Strategic Housing Investment Plan (SHIP) is submitted to the Scottish Government on an annual basis. The SHIP for 2018-23 proposed the building of 8000 homes across the five-year period. The report highlighted key issues such as the need for sufficient land for building these homes as around half of the sites identified in the SHIP were privately owned, and the level of grant funding available to support the plan.

## **Decision**

To approve submission of the Strategic Housing Investment Plan 2018- 2023 to the Scottish Government.

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

## **9. Edinburgh Economy Strategy**

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An update on the progress made towards the development of the Edinburgh Economy Strategy was provided following engagement activities which had been undertaken. There were eight engagement events during October 2017 involving elected members, businesses and third sector groups. The drafting stage was due to begin in November 2017 with a draft Strategy being presented to the Committee in January 2018.

## **Decision**

- 1) To note the progress made towards engagement of elected members, businesses, and partners in development of a new economy strategy;
- 2) To agree the proposed timetable for Committee approval of a draft strategy;
- 3) The Executive Director of Place to provide Committee members with information regarding those invited and those who attended the engagement meeting.

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

## **10. Housing and Economy Committee Strategic Work Programme**

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The Programme for the Capital which was approved by Council at its meeting on 24 August 2017 included ten Commitments which fell under the remit of the Housing and Economy Committee. These were outlined in the report which was submitted.

## **Decision**

To note the work programme for the Committee as set out in the report.

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

## 11. Housing Land Audit and Delivery Programme 2017 – referral from the Planning Committee

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The Planning Committee referred a report on the annual Housing Land Audit and Delivery Programme (HLADP) 2017. The HLADP monitored the performance of the Strategic Development Plan (SDP) against housing land policies and targets by recording the land available for house building, identifying constraints and assessing the land supply adequacy against targets.

The report provided an update on housing supply and the delivery of new homes and performance against targets set out in the SDP.

### Decision

- 1) To agree the actions detailed in paragraph 3.27 and Appendix 3 to the report.
- 2) To recognise that constrained sites had been identified in the Local Development Plan.
- 3) To note that work was ongoing to remove constraints as a matter of priority.
- 4) To call for a report to be brought forward to the Planning Committee and the Housing and Economy Committee to outline progress within six months.

(References – Planning Committee 12 October 2017 (item 2); referral report from the Planning Committee, submitted)

## 12. Supplementary Guidance – Review of Tollcross, Corstorphine and Gorgie/Dalry Town Centre – referral from the Planning Committee

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The Planning Committee referred a report on the revised Supplementary Guidance for Tollcross, Corstorphine and Gorgie/Dalry town centres. Approval of the Housing and Economy Committee was sought for the guidance.

### Decision

To approve the Supplementary Guidance for Tollcross, Corstorphine and Gorgie/Dalry town centres prior to the adoption as part of the statutory development plan.

(References – Planning Committee 12 October 2017 (item 5); referral report from the Planning Committee, submitted)

### **13. Supplementary Guidance – Review of Nicolson Street/Clerk Street, Portobello and Stockbridge Town Centres – referral from the Planning Committee**

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The Planning Committee referred a report on the revised Supplementary Guidance for Nicolson Street/Clerk Street, Portobello and Stockbridge town centres. Approval of the Housing and Economy Committee was sought for the guidance.

#### **Decision**

To approve the Supplementary Guidance for Nicolson Street/Clerk Street, Portobello and Stockbridge town centres prior to the adoption as part of the statutory development plan.

(References – Planning Committee 12 October 2017 (item 6); referral report from the Planning Committee, submitted)

### **14. Housing Revenue Account – Financial Monitoring 2017/18 – Month Five Position**

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The Housing Revenue Account (HRA) budget positions were monitored and the forecasted positions as at month five were presented to the Committee. The report noted that a balanced revenue position was forecast for 2017/18 after the contribution of £11.576m to the Strategic Housing Investment Fund and the projected capital spend would be £71.341m in 2017/18 against a budget of £78.004m. The forecasts included in the report were considered in the context of significant pressures and risks in both capital and revenue budgets.

#### **Decision**

- 1) To note the month five revenue and capital financial position of the HRA and the forecast position of the Place Directorate for 2017/18.
- 2) The Executive Director of Place would provide a briefing to members regarding repairs and maintenance.

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

### **15. Appointments to Working Groups – 2017/18**

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The Housing and Economy Committee was required to appoint the membership of its Working Groups for 2017/18. A report outlined the proposed membership and remits of the Edinburgh Homelessness Forum and the Edinburgh Affordable Homes working group and recommended that the Housing Pledges working group be discontinued.

#### **Decision**

- 1) To agree the remits of the Edinburgh Homelessness Forum and the Edinburgh Affordable Homes working group as outlined in the report.
- 2) To continue the appointment of the Conveners of each group to the meeting of the Committee in January 2018.

- 3) To appoint all members of the Housing and Economy Committee as members of the Affordable Homes working group.
- 4) Political groups to inform Committee Services of membership to the Edinburgh Homelessness Forum.
- 5) To discontinue the Housing Pledges working group.

