

# Edinburgh's Local Housing Strategy 2025-30

## Action Plan (June 2025)

**Overview:** This Action Plan captures all the actions identified through the development of the Local Housing Strategy. As the LHS takes a comprehensive overview of housing and homelessness services, a wide range of actions have been identified, the majority of which will be monitored directly through the annual updates on this strategy.

A number of the actions identified in this plan will be delivered and monitored through the [Housing Emergency Action Plan](#). As noted in the strategy, the LHS must be considered in conjunction with the Housing Emergency Action Plan (HEAP), which sets out actions in response to the current housing emergency, principally relating to housing supply and demand for housing. A significant number of actions identified in the LHS Action Plan relate to these themes and directly support the response to the housing emergency and will therefore be driven forward through the HEAP.

### Chapter 1. Deliver homes to provide choice and affordability for all

**Strategic Objective(s):** Deliver a supply of affordable homes to meet demand

Action/ Commitment	Baseline	Indicator or Measure	Key Activities	Target/ End Point	Coordinator
1. Ensure better alignment of the Council's general budget, medium-term financial plan and HRA in the short, medium and long-term, including the cross-subsidy of funds from the general fund to the HRA (where this is appropriate), in order to better support delivery of the Council's strategic objectives as set out in the Business Plan.	<p>There is an annual budget setting process for HRA and General Fund Budgets and ongoing financial monitoring.</p> <p>HH&amp;FW Committee agreed an SNP amendment for the Housing Emergency Action Plan on 13/06/25 calling for officers to <i>“develop proposals for allocating funding from the General Fund to the HRA ahead of the 2025/26 budget setting process.”</i></p>	Officer budget proposal developed that includes cross-subsidy of funds from GF to HRA in the short, medium and long term.	<p>Officer proposals developed, in discussion with elected members – Dec 2025.</p> <p>Annual budget setting process for HRA and General Fund Budgets – Feb 2026.</p>	Feb 2026	Housing and Homelessness Strategy Team

The other actions relating to chapter 1 will be managed through the Housing Emergency Action Plan under several of the high-level actions for Housing Supply and Demand for Housing, as below:

- HS1: Work with partners to increase and improve supply of housing in the city and develop and implement innovative funding solutions.
- HS2: Be responsive to the housing market by being flexible and dynamic in approach to tackling the Housing Emergency.
- HS3: Work with partners to develop new delivery models of housing in the city.
- DH1: Work with partners to make best use of all homes in the city.

## Chapter 2. Support private renters, homeowners and landlords

**Strategic Objective(s):** Households living in privately rented homes have access to, affordable, well-managed and high-quality housing with security of tenure.

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.

Action/ Commitment	Baseline	Indicator or Measure	Key Activities	Target/ End Point	Coordinator
2. Work towards increasing the proportion of social rented homes in order to (at least) match the Scottish average, and in turn reduce the proportion of PRS stock in the city.	<p>16% of homes in the city are for social rent, compared to the Scottish average of 22%. To bring Edinburgh in line with the Scottish average would require an additional 15,000 new social rent homes. This would require £1.6billion in grant funding and £3billion in borrowing.</p> <p>23% of homes in the city as in the PRS, compared to the Scottish average of 13%.</p>	Increasing number of new homes delivered for social rent – this is dependent on funding and a number of other factors.	<p>Completion of commissioned work identifying the homes and tenure split required to end the Housing Emergency – Sept 2025.</p> <p>Joint planning with the Council's RSL partners – ongoing.</p> <p>Strategic Housing Investment Plan (SHIP) – Dec 2025.</p>	2030 (Ongoing)	Housing and Homelessness Strategy Team
3. Support compliance within the Private Rented Sector via landlord registration, licensing and enforcement.	<p>No. of Registered Landlords – 44,608 (1 March 2025)</p> <p>No of Landlord Registered Properties – 65459 (1 March 2025)</p> <p>Number of Enquiries in relation to Private Rented sector Enforcement 2024/25 – 433</p>	Annual data on no. registrations/ no. licenses/ no. enforcements to track growth within the sector/ increased compliance	Ongoing activities around landlord registration, licensing and enforcement	2030 (Ongoing)	Regulatory Services

