

# Integrated Impact Assessment – Summary Report

---

Each of the numbered sections below must be completed  
Please state if the IIA is interim or final - Final

## 1. Title of proposal

Housing Revenue Account (HRA) Budget Strategy 2026-2036

## 2. What will change as a result of this proposal?

The HRA Budget Strategy 2026-36 aims to continue the five-year rent strategy that was approved in February 2024 to increase rent by 7% every year for the five years of 2024/25 to 2028/29; with an assumption that 7% per annum rent increase for the following five years (2029/30 to 2033/34) would be required to deliver the approved ten-year investment programme. This will make financial provision for the ongoing delivery of the core commitments to:

- Continue to deliver and improve housing management and maintenance services and support tenants to sustain tenancies;
- Continue the programme to build new social rented Council homes to meet housing need;
- Deliver the Scottish Government's requirement for social housing to meet the Energy Efficiency Standard for Social Housing post 2020 (EESH2) standard and contribute to the city's ambition to be net zero carbon;
- Deliver improvements to mixed tenure blocks to make all blocks with Council tenancies warm, energy efficient, modern and secure;
- Deliver an area-based approach to design and management of the Council's wider estates aligned to investment in new and existing homes; and
- Support and enable large scale regeneration in the city (such as the regeneration of Granton waterfront).

While the overarching strategy to deliver the above core commitments remains unchanged, the assumptions that are used for the business planning have been updated to reflect the latest operating environment, policy/ legislation changes and market intelligence.

HRA Budget Strategy reports were presented to Housing, Homelessness and Fair Work Committee in September and December 2025, which provided updates on the assumptions used in the business planning since the HRA budget was approved in February 2025 and their impacts on the HRA reserves balance. The reports also set out development work to explore new, alternative funding options, such as the Visitor Levy and using General Fund to support the HRA, as well as a loans fund review.

The proposed HRA budget presented/ presenting to Finance and Resources Committee and Council budget special meetings in February 2026 included an

investment strategy that strengthens and aligns the housing and homelessness services. The HRA budget proposed a significant increase of settled/ social rented homes to help tackling the housing emergency in the city.

It proposed an additional investment in new homes, which sees the proposed capital investment programme increasing from £2,267m to £2,879m, which will support delivery of an additional c. 2,300 social homes over and above what was reported in December 2025; taking the proposed plan to c.4,600 social rented homes, c.580 mid-market homes and the continuation of the retrofit programmes in both low- and high-rise blocks. This reflects an increase of approximately 100% in social rented units compared to the draft programme presented to Housing, Homelessness and Fair Work Committee in December 2025.

This additional investment is funded through rental income from the additional new homes, £125.196m from HRA reserves and £38.598m from the General Fund, as well as the funding through the Edinburgh Visitor Levy's Housing and Tourism Mitigation Fund (which provides an additional £25.716m of funding across the ten-year period taking account of the change to the loans fund policy).

Each year the views of tenants are sought on the HRA budget strategy, investment plan, services and associated rent levels. With a five-year rent strategy approved by the Council in February 2024, this year's consultation focused on tenants' support to the 7% rent increase and tenants' priorities. Tenants were also asked about their investment priorities should the new/ alternative funding and financing options being explored as part of the budget development become available to the HRA.

As in previous years, tenants were asked if they have experienced any difficulties to pay their rent in the last 12 months and for suggestion to further improve the advice and support to help tenants paying their rent.

### **3. Briefly describe public involvement in this proposal to date and planned**

A meeting with members of the Edinburgh Tenants Federation (ETF) was held on 27 August 2025 to look at the draft consultation plan and proposed consultation questions. ETF members suggested ways to promote the rent consultation and possible content to be included in the rent consultation document/ booklet, as well as commented on the draft consultation questions. Comments on the font size, document layout and information to be included were taken on board when developing the draft consultation document, which was shared with the ETF for further comment before final publication.

The draft consultation questions were appended to the HRA budget strategy report to Housing, Homelessness and Fair Work Committee on 23 September 2025.

The consultation proposal was reviewed by the in-house Consultation Advisory Panel (on 15 September 2025) to ensure the consultation proposal is of a good practice standard and that the communication approach is appropriate.

This year's consultation ran between 6 October and 30 November 2025, with 796 responses received after duplicate responses had been removed, a slight increase from last year's 773 responses.

The budget consultation information was provided in a booklet and was sent out with the Autumn issue of the Tenants' Courier newsletter, which was posted to all Council tenants during the consultation period. Tenants were able to respond to the survey

by post using the Freepost envelope provided. Alternatively, tenants could respond to the consultation survey online through the Consultation and Engagement Hub.

The consultation was promoted in several ways, which included:

- targeted social media posts sent out by the Council's Communications team;
- where available, tenant email addresses were sent two direct messages asking them to complete the consultation;
- where tenant email addresses were not available but mobile telephone numbers were, tenants were sent two text messages asking them to complete the consultation;
- ETF sent out communications to tenants asking them to complete the consultation; and
- several Registered Tenant Organisations were contacted and asked to further promote the consultation to their tenants.

**4. Is the proposal considered strategic under the [Fairer Scotland Duty](#)?**

Yes, the budget strategy includes the preparation of an annual budget for the HRA. The budget strategy aims to deliver the Council's commitments and help tackling the housing emergency in the city, including increasing the supply of new affordable homes, which helps to meet people's housing needs, including homeless households, and improving existing homes to meet Energy Efficiency Standard for Social Housing 2 (EESH2) to help tackle fuel poverty/cost of living. The continuation of the Tenant Hardship Fund (THF) aims to support tenants experiencing significant financial hardship due to the rent increase.

**5. Date of IIA**

The draft/interim IIA meeting was held on 24 September 2025 and the final IIA meeting was held on 13 February 2026 following the conclusion of the budget consultation.

**6. Who was present at the IIA? Identify facilitator, Lead Officer, report writer and any partnership representative present and main stakeholder (e.g. NHS, Council)**

**For the final IIA meeting on 13 February 2026**

Name	Job Title	Date of IIA training
Ada Yiu (report writer)	Senior Housing Development Officer	22 May 2019
Jill Thomson	Housing & Homelessness Strategy Manager	
Brendan O'Hara	Principal Accountant	
Alun Stein	Senior Accountant	
Charlotte Elisabeth Smith	Accountant	
Matt Jones	Acting Principal Accountant	
Massimo Fabbreschi	Housing Development Officer	

