Appendix 3

Edinburgh's Local Housing Strategy: Consultation and Engagement Report

Introduction

The Housing (Scotland) 2001 Act requires that local authorities consult on their LHS, and the statutory Equality Duty on public bodies requires the involvement, consultation and engagement of as wide a range of local residents, tenants and stakeholders as possible.

Consultation and engagement play an integral role in the development of the Local Housing Strategy. Developing the strategy has presented a unique opportunity to engage with a wide range of stakeholders on the housing system as a whole, as well as reflecting on specific topics and issues. These inputs have helped paint a picture of Edinburgh's current housing challenges, as well as the priorities and concerns of our residents and those who work in the city.

This report is a supporting document for the LHS and sets out a summary of the range of engagement and consultation that was carried out across the city to help inform the development of the strategy.

Please note: This Consultation and Engagement Report is a summary of the thoughts, opinions and beliefs of those that took part in engagement events and workshops. This means that there might be inconsistencies in language used or language which is not used by the City of Edinburgh Council.

Consultation and Engagement Approach

A three-phase approach to engagement was established to support the development of the LHS. The feedback from each phase has helped to inform the next phase of engagement by drawing out key issues, recurring themes and underdeveloped areas. The insights gathered across all three phases have helped to shape the strategy and, in particular the development of the Action Plan which accompanies the final strategy.

Phase	Timeline	Detail
Phase 1: Early Engagement	May – June 2024	Early engagement discussions with colleagues and partners. Early engagement survey, open to residents and organisations. 345 survey responses received.
Phase 2: Targeted Engagement	August – October 2024	Stakeholder and resident workshops, partnerships/ forums and community engagement events. 20 events in total and over 550 people participated.
Phase 3: Consultation on the draft strategy	February - April 2025	This phase included an online consultation on the draft strategy, supplemented with further targeted engagement. The draft strategy was also submitted to the Scottish Government for feedback as part of their peer review process.

Over the three phases of engagement, it is estimated that over 1,100 people were engaged with, and 34 organisations submitted a written response.

Organisational responses were received from the following:

Organisation
Avant Homes
Hameshare CIC
CrossReach
Grassmarket Community Project
Rowan Alba Ltd
Skills Development Scotland
Pilton Community Health Project

Wheatley Homes
Simon Community Scotland
Edinburgh Access Panel
Hallam Land Management
Dowbrae Real Estate Consultancy
Fresh Start
Muirhouse Housing Association
Edinburgh Tenants Federation
Move On
Blackwood Homes and Care
Homes for Scotland
Edinburgh Chamber of Commerce
Shelter Scotland
Living Rent
Children 1st
MECOPP
Re-act
Viewpoint Housing Association
EVOC (coordinating on behalf of New Scots Edinburgh Huddle)
NHS Lothian, Public Health and Health Policy, Edinburgh Partnership & Place Team
Places for People
Leith Central Community Council
Leith Links Community Council
End Poverty Edinburgh
Cyrenians
Scottish Association of Landlords
City of Edinburgh Council – various

Scottish Government Guidance

The Scottish Government Local Housing Strategy Guidance sets out some key considerations for engagement and consultation. This is summarised below.

Scottish Government Guidance	Approach taken
Engagement and consultation is undertaken early on in the LHS development process	Early discussions took place with colleagues and partner organisations to gain some initial insight into challenges and to start building a picture of the wider strategic landscape. An early engagement survey ran for six weeks during May-June 2024, open to residents and organisations. The survey included questions about current housing circumstances and future housing aspirations. It asked respondents to identify their housing priorities for Edinburgh and gave an opportunity for further comments in relation to the development of the strategy or housing issues more generally.
A range of media and advertising is used to ensure as wide an audience as possible within local communities and from relevant representative groups including people with or who shared protected characteristics	A mix of digital and non-digital platforms were used to advertise and carry out engagement. This included the Council's website, social media platforms and e-footers, as well as advertising via partner organisations to reach their networks through their webpages, social media platforms, newsletters and word-of-mouth. Posters were displayed in

Scottish Government Guidance	Approach taken
	community buildings across the city, a dedicated telephone line was set up and paper copies were available for all materials. Targeted communications were issued to a wide range of organisations, many of whom support individuals with protected characteristics.
In an effort to end inequality, that the make-up of the local population is accurately reflected	Demographics data was captured to enable analysis of this. Whilst the survey respondents were broadly reflective of the city as a whole, a couple of gaps were identified from phase one: low response rate from under 16's and over 75's, and lower response rate from males than females. Targeted engagement activities were organised for the next phase of engagement to help address these gaps. At the conclusion of the first two phases of engagement, opportunities to further strengthen our engagement were identified. This includes a focus on individuals with no recourse to public funds and with minority ethnic people. This was built into the third phase of engagement.
Less traditional forms of engagement methods are undertaken to ensure all those willing or able to engage have the opportunity to do so.	A range of engagement opportunities were carried out to offer choice and flexibility, in a bid to make the engagement as accessible and inclusive as possible. These included workshops held online and in-person, attendance at a range of different partnerships/ forums as well as a selection of community outreach events. The community outreach events proved particularly effective in reaching out to people who may otherwise not have participated.

<u>Governance</u>

The LHS engagement proposals were reviewed and approved by the Council's Consultation Advisory Panel. This process helped to shape the planned engagement activities, with feedback provided on additional stakeholders to include and extending the early engagement survey from four to six weeks.

The LHS reports into an internal Steering Group comprising senior managers from a range of key service areas. Updates on the LHS were also reported regularly to the Council's Housing, Homelessness and Fair Work Committee.

<u>Promoting the engagement</u>

The promotion of the engagement activities followed the principal of making this as accessible and inclusive as possible, using both digital and non-digital platforms. Digital platforms included promotion on the Council's website and social media channels, as well as development and distribution of an email footer. Information published online was made accessible for Read Aloud software and all materials could be provided in other languages through the Council's translation services.

Partner organisations played an important role in helping to promote engagement opportunities and supported this through their own social media channels, as well as through newsletters and word-of-mouth.

Other non-digital methods included the use of posters displayed in community building across the city, as well as promoting the engagement through various meetings and forums. Face-to-face engagement was carried out

in Council office buildings and colleagues were encouraged to help raise awareness across their networks. A dedicated telephone line was set up and paper copies could be made available on request.

What worked well and lessons learned

The LHS engagement has been a learning opportunity and there has been reflection throughout on what has worked well, and what could be improved in future.

The inclusion of a free-text box in the early engagement survey was very successful and yielded more responses than anticipated (over 200 out of 345 respondents). The responses to this question were very helpful in painting a picture around key issues and helped to shape the second phase of engagement. Indeed, many of the themes identified from the early engagement survey were recurring throughout the second and third phases of engagement.

The stakeholder workshop was particularly effective. Bringing together a range of organisations, in-person, for a full morning session creating the space for in-depth discussions across a range of topics.

The community outreach events also worked well. This enabled residents to take part in community-based settings which they identified as a safe space – often with the involvement of trusted individuals from those community settings, such as Team Leaders and Support Workers.

The resident workshops had a lower attendance than the stakeholder session. This enabled more in-depth discussion, more akin to a focus group than a larger workshop. The feedback from those who attended was positive and they welcomed the opportunity to participate in this way. However, the low uptake was slightly disproportionate to the level of organisation and venue cost incurred for the in-person event, and didn't enable us to reach as many residents as was hoped. This is something to reflect on for future engagement, both in terms in terms of how these events are promoted and how they are pitched, recognising that an additional number of smaller 'focus group' style sessions might be more effective than a larger resident workshop.

During phase 3, there was collaboration across Housing and Planning teams to align respective engagement activities with students. A targeted consultation was prepared which included an incentive of a £50 shopping voucher. This worked particularly well in generating interest. University Campus pop-up events also proved a particularly effective way to reach a specific audience.

Overview of key themes

The key themes that arose across the three phases of engagement were:

- Housing supply – this was by far the most frequently recurring theme
- Affordable housing/ definition of affordable housing
- Lack of funding and competing priorities such as building homes vs the costs of energy efficiency standards
- High housing costs across all tenures
- Comments on specific types of housing: short-term lets, Purpose-Built Student Accommodation and the private rented sector more broadly
- Potential impacts of the Housing (Scotland) Bill
- New build housing developments and infrastructure
- The need for more accessible housing
- Neighbourhood safety and anti-social behaviour
- Housing quality, especially issues with mould and damp
- Requests for improved/ increased provision of information about housing rights and responsibilities

Phase One: Early Engagement

Initial discussion took place early on in the process with a range of colleagues and partner organisations to capture some initial views on the strategy, the early engagement survey and to explore avenues for promotion and further engagement. This included:

- Edinburgh Tenants Federation (ETF)
- Equalities Leads within the Council
- Equalities and Rights Network (EaRN)
- Strategic Homelessness Action Partnership Edinburgh (SHAPE)
- Elected members
- Internal Steering Group, made up on senior managers across a range of key service areas

From there, an early engagement survey was developed which ran from the 6 May to 14 June 2024. The content and findings from the survey are set out below.

Phase 1: Early Engagement Survey Results

An early engagement surveyran until 14 June 2024 to help inform the development of the Local Housing Strategy. This was open to all residents and organisations. Further engagement activities will follow from June- October 2024.

Total no. of responses	345
Responses by individuals	318
Responses by organisations	27

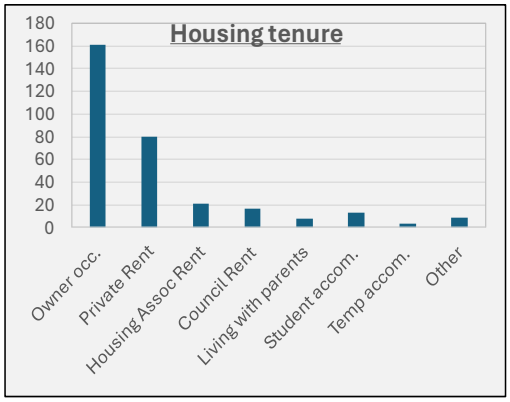
Summary of promotional activity

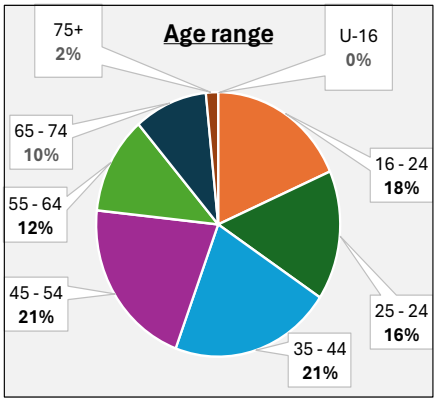
- ☑ Posters displayed in locations across the city
- ☑ Newsbeat Article (internal) and Press release (external)
- ☑ Social Media promotion and E-signatures
- ☑ Promotion to, and through, a wide range of partner organisations

Organisations who responded included:

- Charities
- Community Groups/ Tenant Organisations
- Campaign Groups
- Housing Associations
- Housing Developers
- Private Sector Organisations
- City of Edinburgh Council officers (x6)

SNAPSHOT OF DEMOGRAPHICS



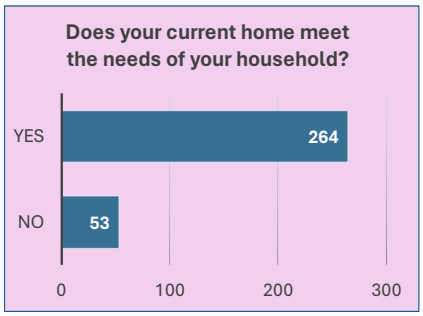


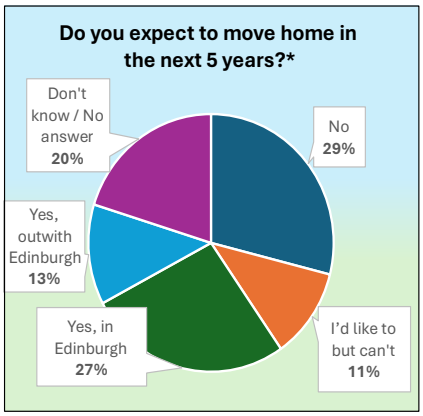
Ethnicity of respondents	
White – Scottish/ British/ Irish	247
White – Other	42
Mixed or multiple ethnic group	13
Asian, Scottish/ British Asian	12
African, Scottish/ British African	0
Caribbean or Black	1
Other ethnic group	1

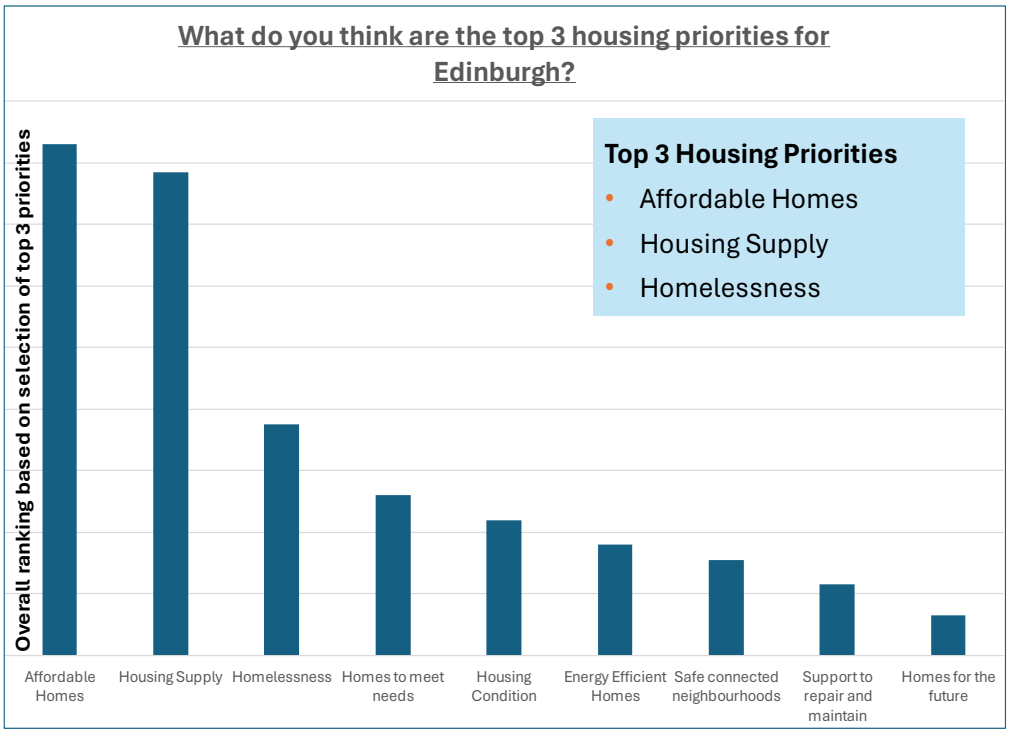
Sex of respondents			
Female	179	Male	119

Medical Condition?			
Yes	89	No	199

Phase 1: Early Engagement Survey Results







Phase 1: Early Engagement Survey Results

The survey included a free-text box for respondents to provide additional comments. 206 respondents provided commentary, much of which was in-depth, covering a wide range of themes. Initial thematic analysis summarised below.

Theme/ Issue	No. Comment	Explanatory Detail
Housing Supply/ More Affordable Homes	72	The need for more housing, and affordable ("genuinely affordable") homes in particular. Many referenced links to homelessness. x11 additional comments solely re need to tackle homelessness.
High costs of housing	35	Much of this re costs in the private rented sector as well as other rising costs incl. energy/ utility bills.
Housing for different needs and circumstances	35	Incl. the need for more accessible housing; younger people trying to access the housing market; students accessing suitable HMO accommodation. Common theme that local residents should be
Location and infrastructure for new build housing	31	New building housing proximity to and demand on local facilities/ infrastructure. Green belt building.
Innovation/ Partnership Working	30	Suggestions for new ways of working and opportunities for improved partnership working e.g. with the private sector. Many of these comments were from the organisations who responded.
Policies/ access to services	28	Various comments incl. the bidding system and allocations policy, Council repairs, cost of temporary accommodation.
Student Accommodation	25	Comments on the volume of Purpose-Built Student Accommodation/ perception that this takes priority over housebuilding
Short term lets	23	Comments on the volume of short term lets and need for greater regulation/ limitations around this
Private Rented Sector/ Landlords	24	Lack of regulations, comments around rent controls.
House Condition/ Improving existing homes	21	Comments on the importance of support for homeowners, particularly in Conservation areas/ old tenemental properties. Improving the condition of Council and private rented homes.
Empty Homes	15	Comments around both the volume of Council voids and privately owned empty homes. Comments around Council acquisitions.
Neighbourhoods/ ASB	10	Misc: more children's play areas, litter/ fly tipping, youth disorder, stairwell activity, partnerships

SELECTION OF COMMENTS

*"**I have never known there to be such a crisis around housing** Social housing is imperative for our future generations to have a family in a safe, secure and long - term accommodation"*

*"To meaningfully address the Housing Emergency, we must focus on **increased delivery of all tenures** alongside supporting people to remain independent in their homes for longer.*

*Provision of care and support and stronger linkages between these services and housing are needed to **ensure people can be supported to remain at home** for as long as they choose"*

*"**Stop** allowing universities and businesses to build **student flats** and bring the people of Edinburgh back to their own city"*

*"**Rents are insanely expensive** and there is too much competition for so few properties"*

*"There needs to be urgent work carried out on current tenancies that are not fit for habitation and causing multiple issues with health and wellbeing. **Support to repair and maintain is critical** to make best use of available housing stock"*

*"Housing cannot stand alone to ease the homelessness across Scotland, as well as the current crisis post-pandemic. **Safer communities are crucial to maintaining connection** and belonging"*

*"I am concerned that insufficient consideration is given to whether existing **infrastructure** (such as schools and GP's) can support more households when granting permission for new build estates"*

*"Ensure existing homes are prioritised for residential use over **short term lets**"*

Phase Two: Targeted Engagement

A wide range of engagement activities were carried out between August and October 2024. Overall, it is estimated that over 550 people were engaged with during this time. A summary of the engagement activities is set out below.

Event	Event Type	Date	Attendees
Edinburgh Tenants Federation (ETF) Meeting	Forum	06-Aug-24	16
Development Directors Forum	Forum	23-Aug-24	9
ETF High Flats meeting	Forum	26-Aug-24	14
Learning Disabilities Group	Community	06-Sep-24	8
Council Housing Colleagues via Service Director Engagement Session	Forum	16-Sep-24	145
Older adults group - Newhaven knitters	Community	17-Sep-24	5
Primary school pop-up	Community	18-Sep-24	20
Stakeholder Workshop Event	Workshop	23-Sep-24	53
Edinburgh Homelessness Task Force	Forum	23-Sep-24	30
Edinburgh Poverty Network Meeting	Forum	24-Sep-24	121
Residents Event On-line	Workshop	25-Sep-24	6
Refugees and asylum seekers - English class	Community	01-Oct-24	4
Residents Event In-person	Workshop	01-Oct-24	7
Older adults group - Leith Men's Shed	Community	02-Oct-24	5
Strategic Homeless Action Partnership in Edinburgh (SHAPE)	Forum	02-Oct-24	16
Edinburgh Local Employability Partnership Summit	Forum	02-Oct-24	35
Older adults group - Libertus	Community	03-Oct-24	17
Student Union Sabbatical Officer engagement	Community	08-Oct-24	3
Joint Council Housing/ Planning meeting	Forum	08-Oct-24	6
Muirhouse Youth Music Club	Community	08-Oct-24	37
Total			**557**

<u>Overview and Summary Outputs</u>

Stakeholder Workshop

An in-person half-day workshop was held on 23 September 2024 to explore a range of topics. The event was open to and promoted to any organisations operating in Edinburgh and 30 organisations signed up for the event:

- The Poverty Alliance
- Fresh Start
- Edinburgh Tenants Federation (ETF)
- Equality and Rights Network (EaRN)
- Edinburgh Access Panel
- Simon Community Scotland
- Living Rent
- Cyrenians
- Tenancy Rights and Support Service
- Hallam Land
- Edinburgh Poverty Commission

- Home Energy Scotland
- End Poverty Edinburgh
- University of Edinburgh
- Shelter Scotland
- Manor Estates
- Cairn Housing Association
- Viewpoint Housing Association
- Prospect Community Housing
- Hillcrest Homes
- Wheatley Homes East
- Muirhouse Housing Association
- Home Group
- Harbour Homes
- Edinburgh Chamber of Commerce
- NHS Lothian
- Health and Social Care Partnership
- City of Edinburgh Council – various departments

The workshop was centred around four break-out group discussions, supported by discussion papers which are attached at Appendix 1. For each topic, there was reflection on challenges and opportunities/ actions. The outputs of these discussions are summarised below.