Action/ Commitment	Baseline	Indicator or Measure	Key Activities	Target/ End Point	Coordinator
4. Consider ways to <b>improve</b> the provision of <b>guidance and support for landlords and tenants</b> <i>(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.)</i>	Mapping of current information and guidance is to be carried out	Landlords and tenants provided with clear information that is more easily accessible. Tenant awareness about tenants rights improved	Review meetings held with key stakeholders  Website updated to help signpost to relevant resources.  Implement regular contact with Registered Landlords in Edinburgh to increase engagement.	2026	Regulatory Services
5. Work with partners to review and support housing options information and advice for University students and prospective students studying in Edinburgh	Baseline data on student housing demand and need.  Housing information provided to students is variable – mapping exercise to be carried out.	Improved data on student housing demand and need to improve reporting  Improved and more consistent information and advice around housing provided to students and prospective students from Universities and other organisations including the Council	Data mapping undertaken  Stakeholder discussions and actions agreed	2026	Housing and Homelessness Strategy
6. Refresh the Council's ' <b>Scheme of Assistance</b> ' information, providing updated advice and guidance for	Current information on <a href="#">Council website</a> , dated 2016	Information updated and promoted to enable homeowners to access information more easily.	SoA refreshed and information updated on the Council's website	2025 for initial updates	Area Based Regeneration and Shared Repairs with cross-directorate input

Action/ Commitment	Baseline	Indicator or Measure	Key Activities	Target/ End Point	Coordinator
homeowners on how to improve, maintain and repair their home					
7. Within Council led mixed-tenure improvement programme areas - Continue to pro-actively support and advise homeowners and other residents on how to fund required home improvements.	<p><a href="#">Scheme of Assistance</a> details support for private owners in Low-rise area-based retrofit investment programmes. As per action 18, SoA to be updated.</p> <p>No recorded data is currently available on tenant and owner feedback – will be collated going forward</p>	<p>Number of private homes that are upgraded within the works programme.</p> <p>Value of Grant funding obtained by the Council for private homeowners.</p> <p>Analysis and reporting on tenant and owner feedback, including % positive &amp; negative feedback. Measure of success would include sustained/ upward trend in satisfaction</p>	<p>SoA updated</p> <p>Tenant and owner feedback collated and analysed going forward.</p>	2039	Area based Regeneration and Shared Repairs
8. Reduce the number of privately owned <b>empty homes</b> to bring them back into effective use	No. empty homes (3,093 as at Sept 2024)	Increased no. empty homes brought back into use via Council intervention	<p>Workshop held with elected members</p> <p>Reporting on impact of pro-active approaches re use of empty homes, including potential for first CPO test case</p>	2030 (Ongoing)	Empty Homes Team - Access to Housing

Action/ Commitment	Baseline	Indicator or Measure	Key Activities	Target/ End Point	Coordinator
			Development of updated Empty Homes Strategy		
9. Radically reduce the level of second property ownership in the city	<p>Approx 1,700 second homes in Edinburgh (Jan 2024)</p> <p>200% Council Tax premium has been applied for second homes since 1 April 2024.</p>	Number of second homes brought into alternative use through Council or partner involvement.	<p>Mapping exercise to understand the current mix of second homes in the city and the financial viability of any Council/ partner involvement.</p> <p>Proactive communication to owners of second homes</p> <p>To be captured as part of the Empty Homes Strategy which is under development</p>	2030 (Ongoing)	Housing and Homelessness Strategy Team
10. Become a Rent Control Ready Council in relation to the Housing (Scotland) Bill	<p>Council decision in Sep 2024 to “reaffirm the Council’s support for rent controls” as part of the agreed motion “City of Edinburgh Council Supports Rent Controls”</p> <p>Housing Scotland Bill is progressing through parliament.</p>	Processes and resources in place to fulfil our responsibilities when the Housing (Scotland) Bill is implemented	<p>Series of workshops held with officers and elected members to establish necessary actions.</p> <p>Develop a full understanding of end-to-end process and resourcing implications, including carrying out mandatory assessments for Rent Control Areas in Edinburgh</p>	2026	Housing and Homelessness Strategy linking with Regulatory Services