## 7. Evidence available at the time of the IIA

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected?																																																																																																						
Data on populations in need	<p>South East Scotland Housing Need and Demand Assessment 3 (SESplan HNDA3)</p> <p>EdIndex Housing Register</p>	<p>The latest HNDA3 which received robust and credible status in July 2022, shows the need for between 36,000 to 52,000 homes in Edinburgh between 2021-2040. It is estimated that between 24,000 to 35,000 of those homes should be affordable.</p> <p>Total number of applicants on EdIndex 28,835 (November 2025).</p> <table border="1" data-bbox="687 728 1434 1043"> <thead> <tr> <th>Choice Priority Group</th> <th>Number of EdIndex applications at 19/11/2025</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Gold</td> <td>426</td> <td>1.48%</td> </tr> <tr> <td>Silver Homeless</td> <td>8,134</td> <td>28.21%</td> </tr> <tr> <td>Demo &amp; Officer Panel</td> <td>229</td> <td>0.79%</td> </tr> <tr> <td>Overcrowding</td> <td>1,213</td> <td>4.21%</td> </tr> <tr> <td>Under occupation</td> <td>161</td> <td>0.56%</td> </tr> <tr> <td>Waiting Time</td> <td>18,661</td> <td>64.72%</td> </tr> <tr> <td><b>Total</b></td> <td><b>28,835</b></td> <td></td> </tr> </tbody> </table> <p><b>Equality data for EdIndex Registrations at 19 November 2025</b></p> <p><b>Sex</b></p> <table border="1" data-bbox="692 1245 1369 1435"> <thead> <tr> <th>Sex</th> <th>Number of applications at 18/11/2025 00:00:00</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Female</td> <td>14693</td> <td>50.96</td> </tr> <tr> <td>Male</td> <td>14134</td> <td>49.02</td> </tr> <tr> <td>Other</td> <td>8</td> <td>0.03%</td> </tr> <tr> <td><b>Sum</b></td> <td><b>28835</b></td> <td></td> </tr> </tbody> </table> <p><b>Age by priority group</b></p> <table border="1" data-bbox="687 1581 1430 1805"> <thead> <tr> <th>Choice priority</th> <th>a. 16-17</th> <th>b. 18-24</th> <th>c. 25-35</th> <th>d. 36-59</th> <th>e. 60+</th> <th>Sum:</th> </tr> </thead> <tbody> <tr> <td>1. Gold</td> <td></td> <td>3</td> <td>33</td> <td>231</td> <td>159</td> <td><b>426</b></td> </tr> <tr> <td>2a. Silver – Homeless</td> <td>60</td> <td>1187</td> <td>2741</td> <td>3772</td> <td>374</td> <td><b>8134</b></td> </tr> <tr> <td>2b. Demo &amp; Officer Panel</td> <td>8</td> <td>74</td> <td>49</td> <td>85</td> <td>13</td> <td><b>229</b></td> </tr> <tr> <td>2c. Overcrowding</td> <td></td> <td>69</td> <td>373</td> <td>743</td> <td>28</td> <td><b>1213</b></td> </tr> <tr> <td>2d. Underoccupation</td> <td></td> <td></td> <td>2</td> <td>89</td> <td>70</td> <td><b>161</b></td> </tr> <tr> <td>3. Waiting time</td> <td>38</td> <td>1403</td> <td>4359</td> <td>8896</td> <td>3965</td> <td><b>18661</b></td> </tr> <tr> <td>Not known</td> <td></td> <td>2</td> <td>6</td> <td>3</td> <td></td> <td><b>11</b></td> </tr> <tr> <td><b>Sum</b></td> <td><b>106</b></td> <td><b>2738</b></td> <td><b>7563</b></td> <td><b>13819</b></td> <td><b>4609</b></td> <td><b>28835</b></td> </tr> </tbody> </table>	Choice Priority Group	Number of EdIndex applications at 19/11/2025	Percentage	Gold	426	1.48%	Silver Homeless	8,134	28.21%	Demo & Officer Panel	229	0.79%	Overcrowding	1,213	4.21%	Under occupation	161	0.56%	Waiting Time	18,661	64.72%	<b>Total</b>	<b>28,835</b>		Sex	Number of applications at 18/11/2025 00:00:00	Percentage	Female	14693	50.96	Male	14134	49.02	Other	8	0.03%	<b>Sum</b>	<b>28835</b>		Choice priority	a. 16-17	b. 18-24	c. 25-35	d. 36-59	e. 60+	Sum:	1. Gold		3	33	231	159	<b>426</b>	2a. Silver – Homeless	60	1187	2741	3772	374	<b>8134</b>	2b. Demo & Officer Panel	8	74	49	85	13	<b>229</b>	2c. Overcrowding		69	373	743	28	<b>1213</b>	2d. Underoccupation			2	89	70	<b>161</b>	3. Waiting time	38	1403	4359	8896	3965	<b>18661</b>	Not known		2	6	3		<b>11</b>	<b>Sum</b>	<b>106</b>	<b>2738</b>	<b>7563</b>	<b>13819</b>	<b>4609</b>	<b>28835</b>
Choice Priority Group	Number of EdIndex applications at 19/11/2025	Percentage																																																																																																						
Gold	426	1.48%																																																																																																						
Silver Homeless	8,134	28.21%																																																																																																						
Demo & Officer Panel	229	0.79%																																																																																																						
Overcrowding	1,213	4.21%																																																																																																						
Under occupation	161	0.56%																																																																																																						
Waiting Time	18,661	64.72%																																																																																																						
<b>Total</b>	<b>28,835</b>																																																																																																							
Sex	Number of applications at 18/11/2025 00:00:00	Percentage																																																																																																						
Female	14693	50.96																																																																																																						
Male	14134	49.02																																																																																																						
Other	8	0.03%																																																																																																						
<b>Sum</b>	<b>28835</b>																																																																																																							
Choice priority	a. 16-17	b. 18-24	c. 25-35	d. 36-59	e. 60+	Sum:																																																																																																		
1. Gold		3	33	231	159	<b>426</b>																																																																																																		
2a. Silver – Homeless	60	1187	2741	3772	374	<b>8134</b>																																																																																																		
2b. Demo & Officer Panel	8	74	49	85	13	<b>229</b>																																																																																																		
2c. Overcrowding		69	373	743	28	<b>1213</b>																																																																																																		
2d. Underoccupation			2	89	70	<b>161</b>																																																																																																		
3. Waiting time	38	1403	4359	8896	3965	<b>18661</b>																																																																																																		
Not known		2	6	3		<b>11</b>																																																																																																		
<b>Sum</b>	<b>106</b>	<b>2738</b>	<b>7563</b>	<b>13819</b>	<b>4609</b>	<b>28835</b>																																																																																																		

