

## Housing and Economy Committee

10.00am, Thursday 24 January 2019

### Present

Councillors Kate Campbell (Convener), Cameron (Vice-Convener), Jim Campbell, Day (substituting for Councillor Munro), Key, Lang, McLellan, Miller, Rae, Rose and Work.

### 1. Minutes

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#### Decision

To approve the minute of the Housing and Economy Committee of 1 November 2018 as a correct record.

### 2. Work Programme

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The Housing and Economy Committee Work Programme for the period March to August 2019 was presented.

#### Decision

To note the Work Programme.

(Reference – Work Programme, submitted)

### 3. Housing and Economy Rolling Actions Log

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The Housing and Economy Committee Rolling Actions Log for January 2019 was presented.

#### Decision

- 1) To agree to close the following actions:
  - Action 2(1) – Rent Pressure Zones
  - Action 6(5) – Marketing Edinburgh Service Level Agreement
  - Action 9 – Motion by Councillor Jim Campbell – Meeting with East Lothian Councillors – East Lothian Local Development Plan
  - Action 12(1) – Innovative Approaches to Increased Housing Supply
  - Action 15(2) – Promoting Play on Housing Revenue Account Land – ‘No Ball Games’ Signs
- 2) To add expected completion dates to those actions marked as ongoing.
- 3) To otherwise note the remaining outstanding actions.

(Reference – Rolling Actions Log, submitted)

#### **4. Housing and Economy Business Bulletin**

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The Housing and Economy Committee Business Bulletin for January 2019 was presented.

##### **Decision**

To note the Business Bulletin.

(Reference – Business Bulletin, submitted)

#### **5. Homelessness Task Force – Update**

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On 2 November 2017 the Housing and Economy Committee agreed to the creation of a Homelessness Task Force to investigate the growing homelessness problem in the city. The task force met on a number of occasions between November 2017 and May 2018, with a series of recommendations approved by the Housing and Economy Committee on 7 June 2018.

An update was provided on progress related to these recommendations.

##### **Decision**

- 1) To agree the Homelessness Task Force had made its final recommendations and concluded its original objective.
- 2) To agree that all decisions required in relation to the final recommendation of the task force were approved through the Housing and Economy Committee.
- 3) To note that a draft of the Council's Rapid Rehousing Transition Plan (RRTP) had to be submitted to the Scottish Government by 31 December 2018 and that the final submission must be approved by the Housing and Economy Committee.
- 4) To agree that, whilst the Homelessness Task Force would not have formal meeting structure, it would continue to meet on an ad-hoc basis to allow detailed discussion on the RRTP, as and when it felt appropriate by the Homelessness Champion/Convener or Vice Convener of the Housing and Economy Committee and/or when instructed by the Housing and Economy Committee.

(References – Housing and Economy Committee 7 June 2018 (item 1); report by the Executive Director for Communities and Families, submitted)

#### **6. Mixed Tenure Improvement Strategy**

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The Council had approved The Housing Revenue Account (HRA) Budget Strategy 2018–2023, which set out the planned investment to upgrade the external fabric of homes in mixed tenure estates in consultation with tenants.

An update was provided on the Council's mixed tenure improvement strategy. It was proposed to revise the current Scheme of Assistance to provide more flexible support to owners to meet the costs of repairs and improvements to their homes.

In addition, a business case was being developed to establish a dedicated mixed tenure service team to liaise with owners and manage the investment projects.

Agreement was also sought to amend the Council's Acquisitions and Disposal Policy to enable the purchase of tenanted stock with the agreement of owners and any tenants.

### **Motion**

- 1) To note the proposed approach and options being considered to revise the Council's current Scheme of Assistance.
  - 2) To amend the Acquisitions and Disposals Policy to allow the Council to buy homes from owners and offer a sitting tenancy, where it supported the mixed tenure investment programme.
  - 3) To receive a further report within two committee cycles on progress with delivering the mixed tenure strategy; including the revised Scheme of Assistance and the proposal to establish a Mixed Tenure Service Delivery team to work closely with owners and residents to support investment in mixed tenure repairs.
- moved by Councillor Kate Campbell, seconded by Councillor Cameron

### **Amendment**

- 1) To note the proposed approach and options being considered to revise the Council's current Scheme of Assistance.
  - 2) To amend the Acquisitions and Disposals Policy to allow the Council to buy homes from owners and offer a sitting tenancy, where it supported the mixed tenure investment programme
  - 3) To receive a further report within two committee cycles on progress with delivering the mixed tenure strategy; including the revised Scheme of Assistance and the proposal to establish a Mixed Tenure Service Delivery team to work closely with owners and residents to support investment in mixed tenure repairs.
  - 4) To agree the further report called for should consider the implications of Council Housing led repairs where the Council had an ownership interest of 1/3 or more in the block and had the single largest ownership interest.
- moved by Councillor Jim Campbell, seconded by Councillor Rose

### **Voting**

For the motion - 7 votes  
For the amendment - 4 votes

(For the motion – Councillors Cameron, Kate Campbell, Day, Key, Miller, Rae and Work.