Action/ Commitment	Baseline	Indicator or Measure	Key Activities	Target/ End Point	Coordinator
<p>There are additional actions around increasing the availability of affordable accommodation for students and exploring co-operative models that will be managed through the Housing Emergency Action Plan. These will sit under two of the high-level actions for Demand for Housing and Housing Supply</p> <ul style="list-style-type: none"> <li>DH2: Work with partners to plan for future housing needs</li> <li>HS3: Work with partners to develop new delivery models of housing in the city.</li> </ul>					

### Chapter 3. Ensure homes are modern, warm and sustainable

**Strategic Objective(s):** 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

Action/ Commitment	Baseline	Indicator or Measure	Key Activities	Target/ End Point	Coordinator
<p>11. Continue to support all new build Council homes to be constructed to high standards of energy efficiency and sustainability.</p> <p><i>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.</i></p>	No. of new homes built and to what energy efficiency level	No. of new homes built and to what energy efficiency level	Tracking and responding to any changes required to meet new standards or regulations	2030 (Ongoing)	Development and Regeneration Team
<p>12. Investment in blocks with Council ownership - Implement the 15-year Whole House Retrofit (WHR) investment plan for low rise blocks</p>	No. of blocks planned to be retrofitted from 2021 – 2039.	No. of blocks retrofitted – monitoring to ensure programme delivery is in place with planned investment timescales	Deliver phases 1, 2 & 3	2039	Area Based Regeneration and Shared Repairs
<p>13. Develop an investment and management</p>	Investment strategy in place for specific blocks.	Overall management of the estate, improved with greater	High rise investment & management	2026	High Rise Management



Action/ Commitment	Baseline	Indicator or Measure	Key Activities	Target/ End Point	Coordinator
strategy with an aim to make homes in high rise blocks warm, safe and sustainable.	Management strategy to be developed alongside this	consistency, guided by management strategy - this will address issues such as Concierge, lift repairs and maintenance, and refuse collection	strategy developed and implemented		and Investment
14. Assess and review the future of the high rise estate	No current assessment in place	Clear direction of travel for the future of the high rise estate, informed by financial analysis and tenant feedback	Review the findings of the structural/stock condition survey.  Carry out financial viability/appraisal of blocks, incorporating tenant's views  Develop Business case for future of high rise blocks. Subject to Committee approval.	2027	High Rise Management and Investment
15. Support delivery of the Edinburgh Local Heat and Energy Efficiency Strategy (LHEES) 2023-2028	Baseline Analysis of the LHEES	LHEES outcomes for 2023-2028 are delivered.	Delivery of the LHEES and Delivery Plan	2028	LHEES Office
16. Continue to make a case for a funding formula based on need to the Social	Existing regular communication with SG (ministers)/ COSLA	Funding is increased and dedicated allocation for Edinburgh.	Case made to SHNZHF to increase overall fund	2030 (Ongoing)	Housing & Homelessness Service Lead