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected?																																																																																	
	Homelessness Presentations and Temporary Accommodation	<p data-bbox="684 271 863 304">Ethnic origin</p> <table border="1" data-bbox="692 322 1437 1301"> <thead> <tr> <th data-bbox="692 322 1082 376">Ethnicity</th> <th data-bbox="1082 322 1310 376">Number of applications at 19/11/2025 00:00:00</th> <th data-bbox="1310 322 1437 376">Percentage</th> </tr> </thead> <tbody> <tr><td data-bbox="692 376 1082 409">African: Other</td><td data-bbox="1082 376 1310 409">514</td><td data-bbox="1310 376 1437 409">1.78%</td></tr> <tr><td data-bbox="692 409 1082 443">Asian, Asian Scottish/British:Bangladesh</td><td data-bbox="1082 409 1310 443">205</td><td data-bbox="1310 409 1437 443">0.71%</td></tr> <tr><td data-bbox="692 443 1082 477">Asian, Asian Scottish/British:Chinese</td><td data-bbox="1082 443 1310 477">120</td><td data-bbox="1310 443 1437 477">0.42%</td></tr> <tr><td data-bbox="692 477 1082 510">Asian, Asian Scottish/British:Indian</td><td data-bbox="1082 477 1310 510">173</td><td data-bbox="1310 477 1437 510">0.60%</td></tr> <tr><td data-bbox="692 510 1082 544">Asian, Asian Scottish/British:Other</td><td data-bbox="1082 510 1310 544">352</td><td data-bbox="1310 510 1437 544">1.22%</td></tr> <tr><td data-bbox="692 544 1082 577">Asian, Asian Scottish/British:Pakistani</td><td data-bbox="1082 544 1310 577">515</td><td data-bbox="1310 544 1437 577">1.79%</td></tr> <tr><td data-bbox="692 577 1082 611">Black, Black Scottish/British</td><td data-bbox="1082 577 1310 611">135</td><td data-bbox="1310 577 1437 611">0.47%</td></tr> <tr><td data-bbox="692 611 1082 645">Black, Black Scottish/British:African</td><td data-bbox="1082 611 1310 645">1499</td><td data-bbox="1310 611 1437 645">5.20%</td></tr> <tr><td data-bbox="692 645 1082 678">Black, Black Scottish/British:Caribbean</td><td data-bbox="1082 645 1310 678">102</td><td data-bbox="1310 645 1437 678">0.35%</td></tr> <tr><td data-bbox="692 678 1082 712">Gypsy - Traveller</td><td data-bbox="1082 678 1310 712">36</td><td data-bbox="1310 678 1437 712">0.12%</td></tr> <tr><td data-bbox="692 712 1082 745">Mixed</td><td data-bbox="1082 712 1310 745">628</td><td data-bbox="1310 712 1437 745">2.18%</td></tr> <tr><td data-bbox="692 745 1082 779">Not known</td><td data-bbox="1082 745 1310 779">1187</td><td data-bbox="1310 745 1437 779">4.12%</td></tr> <tr><td data-bbox="692 779 1082 813">Other:Arab, Arab Scottish or British</td><td data-bbox="1082 779 1310 813">1107</td><td data-bbox="1310 779 1437 813">3.84%</td></tr> <tr><td data-bbox="692 813 1082 846">Other Black or Caribbean</td><td data-bbox="1082 813 1310 846">82</td><td data-bbox="1310 813 1437 846">0.28%</td></tr> <tr><td data-bbox="692 846 1082 880">Other Ethnic Background</td><td data-bbox="1082 846 1310 880">666</td><td data-bbox="1310 846 1437 880">2.31%</td></tr> <tr><td data-bbox="692 880 1082 913">Refused to answer</td><td data-bbox="1082 880 1310 913">88</td><td data-bbox="1310 880 1437 913">0.31%</td></tr> <tr><td data-bbox="692 913 1082 947">Ukrainian</td><td data-bbox="1082 913 1310 947">761</td><td data-bbox="1310 913 1437 947">2.64%</td></tr> <tr><td data-bbox="692 947 1082 981">White:English</td><td data-bbox="1082 947 1310 981">293</td><td data-bbox="1310 947 1437 981">1.02%</td></tr> <tr><td data-bbox="692 981 1082 1014">White:Irish</td><td data-bbox="1082 981 1310 1014">171</td><td data-bbox="1310 981 1437 1014">0.59%</td></tr> <tr><td data-bbox="692 1014 1082 1048">White:Other</td><td data-bbox="1082 1014 1310 1048">1700</td><td data-bbox="1310 1014 1437 1048">5.90%</td></tr> <tr><td data-bbox="692 1048 1082 1081">White:Other British</td><td data-bbox="1082 1048 1310 1081">1303</td><td data-bbox="1310 1048 1437 1081">4.52%</td></tr> <tr><td data-bbox="692 1081 1082 1115">White:Polish</td><td data-bbox="1082 1081 1310 1115">1539</td><td data-bbox="1310 1081 1437 1115">5.34%</td></tr> <tr><td data-bbox="692 1115 1082 1149">White:Roma</td><td data-bbox="1082 1115 1310 1149">32</td><td data-bbox="1310 1115 1437 1149">0.11%</td></tr> <tr><td data-bbox="692 1149 1082 1182">White:Scottish</td><td data-bbox="1082 1149 1310 1182">15613</td><td data-bbox="1310 1149 1437 1182">54.15%</td></tr> <tr><td data-bbox="692 1182 1082 1216">White:Welsh</td><td data-bbox="1082 1182 1310 1216">14</td><td data-bbox="1310 1182 1437 1216">0.05%</td></tr> <tr><td data-bbox="692 1216 1082 1249"><b>Sum:</b></td><td data-bbox="1082 1216 1310 1249">28835</td><td data-bbox="1310 1216 1437 1249"></td></tr> </tbody> </table> <p data-bbox="684 1379 1414 1525">Average number of bids for social rented homes advertised for let on EdIndex is 243 for the City of Edinburgh Council only and 291 for all participating landlords (1 Apr 2024- 31 Mar 2025).</p> <p data-bbox="684 1547 1437 1798">The allocations policy was suspended on 25 April 2025. There were only RSL properties advertised from week commencing 28 April 2025 onwards, resulting in fewer properties being available to bid on compared to the previous years. From 28 April 2025 to 30 September 2025, the average number of bids received per property increased to 399.</p> <p data-bbox="684 1872 1414 1977">There were 3,973 homeless presentations in 2023/24 and 3,879 in 2024/25. In the first two quarters of 2025/26 (April to Sep 2025), there were</p>	Ethnicity	Number of applications at 19/11/2025 00:00:00	Percentage	African: Other	514	1.78%	Asian, Asian Scottish/British:Bangladesh	205	0.71%	Asian, Asian Scottish/British:Chinese	120	0.42%	Asian, Asian Scottish/British:Indian	173	0.60%	Asian, Asian Scottish/British:Other	352	1.22%	Asian, Asian Scottish/British:Pakistani	515	1.79%	Black, Black Scottish/British	135	0.47%	Black, Black Scottish/British:African	1499	5.20%	Black, Black Scottish/British:Caribbean	102	0.35%	Gypsy - Traveller	36	0.12%	Mixed	628	2.18%	Not known	1187	4.12%	Other:Arab, Arab Scottish or British	1107	3.84%	Other Black or Caribbean	82	0.28%	Other Ethnic Background	666	2.31%	Refused to answer	88	0.31%	Ukrainian	761	2.64%	White:English	293	1.02%	White:Irish	171	0.59%	White:Other	1700	5.90%	White:Other British	1303	4.52%	White:Polish	1539	5.34%	White:Roma	32	0.11%	White:Scottish	15613	54.15%	White:Welsh	14	0.05%	<b>Sum:</b>	28835	
Ethnicity	Number of applications at 19/11/2025 00:00:00	Percentage																																																																																	
African: Other	514	1.78%																																																																																	
Asian, Asian Scottish/British:Bangladesh	205	0.71%																																																																																	
Asian, Asian Scottish/British:Chinese	120	0.42%																																																																																	
Asian, Asian Scottish/British:Indian	173	0.60%																																																																																	
Asian, Asian Scottish/British:Other	352	1.22%																																																																																	
Asian, Asian Scottish/British:Pakistani	515	1.79%																																																																																	
Black, Black Scottish/British	135	0.47%																																																																																	
Black, Black Scottish/British:African	1499	5.20%																																																																																	
Black, Black Scottish/British:Caribbean	102	0.35%																																																																																	
Gypsy - Traveller	36	0.12%																																																																																	
Mixed	628	2.18%																																																																																	
Not known	1187	4.12%																																																																																	
Other:Arab, Arab Scottish or British	1107	3.84%																																																																																	
Other Black or Caribbean	82	0.28%																																																																																	
Other Ethnic Background	666	2.31%																																																																																	
Refused to answer	88	0.31%																																																																																	
Ukrainian	761	2.64%																																																																																	
White:English	293	1.02%																																																																																	
White:Irish	171	0.59%																																																																																	
White:Other	1700	5.90%																																																																																	
White:Other British	1303	4.52%																																																																																	
White:Polish	1539	5.34%																																																																																	
White:Roma	32	0.11%																																																																																	
White:Scottish	15613	54.15%																																																																																	
White:Welsh	14	0.05%																																																																																	
<b>Sum:</b>	28835																																																																																		