Accessible Housing/ Independent Living	**Modern, Warm and Sustainable Homes**
<u>Accessible Housing</u> • Need for larger family homes • Accessible housing needed across all tenures • More planning controls needed for accessible housing and S75 for affordable • Housing to be accessible from the outset – refer to SG consultation on Housing for Varying Needs Standard • Issues with Passivhaus and accessibility • Conflicting priorities – e.g. loss of ground floor for bike storage • Adequate parking for H&SC workers • Accessibility in wider neighbourhood e.g. dropped kerbs, smoother pavements <u>Allocations</u> • Sheltered housing – 'stage rather than age' • Issues with households being allocated homes/ having to bid for homes that don't meet their needs • Greater flexibility needed with EdIndex – more nuanced consideration of need • More flexibility to advocate for own needs • Allocations are failing people and leading to issues further down the line	<u>Challenges</u> • Retrofit and large-scale repairs and concerns about decants – communication is key • Funding gap and resources to carry out the work required is a major challenge. • Council has multiple roles and sometimes conflicting priorities - owner, landlord, factor. • Asbestos issues ongoing, tenant knowledge needs to be built up about different types of asbestos and the dangers • Ban on new gas boilers will be challenging particularly for tenement owners • Restricting Scottish Welfare Fund has caused issues with tenancy sustainability and pushed more people in to poverty. • Ageing population and more vulnerable people would benefit from more advice and support. • The 2030 net zero target may be too ambitious – misalignment of funding as well as technology development. • Lack of support for PRS tenants • Inconsistent advice from energy companies • Challenge of raising repairs in PSL/ temp • Risk of a build standard that is too difficult/ costly to achieve – drive developers out?

Adaptations and forward planning

- Adaptation assessments – could be simplified for some, needs more nuanced approach
- Delays with simple measures can have major consequences e.g. falls, hospital admissions
- Neurological disabilities can be overlooked
- RSL funding pressures for adaptations
- Tenants unable to return home from hospital
- Broken lifts in high rise blocks
- Consider accessibility when decanting

Support/ wider comments

- Could sheltered housing be repurposed?
- Staffing level concerns for support workers
- More support needed for using technology
- Small but growing group with very high needs who will not manage a tenancy – Housing First good but not a panacea.
- People with low level need can be overlooked
- Opportunities to flip temp if it meets needs
- Impact on dignity of having a home that meets your needs – cannot be underestimated
- More use of Mutual Exchange Schemes

- Lack of capacity for repairs and retrofit work e.g. recruitment and keeping up with new technologies. Expertise and knowledge is lacking in the market. As the work intensifies throughout Scotland all RSLs will be competing for same limited number of contractors.

Priorities/ Opportunities

- Communicate mixed tenure work to tenants and owners as early as possible and set clear expectations of Council's role
- Clearer expectations for maintenance (specifically at point of purchase for new owners) and net zero responsibilities.
- Consider consolidation of advice to one contact rather than multiple organisations and contacts (benefits, income max, training and employment, housing improvement, etc)
- Engagement "strategy" that is sustainable and could be rolled out across all service areas.
- Consider drying facilities in new builds
- Consider resources to enforce new legislation
- Transparency and scrutiny of contractors
- Link up with employability agenda - can we work with universities and colleges to build skills gaps into housing workforce?
- Damp and mould issues should remain a priority issue - tenants should be provided with practical help/ intervention from the beginning.
- Fabric first policy is still in a journey with design teams and need to future proof buildings to enable future technologies

Private Rented Sector

Challenges

- Agreement with challenges set out
- Lack of accessible housing in PRS
- Challenges in PRS are down to overall housing supply across all tenures
- PRS often not a choice but a necessity due to lack of affordable housing
- What is 'affordable' - subjective
- Concerns re. landlords leaving the sector
- High rents = wider impact on economy
- Uncertainty on how to report landlords
- High rents, risk of eviction & mental health

Opportunities/ Priorities

Partnership Working and Innovation

Challenges

- Housing (Scotland) Bill – risk of unintended implications of policy, preventing investment in the PRS
- Clear direction needed around increasing affordable housing. More MMR?
- Landlords in the PRS remortgaging and unable to cope with rates – leaving sector or increasing rents
- Use of data/ data sharing

Examples of innovation/ partnership working

- Partnerships with specialist housing providers for acquisitions
- 'Homes for Good' model from P&K Council

• Private Sector Leasing (PSL) Scheme – scope to expand? • Landlords should be supported – risk of shrinking PRS sector and switch to STL's • Improved comms message around funding shortfalls for affordable housing • Increase awareness of prevention support • Increase awareness of Rent Service Scotland • Explore opportunities to prevent excessive rent increases • Explore employment opportunities to support people into work – esp. in construction sector	• Wheatley Group work to avoid terminating tenancies e.g. housing for prison leavers • Social Investment Funding – Cyrenians using this approach to provide temp accom for people fleeing domestic violence • Direct matching – Wheatley working with Glasgow City Council – seek to reduce refusal rate • Edinburgh Partnership working more closely with Scottish Government re. policy • Hillcrest modular housing and knowledge exchange <u>Opportunities/ Priorities</u> • More partnership working with third sector to support tenancy sustainment • Could RSL's support the Council with voids • Could we do more with data e.g. demographics to guide house type requirements, school attendance records to inform homelessness prevention • More joined up working e.g. between the Council and developers on housing need • Public sector estate – explore opportunities for affordable development before selling • Improve tenant and resident consultation to guide strategy development and budget allocation. More meaningful participation – third sector/ charities can help facilitate

Resident Workshops

Two resident workshops were held, an online session on 25 September 2024 and an in-person event on 1 October 2024. Six people attended the online session and seven people attended the in-person event. Both sessions included an overview presentation followed by discussion around four questions. The discussion outputs are summarised below.

Thinking about the issues and challenges we've outlined so far, is there anything you would add or draw particular attention to?

- What is meant by 'affordable' housing? A definition is needed if LHS is to be accessible to the public.
- Concerns around mid-market rent and what happens if circumstances change e.g. income?
- Housing costs a recurring theme – particularly PRS and PBSA rent levels.
- PRS and the Housing (Scotland) Bill – risk of unintended consequences
- Greater transparency needed between landlords and tenants
- 'Catastrophe looming' in rent rises across all sectors due to financial pressures and inflation increases
- Cumulative effect of lack of grant funding for affordable housing – private developers pausing
- Public sector estate being sold off for 'high end' development
- Location of new-build should not just be on the fringes of the city and infrastructure is key

- Graduates unable to afford to stay in Edinburgh – loss of talent for the city
- Reflections on how challenging it is to get on the property ladder in Edinburgh
- Social worker for the over 50's – current case load is mainly housing related/ accessibility issues. More social housing is vital in this regard.
- Older housing stock presents real challenges for accessibility/ adaptations
- Issues around over occupation and length of time to facilitate a move – shortage of one-bedroom homes
- Households who are not homeless but trapped in a home that doesn't meet their needs
- Balancing Housing for Varying Needs design principles/ future proofing with budget implications.
- Tensions between 20 minute neighbourhood model and perceived lack of infrastructure for new build housing developments
- Concerns about housing quality for new-builds

Do you agree with the top three priorities from the early engagement survey? Housing Supply, Affordable Homes and Tackling Homelessness

- Yes – housing supply and affordability are central to everything
- *"Housing supply is key. We must focus our efforts there"*
- Child homelessness raised as a particular issue – unsuitable accommodation
- Property condition and links to health also highlighted
- Risk of vulnerable people being moved into mainstream housing where needs are not fully met – availability is only part of the answer

What actions would you like to see taken to help address the housing situation in Edinburgh?

- Continue to build on engagement with residents
- Provide a clear definition of what affordable housing is
- Consider a Right to Buy policy for PRS tenants when the landlord seeks to sell
- Sufficient grant funding for affordable housing is vital along with a longer-term funding commitment to enable forward planning
- More flexibility around commuted sums to improve viability for RSL's
- Brown-belt land should always be prioritised over green-belt
- Scale is key – example of the Liberton Hospital site
- Improved information and communication between the Council and tenants

Any further comments to make about housing or the development of this strategy?

- Reflections on whether declaring a Housing Emergency enables additional powers/ resources, or whether it's more a focusing of minds, accountability and priority actions.
- LHS should consider safeguarding nature
- How do residents know where s.75 contributions go?
- Who is best placed to deliver housing? Who are the risk takers? Ref. to housing co-op models.

Homelessness Task Force and Strategic Homeless Action Partnership in Edinburgh (SHAPE) Partnership Meetings

Two meetings were attended with homelessness service providers on 23 September and 2 October 2024. An introductory presentation was followed with general discussion on the LHS and more focused discussion on the homelessness chapter. This discussion considered the four strategic objectives set out in the Rapid Rehousing Transition Plan and whether these still remained relevant.

A housing association representative provided an input from the perspective of the EdIndex Board, summarised below:

- Supply is key

- Highlighted the financial strain and how that manifests in delivery – tough decisions need to be made, we want to deliver more than we can
- PRS and unintended consequences – a diminishing PRS sector would have a huge knock on effect
- Allocations Review forthcoming – this is important and needed – but it won't change the supply
- Support for housing homelessness households – risk of setting people up to fail if the appropriate support is not in place – importance of pre and post tenancy work
- Partnerships are absolutely key
- Net Zero standard has a huge financial impact – potential for further strain on supply

Reflections on the RRTP

- Broad agreement that the RRTP's four strategic objectives still stand and still remain relevant.
- We need to "continue to focus on getting the basics right"
- The four strategic objectives are:
    - Preventing homelessness in the first place
    - Where temporary accommodation in required it meets the needs of the household
    - Supporting people to access settled housing as quickly as possible
    - Reducing the number of people rough sleeping in the city
- It was noted that there is no confirmed funding for the RRTP beyond March 2025 and it is intended that the RRTP will be mainstreamed into the LHS
- In relation to the strategic objective for temp to meet the needs of households – it was highlighted that a key action here around changing the mix of temporary accommodation. Workshop on this was to follow.
- Question around whether temporary accommodation can be flipped to permanent. It was explained this is case-by-case as we simply don't have the supply of either temporary or permanent accommodation at the moment.

Wider Questions/ Comments:

- Interest in HNDA3 and whether there's a risk of 'hidden homelessness' being missed?
- Allocations Review – highlighting the importance of early communications for providers and possible changes. For example, IT impacts for housing officers. Reflections on pros/ cons of choice based letting. SHAPE keen to be involved in the allocations review.
- Comment around Forth Green Freeport – fantastic job creation opportunity but how will these workers be housed? Has this been considered?

Edinburgh Poverty Forum

A meeting of the Edinburgh Poverty Forum was held on 24 September 2024 dedicated to the Local Housing Strategy. An estimated 40 people were in the meeting and the meeting was recorded and made accessible to a total distribution of 121 people. An introductory presentation was given then the session opened up for discussion. Key points are summarised below:

- "Housing is driving poverty. Addressing the housing crisis is a key part of addressing poverty"
- Defining affordability – affordable housing is not affordable for many on low incomes.
- Student accommodation – is there a definition of student housing? Request for the LHS to include figures for this. Noted that college students generally don't require accommodation, should this be defined as university student housing?
- Housing Emergency and the impact of declaring this
- Sustainable housing - reference to embodied carbon and considering this at planning/ procurement stage

- LHS engagement – consider whether views differed between younger and older residents. Low number of under 16's is a common theme across other engagement – is a different approach required for this age group? Good uptake from 16 -24 age group, indicating that housing is a key issue for this age group
- Housing and health – links between housing and public health should be strongly made in the LHS. Links to LOIP outcome 3 – a good place to live. Health shouldn't be considered in the LHS solely in relation to accessible housing
- Homelessness – what is good practice re. homelessness support? Do we manage expectations? Will the LHS consider how the Council can move away from costly temporary accommodation.
- PRS – PRS is less of an option for many people that Income Maximisation Officers now support – they can feel frustrated by lack of options to offer people
- Reflections on potential unintended impacts on the PRS of the Housing (Scotland) Bill – will LHS take a view on volume of PRS properties in the city?
- Poverty Commission – suggestion to engage with Libertus group

Elected Member Sessions – members of the Housing, Homelessness & Fair Work Committee and members of the Planning Committee

Briefings were held with members of the Housing, Homelessness and Fair Work (HH&FW) Committee on 17 April and 5 August 2024. In addition, a session was held on 8 October 2024 to bring together the members of the HH&FW and Planning Committees, to focus on a number of topics which span across the remits of housing and planning. The key discussion outputs are summarised below:

- Are we identifying sufficient land and sites to meet housing needs? Yes, reference to City Plan 2030.
- Will the LHS strategy be an aspirational document (e.g. how many homes we need) or a realistic document (e.g. how many homes we can build based on current funding?) Response that it will seek to strike a balance – a visionary document but grounded in reality. Annual updates will help to report on progress.
- Discussion around unavoidable financial uncertainty, around future budgets and what this might mean for HRA finances and finances more broadly, as well as in legislative terms e.g. impacts of the Housing (Scotland) Bill. How will this uncertainty be dealt with in the LHS?
- How do we know we're building the right type of new housing that's needed for people with accessibility needs? Will the LHS also consider adaptations and the demographics around accessible housing/ housing for particular need as this isn't noted within the HNDA? Response made reference to Policy 16 of NPF4 – Part C, sets out different housing responses within it. City plan 2040 will need to look at this in more detail.

<u>Student Housing; PBSA, PRS and HMOs</u>

- Discussion around data obtained from the universities around PBSA, current and projected student numbers. Direction to clearly set out the facts.
- Have we been analysing PRS HMO levels i.e. how many are there and are they open to students? Do we have data on HMO's/ students living in HMO? This is an important part of the picture

<u>Short Term Lets</u>

- Does the data take into consideration change of use where it was previously a business premises? As this could distort figures around loss of housing. Reference to the separation between licencing and planning.

<u>New Build & Infrastructure</u>

- Can specific infrastructure requests sometimes be made of developers? Specific infrastructure is sometimes needed e.g. to support ageing population with mobility issues and people who are disabled.

Edinburgh Local Employability Partnership Summit

The Edinburgh Local Employability Partnership SUMMIT was a half day online workshop on 2 October 2024. This focused specifically on the challenges around supporting Universal Credit claimants who are not working (currently 9,600 citizens) and what factors may be preventing them moving into work. To do this effectively, input was provided from a wider range of stakeholders within the Local Employability Partnership and related areas that impact on this client group. A paper with learning, insights and next steps has been produced for consideration at the Edinburgh Partnership.

For the housing input at this summit, an overview presentation was delivered covering housing, homelessness and the LHS. Key discussion points are summarised below:

- Co-location of advice and support services: it makes sense to embed the same approach to co-location in hospitals (which Cyrenians are doing) and other places where people at very high-risk of homelessness are found, including HMP Edinburgh.
- Additional employability training can be made available for colleagues across homelessness services.
- Housing supply and specifically a need for more social housing. This is not just a challenge for the Council but for the whole Edinburgh Partnership. Reference to the public sector estate and a need for strong leadership to cut across the silo mentality of separate budget holders.
- Housing is vital – feedback that the presentation and discussion served as an important reminder of how vital secure housing is and how much of a barrier this can be to other areas of life, including access to employment. Focus should be support with housing first but raising awareness that support with employment is there, will be there for them when the time is right. Reference to the Scandinavian model of prioritising housing first.
- Discussion in relation to high housing costs, around leaving UC/ potential loss of housing benefit. Noted as a particular issue for people in private sector lets who claim housing benefit. The move to work can have much bigger cliff edges.
- Perception of solutions doesn't always align with the problems they are intended to solve.
- Discussion around 'ask and act duties' – could and should local employability services be considered one of the public bodies subject to this duty?

Edinburgh Tenants Federation

Meetings were held with the Edinburgh Tenants Federation on 16 April 2024, 17 June, 6 August and with the ETF High Flats Group on 26 August 2024. A summary of key discussion points are noted below.

- Promoting the strategy: Opportunities were highlighted from ETF, including future meeting dates and opportunities to share across their social media platforms. Request for both digital and non-digital, with paper copies for tenants when requested.
- Involving younger people: This was highlighted as importance. "Can we reach out to all the schools in Edinburgh, especially those in poorer areas?" Limitation of time and resources was noted, but a commitment given to carry out a session in a primary school and a session with teenagers.
- Sheltered Housing: "Sheltered Housing doesn't seem to be being discussed. Why isn't there proper sheltered housing any more and why aren't Wardens available on-site?"
- Neighbourhoods: "Can Councillors come out to visit different areas of the city and do walkabouts to see the state of the different schemes so they can see what's going on and what's going wrong? They will see the anti-social-behaviour if they visit. "

- Improving frequency of contact with Housing Officers – "I haven't seen my Housing Officer in years. It's not really good enough."
- Issues raised in relation to high rise: Poor quality of work, mixed tenure challenges, lack of accountability, energy billing issues, high fuel bill costs, issues with lifts, accessibility concerns, bin issues,.
- Improvements to communication – "when capital investment comes – what will be done?" and a call for greater resident involvement.

Development Director's Forum

The Development Director's Forum brings together representatives from the Council and housing association partners with development programmes in Edinburgh. On the 23 August 2024 a discussion was held on the Local Housing Strategy. Key discussion points summarised below:

- Conflicting priorities: "Can we highlight the tensions in the strategy i.e. what do we prioritise when tensions are created due to limited funding? The same funding is needed to build new homes and to make energy efficiency improvements to existing homes."
- Alternative Tenures; can the LHS make reference to other tenures including low-cost home ownership?
- Alternative funding mechanisms: "There should be reference to alternative funding mechanisms to delivery affordable housing and the impact on the tenure mix. It is incredibly difficult to achieve the required minimum level of 70% homes for Social Rent within affordable housing in the current economic climate."
- Mid-market rent: There's an important role to promote MMR as a good housing option. There is an education piece on this to be done. Provision of MMR links to supporting key workers.
- Differing targets: Social Housing energy efficiency requirements and Council commitment to meet Net Zero Standards should be included. The difference between the two requirements should be highlighted i.e. the Council having a higher standard it is trying to meet with the higher costs associated with this aim.
- Climate Change mitigation: will the strategy touch on this?

Community Engagement Events

Student Representatives

A meeting was held with student sabbatical officer representatives from University of Edinburgh, Napier University and Heriot-Watt University on 8 October. A Council representative from Planning also joined this discussion in relation to City Plan 2030 and 2040.

An introductory presentation was provided before opening up for discussion. Key discussion points are summarised below and a further meeting is to follow to continue the conversation.

Purpose-Built Student Accommodation:

- What about students that live in PRS and their voices? Most of our students don't live in PBSA and many students don't want to live in PBSAs. Consideration of housing for students should be broader than that.
- Pricing differential highlighted between university owned and privately owned PBSA
- Affordability – How are we defining it?
- Are students being considered in all areas of the LHS not just in the student section?
- Reflections on public perceptions of PBSA, which are often felt to be negative. It's difficult for students who need the accommodation. How do we tackle the negative view that students aren't members of the community? Students are valid members of the community and aren't tourists. How do we increase community building of students within the accommodation blocks themselves? Student reps can work with the Residents Assistants. It is more difficult to do this in the privately owned PBSA.