Action/ Commitment	Baseline	Indicator or Measure	Key Activities	Target/ End Point	Coordinator
Housing Net Zero Heat Fund (SHNZHF) and an increase to the overall fund.					
17. Provide advice and guidance and take enforcement action where required, to ensure the tolerable and repair standards are met.	Annual data in relation to Tolerable Standard and Repair Standard.	Annual data in relation to Tolerable Standard and Repair Standard.  <i>These are reactive figures as the Landlord Registration scheme does not envisage proactive investigations and inspections</i>	Ongoing provision of advice and information, with enforcement action taken where necessary	2030 (Ongoing)	Regulatory Services
18. Continue to develop in house capacity and skills in order to grow a public sector workforce capable of delivering the investment needed to repair and climate-proof homes across the city.	63% of repairs carried out internally/ 37% sub-contracted (2024/25 data)  Capital works all delivered externally	Increased volume of repairs work carried out internally  Feasibility of capital/ climate-proofing works being delivered in-house assessed (consideration of specialist skills, risk etc)	Proposals taken through committee – Autumn 2025	Not determined yet - report to committee in Autumn 2025 will outline this	Service Improvement Team

#### Chapter 4. Prevent and respond to homelessness

**Strategic Objective(s):** 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

Action/ Commitment	Baseline	Indicator or Measure	Key Activities	Target/ End Point	Coordinator
19. Youth Homelessness Prevention including the development of a Youth Housing Hub	Initial stakeholder event has taken place	Subject to Business Case - Implementation, resulting in reduction in youth homeless presentations	Business Case to be developed	TBC – dependency on business case	Housing and Homelessness Strategy Homelessness and Housing Access
20. Work in Partnership with Children Services	Initial workplan for development work with Through Care and After Care has been drafted	Greater tenancy sustainment for young people	Workplan implemented  Further work required to develop work with wider Children's Services	2026	Housing and Homelessness Strategy

There is an extensive list of actions relating to these strategic objectives which will be managed through the Housing Emergency Action Plan.

These will sit under several of the high-level actions for Housing Supply and Demand for Housing, as below:

- HS1: Work with partners to increase and improve supply of housing in the city and develop and implement innovative funding solutions.
- HS3: Work with partners to develop new delivery models of housing in the city.
- DH1: Work with partners to make best use of all homes in the city.
- DH2: Work with partners to plan for future housing needs.
- DH3: Work with partners to develop and implement activity to prevent homelessness in the first place.

**Chapter 5. Provide suitable homes with the right support to meet people's needs****Strategic Objective(s):** Ensure housing is accessible, with the right support to meet everyone's needs

Action/ Commitment	Baseline	Indicator or Measure	Key Activities	Target/ End Point	Coordinator
21. Develop a Joint Working Protocol between Edinburgh Health and Social Care Partnership, Housing and Homelessness, focusing on prevention and housing need and to support strategic priorities of each area as reflected in Housing Contribution Statement	No protocol in place	Protocol agreed to support strategic priorities of each area and support joint working	Develop protocol	2026	Housing & Homelessness Strategy
22. Improve monitoring and reporting around accessible housing, across tenures	Limited information across tenures on wheelchair accessible housing in the City, as identified in 2021/22 Accessible Housing Study.	Improved monitoring available to inform future planning and service provision	Finalise work on updating NEC to show Council new build wheelchair homes.  Recording major adaptations to Council and RSL homes	2026	Housing & Homelessness Strategy

Action/ Commitment	Baseline	Indicator or Measure	Key Activities	Target/ End Point	Coordinator
23. Continue to support refugees and asylum seekers to access housing, services and related support through partnership and direct work.	No. of asylum seekers and refugees provided with housing and wider support	No. of asylum seekers and refugees provided with housing and wider support  Continued monitoring of Geopolitical dependencies	Ongoing service provision and partnership working	2030 (Ongoing)	Housing and Homelessness Strategy/
<p>There are additional actions around the provision of accessible and wheelchair housing, a review of the Council's Allocations Policy, and review of Adaptations Governance, Delivery and Funding across all tenures. These will be managed through the Housing Emergency Action Plan under two of the high-level actions for Housing Supply and Demand for Housing:</p> <ul style="list-style-type: none"> <li>• HS1: Work with partners to increase and improve supply of housing in the city and develop and implement innovative funding solutions.</li> <li>• DH1 - Work with partners to make best use of all homes in the city.</li> </ul>					