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected?
	Homelessness journey times	<p>1,974 homeless applications. (<a href="#">SG Homelessness Statistics updated to 30 Sep 2025</a>)</p> <p>4,802 households were in temporary accommodation as of 30 Sep 2025, a 17% increase from 4,112 households on 30 Sep 2024. (<a href="#">SG Homelessness Statistics updated to 30 Sep 2025</a>)</p> <p>Homelessness case length* currently average 698 days over the period of Apr 25 to Sep 25. (<a href="#">SG Homelessness Statistics updated to 30 Sep 2025</a>)</p> <p>*Average time (days) from assessment to closure for applications assessed as homeless or threatened with homeless</p>
Data on service uptake/access	Annual Return on the Charter 2024/25	<p>In 2024/25, the Council let 946 homes (excluding mutual exchanges):</p> <ul style="list-style-type: none"> <li>- 142 (15.0%) lets to existing tenants</li> <li>- 131 (13.8%) lets to housing list applicants; and</li> <li>- 673 (71.1%) lets to homeless applicants.</li> </ul> <p>There is a high demand for social rented homes in Edinburgh and a high percentage of available homes are let to homeless households.</p> <p>Since the suspension of allocations, there has been 878 properties allocated to the following groups between 28 April 2025 and 19 January 2026:</p> <ul style="list-style-type: none"> <li>- 504 (57.4%) properties passed for use as temporary accommodation</li> <li>- 83 (9.5%) direct lets to households who have Gold / Urgent Gold priority</li> <li>- 221 (25.2%) direct lets to households residing in unsuitable temporary accommodation</li> <li>- 70 (8.0%) direct lets for management decisions or to those with Urgent Exceptional Housing Need priority</li> </ul>

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected?																																			
	Cause of homelessness and Homelessness demographics	<table border="1" data-bbox="687 264 1422 674"> <thead> <tr> <th data-bbox="687 264 963 360">Cause of Homelessness</th> <th data-bbox="963 264 1211 360">1 Apr 2024 – 31 Mar 2025</th> <th data-bbox="1211 264 1422 360">1 Apr 2025 – 30 Sep 2025</th> </tr> </thead> <tbody> <tr> <td data-bbox="687 360 963 488">Household dispute (non-violent)</td> <td data-bbox="963 360 1211 488">45.2%</td> <td data-bbox="1211 360 1422 488">42.0%</td> </tr> <tr> <td data-bbox="687 488 963 577">Household dispute (violent)</td> <td data-bbox="963 488 1211 577">11.0%</td> <td data-bbox="1211 488 1422 577">10.6%</td> </tr> <tr> <td data-bbox="687 577 963 674">Landlord termination</td> <td data-bbox="963 577 1211 674">19.5%</td> <td data-bbox="1211 577 1422 674">16.1%</td> </tr> </tbody> </table> <p data-bbox="687 730 1422 837">In 2024/25, 45.0% of households had one or more support needs, this has fallen slightly to 42.8% in the period 1 April 2025 to 30 September 2025.</p> <table border="1" data-bbox="687 909 1422 1585"> <thead> <tr> <th data-bbox="687 909 963 999">Support Needs</th> <th data-bbox="963 909 1211 999">1 Apr 2024 – 31 Mar 2025</th> <th data-bbox="1211 909 1422 999">1 Apr 2025 – 30 Sep 2025</th> </tr> </thead> <tbody> <tr> <td data-bbox="687 999 963 1055">Mental Health</td> <td data-bbox="963 999 1211 1055">34.5%</td> <td data-bbox="1211 999 1422 1055">31.0%</td> </tr> <tr> <td data-bbox="687 1055 963 1144">Learning Disability</td> <td data-bbox="963 1055 1211 1144">5.7%</td> <td data-bbox="1211 1055 1422 1144">5.5%</td> </tr> <tr> <td data-bbox="687 1144 963 1234">Physical Disability</td> <td data-bbox="963 1144 1211 1234">7.9%</td> <td data-bbox="1211 1144 1422 1234">10.1%</td> </tr> <tr> <td data-bbox="687 1234 963 1323">Medical Condition</td> <td data-bbox="963 1234 1211 1323">11.9%</td> <td data-bbox="1211 1234 1422 1323">12.3%</td> </tr> <tr> <td data-bbox="687 1323 963 1413">Drug or Alcohol Dependency</td> <td data-bbox="963 1323 1211 1413">7.2%</td> <td data-bbox="1211 1323 1422 1413">7.8%</td> </tr> <tr> <td data-bbox="687 1413 963 1585">Basic Housing Management/ Independent Living Skills</td> <td data-bbox="963 1413 1211 1585">6.9%</td> <td data-bbox="1211 1413 1422 1585">8.7%</td> </tr> </tbody> </table>			Cause of Homelessness	1 Apr 2024 – 31 Mar 2025	1 Apr 2025 – 30 Sep 2025	Household dispute (non-violent)	45.2%	42.0%	Household dispute (violent)	11.0%	10.6%	Landlord termination	19.5%	16.1%	Support Needs	1 Apr 2024 – 31 Mar 2025	1 Apr 2025 – 30 Sep 2025	Mental Health	34.5%	31.0%	Learning Disability	5.7%	5.5%	Physical Disability	7.9%	10.1%	Medical Condition	11.9%	12.3%	Drug or Alcohol Dependency	7.2%	7.8%	Basic Housing Management/ Independent Living Skills	6.9%	8.7%
Cause of Homelessness	1 Apr 2024 – 31 Mar 2025	1 Apr 2025 – 30 Sep 2025																																			
Household dispute (non-violent)	45.2%	42.0%																																			
Household dispute (violent)	11.0%	10.6%																																			
Landlord termination	19.5%	16.1%																																			
Support Needs	1 Apr 2024 – 31 Mar 2025	1 Apr 2025 – 30 Sep 2025																																			
Mental Health	34.5%	31.0%																																			
Learning Disability	5.7%	5.5%																																			
Physical Disability	7.9%	10.1%																																			
Medical Condition	11.9%	12.3%																																			
Drug or Alcohol Dependency	7.2%	7.8%																																			
Basic Housing Management/ Independent Living Skills	6.9%	8.7%																																			
Data on socio-economic disadvantage e.g. low income, low wealth, material deprivation, area deprivation.	Scottish Index of Multiple Deprivation (SIMD)	<p data-bbox="687 1693 1422 1800">The SIMD data shows that many of the Council homes are situated in the most deprived areas in the City / Scotland.</p> <p data-bbox="687 1823 1422 1966">1 in 5 children in Edinburgh experience poverty, with a clear, established link between areas identified as multiply deprived through Scottish Indices of Multiple Deprivation, social housing and poverty.</p>																																			

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected?
	<p>Tenant Hardship Fund management data</p>	<p>The following types of family are identified by Scottish Government as being more likely to be living in poverty: lone parent families; minority ethnic families; families with a disabled adult or child; families with a younger mother; families with a child under one; families with three or more children (Ref: <a href="https://www.gov.scot/publications/tackling-child-poverty-priorityfamilies-overview/pages/introduction/">https://www.gov.scot/publications/tackling-child-poverty-priorityfamilies-overview/pages/introduction/</a>)</p> <p>The Scottish Government's <a href="#">Housing affordability – short life working group: final report to 2022 – 2024</a> recommended that a three-part test for housing affordability:</p> <ol style="list-style-type: none"> <li>1. A maximum of 30% of net income should be accounted for by rent and service charges.</li> <li>2. A minimum residual income should be achieved based on 100% of the After Housing Costs Minimum Income Standard set by Joseph Rowntree Foundation (see Annex 3 for more details).</li> <li>3. The household should exceed the UK after housing costs poverty threshold.</li> </ol> <p>The Scottish Government has acknowledged the report but is still to respond to the findings and their potential implications. Subject to the Scottish Government' response and/or adoption of the definition, further analysis will be carried out on the affordability of the Council's rent.</p> <p>As of the beginning of October 2025, 59% of tenants received full or partial support through Universal Credit (UC) and 18% of tenants were receiving full or partial support through Housing Benefit (HB). Tenants who receive help to pay their rent through HB or the housing element of UC, including those on partial benefits, are usually not affected by any proposed rent increase as their HB/UC entitlement will increase accordingly to cover the rent rise, assuming the household circumstances remain the same, and they are not affected by benefits caps and/or under occupation reduction.</p> <p>A Tenant Hardship Fund (THF) was set up in April 2023 to help tenants facing financial difficulties, including those who cannot access benefits. In 2024/25, a total of £660,185 was awarded to 1,591 tenants and for 2025/26 (to start of Feb 2026), nearly £627,000 has been awarded to 1,329 tenants.</p>