Private Rented Sector

- The high cost of the PRS means e.g. that 9% of Heriot-Watt students after paying their monthly rent have £50/ month left of available money. These students can't afford to engage with activities and can't contribute to the local economy.
- Many students leave quickly after finishing University as they can't afford to stay so they are lost to the City.
- The issues students face are the same as other people in the PRS. Students are often impacted by limited finances.
- Some concerns raised about some landlords who take advantage of students and students are often not respected as much as working people. Viewed as "silly kids". Is there an opportunity here to support students to become more informed and more empowered to navigate the system?

Location and Travel

- Students are more often staying further away from their university and commuting in, sometimes considerable distances. They then spend more time (and money) commuting which has a negative effect on their education and overall student experience.
- The free bus cards are good but extensive time spent travelling means people miss out on socialising or building community at the University.
- University of Edinburgh has data on the number of students living in each postcode area and data on where they are via address, but this is inconsistent across other universities.

Information/ Support

- How can students be supported to become more informed and know their rights as tenants?
- Where do students go for information to try to find accommodation?
- How helpful are the Universities in trying to help students find accommodation?
- Do the Universities provide enough information to prospective international students before they come to the UK and how difficult it can be to find accommodation in Edinburgh?
- It's a huge challenge to find housing for students, especially international students.
- The steps you need to take to find housing aren't clear. Information on the University websites can be limited and inconsistent.

'UK based rent guarantor' requirements

- For international students trying to secure accommodation in the PRS they need a 'UK based rent guarantor' document. Landlords will request this. It's a UK resident guaranteeing the rent will be paid.
- It was noted that some letting agents won't accept the UK based guarantee that is provided by University of Edinburgh. Could the Council work more closely with letting agents to encourage them to accept the guarantee? (It was noted that the Council has limited powers to intervene here).
- Could the University of Edinburgh request some information from the letting agencies that are refusing applications?

Student Transition from student to non-student and Council Tax requirements

- When students leave university, they start paying Council Tax the day after their last exam. Could this be reviewed to consider a slight grace period? At this point students don't have their degree as they haven't graduated yet. It's a stressful time with increased expenditure whilst income has likely not changed.

Alternative visions for student accommodation

- There's room for more housing co-operatives in the City. Noted that there is to be further discussion on this.

Castleview Primary School

Castleview Primary School is located in Craigmillar in the North East of the city. An engagement event was held with 16 pupils from the primary seven year group on 18 September. An introductory presentation was delivered, followed by two interactive group activities.

Activity One: Your Housing Priorities

The group were asked to think about developing a local housing strategy. If they were given this task, what sort of things would they consider and what would their priorities be. The outputs are summarised below:

- Think about how many homes you have space for – land
- Need to work well with architects/ consultants – have a clear plan
- Think about the size and layout of homes - make sure there's enough space for the household
- Budget management – we'd need to deliver as much as we can. Budget should be spread across new-build and improvements so that everybody benefits in equal ways
- Get the right mix of housing e.g. accessible – build homes based on the needs of the population
- The home should be value for money
- Solar panels (the group mentioned that they had used these in their science classes and were very supportive of this type of technology – but they need to be affordable)
- Lots of discussion and questions about private rent, landlords and how this works
- New homes and infrastructure – example of new homes being built behind their school, but with the school almost at capacity, what will this mean for children who move into these new homes?
- The size of temporary accommodation was raised as an issue (overcrowding)
- Homes should have more outdoor space
- There should be control over evictions. Children should not have to worry about being evicted or moved from one home to the next.
- Discussion around financial support if a household is evicted, to help them get back on their feet
- Anti-social behaviour issues and noisy/disruptive neighbours
- Neighbourhood facilities are important
- Community growing and nature
- Think about the location of new-build homes e.g. is it going to be really noisy?
- Discussion about labour shortages and whether this is an issue

Activity Two: Your Neighbourhood Priorities

The group gathered around a map showing a fictional town with some existing community facilities on it. The group discussed the facilities and whether or not they were felt to be important and the reasons why. Provided with post-it notes, the group added on additional community facilities that they felt were important. Gold stars were stuck on to identify which facilities they felt were most important overall.

The top-ranked facilities included:

- More buses and bus routes
- Libraries – more computers, more books for teenagers, more rooms for different groups/ uses
- Gym that allows entry to teenagers

- Additional sports facilities – football pitches, swimming pool (and access to a swimming instructor), tennis courts, skate park and dance studios
- More/ bigger GP surgeries
- Community growing
- More bins to address issues with litter and fly tipping
- More diverse local shops and cafes

English Language Class for Asylum Seekers and Refugees

On 1 October 2024, a discussion on the LHS was held at an English Language class. Often attended by up to 15 students, this class was quieter with three students attending. It is a Council run, beginner level, English language class. Two students were Ukrainian and one Japanese. In addition, there was a Ukrainian translator, the class tutor and ESOL Lead worker and all completed the LHS questionnaire.

Reflecting on their current housing situation, the Ukrainian students, both in the 65-70 years age range, noted that they had to move multiple times before being given more settled accommodation. They lived for a year on the ship first, followed by hotel accommodation and then moved into social housing. This was difficult for them.

One of the Ukrainian attendees was unhappy with their accommodation as they are living in a Council social housing studio flat which is small for two people. They report using EdIndex every week to try to bid for a new home. The other was very happy with their accommodation in South Queensferry where they live with their daughter and her family in Council social housing. The Japanese student's accommodation is 'tied'/ a part of his work as a live-in chef. Issues with old tenement housing being cold was mentioned by two respondents.

In terms of more general comments re housing in Edinburgh, it was highlighted that there needs to be more affordable housing for working people. It was also suggested that the Council should create new financial opportunities, so it can build more social homes.

Tinderbox Muirhouse Youth Music Club

On 8 October 2024, a discussion on the LHS was held at a Youth Music Club in Muirhouse, in the North West of the city. The club is run by Tinderbox, who run a number of music programmes open to children and young people aged 10 – 25 years.

The session was attended by 30 teenagers aged between 12 -16 years, along with10 youth group leaders. The leaders took an active role in the session, splitting the participants into groups for discussion.

Participants were asked to identify their housing priorities for Edinburgh. Interestingly, the responses differed slightly from the early engagement survey. Tackling homelessness was the top ranked priority, followed by safe and connected neighbourhoods. Anti-social behaviour was a particularly strong theme amongst this group. When asked whether they liked the neighbourhood they live, 63% answered yes and 37% answered no.

Positive about the area included: proximity to school, an area that's familiar ("it's where I grew up") and local facilities ("a good chippy")

Negative reflections about the area included: safety concerns and anti-social behaviour, particularly "youth trouble" and concerns about knife/machete crime. Bonfire night was highlighted as a particular issue. Comments were raised about a lack of street lighting. When asked what would improve the area, community spaces for teenagers was highlighted, along with more police and more street lighting.

When asked about whether their current home met their needs, there were differing views on this. Positive and negative reflections were again primarily tied to anti-social behaviour issues and noisy neighbours, along with housing quality issues such as damp and mould.

When asked where they saw themselves living in five years time, the majority felt they would still be at home due to their age. However, some of the older participants shared thoughts on this which included: "still in Muirhouse", "still at home – probably won't be able to afford to move out" and for one, "probably living in a shed". Housing aspirations for the future were low amongst this group, with reflections on housing costs and a perception of limited options for social mobility.

Edinburgh Learning Disability Advisory Group

On 6 September 2024 the LHS was discussed at a meeting of the Edinburgh Learning Disabilities Advisory Group. The meeting co-chaired by representatives from Edinburgh's Health and Social Care Partnership and FAIR. Six service users were preset (from People First Scotland and the Action Group) along with two support workers. Participants had a range of different circumstances and accommodation, ranging from supported accommodation, living with family but looking to move out and living in an adapted property.

The group had a broad discussion and two participants had prepared written contributions which they shared with the group. The discussion and written contributions are summarised below:

- Choice is key – not everyone wants to live in shared accommodation and if they do, they'd like to choose who they live with. Location also important (for family support, transport links, close to doctors, dentists etc).
- There should be the support there to enable people to live independently if they choose to do so – flexible services built around our needs so that we have more control
- There is not enough housing for people living with disabilities. It shouldn't all be in the same location, it should be spread out
- We need housing for young people to move out and live independently
- "we should have the same rights as everyone else, to live the life we want to live"
- Moving can be very stressful – experience shared of needing a lot of help with the practical things and getting organised. Moving is costly too.
- Too much student housing
- Question about acquisitions
- Concerns about government cutting social care budgets.
- Lack of information about the rights people have when it comes to housing. People don't always know where to get advocate to help them.
- Group highlighted role of digital support.
- Mention of good experience with housing support worker – really helpful.

- Comment that parent carers of children with a disability (including adult children) not necessarily seen as a risk or high priority as they are in a home and being looked after. However, many worry about what will happen to their child as they get older and it's not a conversation that people find easy to have.
- More disabled children than ever before.
- Should be discussions at school age - information about support services and transition.
- EdIndex is not that accessible. Really need a phone number and paper copies (of adverts) like it used to have. But need to be careful with phone lines – being put on hold and asked to select from options can be difficult for some people.
- Sometimes writing is too small in information
- Easy Read information about services is useful but can be difficult to find. Online isn't good for everyone.
- Need specialist workers to deal with disabled people and their families to help with housing issues. Further training for housing officers.
- It's difficult to navigate all the different services.
- Support Worker gave example of Easy Read checklist they were working on to help people with moving. Can be harder for people with disabilities – might have specialist equipment that needs moved too.

Newhaven Knitting Group

On 17 September 2024, five women were interviewed at the Newhaven Knitting Group. Ages ranged from 25 to 75 years. Four were home owners and one lived with family.

Home meeting your needs and future plans to move: All felt their home currently meets their needs. Two had no plans to move, one plans to downsize, one will require a bigger family home, and one would like a garden in the future.

Comments on the local area: Generally positive with reflections on good sense of community. Some specific issues highlighted: poor quality pavement (concerns for wheelchair users in particular); more care of local area needed (reference to a former playground that is now a railed concrete area); more facilities needed for younger people; issues with fly tipping; and some issues with anti-social behaviour.

Further comments:

- More social homes are needed. Ensure 'affordable' homes are affordable
- Infrastructure is needed in areas where new-homes are built.
- More sheltered housing.
- There should be an initial focus on the most deprived areas/ most sub-standard housing.
- Challenges in trying to rent privately with a pet
- High housing costs and challenges getting on the property ladder
- Scottish First Homes Fund highlighted as very helpful – greater awareness needed
- Importance of community and 'nice neighbours'
- Positive reflection on community growing and the 'knock-on effect' of taking pride in the area
- Can newbuild development support deprived areas e.g. community benefits
- Shared repairs in tenements are extremely challenging

Leith's Men Shed

On 2 October 2024, five men were interviewed at the Leith Men's Shed, based in the Heart of Newhaven Community Centre. Ages ranged from 60-80 years, and the group comprised four home owners and one Council tenant.

Homes meeting their needs: home owners generally felt their home met their needs. However, comments raised about the challenges of living in a Conservation Area e.g. can't put in solar panels or charging points for electric vehicles. The Council tenant highlighted issues with repairs, exacerbated by living in a mixed tenure block, along with issues around anti-social behaviour.

Positives about local area: transport links including the Tram. Good local facilities, including the primary school, shops, restaurants and pub. Positive reflections on natural green spaces, including community gardens and re-wilded ponds.

Negatives about local area: Dog fouling and fly tipping. Anti-social behaviour issues by a minority of residents. Poor state of Newhaven Harbour.

General comments: More social housing is desperately needed. Affordable housing a major issue for the younger generation. There should be greater priority given to preserving and improving green spaces.

Libertus

Libertus Day Care Centre is located in Gracemount, in the South East of the city. The centre was visited on 3 October 2024 for a discussion on the LHS. 17 people attended along with 4 volunteers and 2 care-workers as part of a Libertus day-care and lunch club session in Gracemount. Participants ranged from 35 – 94 years old, with 10 participants aged 75 and over.

A game was used to introduce the session, asking participants to guess Edinburgh housing market issues and challenges. Questionnaires were then handed out for people to fill in individually, with support provided as required. 14 people completed the questionnaire, including 13 day-care attendees (4 men and 9 women plus one care worker.

Most of the attendees were owner occupiers who were very happy with their home and areas reporting that it mostly meets their needs. Problems were reported by two attendees living in sheltered housing and in social housing. They raised issues around a lack of co-ordinated support and not being able to access the upstairs of their home. The Care Worker who completed the survey was also very unhappy with her private rented accommodation. Wider points were raised around a lack of housing, a lack of support for those who need it and reflections on households who are less fortunate and the challenges they are facing.

Written Submissions

In addition to the range of engagement activities, there was also the option for individuals and organisations to provide written submissions throughout phase 2. Two written submissions were received, one from an individual and one from Shelter Scotland. The feedback from these submissions has been taken into account as part of the overall analysis of engagement and consultation carried out to date.

Phase Three: Consultation on the Draft Strategy

An online consultation on the draft strategy ran from 27 February until the 22 April 2025. 45 responses were received, 30 from individuals and 15 from organisations.

As with the previous rounds of engagement, this was promoted in a range of ways, including:

- Signposting email issued to the individuals and organisations who have signed up to the LHS mailing list;
- Signposting email issued to a wide range of internal and external partners and organisations
- Targeted mailings to particular groups of interest including housing developers and organisations with a remit focusing on ethnic minority people/ groups.
- Posters distributed to libraries, local offices, high rise blocks and North Cairntow Gypsy Traveller site.
- Press release issued, which was picked up by Scottish Housing News
- Social Media promotion
- Email footer
- Targeted promotion to students through the student living consultation (detailed below)
- Signposting through other events and platforms, including the Accessible Housing Summit which was held on 22 April 2025.

Phase Three: Online Consultation

The consultation on the draft survey is attached at Appendix 2.

The consultation asked a series of questions covering the LHS vision; the strategic objectives; the proposed actions; and any wider comments on the strategy.

As a result of the feedback, changes have been made to the overarching vision and strategic objectives, and a wide range of comments have been taken onboard which will help shape the detailed work on delivering the actions.

A full summary of the consultation responses is set out at Appendix 3.

Phase Three: Events and Direct Engagement

In addition to the online consultation, a series of events and targeted engagement was carried out to supplement previous rounds of engagement and address some identified gaps.

Event	Event Type	Date	Attendees
Student Representatives	Meeting	10-Mar-25	5
Student Outreach at Heriot-Watt University Further university campus events are to follow, being led by Planning colleagues	Pop-up	26-Mar-25	c.100
New Scots Edinburgh Huddle	Forum	27-Mar-25	27
Edinburgh Tenants Federation	Forum	31-Mar-25	12
Mwamba Conversation Café	Forum	04-Apr-25	8

A summary of these events is set out below.

Student Representative Meeting

A follow-up meeting was held with student sabbatical officer representatives from the University of Edinburgh, Napier University and Heriot-Watt University on 10 March 2025, building on conversations had during phase two. Two student representatives from Slurp Edinburgh joined the meeting, following a deputation on the Local Housing Strategy to the Housing, Homelessness and Fair Work Committee in February 2025. Two Council representatives from Planning also joined this discussion in relation to City Plan 2030 and 2040.

The discussion centred around the issues highlighted in Slurp's deputation, which were:

- **Data:** particularly the importance of qualitative, lived experience accounts from students. This feedback has been taken onboard in the development of the Student Living consultation, which has the banner "tell us your story".
- **International Students:** it was highlighted that international students often face a particular set of challenges and greater attention should be drawn to this in the strategy.
- **Students with disabilities/ particular access requirements:** as above.

The discussion also presented an important opportunity to explore engagement opportunities with students. It was established that Planning colleagues were embarking on a targeted engagement exercise with students on the Student Accommodation Non-Statutory Planning Guidance and City Plan 2040. There was strong agreement from the group that these engagement activities should be combined to make it easier for students to share their views and minimise the risk of consultation fatigue.

As a result, it was agreed that a targeted student engagement consultation would be launched to help inform the Local Housing Strategy, the Student Accommodation Non-Statutory Planning Guidance and City Plan 2040. An engagement plan was subsequently developed, involving university campus pop up events and social media/ student newsletter promotion.

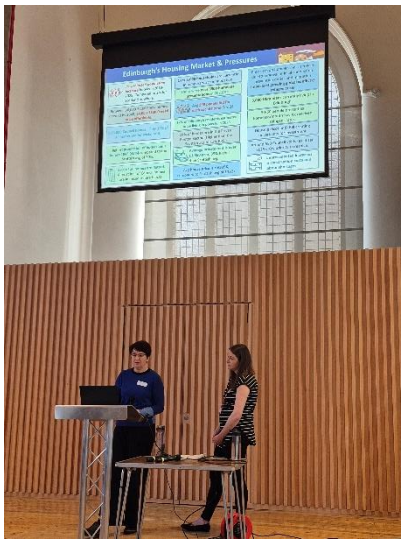
University Campus Pop-Up Engagement Events

As agreed with the student sabbatical officers, a series of pop-up events were arranged across the four main university campuses to promote the targeted student living consultation, as well as the wider LHS and planning consultations.

The first event was a Housing Fair at Heriot-Watt Campus on 26 March 2025. Around 100 students were engaged with at this event, with a dedicated stall set up and postcards distributed linking to the student living consultation via a QR code linked which worked particularly effectively. General housing matters were discussed, with the most frequently recurring issue relating to availability and affordability of private rented accommodation, including issues with affording the deposits, along with concerns/ lack of awareness about renters rights.

Further university campus pop-up events are being taken forward by Planning colleagues. 48 responses to the Student Engagement online consultation had been received as at 17 April 2025, as further detailed below.

New Scots Edinburgh Huddle



On 27 March 2025, a New Scots Edinburgh Huddle event took place at the Greyfriars Charteris Centre, focusing on housing and the Local Housing Strategy. The event was hosted by EVOC and 27 participants attended from a range of organisations who work directly with refugee and asylum seekers. There was also a number of attendees with lived experience.

The session began with an update from EVOC on the development of the housing theme for the New Scots Edinburgh Strategy. An overview presentation on the LHS was then delivered, focusing on the content around refugee and asylum seekers.

The session then opened up for group discussion around four overarching questions:

Thinking about the services you provide and the individuals and households you support:

- *What do you think are the main challenges around housing and related services?*
- *What do you think are the main priorities around housing and related services?*
- *If you had one ask of this strategy, what would it be?*
- *Do you have any other wider comments?*

An initial round up of key discussion points included:

- The importance of a trauma-informed approach for all practitioners working in the sector
- The importance of accountability – collective accountability – recognising that we all, as organisations and individuals, have a role to play
- Recognising specific requirements and preferences for living arrangements to meet the needs of households from a refugee or asylum-seeking background. This often includes the need for larger family homes to support inter-generational living, and a preference to live close to family members.
- Issues around housing supply; housing affordability; housing quality; and information/ awareness around housing rights and responsibilities
- Specific issues raised around energy costs and navigating household utilities.

EVOC subsequently provided a detailed write-up of the session, which provides a clear and in-depth record of the varied discussions across the break-out groups. An overview of this write up is captured below:

Key Challenges:

- Housing suitability and sustainability
- Quality and maintenance
- Financial and accessibility barriers
- Systemic and communications issues

Priorities:

- Housing as a Right
- Community Resettlement and Stability
- Transparency and accessibility
- Simplified, multilingual information about housing rights

- Clearer guidelines of temporary accommodation timelines
- Responsive and accountable repairs system
- People-led, asset based support

Key Asks:

- Stronger accountability
- Regulation of the Private Rented Sector
- Improved communication and information sharing
- Community-centred approach
- A holistic approach to housing and well-being

Edinburgh Tenants Federation

On 31 March 2025, a workshop was attended with 12 tenant representatives and three employees of the Edinburgh Tenants Federation.

A presentation on the LHS was given updating attendees on the process of developing the draft strategy and outlining the content of the draft strategy. Tenants were split into 2 groups to discuss the vision, objectives and some of the actions in the draft strategy. Large colour print outs of each Chapter's draft actions were available to aid discussion.

Participants discussed some of the actions in detail and provided general comments, as summarised below.