(Reference – report by the Chief Executive, submitted)

## **16. Homelessness – Winter Readiness Update Report**

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The Council provided various services during the winter period for people who were homeless or at risk of becoming homeless. A report was presented outlining the services which would be available for winter 2017/18.

### **Decision**

- 1) To note the report.
- 2) To agree to receive a report on the use of the services detailed in the report at the Housing and Economy Committee meeting in January 2018.
- 3) To call for a further report regarding the demographics of people rough sleeping in Edinburgh, particularly the increase of former armed forces personnel, and explore the opportunities for working with relevant charities.

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

## **17. Homelessness Task Force – Remit, Scope and Membership**

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The Council approved the Programme for the Capital at its meeting on 24 August 2017 which included ten Commitments which fell under the remit of the Housing and Economy Committee. Commitment number 9 called for the creation of a Homelessness Task Force which would examine issues surrounding homelessness including a review of the use of homelessness services and would explore alternatives with a view to reducing the need for bed and breakfast facilities being used. The report outlined the scope, remit and membership of the Task Force.

### **Decision**

- 1) To agree the political make up of the Homelessness Task Force.
- 2) To appoint Councillors Aldridge, Day, Kate Campbell, Rae and Whyte as members of the Homelessness Task Force.
- 3) To appoint Councillor Kate Campbell as Chair of the Homelessness Task Force.
- 4) To note the Task Force would provide an update report to the Housing and Economy Committee in January 2018 with a clear set of achievable outcomes.

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

## 18. City Housing Strategy 2018

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The City Housing Strategy is reviewed on an annual basis and reported to Committee. The report set out the Strategy for 2018 and provided information on priorities and delivery plans which would address the housing challenges and inequality issues in Edinburgh. The three outcomes of the Strategy were: people live in a home they can afford, people live in a warm, safe home in a well-managed neighbourhood and people can move home if they need to.

### Decision

To note the City Housing Strategy update for 2018 for submission to Scottish Government.

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

## 19. Internal Audit Quarterly Update Report: 1 January 2017 – 30 June 2017 – referral from the Governance, Risk and Best Value Committee

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At its meeting of 26 September 2017 the Governance, Risk and Best Value Committee agreed to refer the Internal Audit Quarterly Update Report to the Housing and Economy Committee.

### Decision

- 1) To note the audit report with high risk findings concerning Short Term Homelessness.
- 2) To note the additional information requested and report called for to the Housing and Economy Committee and Homelessness Task Force by the Governance, Risk and Best Value Committee as outlined in paragraphs 1.3.5 and 1.3.6 of the report.

(References – Governance, Risk and Best Value Committee 26 September 2017 (item 4); referral report from the Governance, Risk and Best Value Committee, submitted)

## 20. The EDI Group Ltd – Transition Strategy

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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 8, 9 and 11 of Part 1 of Schedule 7(A) of the Act.

Details were provided of the progress made in relation to the strategy for closing down EDI's activities and the transferring of certain assets to the Council.

### Decision

- 1) To note the progress made in developing the strategy for closing down EDI and the governance arrangements;
- 2) To agree the transition strategy;

- 3) To note the financial implications associated with the transition strategy, the implications for EDI employees, and the approach to be taken in relation to future decision making in relation to development projects;
- 4) To approve the reduction of share capital within EDI's subsidiary companies;
- 5) To agree that £1m from the City Strategic Investment Fund (CSIF) be set aside for the period of the transition process, subject to approval by full Council;
- 6) To note that the strategy for closing down EDI would also be reported to Council for approval of the associated pension liabilities; and
- 7) To agree that reports would be provided on a six-monthly basis detailing progress made with the strategy and seeking any further approvals that may be required.

(References – Housing and Economy Committee 7 September 2017 (item 11), submitted; report by the Executive Director of Place, submitted)

### **Declaration of Interests**

Councillors Barrie and Cameron - non-financial as non-Executive Directors of EDI Ltd.

Councillors Cameron and Rose - non-financial as Directors of CEC Holdings Ltd.

Councillor Gardiner - non-financial as a Director of Port of Leith Housing Association.

## **21. India Quay – Strategy (Commercially Sensitive)**

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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 8 and 9 of Part 1 of Schedule 7(A) of the Act.

Details were provided of the proposed strategy for the development of a site at India Quay.

### **Decision**

- 1) To note the background to the development of the India Quay site;
- 2) To note that the management of the development of the India Quay site would transfer back to the Council in the first half of 2018;
- 3) To agree the approach to taking forward development of the site, set out in the report by the Executive Director of Place, with a view to maximising alignment to Council objectives;
- 4) To note that a progress report would be submitted to the Committee in January 2018.

(References – Housing and Economy Committee 7 September 2017 (item 11), submitted; report by the Executive Director of Place, submitted)



## **Declaration of Interests**

Councillors Barrie and Cameron - non-financial as non-Executive Directors of EDI Ltd.

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