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected?
	<p>Scottish House Condition Survey (SHCS)</p> <p>Energy Advice Service (for Council tenants)</p> <p>Income Maximisation Service management data</p>	<p>The SHCS data shows that the social housing sector has the highest level of fuel poverty. The budget strategy aims to improve the energy efficiency of Council homes by achieving EESSH2, which helps to tackle fuel poverty.</p> <p>The HRA funds a dedicated energy advice service which supported 1,797 tenants in 2025/26 (Feb 2025 to Jan 2026), resulting in c.£275,000 of financial savings to tenants.</p> <p>In 2024/25, there were 478 referrals from housing staff within the localities made to the Income Maximisation Service and in total this helped to bring in an extra c.£185,000 income to tenants, which included Housing Benefits paid to tenants' rent accounts, Universal Credits Housing Costs, Council Tax, overpayment and other additional income including.</p>
Data on equality outcomes	<p>Yes</p> <p><u>Elected Member Briefing Note: Gender Responsive Budgeting</u> (<a href="http://swbg.org.uk">swbg.org.uk</a>) by Improvement Service</p> <p>Accessible Housing Study 2022</p>	<p>Women are more likely to experience poverty than men and still tend to have more responsibility for unpaid work including childcare, care for older or disabled people, and domestic work. For many women, this means a greater reliance on public services and can limit the time they have for paid work and other activities.</p> <p>Inequalities based on gender intersect with other forms of inequality based on class, race, disability and other factors so that some groups of women, particularly poor women, women from minority ethnic communities and disabled women face multiple disadvantage.</p> <p>Households headed by single women with dependent children, and single men without dependent children are most likely to experience poverty.</p> <p>Women are more likely to experience sexual and sex-based violence.</p> <p>As part of the Accessible Housing Study, 92% of online and telephone survey respondents were very or fairly satisfied with their home and how it meets their needs, with other issues such as repairs/maintenance and affordability also playing a part in satisfaction. In a different question, 83% said their home was suitable or very suitable for meeting</p>

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected?
	<p data-bbox="424 927 646 1111">Council Housing Adaptations (Annual Return on the Charter)</p> <p data-bbox="424 1189 657 1256">The SHIP 2026-31</p>	<p data-bbox="684 271 1433 412">the needs of their household now, compared to a figure of 89% saying their home was suitable or very suitable for meeting their household needs when they first moved into their home.</p> <p data-bbox="684 434 1437 613">42% of households with a health condition or disability state that their current home does not meet the needs of the household. Furthermore, 53% of households with a health condition or disability are having trouble managing stairs at home.</p> <p data-bbox="684 636 1433 848">Based on self-assessment, at least a third of households with a health condition or disability currently need adaptations to make their home more suitable for the needs of their household; suggesting a key role for in-situ solutions in improving the accessibility of the homes in the city.</p> <p data-bbox="684 920 1422 1061">Adaptations to Council homes are funded from the HRA. In 2024/25, 533 minor and major adaptations were carried out to Council homes with a cost of £632,000.</p> <p data-bbox="684 1189 1422 1733">The Strategic Housing Investment Plan (SHIP) 2026-31 pipeline includes 6% fully wheelchair accessible homes (5% of the grant funded programme) that could be approved over the next five years. These figures are below the long-standing target of 10% provision for affordable housing. It is assumed this is due to current economic challenges in delivering larger accessible affordable homes with no additional grant funding available through the AHSP to cover the additional build costs. It is also important to note that many of the projects proposed in the SHIP are in varying stages of the planning process and as such, the housing mix, form type and design features are yet to be determined.</p>
Research/literature evidence	Existing stock conditions survey	Data on existing stock condition, design principles and health and safety reviews on high rise blocks have been used to inform the budget and programme in relation to improving the condition of existing homes and estates.

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected?
	<p>HARSAG recommendations, SG Ending Homelessness Together Action Plan (Nov 2018) &amp; CEC’s Rapid Rehousing Transition Plan (RRTP)</p> <p>2030 Climate Strategy (City of Edinburgh Council)</p>	<p>All these reports evidence the need to change the mix of temporary accommodation, reduce the number of households in temporary accommodation and prevent homelessness wherever possible. In response, the Council set out the <a href="#">Medium to Long-Term Strategy to Change the Mix of Temporary Accommodation</a> in February 2025, and with <a href="#">an update</a> provided to Housing, Homelessness and Fair Work Committee in February 2026.</p> <p>The <a href="#">2030 Climate Strategy</a> sets out a city-wide approach to reducing greenhouse gases in Edinburgh. It highlights six of the most impactful action contributing to the net zero target, including “Unlocking and accelerating efficiency in homes and buildings” and “Enabling the development of a citywide programme of heat and energy generation and distribution infrastructure”, which are deemed most relevant to the HRA budget strategy, in relation to retrofitting existing homes, building new energy efficient homes and incorporating heat networks within new housing developments.</p>
Public/patient/client experience information	<p>Yes</p> <p>2024/25 and 2025/26 rent consultation</p>	<p>Information from an extensive programme of consultation and engagement with tenants - including the annual survey, focus groups, tenant panels, tenant led service inspection and scrutiny, resident and community meetings – confirms that tenants have consistently demonstrated strong support for the investment plan.</p> <p>Comments from tenants who took part in the rent consultation survey showed that there was understanding of the need to increase rents to pay for the increased costs. However, financial pressure from the cost-of-living crisis and affordability remained a concern to some tenants. Some tenants felt that rent should only be increased if the standards of homes, repairs and services were improved.</p> <p>While there was general support for continuing investment on building new homes, tenants who responded to the rent consultation survey believed</p>

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected?
	2026/27 housing budget survey	<p>that investment priorities should focus on existing homes (2024/25) and highlighted the importance of getting repairs and upgrades done properly and promptly (2025/26).</p> <p>Tenants also commented that it was important to promote the advice and support available regularly and that the information needed to be more accessible.</p> <p>On 27 August 2025, officers met with members of the Edinburgh Tenants Federation (ETF) to look at the draft consultation plan and proposed consultation questions. The draft consultation document was developed with input from the ETF and was also shared with ETF for further comment before it was sent out to all tenants along with the Tenants' Courier newsletter in November 2025.</p> <p>This year's consultation ran between 6 October and 30 November 2025, with 796 responses received after duplicate responses had been removed, a slight increase from last year's 773 responses. 36% of the respondents supported a 7% rent increase in 2026/27, while just over half (52%) of the respondents did not support the increase. The remaining 12% of the respondents had "no opinion" or did not answer the question.</p> <p>Many respondents commented that a 7% rent increase could cause financial difficulties and had concerns about affordability. Others stated that the poor condition of the homes or lack of investment at their homes could not justify the rent increase.</p> <p>For respondents who supported a 7% rent increase, many stated that they understood the need to increase rent to pay for the borrowing for the capital investment required, to upgrade or retrofit the existing homes and to increase supply of Council homes. Some supported the rent increase because they had received an upgrade (e.g. new windows) to their homes recently or they had a good experience with the service. Some commented that the rent increase seemed reasonable, especially when comparing with that in the private rented market in the city.</p> <p>The Accessible Housing Study was informed by primary research of 400 telephone interviews and an</p>