General comments

- It's very difficult for single people to afford places to live
- Communication between tenants and the Council could be further improved
- Current maintenance often isn't good enough
- Having more places to dry clothes outside would be nice
- Use quality materials and not cheap materials inside as that can cause/ support mould

Chapter 1 Actions: Housing Supply

- Improving the quality of voids is important to focus on.
- Lettable Standard should be more clearly defined.
- More support for those who can redecorate themselves.
- Make sure that housing staff are assessing tenant's needs before housing them
- Some tenants are finding it difficult to move to a smaller property or don't want to move. Incentives - Does the council pay for removal fees for tenants who wish to downsize? Council should raise awareness and advertise support and options for those who wish to move/downsize. Some people are keen to stay in the same area they live in, even if their house is too big.
- Discussion about how buy-back works and how this can benefit some owners/tenants.
- Alternative options for housing discussed – Are the following being considered? Caravans, pre-fabs and tiny homes etc.

- Mid-market rent- what is affordable? Edinburgh has very little affordable housing
- Not everyone qualifies for MMR. It's cheaper than Private rent, but not cheap. MMR qualifying terms varies between housing providers

Chapter 3 Actions: Ensure homes are modern, warm and sustainable.

- Will all new builds have solar panel, energy efficiency and lower bills?
- Some have solar panels for hot water etc, greater upfront cost in terms of building but cheaper for tenants to run. Questions whether the upfront costs are worth it in long run?
- Mixed tenure improvement programme- query about some areas getting done up over other areas- response: this is how the programme has been planned, all areas are likely to be improved over time.
- Better communication from council needed when and how housing/building improvement are being made for tenants/residents. Tenants should know when and what is been done.
- Council should ensure that contractors are doing what they should be and is of high quality
- Better Project Management of repairs and improvement works and more work carried out in-house.
- New build v older build heating systems- are plagued by same issues as older ones. And can be very expensive.
- Energy companies some are better than others for tenants – lots of issues concerns re costs.

Chapter 4 Actions: Address and Prevent Homelessness

Action 41 – **Youth Homelessness Prevention** including the development of a Youth Housing Hub

- What will the Youth Housing Hub be like? Will it offer accommodation or simply advice and support?
- Is the council linking in with the Rock Trust and Crisis on Youth homelessness work? Where do kids currently turn to for help?

Action 47 - Develop **Mid-market rent (MMR)** as an option for homeless households

- Is the council providing furnished MMR (especially for homeless households?).
- With MMR there can be service charges which are separate from rent. Are the levels of service charges being charged being monitored? "Some service charges have gone up by 50%".

Chapter 5: Particular needs housing

Action 70 - Work with affordable housing partners, private sector partners and other key organisations to support provision of an adequate supply of **accessible and wheelchair housing** and suitable housing for people with complex needs, through new and existing homes.

- Agreed as a useful action but need to consider the wider area to be accessible. i.e. homes on hills don't work very well even if the house itself is accessible.

Action 71 - **Allocation Policy** for Council homes – Review the policy to ensure it continues to enable fair access to housing, including accessible homes.

- EdIndex shows if the home is accessible or not now. This is a welcome improvement but it's not helpful if the home is on the side of a hill.
- Q. "Can we (ETF) be linked in with / get involved in and feedback on – are they building the right kind of houses?"
- Idea/ Suggestion to support evaluation of tenant satisfaction with homes – "Could we pick random Council houses and see if the residents are happy with their home or what improvements they would want to see. Could we do this for new and existing homes?"
- ETF are keen to be involved in any discussion / development around allocations. I said they would definitely be involved in the consultation phase.

- “We need quicker solutions than in 5-10 years time. People need accessibly homes how. It’s urgent for people with disabilities. Can we prioritise this work?”

Action 72 - Adaptations - Review of Governance, Delivery and Funding for Adaptations.

- Do we consider the quality of materials being used in adaptations?
- Can the NHS pay part of the adaptations costs to free up people blocking beds in hospitals as this will save them money in the long run?

Mwamba Conversation Café

A housing session was held at the Mwamba Conversation Café on 4 April 2025. The Mwamba Conversation café is a gathering for minority ethnic women to share experience and educate each other. 8 attendees were present, including a representative from Mwamba and a representative from Media Education. The discussion is summarised below.

Housing Emergency/ Crisis - reaction

“We feel like the council has said - Now it's a crisis, an emergency, everyone will understand that we can't do anything about it!”.

It's a problem being experienced most acutely by people in poverty and the Council needs to do more, listening to the realities of people experiencing the housing crisis.

System change

- A desire for significant system change. Highlighting that the housing system is broken
- Concerns that community groups work is just helping a broken system

“We can turn this situation around, but we need the will to do it. We’re told it's impossible, but it's not. If we want to change this current housing system we need to be honest that existing structures are terrible and need changing. Why aren’t emergency laws being used to make housing better?”

Housing quality and Health

- The knock-on effect for the people living in poor housing is huge. Issues raised include vermin infestations or mould and damp, which can have a profound impact.
- The group highlighted the importance of remembering that Covid had a huge and, often, a greater impact on ethnic minority people’s health – more so than the general population. The group raised that people in ethnic minorities are generally in lower paid, public facing jobs and were more susceptible to COVID.

Customer experience with the Council

- Participants noted the quality of support experienced from the Council can depend on who you get to speak to.
- The current system can cause trauma. You give all your personal circumstances, you speak to someone who may be very passive. Then you may have to repeat and re-tell your story. This triggers trauma, makes people feel oppressed, demoralised, lose hope, is negative and affects people mentally.
- Is there a way for this repetition of personal situation requests to be reduced or avoided?

- Some officers working in this system can become de-sensitised to people's situations. How do they cope? What is the effect on their health?
- Can links with community groups and the council be strengthened so that Community groups can refer people more easily for direct advice/support, from the Council?

Poverty
People are stuck in a loop of council tax and energy bill debt.

Affordability for single people
Some participants noted that it's very hard for single people to afford housing costs, even in mid-market rent homes. "I'm really struggling to afford the rent as a single person."
Balanced neighbourhoods
There was a view from some in the group that households with significant support needs or high level of poverty or additions are often housed in the same areas. The group highlighted the importance of balanced neighbourhoods with a range of tenant support needs and wealth levels.

Space for young people
The group felt there was a lack of spaces for young people to use and more should be built.

EdIndex
Participants noted that people bid, but mostly don't get homes. "All homes on Edindex should be improved, so people want to bid for them".

Feedback on particular properties was shared. Issues raised have been shared with the relevant teams for follow up.

Racial justice
Racial justice was discussed, with a perception from some that "Expectations from others can be lower for us because we're black."

Increased importance of Community centres and sufficient GP surgeries in a housing crisis
"We need more GPs and community centres now, so that the community dealing with these really difficult housing issues [which impact people's health] can support each other and have somewhere to go."

Housing co-operatives
A participant asked if there are housing co-operatives in the City. "I'd like to live like that, with ethnic minority communities supporting each other."

Skilled immigrants – challenges finding work
It was stressed that migrants want to work and do their best and achieve. Some skilled immigrants have difficulty finding work. The example was given of two qualified pharmacists who can't work in the UK due to being trained in other countries. The negative impact of this on the family and their housing situation is immense.

Student Living Consultation

Recognising the overlaps across planned student engagement by Planning and Housing teams respectively, it was agreed that a targeted student engagement consultation would be launched to help inform the Local Housing Strategy, the Student Accommodation Non-Statutory Planning Guidance and City Plan 2040.

This consultation is attached at Appendix 4. The consultation will run until 23 May 2025. As at the 24 April 2025, 112 responses had been received.

The survey asked a total of 32 questions. These ranged from a focus on the current accommodation in which respondents live; how happy they were with their accommodation; how easy or difficult it was to find accommodation in Edinburgh; and where they currently go to find advice and information about accommodation in Edinburgh.

Just over half of respondents currently live within the private rented sector (50.9%) and over a third (34%) live within University Halls of Residence. Most of the respondents reported to be indifferent or happy with their accommodation, while 15% stated they were unhappy. Students felt that accommodation was very expensive in relation to the quality of space, including those who noted being happy with their accommodation. There were several concerns in relation to damp and mould which was particularly significant, but not limited to, responses related to private rented sector. Respondents generally noted an appreciation for the location of accommodation within Edinburgh and that University Halls included bills.

When asked what type of accommodation respondents would prefer to live in, 65% reported a preference to live in private rented accommodation. The reasons for this ranged from the experience feeling more normal, having more choice over who you live with, providing a greater level of independence and offers of more space than other types of accommodation

In considering access to accommodation where there are identified disability or access needs, 78% of respondents noted that this was not applicable to them. For those to whom it did apply, responses noted not having access to ground floor properties difficult, as well as overcrowding having a significant impact on those with sensory needs.

On exploring how easy or difficult it is to find a place to live in Edinburgh, most respondents (80%) found it either difficult or very difficult to find accommodation. Being able to find affordable accommodation within a reasonable distance to the education setting was a common theme across responses. Much of the feedback commented on how expensive and competitive the market was in Edinburgh, many reported securing accommodations over the summer months incredibly difficult and some accepted unregistered, unsafe private lets to ensure they could access accommodation and afford this. Respondents noted struggling to find places to live without family or friend connections in Edinburgh. The main challenges around accessing accommodation were almost unanimously reported to be around affordability and rent increases. Additionally, there not being enough housing to meet demand, lack of information on how and where to access a place to live and finding a lease that would be available at the right time. On average, respondents pay £745 per calendar month for their current accommodation with 46% reported to include bills.

When asked where respondents would go to for advice or information about accessing housing in Edinburgh the general places reflected throughout the responses were University advice hubs, student forums, letting websites, as well as student housing groups on social media.

'It is very difficult to find clear information on how to obtain a flat as a student. Especially as an international student, finding housing becomes extremely difficult. More advice and more accessible resources from the council would be appreciated'.

Focused Discussion/ Direct Outreach

Focused outreach was also made to help address some underdeveloped areas in the strategy. This included:

- Discussion with practitioners who work with individuals with no recourse to public funds (NRPF)
- Discussion with the Council's lead officer for Community Wealth Building
- Direct outreach to the members of the Feminist City Working Group
- Direct outreach to private developers. There has been a review of the Housing Emergency Action Plan (HEAP) in parallel to the development of the LHS, which has resulted in a refocusing of the HEAP around supply related matters. Whilst this remains a key component of the LHS, the detailed work around actions will be driven forward as part of the Council's response to the Housing Emergency.

Scottish Government and Peer Review

The draft LHS was shared with Scottish Government officials, in addition to another local authority in January 2025 to go through the peer review process. The feedback recognised the strengths of the draft LHS and noted some areas for consideration. A summary of the feedback is provided below.

Areas of strength:

Local Context
The LHS provides detailed demographic and housing market data, and Housing Need and Demand Assessment (HNDA) findings are well-integrated into LHS priorities, particularly around affordable housing supply, homelessness prevention, and private sector regulation. The document highlights key challenges such as housing supply pressures, homelessness, and fuel poverty.

Fuel Poverty, Energy Efficiency and Climate Change
The Fuel Poverty and Energy Efficiency section shows clear understanding of the issues and the relationships between policy areas. The LHS makes strong connections between fuel poverty, energy efficiency and climate change. It references key technologies, barriers to adoption of new technology and potential solutions.

Rapid Rehousing Transition Plan

There is a very good summary of the councils RRTP, particularly around work with partners to progress early intervention preventative work and supporting people to access settled accommodation as quickly as possible. It is also encouraging to see the councils intention to mainstream rapid rehousing into its LHS.

Areas for consideration:

Housing Delivery
While the LHS sets out a strategic vision that aligns with national priorities, and sets out housing delivery targets, the LHS could usefully include a breakdown of how the Housing Supply was calculated. There is no mention of any "Housing Supply Target" and no link to supporting background information. – *We have not included an updated housing supply targets exercise as this work is currently in process, supported by an external consultant*.

Equalities & Engagement and Consultation
The document states that engagement considered equalities and inclusion, but it does not clearly demonstrate how people with protected characteristics were engaged with. The document includes a list of key themes raised during engagement (eg lack of housing supply, affordability, high rents). The LHS could usefully explain how these views directly influenced LHS priorities and actions. A stronger "You Said, We Did" approach could improve

transparency. – *The LHS is accompanied by a Consultation and Engagement Report which provides detail around this. This has been further strengthened to reflect this feedback*.

Place Making and Communities

The LHS could usefully include a summary of how the Place Standard Tool has been used and how its findings influenced the strategy. In addition, an explanation of the role of town centres and the application of the Town Centre First Principle could be helpful. The document could also usefully include mention of how increased council tax income is being directed toward housing delivery and reactivation of empty properties as well as set out the circumstances for using CPOs to tackle empty homes. – *Additional detail has been added around the use of the Place Standard Tool and the empty homes section has also been reviewed*.

The feedback also identified opportunities to further strengthen the sections on Build-to-Rent and Gypsy/ Travellers, which have both been addressed.

APPENDIX 1: DISCUSSION PAPERS FOR STAKEHOLDER WORKSHOP

Edinburgh's Local Housing Strategy

Stakeholder Workshop Event 23rd September 2024

Private Rented Sector: Background Paper

Data

No.	Edinburgh	Number	Data from
1	Registered landlords	44,111	Sep 2024
2	Registered HMO properties	6,596	Mar 2023
3	Registered short-term lets licences granted	4,005	Sep 2024
4	Purpose Built Student Accommodation bed spaces (incl. university & privately owned)	22,058	Jun 2023
5	Private Sector Leasing scheme properties	1,830	Mar 2023
6	Homeless cases resulting from loss of PRS tenancies	520	23/24
7	Average PRS Rent by property size	1 bed £1,035 YoY up 11.8% 2 beds £1,385 YoY up 6.3% 3 beds £1,896 YoY up 10.7% 4 beds £2,553 YoY up 6.3% All £1,481 YoY up 7.9%	Q1, 2024

Data source 7 - City Lets (YoY = year on year)

Key Messages

- Increased importance of the private rented sector in Edinburgh within the housing system. PRS makes up 24% of homes in Edinburgh.

- Highest ever rents and increases in the private sector since records began. This means renting is becoming increasingly unaffordable in Edinburgh for many people.

- Changing policy landscape - impacts of recent actions such as the mini-budget, legislation re PRS; 2020 emergency legislation and the Housing Bill (Scotland) 2024, leading to unknown impact and implications for tenants, landlords, and investors.

Feedback on Housing Supply and PRS through LHS engagement

Housing Supply
"We have a chronic lack of affordable rented accommodation this needs to be addressed by increasing supply"

Rent controls and affordability
"Housing in Edinburgh is completely out of control with the cost of just renting a room in someone else's house becoming unaffordable. We need more social housing and we need rent controls…"

"…the rents must be affordable. People are having to claim benefits to enable them to pay the very high rents charged by private landlords which therefore means the public purse ie the tax payers are subsidising and lining the pockets of private enterprise."

Housing benefit not covering rents in PRS
"…not enough housing benefit to cover rents of the PRS; average housing cost is no longer reflected in housing benefit."

Housing Quality
"Housing in Edinburgh is abysmal and is at the mercy of uninterested landlords who do nothing to maintain or improve the property but will gouge prices as much as possible."

Multiple properties
"It lacks any ideas regarding tackling landlords who own multiple properties and how they exploit the current state of the market"

Landlord Registration
"Living Rent: Greater resources should be used in landlord registration, to ensure that the council is properly enforcing the "fit and proper" requirements of landlord registration.
Issues of serious prolonged disrepair, bad practice (such as threatening or illegal behaviour) failure to upkeep EPC standards should lead to the Council penalising landlords…"

Young people and Single people
"Urgent need to supply houses that can be bought or rented by young people or those on modest incomes. ….. Desperate need to consider single people and affordable rental properties …"

Purpose Built Student Accommodation (PBSA)
"Edinburgh desperately needs homes to rent at an affordable rent. There seems to be a focus on the build of student accommodation."

Fear of eviction in PRS and Support for Mid-market rent
"I lived in private lets in Edinburgh for 20 years … Over those 20 years rents went up and up and I had a constant rumbling anxiety that I would be evicted and not be able to afford anything. Buying was impossible so my options were very limited. I feel incredibly privileged to have my current (mid-market rent) home with a reasonable rent and no worries about being evicted."

Short Term Lets (STL)
"More needs to be done to regulate Airbnbs/short-term lets, as this impacts on the availability of affordable accommodation for local residents."

Accessible Housing in the Private Rented Sector
"...There's also a huge accessibility problem with so many properties only accessible by climbing stairs."

Increasing regulations
"The amount of taxes and laws against landlords are setting the example for young people not to follow that path ..."

Private Sector Key Issues/ Challenges

- Rent levels in the City are at the highest since records began. Demand far outweighs supply and affordability for renters or prospective renters is a significant problem.
- The sustained Cost of Living Crisis is impacting on tenants' abilities to pay rent.
- Uncertainty about how the sector will develop in terms of growth or reduction in the number of lets.
- Housing quality in the private rented sector for some properties can be poor.
- Single people's incomes are often stretched the most by high PRS rent levels.
- Whilst improvements have been made in recent years the PRS currently offers less stability than social rent and home ownership
- Short Term Lets reduce the number of longer-term accommodation options available to residents.
- PBSA rent levels are high and developments are often not well received by local residents and students

Examples of work currently underway

- The LHS will focus on continuing to improve the operation of the Private Rented Sector through landlord registration and licensing.
- The Council's Private Rented Sector Enforcement Team deals with over 2,000 complaints per annum. The team takes a range of enforcement action from providing advice and guidance, issuing Rent Penalty Notices, to submitting reports to the Procurator Fiscal where offences are identified.
- Landlords are required by law to register with the Council to ensure they are fit and proper and comply with their legal responsibilities to ensure their properties meet the required safety standards.
- Properties licenced in the private rented sector such as HMOs and STLs are subject to additional safety checks and inspections and additional licence conditions. The aim is to ensure these properties meet the required standards.
- Ensuring Landlords are aware of responsibilities/actions required from them.
- Continue to ensure that Short Term Lets only operate with the relevant planning permission and licences in place, taking robust enforcement action against operators who do not comply with their responsibilities.
- Continue to support people to consider the PRS, where relevant, as a housing option through advice and information.
- Continue partnership working with the police etc to ensure enforcement action can be taken where needed.
- Monitor and report on private rent levels and landlord registrations to fully understand the sector's size, changes and rent (affordability) levels.
- Create links between Planning and Housing departments and elected members to review housing provision for students.

Discussion Questions

- Do you agree with the list of current Private Rented Sector Issues/ Challenges?
- Which challenges should be prioritised?
- What key actions should be taken?

Housing Quality and Sustainable Homes

Background Paper

Key Messages

- The characteristic/ profile of Edinburgh's housing (tenement flats, listed buildings, and conservation areas) poses additional challenges to repair, maintain and improve existing homes.
- Timely and good standard of repairs is crucial to keep homes free of draughts, mould and dampness, which in turn helps residents to heat their homes efficiently, reducing fuel poverty and improving health and well-being of the residents.
- Bringing existing homes to net zero standard comes with a cost. For social housing, this is primarily funded by tenants' rents. It is questionable whether social tenants, who are often the most vulnerable people in the society, should bear these costs.

Example feedback received so far through LHS engagement

Additional challenges due to housing types and characteristics:

"I love how Edinburgh is trying to protect its own historical building and the cityscape. However, with majority of the housing being tenement buildings (plus many are listed!) it brings difficulties to maintain and live in for a long time comfortably …"

More support to homeowners:

"Help should be provided to support home owners to upgrade their house to meet environmental priorities. Refunds should be offered to owners who shouldered those costs to improve the house they live in or they rent out."

Housing conditions (repairs) and residents' well-being:

"Several children we (Children 1st) have supported have experienced ill health due to poor housing conditions, including mould, damp, broken windows and mice. This, in turn, has led to children missing school or nursery because they are unwell or need to attend medical appointments. We have experienced families who feel embarrassed by the condition of their home environment, and on this basis have refused professionals or family/friends to visit, limiting the support that families can receive."

Costs to Council tenants:

"The burden of repairing and building housing stock should not be placed solely on tenants through year on year rent increases, Edinburgh City Council should seek to keep rents fair for council tenants by keeping yearly rent increases at a fair level, supplementing the HRA with other funds and making sure that tenants are able to use the Discretionary Housing Fund."