For the amendment – Councillors Jim Campbell, Lang, McLellan and Rose.)

### **Decision**

To approve the motion by Councillor Kate Campbell.

(Reference – Act of Council No 3 of 22 February 2018); report by the Executive Director of Place, submitted)

## 7. Approach to Build to Rent

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An update was given on the opportunities that Build to Rent (BTR) would provide to accelerate housing development and place making. It was proposed to consult with developers and industry representatives on a broad policy framework to support the development of BTR.

### Decision

- 1) To note the opportunities that BTR provided to accelerate housing development and place making.
- 2) To agree to consult with developers, BTR industry representatives and other stakeholders to develop a broad policy framework to support BTR and accelerate housing development.
- 3) To agree that this report discharged the action from Housing and Economy Committee on 30 August 2018.

(References – Housing and Economy Committee 30 August 2018 (item 8); report by the Executive Director of Place, submitted)

## 8. Empty Homes Update

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The Housing and Economy Committee had agreed an approach to bringing long term empty homes back into use together with a more interventionist approach to tackling the most problematic long term empty homes in the city through the use of Compulsory Purchase Order (CPO) powers to acquire these properties.

An update was provided on the progress made in bringing long term empty homes back into use.

### Motion

- 1) To note the update in response to the motion in relation to Empty Homes Update report agreed at Housing and Economy Committee on 30 August 2018.
  - 2) To agree the criteria set out at paragraph 3.20 of the report for identifying properties for compulsory purchase and note that approval for individual business cases would be sought from Finance and Resources Committee and City of Edinburgh Council.
  - 3) To agree to discharge the motion referred to in 1) above.
  - 4) To agree to receive an annual update on empty homes to include progress with piloting the use of Compulsory Purchase Orders.
- moved by Councillor Kate Campbell, seconded by Councillor Cameron

### Amendment 1

- 1) To note the update in response to the motion in relation to Empty Homes Update report agreed at Housing and Economy Committee on 30 August 2018.
- 2) To agree the criteria set out at paragraph 3.20 of the report for identifying properties for compulsory purchase and note that approval for individual

business cases would be sought from Finance and Resources Committee and City of Edinburgh Council.

- 3) To agree to discharge the motion referred to in 1) above.
  - 4) To agree to receive an annual update on empty homes to include progress with piloting the use of Compulsory Purchase Orders.
  - 5) To agree to bring forward a business case for a dedicated empty homes officer on a neutral revenue budget basis drawing on the experience of other local authorities in Scotland and budget proposals previously prepared by Council finance officers.
- moved by Councillor Miller, seconded by Councillor Rae

### **Amendment 2**

- 1) To note the update in response to the motion in relation to Empty Homes Update report agreed at Housing and Economy Committee on 30 August 2018.
  - 2) To agree the criteria set out at paragraph 3.20 of the report for identifying properties for compulsory purchase and note that approval for individual business cases would be sought from Finance and Resources Committee and City of Edinburgh Council.
  - 3) To agree to discharge the motion referred to in 1) above.
  - 4) To agree to receive an annual update on empty homes to include progress with piloting the use of Compulsory Purchase Orders.
- moved by Councillor Rose, seconded by Councillor McLellan

In terms of Standing Order 21.11, Amendment 1 was accepted as an addendum to the motion by Councillor Kate Campbell.

### **Voting**

For the motion - 8 votes  
For amendment - 3 votes

(For the motion – Councillors Cameron, Kate Campbell, Day, Key, Lang, Miller, Rae and Work.

For the amendment – Councillors Jim Campbell, McLellan and Rose.)

### **Decision**

To approve the following adjusted motion by Councillor Kate Campbell:

- 1) To note the update in response to the motion in relation to Empty Homes Update report agreed at Housing and Economy Committee on 30 August 2018.
- 2) To agree the criteria set out at 3.20 for identifying properties for compulsory purchase and note that approval for individual business cases would be sought from Finance and Resources Committee and City of Edinburgh Council.
- 3) To agree to discharge the motion referred to in 1.1.1.

- 4) To agree to receive an annual update on empty homes to include progress with piloting the use of Compulsory Purchase Orders.
- 5) To agree to explore the feasibility of bringing forward a business case for a dedicated empty homes officer on a neutral revenue budget basis, drawing on the experience of other local authorities in Scotland and budget proposals previously prepared by CEC Finance officers.

(References – Housing and Economy Committee 30 August 2018 (item 3); report by the Executive Director of Place, submitted)

## **9. Improved Access to Edinburgh Airport**

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In response to a motion by Councillor Rose, information was provided on progress with the improvement of access arrangements to Edinburgh International Airport.