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected?
	Accessible Housing Study 2022	online survey with 266 valid responses. It was also complemented by a service user consultation by interviewing nine service users and stakeholder engagement feedback.
Evidence of inclusive engagement of people who use the service and involvement findings	Yes  2026/27 housing budget survey	<p>Information from an extensive programme of consultation and engagement with tenants – including the annual survey, focus groups, tenant panels, tenant led service inspection and scrutiny, resident and community meetings – confirms that tenants have consistently demonstrated strong support for building new homes, and improving homes and services that reduce their cost of living.</p> <p>For this year’s budget consultation, the consultation booklet was posted to all Council tenants along with the Tenants’ Courier newsletter during the consultation period. Tenants were able to respond the survey by post using the Freepost envelope provided. Alternatively, tenants could respond to the consultation survey online through the Consultation and Engagement Hub.</p> <p>The consultation was promoted in several ways, which included:</p> <ul style="list-style-type: none"> <li>- targeted social media posts sent out by the Council’s Communications team;</li> <li>- where available, tenant email addresses were sent two direct messages asking them to complete the consultation;</li> <li>- where tenant email addresses were not available but mobile telephone numbers were, tenants were sent two text messages asking them to complete the consultation;</li> <li>- ETF sent out communications to tenants asking them to complete the consultation; and</li> <li>- several Registered Tenant Organisations were contacted and asked to further promote the consultation to their tenants.</li> </ul> <p>Tenants who responded to this year’s housing budget survey were also asked to feedback on the engagement/ consultation process. More than two-thirds of the respondents agreed they were given all the information they need to have a say, and more than three quarters of the respondents agreed they were given opportunity to have their say. Tenants were asked if they agreed or disagreed the following statements:</p>

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected?
	<p>Tenant Survey 2024 (Annual Return to the Charter 2024/25)</p> <p>Accessible Housing Study 2022</p>	<ul style="list-style-type: none"> <li>- <i>‘I was given all the information that I needed to have my say.’</i> – 69% agreed, 6% disagreed and 25.0% neither agreed nor disagreed, or didn’t know.</li> <li>- <i>‘This consultation was clear and easy to understand.’</i> – 77% agreed, 4% disagreed and 19% neither agreed nor disagreed, or didn’t know.</li> <li>- <i>‘I was given the opportunity to have my say’</i> – 77% agreed, 6% disagreed and 17% neither agreed nor disagreed, or didn’t know.</li> </ul> <p>82.4% of the tenants surveyed were very satisfied or fairly satisfied with the opportunities given to them to participate in the Council’s decision-making processes (as their landlord).</p> <p>As part of the Accessible Housing Study, the consultant carrying out the research worked with partners delivering health, social care and housing services to encourage participation in the research, as well as third sector disability support and advocacy groups. In total nine service users were interviewed. In advance of the interviews a short video was issued to participants to explain the background to the project and the aims and objectives of the study.</p> <p>All communication materials meet accessibility standards. Printed information includes “Happy to Translate” reference numbers for tenants who wish to access information in other languages and/or formats. Online information is also accessible for those who are sight impaired through the “Read Aloud” function.</p>
Evidence of unmet need	Yes SG Homelessness Statistics	<p>The Council received 3,879 homelessness applications in 2024/25; although this was a slight reduction from the 3,973 presentations received in 2023/24, it was an increase from the pre-Covid level of 3,567 in 2019/20; and in the first two quarters of 2025/26 (April to Sep 2025), there were 1,974 homeless applications. (<a href="#">SG Homelessness Statistics updated to 30 Sep 2025</a>)</p>

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected?
	<p>Energy Advice Service monthly monitoring</p> <p>EdIndex and Key to Choice data</p> <p>Housing Emergency Action Plan</p>	<p>The Energy Advice Service had a waiting list of 122 households as of beginning of February 2026. The service has received an additional £158,000 annual funding at start of 2023 from the HRA to increase capacity as demand has increased.</p> <p>As of 31 March 2025, there were 26,817 applications on EdIndex, Edinburgh’s common housing register, of which 474 applicants were awarded with Gold priority and 7,500 applicants with Silver - Homeless priority. There is high demand for housing with an average of 291 households bidding for each available home advertised on the Key to Choice system in 2024/25.</p> <p>The refreshed Housing Emergency Action Plan includes action to “Continue to work with RSL partners to maximise lets to homeless households and contribute to tackling the Housing Emergency.</p> <p>On 25 April 2025, the Council took the decision to suspend the Council House Allocation Policy, to at least 13 June 2025 and further extended at subsequent Housing, Homelessness and Fair Work Committee meetings (with most recently on 10 February 2026 to 31 March 2027), other than for people who have been awarded Gold Priority or those awaiting discharge from hospital, until the Council is compliant with:</p> <ul style="list-style-type: none"> <li>• The Housing Scotland Act 1987 (as amended), and</li> <li>• The Homeless Persons (Unsuitable Accommodation) (Scotland) Order 2022.</li> </ul> <p>This urgent action is required to meet unprecedented demand and fulfil the Council’s legal responsibilities.</p>
Good practice guidelines	Yes Scotland Housing Network, ALACHO and Housing Quality Network	<p>Information and practice exchange forum to inform good practice on new housing developments and housing asset management, as well as business planning and budget setting.</p> <p>The Council took part in the SHN’s survey on rent increase proposals/ consultation options in the last two years and received the output reports on the consultation options from the participating landlords.</p>

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected?
		<p>The Council also took part in Association of Local Authority Chief Housing Officers (ALACHO) survey on rent consultation response rate (Feb 2026) and rent increase for the coming financial year.</p> <p>There are regular discussions with other Registered Social Landlords, through forums such as Development Directors Forum or one-to-one discussion on specific issues.</p>
Carbon emissions generated/reduced data	Yes 2019 Carbon Modelling Study	<p>In 2019 Edinburgh Council commissioned Napier university to carry out carbon modelling in relation to existing and new homes. It was estimated that the addition of 10,000 new affordable homes (to silver standard), would increase overall CEC housing green house gas emissions by +9%, whilst increasing the number of affordable homes by 50%.</p> <p>Since November 2020 all new build Council homes have been designed to achieve net zero carbon.</p> <p>The Council's Fourth Quarter Granton Demonstrator Housing development completed in 2024/25. It used offsite construction principles which has the potential to reduce construction site emissions further.</p> <p>A significant level of intervention in existing homes is required to deliver advanced whole house retrofit to meet statutory requirements for energy efficiency and net zero carbon. The whole house retrofit pilot will focus on ten of the most common building types across the Council estate.</p> <p>A new Social Housing Net Zero Standard (SHNZS) in Scotland will replace the EESSH2. It includes a proposal for a "fabric efficiency rating" equivalent to current EPC rating between B and C.</p> <p>The above measures for both new build and existing homes will also have a positive impact on tenants lives and will help to ensure homes are better ventilated and thus have improved indoor air quality, reduced heating demand and reduced energy costs and more comfortable living conditions.</p> <p>The Sustainable Procurement Strategy (revised in September 2023) supports the delivery of the Council's Business Plan. In addition to drive forward the focus on Fair Work First, local spend and community benefits, it aims to help reach the net zero 2030 target through embracing new</p>