Bringing empty homes up to standard to help increasing supply:

"Too little affordable houses within Edinburgh. Many empty properties that could house people after some maintenance work. Existing empty buildings need to be reviewed and fixed."

"… Edinburgh council need to build new properties to replace [what] has been sold off, bring the housing stock up to a better standard and get all the voids back into circulation …"

Issues and Challenges

- The City of Edinburgh Council has a target to reduce carbon emissions to net zero by 2030, i.e. 15 years before the Scottish Government's target and 20 years before the UK Government's target. This potentially creates a misalignment between the Council's plan and possible funding available from the governments for relevant work.
- Homeowners, especially those living in tenement flats, found it difficult to organise repairs, maintenance and improvement to the communal areas of the buildings. Additional challenges for those in listed buildings and conservation areas.
- Costs involved are often the major barrier for homeowners (and private landlords) trying to improve their homes to high energy efficiency/ net zero standard. For social landlords, there is a challenge to keep rents affordable while raising enough rental income to fund the investment required to meet the net zero standard.
- Approximately 50% of the Council homes are situated in mixed tenure blocks, where consent/ agreement is required from a majority of owners in the blocks to proceed with repairs and maintenance in the common areas of the buildings.
- There is little incentive for private developers to build new homes that are above and beyond what is required by the legislation/ building regulations.

Examples of work currently underway

Improving standards of existing (Council) homes

The Council's Housing Service has a large Whole House Retrofit (WHR) programme already underway which will make existing Council homes as energy efficient and as close to net zero as possible. The WHR programme will be progressed through a two-prong approach, with the low-rise blocks using the model developed by the Mixed Tenure Improvement Service (MTIS) Pilot in Wester Hailes and working as part of area-based regeneration; and the high-rise blocks to develop specific bespoke design and intrusive survey processes for various construction types found across the blocks.

Since the implementation of the Acquisition and Disposal policy, the Council has purchased 405 homes and sold 205 homes. This has led to 82 blocks becoming fully Council-owned, 150 blocks where the Council has divested its interest and 306 blocks where the Council has further consolidated its majority ownership. This in turns helps the Council to manage blocks repairs and improvements. The policy will continue to work along the MTIS to help facilitate WHR in mixed tenure low-rise blocks.

Supporting flat owners to organise repairs, maintenance and improvement in communal areas of buildings

The Council's Edinburgh Shared Repairs Service (ESRS) offers free advice and information to help owners organise repairs to the shared or common areas of the property. Its Missing Shares Service helps flat owners, who are having problems getting other owners to pay their share of repair costs, to progress essential repairs and maintenance in the common areas of a tenement or block of flats.

The Council has also been working closely with Under One Roof, a charity that provides impartial advice on repairs and maintenance for flat owners in Scotland. In 2023, the charity organised and ran two events for the ESRS, and an on-line event for Landlord Registration which provided information to private landlords in Edinburgh regarding the new repairing standard.

Future proofing new build homes

The Council-led housebuilding programme prioritises delivery of homes on brownfield sites, reducing pressure on Edinburgh's green belt. Building more homes will inevitably produce more carbon, however, the Council aims to build homes which are as energy efficient and sustainable as possible. Since November 2020, all new build Council homes have been designed to achieve net zero carbon.

The Council has also started to roll out heat networks through large scale regeneration in areas where the Council has significant influence and/or areas of strategic importance to the city, for example, at Granton Waterfront.

Mould and Dampness (in Council homes)

The Council developed a Dampness, Preservation and Mould Service Improvement Plan, which was agreed at the Housing, Homelessness and Fair Work Committee in May 2023. It includes actions to review and develop all processes and procedures relating to the treatment of dampness and mould in Council homes. A dedicated Damp and Mould team to support the delivery of the actions in the improvement plan has also been established.

Bringing empty homes up to lettable standard and back in use

The post for a dedicated private sector Empty Homes Officer (EHO) was made permanent in April 2022. Since 2019, 221 homes have been brought back in to use by the Council's EHO. Due to the success of the EHO work, the Council's Housing, Homelessness and Fair Work Committee agreed to recruit an additional EHO for 18 months in February 2024.

The post will be funded by the use of Rapid Rehousing Transition Funding and will aim to create a supply of "empty homes" in the market that can be used as temporary accommodation for homeless households, through the development of a 'match maker' scheme – matching homeless households to potential landlords. There may also be scope for using the Council's acquisitions policy to increase the number of properties in its own stock.

As well as providing advice and information to owners to help bring the empty homes back in to use, the EHO has developed relationships with colleagues in other service areas, including Edinburgh Shared Repair Service (ESRS), typically to identify owners of empty properties where communal repairs are needed, and identify potentially dangerous properties where ESRS may need to carry out emergency works.

Opportunities

- Scottish Government consulted on a new Social Housing Net Zero Standard (SHNZS) between November 2023 and March 2024. The new standard will replace the second Energy Efficiency Standard for Social Housing (EESSH2). Based on the anticipated timeline, the new SHNZS is to be introduced in 2025 at the earliest. With the introduction of new standards, it is possible that a new funding regime may be introduced to support social landlords to meet the new standards.
- Housing to 2040, the Scottish Government's strategic plan for housing, includes an action to introduce legislation to implement a new Housing Standard, which will cover all homes (new and existing). This new standard could potentially help to improve conditions in all homes, especially those in the private sector.
- The Scottish Law Commission published a discussion paper on Tenement law: compulsory owners' associations in April 2024 for consultation (until 1 August 2024). The discussion paper includes proposals on the establishment, formation and operation of compulsory owners' associations and the rights and responsibilities to be imposed on them. The discussion paper was prepared in response to the Final Recommendations Report of the Scottish Parliament's Working Group on Maintenance of Tenement Scheme Property, which contains three interconnected recommendations: a building condition inspection every five years; an owners' association for every tenement building; and a building reserve fund, to be administered by the owners' association. The three recommendations aim to help to address disrepair, and to facilitate building improvements to enhance the energy efficiency of the tenement stock. After analysing responses to this discussion paper and carrying out any further research required, the Scottish Law Commission will provide the Scottish Government with a report detailing its recommendations on compulsory owners' associations and provide a draft Bill for consideration, estimated to become available in the Spring of 2026.

Discussion Questions

- Do you agree with the list of current issues/ challenges identified in relation housing condition and sustainable homes?
- Which challenges should be prioritised?
- What key actions should be taken?

Accessible Housing/Independent Living: Background Paper

Data

- Around 39% of Council and EdIndex Registered Social Landlord (RSL) partner social rented homes are classed as ground floor, but not all ground floor homes are accessible.
- As of 31 August 2024, 470 applicants on EdIndex (Edinburgh's common housing register) with Gold or Urgent Gold Priority (mobility needs). Around 10%-15% of applicants with Gold or Urgent Gold priority require fully wheelchair adapted housing.
- £3 million spent on adaptations to Council homes, RSL homes and private homes in 2023/24.
- In 2019 there were 7,784 people aged 65 plus estimated to be living with dementia in Edinburgh; 9.8% of this demographic. An estimated 281 people under 65 years were living with dementia.
- Between 2018 and 2030, the number of people estimated to have dementia in Edinburgh is expected to increase by 26.5%
- In Edinburgh, 65.7% of older people aged 65 plus who have high levels of care needs live at home (compared to 63.5% Scotland overall).
- Edinburgh has comparatively few care homes for its population (about 6 care home beds per thousand of its population compared with 8 for Scotland as a whole). The city manages with comparatively few care home beds because it has a large care at home sector.
- Estimated 2,255 people (18 plus) with a learning disability in Edinburgh. National population of adults with a learning disability is predicted to increase by 2% each year.

Edinburgh Health and Social Partnership delivers and commissions services which include:

- Technology Enabled Care to around 9 -10,000 people a year
- Around 2,000 people supported through learning disability services
- Dementia services
- Care at Home services to around 8,000 adults and older people at some point in a year
- Substance Use services
- Sight Loss rehabilitation, access and advice for sight loss, deaf equipment and deaf social care
- Carers Support Services
- Health interventions to people who are homeless
- Services to prevent admission to and support discharge from hospital, with about 5,000 discharges supported each year
- Thrive Edinburgh – prevention, early intervention and treatment services (mental health)

Key Messages

- Demographic change in Edinburgh will create more demand for health and care services.
- Housing sector can help meet health and social care objectives around shifting the balance of care from expensive clinical and institutional settings to helping people live independently at home or in a homely or community setting as far as possible.
- Access to a safe, warm and affordable home that can support changing needs is important for overall health and wellbeing.
- Need more accessible and adaptable homes across tenures, but also need to adapt existing homes.
- Care and support services alongside the right housing are key to supporting independent living.
- People with learning disabilities and complex care needs want to be supported to live in their own homes and communities and want to be involved in decision-making around this.

Accessible Housing Study 2021/22 feedback and findings

- Challenges in meeting need in context of Edinburgh's housing stock profile (older/flatted), market pressures and supply issues.
- Consider role of market housing and Mid Market Rent in contributing to wheelchair & accessible housing.
- Delivery of wheelchair & accessible housing needs to be wider than new supply. Adaptation or change of use of existing built assets should be considered.
- Enhance provision of wheelchair and accessible homes in the city across tenures, engaging with partners to set achievable targets, taking into account property size and location.
- Explore ways of improving data sharing and analysis between partners, to support forward planning and commissioning.
- Location of accessible & wheelchair homes is important for access to support, amenities & workplace as well as the accessibility features & safety of external environment.
- Understand role of Planning in provision of accessible homes across tenures.
- Importance of good quality care & support as well as appropriate accommodation.
- Need for information & support to be provided to help people search for suitable properties & get advice on adaptations.

Feedback received so far through LHS early engagement:

"Provision of care and support and stronger linkages between these services and housing are needed to ensure people can be supported to remain at home for as long as they choose"

"Urgent need to address failure of private sector house builders to provide accessible housing beyond the affordable sector"

"There should be more affordable and accessible accommodation available for all ages"

"We need more disabled accessible homes, particularly "family sized" homes (minimum of 3 bedrooms)"

"People with learning disabilities should have a choice if they want to live on their own or with others. The right care package to live an independent life also needs to be in place. Support services do not always offer what we need. We need flexible services built around us"

Key Issues/ Challenges

- Responding to need and demand for more accessible and wheelchair homes, including larger homes, in context of funding pressures.
- Role of private sector in providing more accessible and adaptable 'homes for life'.
- Improving the way we deliver and resource adaptations.
- Gaps in knowledge about existing provision and future needs.
- Meeting housing and care/support needs of people with complex learning disabilities.
- Joined-up approach to housing and care and support.

Opportunities

- Potential to make better use of existing assets across partner organisations – repurposing/refurbishing.
- New IJB Strategic Plan and LHS – identifying needs and joint priorities for housing and health and social care.

- Role of technology in supporting independent living.
- Improve access to advice and support for people who don't have online access or who need additional help.
- Scottish Government proposed Scottish Accessible Homes Standard to improve accessibility across tenures.

Work planned or currently underway

- Housing Emergency Action Plan commitment on working with partners to enable independent living and reduce delayed discharge rates.
- Review of Allocation Policy for Council homes - opportunity, along with EdIndex partners, to look at how we allocate accessible homes and improve support for people who don't have online access or need more help to apply and bid for social rented homes.
- Request for Accessible Housing Summit in early 2025 from Council's Housing, Homelessness and Fair Work Committee
- Working with health and social care colleagues to improve understanding of needs across different population groups now and in medium to longer term and strengthen joint working.
- Reviewing governance, delivery and funding for adaptations.

Discussion Questions

- Do you agree with the list of current Issues/ Challenges?
- Which areas of work should be prioritised?
- Is there anything else we need to think about within this section?

Innovation and Partnership Working: Background Paper

Key Messages

- In a time of unprecedented challenge for the housing and homelessness sector, partnership working is vitally important.
- Edinburgh's housing crisis cannot be resolved by the Council alone – there is a need to continue to build on effective partnership working across the board.
- These challenges, particularly financial pressures, call for innovation and different models of delivery. Traditional funding routes will not be sufficient to deliver at the scale required.
- In the face of new challenges, we – collectively - need to think differently.

Example feedback received so far through LHS engagement

Private sector role: "the strategy should focus on delivering more housing, and that will require investment and development from the private sector, particularly given the current constraints on public finances…. closer working between public and private sectors is required, and is perhaps something that we could do better in Edinburgh."

Funding for affordable housing delivery: "increased delivery of affordable housing must be supported through financially sustainable funding streams and the Council have a role to play in recognising and promoting non-traditional funding routes in the AHSP grant funding environment."

Commissioning: "the strategy needs to meet the needs of the people in a planned, measure and intelligent form of commissioning."

Public sector partnerships: "we need to work together with our public sector partners…. the status quo cannot stay the same and we really need to do things differently, or things will not change."

Partnership and participation: "meaningful participation takes time and resources but can lead to better and more effective policies in the end."

Background Information

- Over the last 10 years, the Council, housing associations and wider partners have delivered 11,134 new affordable homes (incl. homes for social rent, mid-market rent, intermediate rent and low-cost home ownership). Around half were delivered with Scottish Government grant funding.
- The latest City Plan (which will be reported to Council for formal adoption in November 2024) seeks to increase the proportion of affordable homes in new residential planning applications of 12 homes or more, from 25% to 35%.
- There has been a gap between grant funding allocation and what is required to deliver new affordable homes at the scale required. This has been further exacerbated by a 24% cut in grant at the beginning of 2024/25. By working together with partners on the phasing of projects and their ability to bring forward private finance, as well as the strategic use of commuted sums, an affordable housing programme of 587 new approvals has been able to be brought forward in 2024/25.
- Edinburgh has just been awarded £14.8m from the Scottish Government's National Acquisitions fund. This fund was targeted at local authorities experiencing the greatest temporary accommodation pressures. This is for acquisitions to help address temporary accommodation pressures or to bring long term voids back into use. Acquisitions can be either existing properties or new build off the shelf, but they must be a permanent structure and available in perpetuity. These sums cannot be used to support the ongoing delivery of new housing developments.

Examples of innovation and partnership working currently underway

Innovation & Viability Work Programme – housing delivery

- A cross-service working group has been established to explore approaches to support a sustainable programme of Council housebuilding into the future. Key areas for consideration are financial modelling to reduce the reliance on grants, increasing income to mitigate the reduction in the grant availability, managing cost increases and delivering the Granton Waterfront project alongside the city-wide development programme.
- Different models are being explored, including lease-based and joint venture models.
- Modelling alternative income streams, including the Visitor Levy for Edinburgh and opportunities to increase income from land.
- Build-to-Rent model – opportunities to deliver purpose built rental accommodation at a scale and pace which exceeds that of homes for market sale. Furthermore, Intermediate rent (affordable BTR) can be delivered without a requirement for grant funding.

Working with landowners on strategic sites as a development partner

- The Council is working with landowners on the Strategic Sites identified within City Plan 2030. Opportunities for delivery at scale, place making and development of sustainable communities and regeneration.

Increasing supply of affordable homes through purchase of completed and/or second hand homes

- Off-the-shelf purchase is a growing area with opportunities for quick delivery and increasing on-site affordable provision.
- The new £14.8m from the Scottish Government's National Acquisitions fund necessitates building on and accelerating this approach.

Increasing Supply through partnership models

- Increasing the supply of permanent accommodation through innovative partnership working has an important role to play in reducing the number of households in temporary accommodation.
- This includes a model enabled by Social Investment Funding, which is not available to Local Authorities but is open to third sector/ charitable bodies. Effective model for increasing the supply of permanent, settled accommodation for vulnerable groups.

Partnership working on existing properties

- Opportunities to work collaboratively to ensure best use and/ or repurposing of existing properties across the public sector estate and wider ownership.

Using data to support service delivery

- As part of the Housing Emergency Action Plan, a student placement has been facilitated to explore how data can be used more effectively to help support homelessness prevention.

Key Discussion Points

- Aside from financial and supply pressures, are there other key issues and challenges to consider as part of the wider picture around innovation and partnership working?
- Other examples of innovation and/ or partnership working?
- Other areas of opportunity?

APPENDIX 2. PHASE 3 CONSULTATION ON DRAFT LHS

Edinburgh's Local Housing Strategy

Overview

Edinburgh's draft Local Housing Strategy covers all tenures and types of housing and sets out key strategic objectives and proposed actions for delivering housing and related services, along with the key challenges. It is a statutory requirement that local authorities produce a Local Housing Strategy.

This is a consultation on the draft Local Housing Strategy. Following this consultation, the strategy will

be reviewed and is due for completion in May 2025. **Read the draft Local Housing Strategy**

<user_uploads/lhs-2025-30-draftv.18.pdf>

What you've told us so far

An initial survey was open for six weeks, closing on 14th June 2024. We received 345 responses. These included in-depth comments across a range of issues. **Read the initial LHS survey results** *<https://www.edinburgh.gov.uk/downloads/download/15824/lhs-2025-2030-supporting-documents>* .

Following on from that survey, a series of workshop events were held involving a wide range of stakeholders along with an online feedback route. Information on these can be found in the **draft Consultation and Engagement report** *<user_uploads/lhs-consultation-and-engagement-report-2024-draft-v0.5.pdf>* .

Why your views matter

With the fastest growing population in Scotland and facing unprecedented challenges, it has never been more important to have a strong housing strategy that reflects and is influenced by the views of those living in the city. Your responses to this survey will feed into the development of the final Local Housing Strategy.

Introductory text

We would like your views on all parts of this survey. However, we understand that some individuals may prefer responding to some areas rather than all. The only section that requires answered is the 'Your details' section. You can then choose which parts you'd like to provide feedback on.

Once you have completed a section, you will return to this contents page and have the option to choose another one or submit your response.

You also do not need to complete this consultation all at once. You can use the button at the bottom of each page to "Save and Come Back Later" until the consultation closes.

Read what’s included within each page before you start

Your Details

This page asks for your contact details. There is also the option to sign up to the Local Housing Strategy mailing list.

The vision

This page asks about the strategy's draft vision

Chapter One - Deliver homes to provide choice and affordability for all

This covers housing affordability; affordable housing tenures; delivering homes; construction costs; partnership working; innovation; land supply; Council void properties and overcrowding.

Chapter Two - Support private renters, homeowners and landlords

This covers the private rented sector; build to rent; housing for students; short-term lets; owner occupied housing; empty homes; second homes; co-operatives and selfbuild.

Chapter Three - Ensure homes are modern, warm and sustainable

This covers new and existing homes; Energy Efficiency Scotland: Area-based Schemes; Social Housing Net Zero Heat Fund; Heat Network Development; fuel poverty and dampness, mould and condensation.

Chapter 4 - Prevent and Respond to Homelessness

This covers preventing homelessness; temporary accommodation; supporting people to access settled accommodation and reducing the number of people sleeping rough.

Chapter Five - Provide Suitable homes with the right support to meet people’s needs

This covers Housing, Health and Social Care working together; accessible and wheelchair accessible homes; help to find a home and support for independent living; adaptations, Care and Repair and delayed discharge from hospital; housing and support to meet the needs of our changing and diverse population.

Chapter Six - Develop vibrant, connected, safe and inclusive communities

This covers regeneration and placemaking; greenspaces and nature; safe, connected and inclusive neighbourhoods; and engaged and empowered communities.

Any other comments

This section gives you the opportunity to share any other comments or suggestions about the overall strategy.

About you

This asks some demographic questions to help us understand who is responding to our surveys. If you are reponding as an organisation or on behalf of a group, please skip this section.

Feedback on this engagement activity

Give us your views on taking part in this activity.

Your details

Why we need this information and how it will be used

The Council uses this information to ensure responses to consultations are genuine and that each person is submitting only one response.

The Council will publish all responses received to this consultation, but will not publish individual names, email addresses or postcodes. We will publish the names of organisations.

We will use your email address to contact you to let you know the results of this consultation and the actions we are taking because of the consultation.