### **Decision**

- 1) To agree to discharge the motion calling for a report setting out the progress made in improving access to Edinburgh Airport and options for fast tracking this process.
- 2) To note the progress made to date in delivering infrastructure improvements in the West Edinburgh area.
- 3) To note that a further report setting out delivery and finance options would be reported to Committee in 2019.
- 4) To note that a briefing would be circulated to members on the outcomes of the forthcoming officer discussions with Transport Scotland and that a full update would be included in the Committee's Business Bulletin in March.

(Reference – Housing and Economy Committee 30 August 2018 (item 20); report by the Executive Director of Place, submitted)

### **Declaration of Interests**

Councillor Lang declared a non-financial interest in the above item as the Council's representative on the Edinburgh Airport Consultative Committee.

## **10. Marketing Edinburgh Limited – Six Month Performance Update**

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The Housing and Economy Committee had approved one year of funding for Marketing Edinburgh Ltd in March 2018. A revised one year Service Level Agreement for the financial year 2017/18 had been approved by Committee in June 2018.

A half year update was provided on the performance of Marketing Edinburgh Ltd covering the period from 1 April to 30 September 2018 set against the Strategic Objectives agreed for the organisation.

### **Decision**

- 1) To note the performance of Marketing Edinburgh Ltd for the period 1 April to 30 September 2018.

- 2) To agree that any future Service Level Agreements or agreements should include specific detail on outcomes, activities to deliver these outcomes and how they aligned with Council commitments.

(References – Housing and Economy Committee 22 March 2018 (item 15); Housing and Economy Committee 7 June 2018 (item 11); report by the Executive Director of Place, submitted)

### **Declaration of Interests**

Councillor Cameron declared a non-financial interest in the above item as a Director of Marketing Edinburgh Ltd.

## **11. Implementing the Programme for the Capital: Coalition Commitments six monthly progress update**

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The Council Business Plan had been approved by the Council on 24 August 2017. The Plan was built around 52 commitments the Council Administration had pledged to deliver over the next five years.

Progress was set out against the eight coalition commitments where Housing and Economy had responsibility.

### **Decision**

- 1) To note the progress against the eight Coalition Commitments.
- 2) To that the Coalition Commitments formed part of the wider Council Performance Framework, which included corporate performance indicators covering corporate performance and council service delivery.

(Reference – Act of Council (No. 7), 24 August 2017; report by the Executive Director of Place, submitted)

## **12. Employability Third Party Grants Fund**

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Council Officers had been working with key stakeholders to review the strategic priorities for future investment and to develop a co-produced criteria for future grant funding.

An update was provided on the development of areas for focus within the assessment and scoring criteria for the Council's Employability Third Party Grants Fund. Further detailed information was also provided on the process followed since the last update.

### **Decision**

- 1) To note the background to the development of the Employability Third Party Grants Fund.
- 2) To approve the areas of focus and assessment criteria as outlined in paragraphs 3.2 and 3.5 of the report for the Employability Third Party Grants Fund.
- 3) To note the changes from the main differences from the previous scheme as outlined in paragraph 3.4 of the report.

- 4) To note that 42 applications had been received for Employability Third Party Grant Funding.
- 5) To note that recommendations for award of funding would be made to Committee on 21 March 2019.
- 6) To agree that grants under the existing programme would be extended until the award of grants under the new Employability Third Party Grants Fund had been concluded.

(References – Housing and Economy Committee 7 June 2018 (item 7); report by the Executive Director of Place, submitted)

### **13. Investing in Muirhouse Tower Blocks – referral from the North West Locality Committee**

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On 14 November 2018 the North West Locality Committee considered a report on actions taken and proposed following the Living Rent deputation heard by the Housing and Economy Committee on 30 August 2018 and the emergency motion agreed by the North West Locality Committee on 11 September 2018.

The North West Locality Committee had referred the report to the Housing and Economy Committee for information.

#### **Decision**

To note the report.

(References – Housing and Economy Committee 30 August 2018 (item 1); North West Locality Committee 14 November 2018 (item 10); referral from the North West Locality Committee, submitted)

### **14. Edinburgh International Conference Centre – Capital Expenditure Requirements**

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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.

Information was provided on the capital expenditure requirements of the Edinburgh International Conference Centre over the period 2018 to 2038. Potential solutions were identified to bridge the projected funding gap.

#### **Decision**

To approve the recommendations in the report as set out in the Confidential Statement signed by the Convener relative to this minute.

(References – Housing and Economy Committee 30 August 2018 (item 7); report by the Executive Director of Place, submitted)



## 15. MIPIM 2019 – Measuring Success

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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.

The investment propositions to be promoted by Edinburgh at MIPIM 2019 as part of a 'Team Scotland' approach and the arrangements for measuring the benefits of attending the event were submitted.

### **Decision**

To approve the recommendations in the report as set out in the Confidential Statement signed by the Convener relative to this minute.

(Reference – Housing and Economy Committee 1 November 2018 (item 14); report by the Executive Director of Place, submitted)