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected?
	<p>Institute for Climate Economics (I4CE) assessment on the proposed HRA capital expenditure for 2026/27 to 2025/26</p>	<p>technologies and ways of delivering services through close working with key partners.</p> <p>An Energy Advice Service is also in place and will continue to be provided to all Council tenants. The current EAS has been running since 2018 and every year has a target to engage with 1,500 Council tenants per year. Between February 2025 and January 2026, the service supported 1,797 tenants and helped to deliver c.£275,000 financial savings to tenants and c.397,000 kg of carbon savings.</p> <p>Public sector climate change duties were strengthened in 2022 with a new requirement to ensure alignment of spending plans and use of resources with sustainability ambitions. The methodology developed by the Institute for Climate Economics (I4CE) has been applied to better understand the climate impacts of the Council's capital budget strategy.</p> <p>The key findings show that for the planned HRA capital expenditure for 2026/27 to 2035/36:</p> <ul style="list-style-type: none"> <li>- 82% of the total planned investment in 2026-36 (£2,356m) is in line with the Council's climate ambition (labelled as either "favourable under conditions", or "very favourable"). These projects include the development of housing on Brownfield sites with an energy efficiency rating exceeding building standards.</li> <li>- 18% (£518m) is considered as neutral for building works, retrofit or equipment investment without the intention of making an energy performance gain and for the buying back of former Council houses.</li> <li>- Less than 1% (£5m) is unfavourable relating to Gas Heating system replacement in buildings where renewable sources are not possible.</li> </ul>
Environmental data	Yes	<p>All new build homes must meet current Scottish Building Standards. In addition, RSL and Council social house building requirements are higher than general build standards.</p> <p>All local authorities are required to create a Local Heat and Energy Efficiency Strategy (LHEES) and Delivery Plan. Edinburgh LHEES, approved in Dec</p>

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected?
		<p>2023, covers a 20-year journey to decarbonisation. The LHEES focuses on improving energy efficiency and reducing carbon emissions in different building types, in both residential sector (housing of all tenures) and services sector (all non-domestic buildings in the public and commercial sector), and heat networks across the city.</p> <p>Over the last 12 years, to 2024, over 800 mostly small scale locally nominated projects have been delivered throughout the city on housing account land through the Estates Improvement Programme (EIP) formerly known as Neighbourhood Environment Projects (NEPs). Engagement with Council tenants in 2022 led to a new approach to delivering small to medium scale local estate improvement projects which are now quicker, more responsive and more comprehensive.</p> <p>The EIP focuses on investment to both soft and hard landscaping, improvements to communal gardens, preparation for community growing areas and upgrades to housing facilities and public realm. As part of the EIP, the Council will harness opportunities to deliver greener, more climate friendly and biodiverse projects, using natural materials and improved drainage. We will also work with our communities and partners to increase the numbers of native tree varieties including fruit trees throughout our Housing land assets.</p> <p>The Community Gardens project completed its four and final year at the end of October 2025. In that time it has provided support to 40+ existing community gardens on HRA land and has helped to develop new community gardens and garden projects across the city, in areas including Muirhouse, Hutchison, Dumbiedykes, Oxfangs and Broomhouse.</p> <p>Project achievements (at end of year 3) include getting over 300 new people involved in community growing, providing new facilities to allow the harvesting of 20,000 litres of rainwater, delivering over 1,000 hours of gardening sessions, community events and meetings, providing experience to over 140 high school pupils and young adults (Growing Youth) and working with 25 socially-isolated people who are aged 50+ (Lend a Hand).</p>

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected?
		<p>In June 2025, Housing, Homelessness and Fair Work approved to procure a Community Led Improvement Programme (CLIP). The CLIP aims to support Community Wealth Building (CWB) and community involvement in the maintenance and development of HRA land, including community gardening projects. The CLIP would be provided through a two-year pilot framework, which would deliver services worth up to £1,240,000.</p>
Risk from cumulative impacts	Yes	<p>The costs-of-living crisis means that tenants are facing increasing costs in all aspects of their daily lives. In additions, Council Tax and service charges have been increasing in recent years. The approved five-year strategy also means the 7% rent increase is compounded over a five-year period.</p> <p>However, 70% to 80% of tenants each year receive assistance with their rent payment responsibilities through Housing Benefit or the housing element of Universal Credit. Any increase in the rent charge is proportionately covered by a corresponding increase in the benefit received if there are no other changes in the household circumstances.</p> <p>Fees and charges for additional services provided as part of tenancies (e.g. stair cleaning, communal heating, furnished tenancies, etc) have been frozen for seven years prior to the increase in 2023/24. The majority of these charges cannot be covered by benefits and therefore provide a direct financial saving to tenants. Fees and charges, except for the communal heating and heat with rent charges, were increase by 5.0% in 2024/25 and 2025/26, which was the default assumed increase for Council's general fund service charges. Heating charges remain frozen over the two years while a detailed review is conducted.</p> <p>The Tenant Hardship Fund was set up, as part of 2023/24 HRA budget, to support tenants experiencing financial hardship, including those who cannot access benefits. The Fund is constantly evolving and improving, and criteria have been extended in response to meet tenants' needs. The 2026/27 budget assumption for the Tenant Hardship Fund will be up-rated to align with the agreed five-year rent strategy and any extended criteria if applicable.</p>

<b>Evidence</b>	<b>Available – detail source</b>	<b>Comments: what does the evidence tell you with regard to different groups who may be affected?</b>
Other (please specify)	n/a	n/a
Additional evidence required	n/a	n/a

**8. In summary, what impacts were identified and which groups will they affect?**

<b>Equality, Health and Wellbeing and Human Rights</b>	<b>Affected populations</b>
<p><b>Positive</b></p> <p>The proposed 2026/27 HRA budget presented to Finance and Resource Committee and the City of Edinburgh Council in February 2026 included a significant increase of investment on new supply of homes to help tackle the housing emergency in the city; c.2,300 additional social rented homes over and above of what was reported to Housing, Homelessness and Fair Work Committee in December 2025, taking the proposed plan to c.4,600 social rented homes, and c.580 mid-market homes.</p> <p>People with different protected characteristics are more likely to be at risk of homelessness. Increasing the supply of affordable housing helps to provide more settled accommodation to homeless households, as well as preventing people from becoming homelessness.</p> <p>Prioritising investment in services and improvements that reduce the cost of living for tenants will have a significant financial benefit for tenants who are under financial pressure.</p> <p>Investing in existing homes and neighbourhoods means that tenants benefit from improvements to their homes, regardless of where they live in the city.</p> <p>Investment in Community Gardens/ EIP/ CLIP projects will help to maintain and create quality spaces for local communities to use, in turn helping to improve health and wellbeing by encouraging tenants to get outdoors, get active, to develop new skills, and to grow their own fruit and vegetables.</p> <p>Investment in new homes and partnership working with affordable housing partners, private sector partners and key organisations help to support provision of an adequate supply of accessible and wheelchair housing</p>	<p>Homeless households and people seeking affordable housing</p> <p>People with different protected characteristics</p> <p>Council tenants</p> <p>Older and/or disabled people requiring adaptation to their current homes; or to move to a specially adapted/designed homes.</p> <p>City-wide</p>

<p>and suitable housing for people with complex needs, through new and existing homes.</p> <p>The grant funding affordable housing supply programme (AHSP), including the Council house building programme, with a target that 10% of all new homes will be built to wheelchair accessible standards. A proportion of new homes will be built specifically for older people and people with complex health needs. The Council continues to provide medical adaptations to the homes of tenants who require them.</p> <p>One of the actions in the HEAP is to develop and implement a plan to ensure that larger (3+ bedroom) and smaller 1-bedroom affordable homes might be increased. New build developments will provide more consideration to the housing needs of households of different sizes, especially larger families to help tackling overcrowding.</p> <p>In recent months, the Council has made improvements to the management of dampness, mould and condensation cases, including a more robust process for reporting, response times, repairs and communication from Housing Operations.</p> <p><b>Negative</b></p> <p>The proposed rent increase may have a disproportionate impact on tenants not receiving assistance with their rent, increasing the financial challenge faced by the tenants, and the associated stress/ anxiety, affecting their mental health. As part of the mitigation, the 2026/27 budget assumption for the Tenant Hardship Fund will be up-rated to align with the agreed five-year rent strategy and any extended criteria if applicable.</p> <p>In addition, the Income Maximisation Service helps tenants to check their welfare entitlements. The service received 478 referrals from frontline housing staff within the localities and helped Council tenants to secure nearly £185,500 extra income in 2024/25, which included Housing Benefits paid to tenants' rent accounts, Universal Credits Housing Costs, Council Tax, overpayment and other additional income.</p> <p>The Energy Advice Service supported 1,797 tenants in 2025/26 (February 2025 to January 2026), resulting in c.£275,000 of financial savings to tenants.</p> <p>The Council has worked with key agencies to deliver a network of crisis support to tackle the impacts of the cost of living crisis. It also adopted a cash-first approach for</p>	<p>Tenants affected by dampness, mould and condensation</p> <p>Tenants not in receipt of benefits to help with paying their rent</p> <p>EdIndex applicants without Gold priority</p>
--	--