1 Your details

First name *(Required)*

Surname *(Required)*

Email address *(Required)*

Postcode *(Required)*

☐ Yes, I consent to being contacted about this

2 Are you responding as an individual or on behalf of an organisation?

Please select only one item

○ An individual
○ On behalf of an organisation

If you are responding on behalf of an organisation or group, please tell us its name.

The vision

The draft Local Housing Strategy (LHS) vision is:

> *People in Edinburgh can access affordable, suitable and settled homes that are warm, safe and high quality. People can access the right support, at the right time, to enable everyone to be part of a thriving community.*

3 Do you think this vision covers everything you would expect to see in a Local Housing Strategy?

Please select only one item

- ◯ Yes
- ◯ To an extent
- ◯ No
- ◯ Don't know

Please use the space below for any comments or suggestions you have about the draft vision.

Chapter One - Deliver homes to provide choice and affordability for all

This chapter covers housing affordability; affordable housing tenures; delivering homes; construction costs; partnership working; innovation; land supply; Council void properties and overcrowding.

Our proposed strategic objective is:

- deliver a supply of homes across affordable tenure types to offer choice and affordability.

Read the high-level actions we propose to take

- The Council, developing RSLs and Scottish Government will continue to work closely together to increase the supply of a range of affordable housing through the AHSP and other routes. (To include partnership working with Scottish Government 'Housing Investment Taskforce', 'Strategic Housing Partnership' and other housing groups)
- Work with Scottish and UK Governments and local community planning partners to develop large scale housing opportunities*
- Continue to support the development of mid-market rent
- Expand the use of off-site construction to drive efficiency, reduce build times and provide economies of scale. Continue to support and develop the work of the Regional Delivery Alliance in this aim
- Speed up housing delivery by reducing the duration of time taken for a new house to move from approved to Completed*
- Work proactively with the public sector to secure and develop public sector sites when they become available and review the use of statutory consents to release land for house building.
- Seek land opportunities for direct development and partnering with landowners on strategic sites*
- Private developers report they are not able to progress their plans – Explore how to prevent this with Private sector involvement*
- Continue to purchase completed homes 'off-the-shelf' and second-hand homes for use as affordable homes and review the Council's acquisition policy regularly.

- Explore new financial models and alternative income streams to help increase the supply of affordable housing
- (to include the Visitor levy and continuing to develop private homes for sale to cross subsidise affordable homes on large sites)
- Request increased AHSP funding from the Scottish Government to cover increased construction costs, and request a review of the proportion of overall AHSP funding allocated to Edinburgh
- Increase the return rate of void Council property to lettable standard and allocate them, bringing a significant number of Council homes back in to use* Review how the supply of larger (3+ bedroom) and accessible affordable homes might be increased.
- Review potential to offer incentives for households to downsize when they no longer require larger homes.

4 Do you agree with this strategic objective?

. Deliver a supply of homes across affordable tenure types to offer choice and affordability

Please select only one item

- ◯ Yes
- ◯ To an extent
- ◯ No
- ◯ Don't Know

If there is anything you would add or change please set this out here.

5 Do you think the actions above are the right ones to take?

Please select only one item

- Yes
- To an extent
- No
- Don't know

Please tell us if there are any changes you would make or if there are any other actions you think we should be taking to address these issues.

Chapter Two - Support private renters, homeowners and landlords

This chapter covers the private rented sector; build to rent; housing for students; short-term lets; owner occupied housing; empty homes; second homes; co-operatives and self-build.

Our proposed strategic objective is:

- support households living in privately owned homes, whether rented or homeownership, to ensure everyone has access to well managed, high-quality housing.

Read the high-level actions we propose to take

- Continue to improve the operation of the Private Rented Sector through landlord registration, licensing and enforcement
- Consider ways to improve the provision of guidance and support for landlords and tenants. (To include guidance on legislation on letting and renting properties, and providing clear communication on how the council can support tenants who have a dispute with landlords.)
- Review and support housing provision for students, working with Universities, student body representatives and the Scottish Government. (To include further data investigation and consideration of how information and advice for students could be improved)
- Refresh the Council's 'Scheme of Assistance' information, providing updated advice and guidance for home-owners on how to improve, maintain and repair their home Within Council led mixed-tenure improvement programme areas - Continue to pro-actively support and advise home-owners and other residents on how to fund required home improvements.
- Reduce the number of privately owned empty homes to bring them back into effective use including increased use of the Private Sector Leasing Scheme to link homeless households to empty homes and exploring the potential to use Compulsory Purchase Orders.
- Explore potential ways for new Co-operative housing ventures, such as student housing co-operatives, to be supported.
- Work with universities and the private rented sector to increase the availability of affordable housing for students and reduce risk of student homelessness

6 Do you agree with this strategic objective?

. Support households living in privately owned homes, whether rented or homeownership, to ensure everyone has access to well-managed, high-quality housing.

Please select only one item

- ◯ Yes
- ◯ To an extent
- ◯ No
- ◯ Don't Know

If there is anything you would add or change please set this out here.

7 Do you think the actions above are the right ones to take?

Please select only one item

- Yes
- To an extent
- No
- Don't know

Please tell us if there are any changes you would make or if there are any other actions you think we should be taking to address these issues.

Chapter Three - Ensure homes are modern, warm and sustainable

This chapter covers new and existing homes; Energy Efficiency Scotland: Area-based Schemes; Social Housing Net Zero Heat Fund; Heat Network Development; fuel poverty and dampness, mould and condensation.

These are the proposed strategic objectives:

- Ensure all homes are well maintained, energy efficient, safe, sustainable and climate proofed, working towards net zero emissions.
- Reduce fuel poverty and ensure every household has a warm home they can afford to heat.

Read the high-level actions we propose to take

- Continue to support all new build Council homes to be constructed to high standards of energy efficiency and sustainability. There is a lower energy demand to heat the homes, with low or zero emissions heating systems required. This means they will minimise the amount of carbon emissions to aid with the city's ambition to be net zero carbon and reduce fuel poverty.

- Investment in blocks with Council ownership - Implement the 15-year Whole House Retrofit (WHR) investment plan for low rise blocks Develop an investment and management strategy with an aim to make homes in high rise blocks warm, safe and sustainable.
- Assess and review the future of the high rise estate.
- Support delivery of the Edinburgh Local Heat and Energy Efficiency Strategy (LHEES).
- Continue to make a case for a funding formula based on need to the Social Housing Net Zero Heat Fund (SHNZHF) and an increase to the overall fund.
- Work with stakeholders to help respond to, shape, develop and implement any legislative and regulatory changes and report on this through the LHS annual review process.
- Ensure owners and private landlords are provided with the information to understand their and the Council's rights and responsibilities.
- Work closely with the Scottish Government to establish solutions around challenges to meeting new energy standards.
- Investigate how all housing providers in the city can improve the quality of housing.
- Work with private rented sector to ensure accommodation and repair standards are met.
- Drive improvements in repairs completed within the service standard [in Council housing].
- Ensure repair work carried out on Council properties represents value for money for tenants.
- Improve speed and quality of response to reports of damp and mould issues [in Council housing].
- Introduce robust measures to address issues with [Council housing] tenancies being left in poor state of repair at termination.

8 Do you agree with these strategic objectives?

- Ensure all homes are well maintained, energy efficient, safe, sustainable and climate proofed, working towards net zero emissions.

Reduce fuel poverty and ensure every household has a warm home they can afford to heat.

Please select only one item

- ◯ Yes
- ◯ To an extent
- ◯ No
- ◯ Don't Know

If there is anything you would add or change please set this out here.

9 Do you think the actions above are the right ones to take?

Please select only one item

- Yes
- To an extent

- No
- Don't know

Please tell us if there are any changes you would make or if there are any other actions you think we should be taking to address these issues.

Chapter Four - Prevent and Respond to Homelessness

This chapter covers preventing homelessness; temporary accommodation; supporting people to access settled accommodation and reducing the number of people sleeping rough.

These are the proposed strategic objectives:

- Prevent homelessness wherever possible
- Where temporary accommodation is required, this will meet the needs of the household
- Support people to access settled accommodation as quickly as possible
- Reduce the number of people sleeping rough

Read the high-level actions we propose to take

- Develop new ways to intervene earlier to prevent homelessness.
- Develop ways to publicise homelessness prevention activity and ensure people know how to access it.
- Develop pathways for vulnerable groups.
- Youth Homelessness Prevention including the development of a Youth Housing Hub.
- Develop pathways to avoid homelessness at key transition points such as leaving hospital or prison.
- Continued development of the Keys and a Kit Programme.
- Change mix of temporary accommodation.
- Ensuring we use our stock more effectively.
- Explore the possibility to flip temporary accommodation, if and when stock levels allow.
- Develop Mid-market rent (MMR) as an option for homeless households.
- Continue to increase the supply of long-term supported accommodation services.
- Continue to provide Rapid Access Accommodation.
- Establish a year-round Welcome Centre.
- In line with the Housing Emergency Action Plan, continue to identify and support opportunities for Social Investment Funding.
- Ensure full data on homelessness demographics.
- Work in Partnership with H&SCP.
- Work in Partnership with Children Services.
- Explore removing duplication and develop a plan to ensure information on service availability is more easily available.
- Investigate the impact of tourism on temporary accommodation.
- Deliver pre tenancy support to homeless households.
- Continue to develop options to prevent homelessness in the first place including using data to target interventions.

- Assess the link between children in unsuitable accommodation and the impact on their education with the change in schools they attend.
- Continue to work with RSL partners to maximise lets to homeless households.
- Develop a plan to increase the supply of Short-term Let accommodation.
- Develop a plan to increase the supply of Private Sector Leasing (PSL) accommodation.
- Plan to proactively identify and increase reach of prevention services.
- Develop a plan to increase the supply of supported accommodation.
- Develop a plan to support those who find a gap between their rent charge and their housing benefit income.
- Community based and home-based support services are increasingly important to support people with mental health issues which affects homelessness presentations if not maintained or improved upon.
- How will we provide mental and physical tenancy support throughout the tenancy journey of homelessness and ensure tenancy sustainment's are reinforced.
- Ensure that the Council and partners are prepared to respond to Prevention Legal Duties.
- Continue delivery of the Housing First model.

10 Do you agree with these strategic objectives?

- Prevent homelessness wherever possible.
- Where temporary accommodation is required, this will meet the needs of the household.
- Support people to access settled accommodation as quickly as possible.
- Reduce the number of people sleeping rough.

Please select only one item

◯ Yes
◯ To an extent
◯ No
◯ Don't Know

If there is anything you would add or change please set this out here.

11 Do you think the actions above are the right ones to take?

Please select only one item

- Yes
- To an extent
- No
- Don't know

Please tell us if there are any changes you would make or if there are any other actions you think we should be taking to address these issues.

Chapter Five - Provide Suitable homes with the right support to meet people's needs

This chapter covers Housing, Health and Social Care working together; accessible and wheelchair accessible homes; help to find a home and support for independent living; adaptations, Care and Repair and delayed discharge from hospital; housing and support to meet the needs of our changing and diverse population.

Our proposed strategic objective is:

- ensure housing is accessible with the right support to meet everyone's needs

Read the high-level actions we propose to take

- Develop a Joint Working Protocol between Edinburgh Health and Social Care Partnership, Housing and Homelessness, focusing on prevention and housing need.
- Improve monitoring and reporting around accessible housing.
- Work with affordable housing partners, private sector partners and other key organisations to support provision of an adequate supply of accessible and wheelchair housing and suitable housing for people with complex needs, through new and existing homes.
- Allocation Policy for Council homes* – Review the policy to ensure it continues to enable fair access to housing, including accessible homes.
- Adaptations - Review of Governance, Delivery and Funding for Adaptations.
- Support H&SC partners in the development of the Edinburgh Dementia Delivery Plan.
- Continue to support refugees and asylum seekers through partnership and direct work.

12 Do you agree with this strategic objective?

. Ensure housing is accessible with the right support to meet everyone's needs.

Please select only one item

- ◯ Yes
- ◯ To an extent
- ◯ No
- ◯ Don't Know

If there is anything you would add or change please set this out here.

13 Do you think the actions above are the right ones to take?

Please select only one item

- Yes
- To an extent
- No
- Don't know

Please tell us if there are any changes you would make or if there are any other actions you think we should be taking to address these issues.

Chapter Six - Develop vibrant, connected, safe and inclusive communities

This chapter covers regeneration and placemaking; greenspaces and nature; safe, connected and inclusive neighbourhoods; and engaged and empowered communities.

These are the proposed strategic objectives:

- Support communities to be vibrant, connected, safe and inclusive.
- Take all the local actions necessary to help end poverty.

Read the high-level actions we propose to take

- Develop an Estates Strategy.

- Develop a new Prevention Strategy against poverty and other harms.
- Develop the Community Safety and Antisocial Behaviour Strategy.
- Continue to investigate digitalisation of systems and customer access. Include trialling more proactive approaches to make housing communications more accessible for non-English speakers.
- Continue to maximise opportunities to improve greenspaces across the city in line with objectives around biodiversity, sustainability and community safety.
- Fully embed the Edinburgh Partnership Housing sub-group, as part of the Edinburgh Community Planning Partnership structure, to ensure a citywide community planning focus on the housing and homelessness issues facing the city.
- Roll out the new Tenant Participation Strategy and continue to build on tenant engagement.

14 Do you agree with these strategic objectives?

- Support communities to be vibrant, connected, safe and inclusive.
- Take all the local actions necessary to help end poverty.

Please select only one item

- ◯ Yes
- ◯ To an extent
- ◯ No
- ◯ Don't Know

If there is anything you would add or change please set this out here.

15 Do you think the actions above are the right ones to take?

Please select only one item

- Yes
- To an extent
- No
- Don't know

Please tell us if there are any changes you would make or if there are any other actions you think we should be taking to address these issues.

Any other comments

16 Please use the space below for any further feedback you have on the overall strategy.

About you

If you are responding on behalf of an organisation or group, please skip this section.

We want to get a wide range of views from different people, as well as those most likely to be impacted, to help us understand what is important to you. All of these questions are optional. We will use any information provided to analyse your response.

17 What is your age?

Please select only one item

- ○ Under 16
- ○ 16 - 24
- ○ 25 - 34
- ○ 35 - 44
- ○ 45 - 54
- ○ 55 - 64
- ○ 65 - 74
- ○ 75 and over
- ○ Prefer not to say

18 What is your ethnic group?

Choose **one** section from A to F, then tick **one** box which **best describes** your ethnic group or background

A. White

Please select only one item

- ◯ 1. Scottish
- ◯ 2. Other British
- ◯ 3. Irish
- ◯ 4. Polish
- ◯ 5. Gypsy / Traveller
- ◯ 6. Roma
- ◯ 7. Showman / Showwoman
- ◯ 8. Other white ethnic group, please write in

B. Mixed or multiple ethnic groups

Please select only one item

- ◯ 9. Any mixed or multiple ethnic groups, please write in

C. Asian, Scottish Asian or British Asian

Please select only one item

- ◯ 10. Pakistani, Scottish Pakistani or British Pakistani
- ◯ 11. Indian, Scottish Indian or British Indian
- ◯ 12. Bangladeshi, Scottish Bangladeshi or British Bangladeshi
- ◯ 13. Chinese, Scottish Chinese or British Chinese
- ◯ 14. Other, please write in

D. African, Scottish African or British African

Please select only one item

- ◯ 15. Please write in (for example, Nigerian, Somali)

E. Caribbean or Black

Please select only one item

- ◯ 16. Please write in (for example, Scottish Caribbean, Black Scottish)

F. Other ethnic group

Please select only one item

◯ 17. Arab, Scottish Arab or British Arab

◯ 18. Other, please write in (for example, Sikh, Jewish)

G.

Please select only one item

◯ 19. Prefer not to say

19 Which of these best describes the ownership of your home?

Please select only one item

◯ Owner occupier

◯ Renting from private landlord

◯ Renting from Council

◯ Renting from housing association

◯ Living in purpose built student accommodation

◯ Living in temporary accommodation

◯ Living with parents/ family

◯ Other (please specify)

20 Do you have any physical or mental health conditions or illnesses lasting or expected to last 12 months or more?

Please select only one item

◯ Yes

◯ No

◯ Prefer not to say

21 What is your sex?

Please select only one item

◯ Female

◯ Male

◯ Prefer not to say

22 Do you consider yourself to be trans, or have a trans history?

- Only answer this question if you are **aged 16 or over**

Here we use trans as a term to describe people whose gender identity is not the same as their sex registered at birth

Please select only one item

- ◯ No
- ◯ Yes
- ◯ Prefer not to say

If you would like to, please describe your trans status (for example non-binary, trans man, trans woman):

Feedback about this consultation activity

23 To what extent do you agree or disagree with the following statements about this consultation activity?

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	Don't know
I was given all the information that I to have my *Please select only one item*	◯	◯	◯	◯	◯	◯
This activity was clear and understan *Please select only one item*	◯	◯	◯	◯	◯	◯
I was given the opportunity to have *Please select only one item*	◯	◯	◯	◯	◯	◯

Please provide any comments or suggestions on how we can engage better in the future.

APPENDIX 3: CONSULTATION ON THE DRAFT LOCAL HOUSNG SURVEY – FINDINGS

An online consultation on the draft strategy ran from 27 February until the 22 April 2025. 45 responses were received, 30 from individuals and 15 from organisations.

The responses to each section are summarised below.

Feedback on the overarching vision

The original vision statement in the draft LHS was: *People in Edinburgh can access affordable, suitable and settled homes that are warm, safe and high quality. People can access the right support, at the right time, to enable everyone to be part of a thriving community.*

34% of consultation respondents said this vision covered everything they would expect to see. 44% felt it did to an extent, and 15% felt that it didn't.

27 comments were made which provided further feedback on the vision. The key points can be summarised as follows, with supplementary officer comments noted in blue:

- **General comments of support.**
- **View that the vision doesn't fully address all tenures/ a balanced approach to tenure diversity.** - It was recognised that our intended meaning of 'affordable' was perhaps not clear enough. This was intended to mean 'affordable for all', not limited to a defined affordable housing tenure. The vision has been revised to make this clearer.
- **The vision mentions warm homes but does not acknowledge net-zero commitments, decarbonization, or sustainable development**. This feedback was recognised but it was determined that these detailed considerations are captured in the strategic objectives.
- **View that the vision lacks a direct link to Homelessness Prevention & Equalities**. Direct reference to 'prevention' was considered but it was felt that other changes to the vision re. affordability and 'homes to meet their needs' hopefully help to address this.
- **View that the word 'affordable' lacks clarity.** As above, the vision wording has been changed to make clearer that this is intended to read as 'affordable to them'.
- **Suggestion that Edinburgh residents should receive first priority**. The Council provides housing in line with legislation.
- **It is unclear who "people in Edinburgh" refers to.** Recognised. Vision changed from "people" to "everyone", so it is more inclusive.
- **We need to be thinking about accessibility as well.** Noted, vision adjusted to add 'which meets their needs'
- **Comment around whether the strategy will take into account the needs of the Gypsy/Traveller community.** Gypsy/ Traveller community has a dedicated section in chapter 5 of the strategy.
- **Negative comments around air b&b and student housing**. This feedback is recognised but the strategy sets out that students housing needs need to be met as part of the overall vision for the city.

- **Specific question around the number of empty Council homes** The figure is included in the strategy.
- **Re refugee families, a priority for them to feel settled is to live close to family members and friends they have made in the community.** This has now been referenced in the strategy in a dedicated section within chapter 5.
- **Comment around new developments [to be] built to the highest environmental standards and whether sufficient sheltered and social housing is built to make up with huge deficits.** Considered within the strategy.
- **Could this be strengthened and take an inequalities approach by saying that 'everyone, especially the most vulnerable people in our community.' –** considered but not added – strategy is to apply to all residents, not singling out specific people or groups.
- **Suggestion to add the words "and live in" between "access" and "affordable" in the first sentence as the LHS is intended to cover accessing and the experience of living in homes that meet their needs –** change made to address this

You Said/ We Did: Taking this feedback into account, revisions were made to the vision statement, and the final vision is: *Everyone in Edinburgh can access and live in a home that is warm, safe, high quality, meets their needs and that they can afford. Everyone can access the right support, at the right time to allow them to be part of a thriving community.*

Chapter One: Feedback on the Strategic Objective

Draft strategic objective: Deliver a supply of affordable homes to offer choice and affordability

59% of respondents agreed with the strategic objective. 35% agreed to an extent and 5% disagreed.