## Chapter 6. Develop vibrant, connected, safe and inclusive communities

**Strategic Objective(s):** Support communities to be vibrant, connected, safe and inclusive  
Help to deliver the Council's commitment to end poverty in Edinburgh

Action/ Commitment	Baseline	Indicator or Measure	Key Activities	Target/ End Point	Coordinator
24. Develop an Estates Strategy	Individual programmes of work in progress  No overarching strategy in place	Overarching strategy developed to bring this work together and set a clear strategic direction	Consultation with service areas/ stakeholders	2026	Housing & Homelessness Strategy

			Strategy developed		
25. Embed the strategic coordination of all poverty prevention related activities across housing and homelessness services.	Implemented a number of successful pilots for homelessness prevention under the RRTP	Increased and expanded focus on poverty prevention activities across the wider housing service	Continued roll out of pilot work across housing and homelessness  Developing an integrated approach to poverty prevention for housing/ homelessness with internal/ external partners	2026	Housing & Homelessness Strategy
26. Review and refresh the Edinburgh Community Safety & Justice Partnership	Edinburgh Community Safety and Justice Partnership is in place, bringing partners together.  Edinburgh's Joint Community Safety Strategy 2020-2023	Refreshed governance and strategic objectives in place to support collective ant-social behaviour reduction and prevention activities	Re-establish partnership meetings and refresh on strategic direction and governance - Partnership Meeting May 2025	2026	Housing & Homelessness Strategy
27. Develop a strategy to support the integration of the Advice Services and Family and	Service area integration/ recruitment in progress	Strategy to clearly set out the activities, objectives, priorities and ways of working for this as a combined service	Service integration to complete by May 2025	2026	Housing & Homelessness Strategy

Household Support		area to improve outcomes for residents	Strategy developed to underpin the activities of this as a combined service area		
28. Continue to investigate digitalisation of systems and wider customer access. Include trialling more proactive approaches to make housing communications more accessible for non-English speakers.	<p>Range of services in place including EdIndex Online, supported by Browsealoud software</p> <p>Translation Services promoted across housing communications – scope for review and reinforcing</p>	<p>Further opportunities for tenants and residents to engage with services through a range of platforms, both digital and non-digital, to improve their customer experience</p> <p>Improved communications with non-English speakers to strengthen our reach and inclusivity</p>	<p>Further digital improvements implemented through Service Improvement programmes</p> <p>Initial trail of translated text within Tenant Newsletter, signposting to translation services to encourage uptake.</p>	2030 (Ongoing)	Housing and Homelessness Strategy/ Service Improvement Team
29. Continue to maximise opportunities to improve greenspaces across the city in line with objectives around	Existing partnership work underway between P&G and Housing teams	Edinburgh Million Tree City programme – resources and workplan in place for this collaboration to increase woodland and opportunities for	<p>Project Officer appointed summer 2025</p> <p>Working with communities to design, plant and look after</p>	2030 (Ongoing)	Parks and Greenspaces

biodiversity, sustainability and community safety.		community engagement	new woodlands on Housing land.		
30. Roll out the new Tenant Participation Strategy and continue to build on tenant engagement	Existing strategy out of date	Increase in Tenant Participation - supported and strengthened through updated strategy	New strategy developed and approved - reporting to Housing, Homelessness and Fair Work Committee June 2025	2025	Service Improvement Team



Overarching Strategy					
Action/ Commitment	Baseline	Indicator or Measure	Key Activities	Target/ End Point	Coordinator
31. Work with Scottish Government and other stakeholders to help respond to, shape, develop and implement any legislative and regulatory changes and report on this through the LHS annual review process.	Responding to consultations. Engage/Contribute to SG working groups & parliamentary sessions	Council able to help feed in and shape forthcoming legislative and regulatory changes	Reference in the annual LHS update any relevant legislative/ policy changes and any actions to be taken	2030 (Ongoing)	Housing & Homelessness Strategy Team