20 comments were made in relation to the strategic objective. These are summarised below.

- **Comments around housing supply** – this has been a recurring theme throughout the LHS engagement, the topic of supply is covered throughout the strategy
- **Comments around affordability and what is classed as 'affordable'** – this has been a recurring theme throughout the LHS engagement, a section has been included in the strategy on this
- **Question around what an affordable tenure is –** this is detailed within the strategy
- **Comment that there isn't reference here to market housing or sustainability objectives –** due to the breadth of content the LHS covers, these are dealt with in separate chapters (ch2 and 3 respectively)
- **Comment around the allocation of grant funding to Edinburgh as a proportion of national allocation, highlighting this as not proportionate and not adequate for Edinburgh's housing need**
- **Comment around the use of average vs median household incomes –** suggestion that median is the more appropriate measure – this was looked at as part of the LHS development and analysis concluded that the average and median figures were similar. Average data is used more consistently with more comparable data available, for this reason the average has been used for consistency and comparison purposes.

- **Comments around affordable housing tenures –** varying comments, some highlighting specific need for social rent, some highlighting the need for provision of mid-market rent
- **View that the objective is not specific enough – "***no mention of any figures or desired targets, which raises concerns that the 'supply of homes' might not be enough to meet the need*" – acknowledged, wording has been revised to make reference to 'meeting demand'
- **Objective around increasing supply is linked only to affordable tenures, not all tenures –** this is acknowledged and housing need across all tenures is recognised and set out in the strategy. However, due to the breadth of topics covered, ch1 focuses on the delivery of affordable homes and private homes are covered in ch2

You Said/ We Did: Taking this feedback into account, revisions were made to the strategic objective which now reads: *Deliver a supply of homes across affordable tenure types to meet demand*

Chapter One: Feedback on the proposed actions

32% of consultation respondents agreed that the proposed actions were the right ones to take. 56% agreed to an extent and 7% disagreed.

26 comments were made in relation to the actions. These are summarised below.

- **Comments around housing supply and funding** e.g. "the land is there and the developers are there but without more funding the there will never be a high enough proportion of affordable housing built to make up the shortfall" – recognised, the funding environment is covered in ch1 and this is reflected in a number of the actions around housing supply which will be driven forward through the Housing Emergency Action Pla
- **Comments around Council rent increases –** acknowledged, Council rent setting is subject to a consultation and approval process through the Council's governance structures
- **Comments around the use of the TVL for housing purposes** and views on whether the proposed allocation for housing is sufficient – section on TVL included within this chapter and subject to reports to Council committees, as outlined
- **Comment that localised need must be taken into account** e.g. what is most needed in the area – recognised, this is an increasing focus in future iterations of the Local Development Plan (evidence gathering underway for City Plan 2040)
- **Comment around 'efficiencies' in housebuilding and whether there is a risk of compromising on quality**
- **Comment around new housing and infrastructure requirements** – this was a recurring theme throughout LHS engagement and is referenced in ch6
- "Suggest a Proposed Action is included that promotes closer working relationships between landlords and a targeted campaign is launched to promote mutual exchanges and transfers to property that better suits needs."
- **Suggestion that demographic information and population projections should inform the design and development of future housing supply** – acknowledged and there is work underway in relation to this, this is referenced in the strategy
- **Reflections on the pros and cons of high-rise housing** – acknowledged, there are specific actions around this as part of ch3

- **Reflections around downsizing, with specific considerations highlighted -** acknowledged and captured as an action within the Housing Emergency Action Plan
- **Comments around the homelessness crisis as the priority.** "The current 7,000 temporary accommodation properties should be treated as a priority" – this is recognised and reflected in the dual development of the LHS alongside the Housing Emergency Action Plan
- **Comment around private sector building and regulations around this, with specific reference to PBSA –** PBSA is covered within ch2
- **Land use for housing development / Council role in land acquisition –** the Council's Land Strategy is referenced as part of ch1
- **Suggestion that the Council should explore alternative funding models including TVL and Council Tax Empty Homes premium** – both under exploration/ in use and referenced in the strategy
- **Comment around design quality and community spaces –** covered in ch6
- **Comment around strengthening working with the private sector –** acknowledged and this is captured in a number of actions being driven forward through the Housing Emergency Action Plan
- **Comment around maximising capacity within the Planning system/ exploring potential for fast-tracked applications -** feedback will be shared with relevant teams

Chapter Two: Feedback on the Strategic Objectives

Draft strategic objective: Support households living in privately owned homes, whether rented or homeownership, to ensure everyone has access to well-managed, high-quality housing

51% of respondents agreed with the strategic objective. 32% agreed to an extent, 2% didn't know and 15% didn't answer.

21 comments were made in relation to the strategic objective. These are summarised below

- **Comment that the objective lacks reference to affordability and tenant protection** – The objective focuses on housing quality and management but does not mention affordability, security of tenure, or protections against evictions – acknowledged and changes made to reflect this
- **Comment that there is no direct mention of tackling empty homes or second homes** – this is picked up in the actions for the chapter
- **Comment that there is no mention of sustainability and energy efficiency** – Improving private sector housing should also address climate targets, retrofitting, and energy efficiency measures. – sustainability and energy efficiency across all tenures is covered in ch3
- **Comments around landlord responsibilities and also comments around the challenges facing landlords –** both perspectives and recognised and understood. The strategy reflects on the current system and some of the forthcoming changes such as Housing (Scotland) Bill
- **Comments around the volume of PBSA, including in specific parts of the city.** Is there a role for the Council is commissioning work to understand the need/ demand around student housing in the city, to help inform Planning decisions? – student housing is a focus on the next iteration of the Local Development Plan, with evidence gather work already underway as part of City Plan 2040. The joint engagement across Housing and Planning that was carried out during phase 3 helps feed into that.

- **Comments of general support but highlighting that the focus on homelessness and affordable housing provision must be the priority –** recognised and reflected in the prioritisation of actions as part of the Housing Emergency Action Plan. The LHS is a citywide, cross-tenure strategy that considers housing needs of the city as a whole.
- **Greater clarity needed around the support referenced** – recognised and changes made to try to reflect this Also drawn out in the actions for the chapter.

You Said/ We Did: The strategic objective has been split into two, which now read: 1) *Households living in privately rented homes have access to affordable, well-managed and high-quality housing with security of tenure; and, 2) Homeowners are aware of the advice and support available to help manage their homes and how to access this. Homeowners living in shared blocks are supported to manage the condition of the shared parts of their properties.*

Chapter Two: Feedback on the proposed actions

32% of consultation respondents agreed that the proposed actions were the right ones to take. 54% agreed to an extent, 2% disagreed and 12% didn't answer.

20 comments were made in relation to the actions, in addition to a written response from the Scottish Association of Landlords (SAL). These are summarised below.

- **General comment of support but questioning whether the language of the actions go far enough in an emergency situation –** acknowledged and considered as part of the alignment of actions to the LHS and Housing Emergency Action Plan respectively
- **Agreement that empty homes should be a focus and support that work is being expanded -** noted
- **Comment around PBSA and whether site approvals meets the demand – a call for further investigation into this –** comments as above
- **Comments around the need for affordable housing for students –** student housing need is considered as part of ch2
- **Specific comments raised around PRS and MMR -** these will be shared with relevant teams for consideration, noting that some of this falls outwith the Council's operational control:
  • Suggestion to hold tenancy renewal processes every 3 years to review gross household income to ensure that tenants still meet the financial criteria for mid-market rent. "This would ensure that mid-market rent properties continue to be occupied by those tenants who benefit most from the provision of affordable mid-market rent properties."
  • Suggestion of an accelerated process for possession through First Tier Tribunal where evidence is available to demonstrate that tenant is sub-letting and profiteering from the provision of mid-market rent.
  • Suggestion of an accelerated process for possession on the grounds of rent arrears where evidence is available to demonstrate that tenant is not engaging and ignoring communications to reach an agreement in line with Scottish Government pre-action protocols.
  • Suggestion of First Tier Tribunal being required to register all payment notices for outstanding rent arrears with credit agencies.
  • Review of the maximum gross annual household income criteria for mid-market rent.
- **Comments around accessible housing** – this is covered separately in ch5
- **Partnership working** – comment highlighting the importance of working with the Scottish Association of Landlords (SAL) and Landlord Accreditation Scotland (LAS).

Opportunities to maximise engagement with landlords and support opportunities for landlord training/ raising awareness around rights and responsibilities.

Chapter Three: Feedback on the Strategic Objectives

Draft Strategic Objectives:

Ensure all homes are well maintained, energy efficient, safe, sustainable and climate proofed, working towards net zero emissions

Reduce fuel poverty and ensure every household has a warm home they can afford to heat

63% of survey respondents agreed with the strategic objectives. 22% agreed to an extent, 2% disagreed and 12% didn't answer.

19 comments were made in relation to the strategic objectives. These are summarised below.

- **Comment that the objectives lack reference to private sector homes and owner-occupied housing in relation to energy efficiency –** the reference to 'all homes' and 'every household' is intended to reflect that this covers all households.
- **Comments relating to the Allocations Policy –** acknowledged, the Allocations Policy is set to be reviewed as noted within the strategy.
- **Suggestion that tenants should maintain their own houses if allocated housing provided by the council**. - Repairs and maintenance of the fabric of the buildings and fixtures of rented homes are landlords' responsibilities, and the related costs are covered by rent.
- **Support for aspirations but concern about deliverability, including cost –** Acknowledged. Making a case for an increase of overall funding and Edinburgh's allocation forms part of the LHS action plan. The Council HRA capital investment plan is reviewed annually to ensure it is financially viable, taking into account of the costs inflation, latest technology and legislative changes.
- **Question raised about communal heating systems and whether they offer value for money -** There is an on-going review which looks at all the communal heating systems within the Council estate, to make sure they are running efficiently, and the related costs are value for money for both the Council and residents.
- **Concern about the deliverability of net zero ambitions and why this is prioritised -** Social landlords have a statutory duty to bring homes to meet relevant standards and legislations.
- **Comment raised around issues which can be experienced by refugee and asylum seeking households –** incl. housing quality, uncertainty over where to seek advice and practicalities of being moved several times before receiving settled housing - The Council's Refugee and Migration teams works with voluntary sector to support refugee and asylum seekers to access the right advice and support when they need it. Challenges experienced by these groups recognised and captured as part of the LHS engagement. Work is ongoing to increase and change the mix of temporary accommodation in the city in an effort to help alleviate the acute housing pressures faced by many.

- **Comment raised around noise insulation -** All new homes should be built to current building standards, including requirement for sound insulations.
- **Concerns around older housing stock.** *"the cost of the minimal advantages of trying to make 19th century properties more energy efficient is too high to be worthwhile. money should be concentrated in areas where there are more significant savings to be made"* - Guidance in relation to improving energy efficiency of social rented homes are subject to being cost effective and in the case of improvement not being cost effective, exemption / abeyance could be applied for.

You Said/ We Did: Comments all considered in the development of the strategy and actions. No direct changes to the strategic objectives as a result.

Chapter Three: Feedback on the proposed actions

47% of survey respondents agreed with the proposed actions. 39% agreed to an extent, 7% disagreed and 7% didn't answer.

19 comments were made in relation to the actions. These are summarised below.

- **View that there should be greater focus on architectural merit/design in housebuilding**
- **Comment around deliverability, specifically cost and number of actions – perceived risk of spreading resources too thin –** comments as above re. funding and financial planning
- **Fuel poverty risk for particular groups including Gypsy/ Travellers -** As part of North Cairntow regeneration, winter proofed chalets and new gas supply connection have been installed to help address fuel poverty.
- **View that there needs to be a balance between sustainability objectives and the time/ resource/ costs involved –** is there a risk that a focus on this is at the expense of other issues? – acknowledged that this is a balance. Comments as above re. funding and financial planning. Council has statutory duties as a social landlord.
- **Concern around older housing stock.** "You may consider demolishing high rise and low rise flats built in the '60s and '70s… Your money would be wasted trying to modernise these places". – actions including a review of the high-rise estates and the strategy on low rise area regeneration aim to ensure all existing homes are fit for purpose. This will be informed by tenant and resident engagement
- **Comment around supporting the PRS.** *"The work on licensing STLs will hopefully stop their spread but more needs to be done to encourage landlords and potential landlords that the PRS is worthwhile"* – further reflections on the PRS in ch2

Chapter Four: Feedback on the Strategic Objectives

The draft strategic objectives were:

- Prevent homelessness wherever possible
- Where temporary accommodation is required, this will meet the needs of the household
- Support people to access settled accommodation as quickly as possible

- Reduce the number of people sleeping rough

71% of survey respondents agreed with the strategic objectives. 22% agreed to an extent, while 7% did not answer.

23 comments were made on the strategic objectives. These are summarised below.

- **General comments of support for the objectives**
- **Comments highlighting the links between homelessness prevention and increasing the supply of social housing –** recognised, housing supply is a key priority across both the LHS and the Housing Emergency Action Plan
- **Recognition of the combination of measures required.** *"'the interconnectedness of everything'. The LHS is just one component of a package of essential policies, most of which are outwith the control of CEC."* – recognised, and a number of the actions being driven forward through the Housing Emergency Action Plan highlighting the vital role of partners, government and wider stakeholders
- **Challenges around balancing the needs of homeless households vs households in settled housing that doesn't meet their needs –** Allocations Policy to be reviewed
- **Support for aspirations but concerns about deliverability** – funding, resources, housing supply – scale of the challenge is recognised. Delivering against these objectives is a key priority across the housing and homelessness services and partners.
- **Comment highlighting the critical need for more temporary accommodation** – recognised and a key feature of the actions being driven forward through the Housing Emergency Action Plan
- **More detail needed around timescales and how actions will be delivered –** further detail is set out in the associated Action Plans across the LHS and the Housing Emergency Action Plan

You Said/ We Did: Comments all considered in the development of the strategy and actions. No direct changes to the strategic objectives as a result. In addition to the broad support through the consultation, the continuation of these objectives was also endorsed by the SHAPE working groups. These objectives are a continuation of the objectives set out in the Rapid Rehousing Transition Plan and it was felt by the group that they still stand and should remain.

Chapter Four: Feedback on the proposed actions

36% of consultation respondents agreed that the proposed actions are the right ones to take. 51% agreed to an extent, 5% didn't know while 7% didn't know/ didn't answer.

19 comments were made on the actions. These are summarised below.

- **Support for actions but question around the number of actions** – is there a risk of spreading resources too thin? "*The housing crisis is too big at the moment to be able to deliver all of the homelessness prevention objectives equally"* – Noted, actions have been reviewed and prioritised, with the majority of actions relating to homelessness services being addressed through the Housing Emergency Action Plan
- **Specific feedback around developing new ways to intervene earlier to prevent homelessness –** recommendation to explore the implementation of mandatory mediation. *"This is because family conflict is often a primary factor of homelessness and if these can be deescalated, the flow of people being homeless would be reduce"/ "The development of new ways to intervene earlier is crucial, and the focus on publicising homelessness prevention activities should be expanded. Many individuals and families do not seek help due to a lack of*

awareness or stigma around homelessness, so outreach and education on available services are vital"/ "Prevention must be proactive, with outreach to at-risk groups well before a crisis hits" – acknowledged, prevention is a key focus across housing and homelessness services and is reflected in a number of actions being taken forward.

- **Support for actions but question around whether some of the wording is urgent enough to reflect the current crisis -** Noted, actions have been reviewed and prioritised, with the majority of actions relating to homelessness services being addressed through the Housing Emergency Action Plan
- **Data improvements –** suggestion for current datasets including bi-annual statistics published by the Scottish Government to be reviewed to ensure they reflect the full picture
- **Organisation-specific feedback –** a number of organisations provided detailed feedback about their own service provision and how this relates to the proposed objectives. This has been noted and fed in.

Chapter Five: Feedback on the Strategic Objectives

Draft strategic objective: Ensure housing is accessible, with the right support to meet everyone's needs

68% of respondents agreed with the strategic objective. 15% agreed to an extent. 5% disagreed, 2% didn't know and 10% didn't answer.

16 comments were made in relation to the strategic objective. These are summarised below.

- **General supportive comments** e.g. "*This objective addresses a broad spectrum of housing needs. It's a forward-thinking approach that ensures housing remains not only a physical space but also a place where people can thrive with the support they need.*"
- **Comments in support of the aspirations but concerns about deliverability –** funding, resources, housing shortage. Specific concerns about delayed discharge. Housing shortages raised by several respondents **–** All acknowledged**.** We will continue working with H&SC to look at needs within the city for older people, people leaving hospital. There are some step down flats available for people leaving hospital. Care homes fall under the under remit of the IJB.
- **Is there enough clarity around accessibility?** E.g. house size/ family size – ch5 works through a range of considerations in relation to accessible housing

You Said/ We Did: Comments all considered in the development of the strategy and actions. No direct changes to the strategic objectives as a result. There was general support for the objective as it currently reads with no direct suggestions for change.

Chapter Five: Feedback on the proposed actions

49% of respondents agreed with the proposed actions. 34% agreed to an extent. 5% disagreed while 12% didn't answer.

13 comments were made in relation to the proposed actions. These are summarised below.

- **Views that the Allocations Policy should be reviewed –** A review is planned with work on this getting underway.
- **Considerations around adaptations –** view that this should include adaptations to enable people to live in the home they wish to live in, including specific groups such as

Gypsy/ Travellers – review of adaptations is planned, as captured in the Housing Emergency Action Plan

- **Support for action around continued support for refugee/ asylum seekers; however, some views raised that the wording around the action could be clearer –** noted, this action has been revised to make this more housing specific
- **Coordination between health, housing and care providers** - View that this must be improved to enable smooth transitions out of hospital and prevent unnecessary delays. *"there should be a specific focus on integrating these services more closely within the community. Ensuring that healthcare, housing, and social care systems work together seamlessly is critical, and local initiatives can further enhance this by building stronger community links."* – the vital role of partnership working across these areas is recognised and captured in the actions
- **Support for aspirations but concerns about deliverability – specifically around** funding
- **Specific question raised – "when are the Scottish Government proposing a new Scottish Accessible Housing Standard? Helpful to reference when or provide a link to it."** – detail has been added in to the strategy in response to this
- **Action clarification** - **"Improve monitoring and reporting around accessible housing" – this could be clearer e.g. who is doing this monitoring.** Suggestion that more specific reference should be made to RSL Partnerships where appropriate. – noted and taken onboard in the action plan development.

<u>Chapter Six: Feedback on the Strategic Objectives</u>

Draft strategic objectives:

Support communities to be vibrant, connected, safe and inclusive

Take all the local actions necessary to help end poverty

61% of consultation respondents agreed with the strategic objectives. 22% agreed to an extent, 5% disagreed, 2% didn't know and 10% didn't answer.

20 comments were made in relation to the strategic objective. These are summarised below.

- **General support for the objectives** – *"Tackling poverty is fundamental to ensuring that everyone has access to the same opportunities, services, and quality of life. This objective is a critical step toward reducing inequality and creating fairer, more equitable communities." / "Support communities to be vibrant, connected, safe, and inclusive: This is a holistic objective that emphasizes the importance of fostering communities where people feel valued, secure, and part of a wider network"*
- **Balanced greenspaces** - Views that greenspaces should be balanced e.g. a mix of well kept lawns alongside rewilded areas
- **Views that there should be more parks and play areas and** question around whether there's a tension between land for housebuilding vs greenspaces and questions of where this is addressed – land allocation is addressed through the Local Development Plan (City Plan 2030)
- **Views that newbuild developments must have greenspaces as part of the overall aesthetic**

- **Communications e.g. tenant newsletter could be more accessible –** initial work underway to look at this, including trialling some translated text in the next newsletter
- **Reflections on how inclusivity is defined.** "Inclusion must explicitly cover those who are socially excluded and disenfranchised"
- **Reflections on how connected is defined.** Physical e.g. transport connections but also the importance of local networks and partnerships
- **Comments about the wording of the poverty strategic objective** - "take all the local actions', could be read as a 'passing the buck' to communities. It's also very broad? – noted, this has been reworded to make it more housing specific

You Said/ We Did: the strategic objective around poverty has been reworded as now reads: Help to deliver the Council's commitment to end poverty in Edinburgh.

Chapter Six: Feedback on the proposed actions

46% of consultation respondents agreed with the proposed actions. 37% agreed to an extent and 7% disagreed. 2% didn't know and 7% didn't answer.

22 comments were made in relation to the proposed actions. These are summarised below.

- **Greenspaces** - Emphasis on the importance of greenspaces as fundamental parts of any city – covered in the chapter
- **View that the Public sector estate should be retained within the public sector for affordable development wherever possible**
- **Digital inclusion** - In relation to actions around digital improvements, importance of recognising digital exclusion and specific barriers/ requirements for particular groups – the importance of ensuring both digital and non-digital channels is recognised and set out in the chapter
- **View that tackling ASB and neighbour disputes should remain a priority –** recognised in the chapter and action plan
- **Comments highlighting the link between safe, vibrant communities and good health** – good quality green spaces and active travel infrastructure in communities enables physical activity, reduces stress and improves mental health. Also, social connectedness (through inclusive neighbourhood design and community programmes) helps combat loneliness and isolation. (good place making)
- **Comment highlighting the importance of supportive pathways for tenants/ prospective tenants experiencing or at risk of experiencing racism**

Further feedback on the overall strategy

33 comments were received on the strategy more widely. These are summarised below.

- **Allocations Policy should be reviewed –** including consideration around overcrowding and families with members who have additional needs **–** A review is planned with work getting underway.
- **Perceived strengths of the strategy highlighted –** including focus on affordability, quality, safety, support and community involvement. Engagement has been positive and is something the Council should look to build upon going forward.
- **Areas to strengthen were felt to include -** clearer vision around mixed tenure and sustainability objectives. There should be consideration of 'creativity' and continue to ensure a broad mix of people are able to help shape future plans and proposals through future engagement

- **Reference to the importance of infrastructure such as GPs, schools, etc as well as increased provision of playparks and open spaces**
- **View that Housing needs to align with health, education & social care provision** so vital that these connections are made and endorsed
- **Views raised that there should not be housebuilding on green-built**
- **Views raised that air b&b's, short term lets have a negative impact**
- **Importance of prioritising actions – "**I agree with the majority of the points presented in the strategy, however, it reads as 'everything at once' which seems implausible to achieve. Recognising core issues and prioritising them across different parts of the city could work better"/ "It is noted they [actions] are all priorities, but they won't all happen at once so there needs to be a breakdown of what will be achieved by when" – this has been recognised and carefully considered as part of the dual development of the LHS and the Housing Emergency Action Plan, as reflected in the LHS Action Plan
- **Edinburgh is in a Housing Emergency and action needs to reflect this –** as above
- **Housing as a fundamental aspect of everyone's life –** *"housing is not simply about bricks and mortar. It is foundational to health, education, stability, and community belonging."*
- A range of more specific comments were made, such as:
    - More planning controls needed for accessible housing
    - Simplify the adaptations assessment process
    - Remodel low demand properties e.g. Vacant properties that are difficult to let
    - By restricting the Scottish Welfare Fund has caused issues with tenancy sustainability
    - Increase awareness of other services and organisations
    - Explore employment and training opportunities to support people into work for example the construction sector
    - Importance of exploring different mechanisms for delivering affordable homes and flexibility over affordable housing types
    - The supply of market homes is also of vital importance – increasing overall housing supply is key
    - Ensuring sufficient land supply/ land allocation for housebuilding (Local Development Plan)
    - Further work will be required in preparation of the Local Housing Land Requirement (LHLR) figure (aligned to Local Development Plan process)
    - Importance of improving housing quality and accountability through enforceable standards, faster repairs, and accessible Occupational Therapy services
    - Comment that financial barriers must be tackled through rent control, fair deposit systems, and stronger tenant protections, particularly in the private sector
    - Comment highlighting the need for accessible, multilingual information and responsive communication that empowers individuals to understand their rights and navigate the system confidently
    - Ongoing engagement – "Housing policy must be shaped with—not just for—those affected. This includes incorporating lived experience into decision-making, supporting skill-sharing and peer-led education, and investing in wraparound services that address interconnected needs such as mental health, employment, and community connection"

- Reflections on the next steps - *"a successful strategy must embed transparency and accountability at its core. Clear responsibilities, ongoing evaluation, and mechanisms for tenant feedback will build trust and improve housing outcomes across the city"*

- **Some Individuals/ organisations raised points specific to their local area –** importance of recognising local context and the challenges/ unique potential of different parts of the city, as well as the needs of particular groups – this is being further enhanced through City Plan 2040which will have an increased local focus

Demographics Information: Summary

Edinburgh's Local Housing Strategy

Phase 3 Survey– Demographics Dashboard

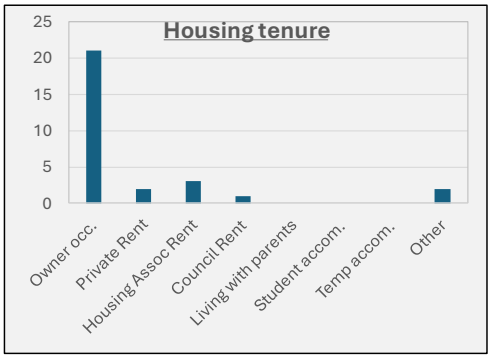
Version – 27/05/25

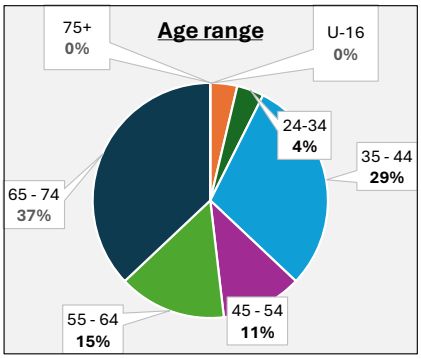
A consultation on the draft strategyran from 27 February to 22 April 2025. This was open to all residents and organisations. This was supplemented by some targeted engagement events and builds on the engagement carried out across phases 1 and 2.

Total no. of responses	45
Responses by individuals	30
Responses by organisations	15

Organisations who responded to phase 3 survey: MECOPP, Re-Act, Viewpoint Housing Association, NHS Lothian (Public Health & Health Policy), Wheatley Group, Places for People, Leith Central Community Council, Leith Links Community Council, End Poverty Edinburgh, Homes for Scotland, Edinburgh Chamber of Commerce, Cyrenians, EVOC, Scottish Association of Landlords, Wheatley Homes East.

SNAPSHOT OF DEMOGRAPHICS





Ethnicity of respondents	
White – Scottish/ British/ Irish	27
White – Other	3
Mixed or multiple ethnic group	3
Asian, Scottish/ British Asian	3
African, Scottish/ British African	0
Caribbean or Black	0
Other ethnic group	0

Sex of respondents			
Female	13	Male	13

Medical Condition?			
Yes	7	No	18

APPENDIX 4: STUDENT ENGAGEMENT CONSULTATION

Student Housing Engagement

Overview

Thank you for your interest in filling out the survey on student living in Edinburgh. We would really appreciate your views. If you fill out the survey, you'll be entered into a prize draw to win a £50 (all purpose) voucher. Just remember to leave your e-mail address at the end.

Having somewhere safe and secure to call home whilst studying is essential to support your health and wellbeing so you can focus on your studies and enjoy being a student in Edinburgh.

We know finding somewhere to live in Edinburgh can be difficult for anyone whether you are a student or not. Accommodation is in high demand and is expensive.

Please note that this survey is for students in either further or higher education studying and/or living within the Edinburgh area.

Why your views matter

In 2023, there were over 100,000 students enrolled in further or higher education in Edinburgh – around 20% of the City's population. As a student, you make a big contribution to Edinburgh. We need to understand your experience and needs around student accommodation and living in Edinburgh.

Your views will feed into the following:

Edinburgh's draft Local Housing Strategy (LHS)

Edinburgh's draft Local Housing Strategy (LHS) covers all aspects of housing and related services for the coming years. With the fastest growing population in Scotland and facing unprecedented challenges, it has never been more important to have a strong housing strategy that reflects and is influenced by the views of those living in the city. We'd like to hear from as many residents as possible including students.

If you would also like to share your views on housing in the city more widely, please access the LHS consultation. This consultation closes on 22 April 2025.

Student Accommodation Non-Statutory Planning Guidance

This planning guidance relates to purpose built student accommodation (PBSA) like Unite, Student Castle or IQ. It will provide guidance on where PBSA should be located, what should be provided and how it fits with the surrounding area. It will be used by the Council to assess planning applications. You can share your views on this guidance **here** This closes on 23 May 2025.

City Plan 2040

A local development plan (LDP) is a document prepared by a local planning authority which outlines the vision and framework for the future development and use of land within its area, serving as the basis for determining planning applications. City Plan 2040 will be Edinburgh's next LDP and as part of this work, we need to think student accommodation – how much we need, where it should be located but also understanding where students want to live. You can find out more about City Plan 2040 **here.**

1 What is your name?

2 What is your email address?

3 What is your current level of study?

Please select only one item

- ◯ College
- ◯ First year undergraduate
- ◯ Undergraduate other
- ◯ Postgraduate

Other (please enter)

4 Where are you enrolled?

Please select only one item

- ◯ Edinburgh College
- ◯ Edinburgh Napier
- ◯ Heriot-Watt
- ◯ Scotland's Rural College
- ◯ Queen Margaret
- ◯ University of Edinburgh

Other (please enter)

Your accommodation

5 Where do you currently live?

Please select only one item

- ◯ Home
- ◯ Private rented accommodation
- ◯ Purpose built student accommodation (for example: Unite, Student Castle, IQ)
- ◯ University halls of residence
- ◯ Short-term accommodation i.e. Airbnb, hotel or hostel
- ◯ I don't have a fixed place to live

Other (please enter)

6 Thinking about where you currently live, how happy are you with it?

Please select only one item

- ◯ Very unhappy
- ◯ Unhappy
- ◯ Neither happy nor unhappy
- ◯ Happy
- ◯ Very happy

Can you tell us why you put that answer?

7 How easy is it to find a place to live in Edinburgh?

Please select only one item

- ◯ Very difficult
- ◯ Difficult
- ◯ Neither difficult or easy
- ◯ Easy
- ◯ Very easy
- ◯ Not applicable

Can you tell us why you put that answer? Have you a story to tell us?

8 What do you see as the main challenges around accommodation/housing in Edinburgh?

9 Where would you currently go to find advice and information about accommodation/ housing in Edinburgh?

10 How much are paying each month for your accommodation?

11 Does that include bills?

Please select only one item

- ◯ Yes
- ◯ No
- ◯ Don't know

Your preferences

12 What type of accommodation do you prefer to live in?

Please select only one item

- ◯ Home
- ◯ Private rented accommodation
- ◯ Purpose built student accommodation (for example: Unite, Student Castle, IQ)
- ◯ University halls of residence
- ◯ Short-term accommodation i.e. Airbnb, hotel or hostel

Other (please enter)

Can you tell us why you put that answer?

13 Out of these choices, which would you prefer?

Please select only one item

- ◯ Bedroom in shared flat/ house
- ◯ Studio (i.e. a self contained unit with kitchen, living space & bathroom) with communal facilities
- ◯ Studio with no communal facilities

Can you tell us why you put that answer?

What is important to you when choosing accommodation?

14 Facilities: What would you like your accommodation to have? (Rank as: Essential/ Important to me/ Would be ice to have/ Not important/ not applicable)

				applicable
Large size bedroom *Please select only one item*	◯	◯	◯	◯
En-suite facilities *Please select only one item*	◯	◯	◯	◯
Double bed *Please select only one item*	◯	◯	◯	◯
Not sharing – having my own studio/flat *Please select only one item*	◯	◯	◯	◯
Parking for vehicle *Please select only one item*	◯	◯	◯	◯
Cycle parking *Please select only one item*	◯	◯	◯	◯
Disabled parking *Please select only one item*	◯	◯	◯	◯
Accommodation that is accessible and/or suitable for my disability *Please select only one item*	◯	◯	◯	◯
Suitable for my family's needs *Please select only one item*	◯	◯	◯	◯
Good decoration/quality of furnishings *Please select only one item*	◯	◯	◯	◯
Access to a shared communal living space/living room *Please select only one item*	◯	◯	◯	◯
Private outdoor space/garden *Please select only one item*	◯	◯	◯	◯
On-site accommodation manager *Please select only one item*	◯	◯	◯	◯
On-site recreational facilities *Please select only one item*	◯	◯	◯	◯
Secure door access/security gates *Please select only one item*	◯	◯	◯	◯
Provision of catered accommodation *Please select only one item*	◯	◯	◯	◯

15 What else might be important?

				applicab
Affordability of accommodation *Please select only one item*	○	○	○	○
Utility bills included in rental price *Please select only one item*	○	○	○	○
Being able to choose who you live *Please select only one item*	○	○	○	○
Choosing the number of people you will be living with *Please select only one item*	○	○	○	○
Living independently 'in a real home' *Please select only one item*	○	○	○	○
Access to a large group of students for socialising *Please select only one item*	○	○	○	○
My parents/guardians would be happy with the accommodation *Please select only one item*	○	○	○	○

16 Location: What is important to you when thinking about where to live in Edinburgh?

	Essential	Important to me	Would be nice to have	Not important to me/ not applicable
Being near where you are studying *Please select only one item*	○	○	○	○
Bus routes/ public transport links *Please select only one item*	○	○	○	○
An area that feels safe *Please select only one item*	○	○	○	○
Being in a busy area where there's a lot going on *Please select only one item*	○	○	○	○
Close to nightlife *Please select only one item*	○	○	○	○
Somewhere quiet *Please select only one item*	○	○	○	○
Food shops *Please select only one item*	○	○	○	○
Supermarket *Please select only one item*	○	○	○	○
Place of worship *Please select only one item*	○	○	○	○
Places to eat and drink *Please select only one item*	○	○	○	○
Access to green space *Please select only one item*	○	○	○	○
Places to play sport *Please select only one item*	○	○	○	○
Gym *Please select only one item*	○	○	○	○
Doctors/pharmacy/dentist *Please select only one item*	○	○	○	○
Things that meet the needs of my family/partner i.e. schools, nursery, work place *Please select only one item*	○	○	○	○

17 Is there anything you would like to say about what is important to you?

18 If you have a disability or access needs, do you feel there is enough suitable accommodation for you?

Please select only one item

- ◯ Yes
- ◯ No
- ◯ Not applicable
- ◯ Don't know

Is there anything you'd like to share about your experience or have you any ideas to address your needs?

19 Do you feel safe and secure in your accommodation and in the city?

Please select only one item

- ◯ Strongly Disagree
- ◯ Disagree
- ◯ Undecided
- ◯ Agree
- ◯ Strongly Agree

Have you anything you would like to say about safety?

20 Does where you live have an impact on your wellbeing?

Please select only one item

- ◯ Yes
- ◯ No
- ◯ Maybe
- ◯ Don't know
- ◯ Not applicable

Is there anything you would like to say about your experience?

21 Which of the following do you think applies to your experience living in Edinburgh? (You can select more than one)

Please select all that apply

- ☐ Where I live students are welcomed by their non-student neighbours
- ☐ Where I live students are valued as part of the local community
- ☐ Where I live students are viewed as beneficial to the local economy
- ☐ Where I live, I feel part of the local community
- ☐ Where I live students are viewed as a problem

22 What do you think would help to build better connections between students and local community?

23 Have you a story that would want to share about finding accommodation and living in Edinburgh?

About you

These questions are optional, but it would be great if you could answer them, so we make sure we get a range of views and understand what is important to you.

24 What is your age?

Please select only one item

- ○ Under 16
- ○ 16- 24
- ○ 25- 34
- ○ 35 - 44
- ○ 45 - 54
- ○ 55 - 64
- ○ 65 - 74
- ○ 75 and over

Prefer not to say

25 What is your sex?

Please select only one item

- ○ Female
- ○ Male
- ○ Prefer not to say

26 Do you consider yourself to be trans, or have a trans history?

- Only answer this question if you are **aged 16 or over**

Here we use trans as a term to describe people whose gender identity is not the same as their sex registered at birth

Please select only one item

- ○ No
- ○ Yes
- ○ Prefer not to say

If you would like to, please describe your trans status (for example non-binary, trans man, trans woman):

27 Which of the following best describes your sexual orientation?

- Only answer this question if you are **aged 16 and over**

Please select only one item

- ◯ Straight / Heterosexual
- ◯ Gay or Lesbian
- ◯ Bisexual
- ◯ Other sexual orientation, please write in
- ◯ Prefer not to say

28. What is your ethnic group?

Choose **one** section from A to F, then tick **one** box which **best describes** your ethnic group or background

A. White

Please select only one item

- ◯ 1. Scottish
- ◯ 2. Other British
- ◯ 3. Irish
- ◯ 4. Polish
- ◯ 5. Gypsy / Traveller
- ◯ 6. Roma
- ◯ 7. Showman / Showwoman
- ◯ 8. Other white ethnic group, please write in

B. Mixed or multiple ethnic groups

Please select only one item

- ◯ 9. Any mixed or multiple ethnic groups, please write in

C. Asian, Scottish Asian or British Asian

Please select only one item

- ◯ 10. Pakistani, Scottish Pakistani or British Pakistani
- ◯ 11. Indian, Scottish Indian or British Indian
- ◯ 12. Bangladeshi, Scottish Bangladeshi or British Bangladeshi
- ◯ 13. Chinese, Scottish Chinese or British Chinese
- ◯ 14. Other, please write in

D. African, Scottish African or British African

Please select only one item

- ◯ 15. Please write in (for example, Nigerian, Somali)

E. Caribbean or Black

Please select only one item

◯ 16. Please write in (for example, Scottish Caribbean, Black Scottish)

F. Other ethnic group

Please select only one item

◯ 17. Arab, Scottish Arab or British Arab

◯ 18. Other, please write in (for example, Sikh, Jewish)

G.

Please select only one item

◯ 19. Prefer not to say

29 What best describes where you come from?

Tick **all** that apply

Please select all that apply

☐ Edinburgh

☐ Scotland (not Edinburgh)

☐ Other UK

☐ International (EU)

☐ International (Non-EU)

☐ Prefer not to say

Other (please enter)

30 What religion, religious denomination or body do you belong to?

Please select only one item

◯ None

◯ Church of Scotland

◯ Roman Catholic

◯ Other Christian, please write in

◯ Muslim, write in denomination or school

◯ Hindu

◯ Buddhist

◯ Sikh

◯ Jewish

◯ Pagan

◯ Another religion or body, please write in

◯ Prefer not to say

31 Do you have any physical or mental health conditions or illnesses lasting or expected to last 12 months or more?

Please select only one item

- ◯ Yes
- ◯ No
- ◯ Prefer not to say

If answer 'Yes' (do you have a physical or mental health condition or illness lasting or expected to last 12 months or more):

Do any of these conditions or illnesses affect you in any of the following areas?

Please select all that apply

- ☐ Vision (for example blindness or partial sight)
- ☐ Hearing (for example deafness or partial hearing)
- ☐ Mobility (for example walking short distances or climbing stairs)
- ☐ Dexterity (for example lifting or carrying objects, using a keyboard)
- ☐ Learning or understanding or concentrating
- ☐ Memory
- ☐ Mental health
- ☐ Stamina or breathing or fatigue
- ☐ Socially or behaviourally (for example associated with autism spectrum disorder (ASD) which includes Asperger's, or attention deficit hyperactivity disorder (ADHD))
- ☐ Other (please specify)
- ☐ Prefer not to say

32 Does your condition or illness/do any of your conditions or illnesses reduce your ability to carry-out day-to-day activities?

Please select only one item

- ◯ Yes, a lot
- ◯ Yes, a little
- ◯ Not at all
- ◯ Prefer not to say