<p>people facing financial hardship, whilst also offering a range of holistic support and advice.</p> <p>The suspension of the Council House Allocation Policy (to at least 31 March 2027) will have an impact for housing applicants without a Gold priority and existing Council tenants who are looking to move to another Council home. The suspension of the policy has its own IIA carried out and is under constant review. Housing, Homelessness and Fair Work Committee receives an update report at each meeting and a briefing in months where there is no Committee meeting scheduled.</p>	
--	--

<p><b>Environment and Sustainability including climate change emissions and impacts</b></p> <p><b>Positive</b></p> <p>The Whole House Retrofit programme will ensure all existing homes achieve high energy efficiency standards (e.g. EESSH2), meeting the Council’s net zero commitment.</p> <p>The Mixed Tenure Improvement Service aims to improve the common area of mixed tenure blocks, including the external fabric which helps to improve the energy efficiency of the buildings.</p> <p>The Council led house-building programme seeks to maximise delivery of homes on brownfield sites, reducing pressure on Edinburgh’s green belt. New homes are built to high standards in terms of energy efficiency and sustainability.</p> <p>The Energy Advice Service provides advice and information to Council tenants to operate heating systems efficiently, applying for grants and loans which help to alleviate fuel poverty and reduce carbon emissions.</p> <p>Investment in Community Gardens/ EIP/ CLIP projects will encourage sustainable food growing and community cohesion.</p> <p>There are positive impacts on adaptations, carbon emissions and sustainable development arising from the investment programme.</p> <p>As part of the Housing Operations, Estate Management Services review, opportunities have arisen to work with both Edinburgh Council’s Thriving Greenspace Team and the Million Tree Project to ensure that housing land in proximity of park open space is also considered for</p>	<p><b>Affected populations</b></p> <p>Council tenants and relevant owners, e.g. owners in mixed tenure blocks</p> <p>City-wide</p>
--	--

essential investment and that increasing numbers of community trees remains at the forefront in our designs for wider estate improvements as part of EIP.

The Sustainable Procurement Strategy supports the Council's business plan, with one of its key objectives being contributing to the Council's 2030 net zero target. Council officers and external partners will work together to deliver opportunities that help address the climate and nature emergency and the circular economy agenda.

The I4CE (Institute for Climate Economics) assessment on the proposed HRA capital programme for 2026/27 to 2035/36 showed that:

- 82% of the total planned investment in 2026-36 (£2,356m) is in line with the Council's climate ambition (labelled as either "favourable under conditions", or "very favourable").
- 18% (£518m) is considered as neutral.
- Less than 1% (£5m) is unfavourable relating to Gas Heating system replacement in buildings where renewable sources are not possible.

### **Negative**

Building more homes will inevitably produce more carbon, however, the Council aims to build homes as energy efficiently and sustainable as possible. Since November 2020 all new build Council homes have been designed to achieve net zero carbon.

The Council's approach is designed to deliver most benefit to tenants, while mitigating capital cost uplift and maintenance implications as follows:

- Fabric first principles, to minimise energy demand and losses for example by setting minimum u-values and air-tightness levels to be achieved.
- Provision of low carbon/ renewable heating such as air-source heat pumps.
- Level of on-site renewable electricity generation that can be achieved with photo-voltaic panels based on the available roof area / type and orientation etc.
- The balance of energy demand and emission is calculated to determine the level of offset required.
- Within the above approach the design guide requires designers to undertake an energy options appraisal to determine the best low carbon/renewable heating option for the specific development based on a

<p>number of parameters including cost for tenants to run and cost to install and maintain for the Council.</p> <p>Priority is given to developing homes on brownfield sites and therefore reducing pressure on Edinburgh's greenbelt. All sites are within the Local Development Plan.</p> <p>Based on modelling carried out by Napier University in 2019 (during the creation of the Council's Housing Suitability Strategy), it was estimated that the addition of 10,000 new affordable homes (to silver standard), would increase overall CEC housing emissions by +9%, whilst increasing the number of overall homes by 50%. However, in reality this increase would be less as the Council is seeking to go beyond silver and work to deliver a net zero city by 2030 as in Council's Business Plan.</p>	
---	--

<p><b>Economic including socio-economic disadvantage</b></p> <p><b>Positive</b></p> <p>The investment strategy proposed a £2,879.2 million capital investment programme to significant deliver new supply of housing, holistic area-based regeneration and carbon zero commitment over the next 10 years. This investment would support c.33,400 person-years of employment across the 10-year period, which is equivalent to approximately c.3,340 permanent jobs in the city.</p> <p>Homelessness is seen as a key driver of poorer life outcomes, including employability, physical and mental health, and educational attainment. By increasing the supply of affordable housing, it will provide better quality and more secure accommodation overall. Improving access to settled accommodation quicker, especially for homeless households with children and young people, will have a positive impact on these factors.</p> <p>The Energy Advice Service, which was further expanded in February 2023, provides advice and information to Council tenants to operate heating systems efficiently, applying grants and loans, accessing suitable tariffs, and referring tenants to the Income Maximisation Service where appropriate, which helps to alleviate fuel poverty.</p> <p>Investment in Community Gardens/ EIP/ CLIP projects will help to maintain and create quality spaces for local communities to use, in turn helping to improve health and wellbeing by encouraging tenants to get outdoors, get</p>	<p><b>Affected populations</b></p> <p>City-wide</p>
--	---

<p>active, to develop new skills, and to grow their own fruit and vegetables.</p> <p>The Income Maximisation Services helps tenants to check their welfare benefits entitlements to maximise household incomes.</p> <p>The Tenants' Courier provides comprehensive information on how to get financial help and advice. Recent issues have covered topics on energy efficiency, dampness, mould and condensation, repairs, Changeworks opportunities.</p> <p>The Council has worked with key agencies to deliver a network of crisis support to tackle the impacts of the cost of living crisis. It also adopted a cash-first approach for people facing financial hardship, whilst also offering a range of holistic support and advice.</p> <p>The proposed 2026/27 HRA budgets includes a proposal for allocating funding from the General Fund to the HRA, providing additional capacity to the HRA to invest in the Housing Service and new and existing homes without increasing rent by more than what was approved.</p> <p><b>Negative</b> Any rent increase may have a disproportionate impact on tenants not receiving assistance with their rent. As part of the mitigation to any rent increase, officers are proposing the continuation of the Tenant Hardship Fund.</p>	<p>Tenants not in receipt of benefits to help with paying their rent</p>
---	--

**9. Is any part of this policy/ service to be carried out wholly or partly by contractors and if so how will equality, human rights including children's rights, environmental and sustainability issues be addressed?**

Any element of the capital programme and wider repair service, which arises from the budget strategy and requires procurement to be undertaken, will follow the Council's Sustainable Procurement Strategy, as well as the procurement framework and protocol, which already has built-in acknowledgement of equality and human rights, fair work, sustainability and environmental impacts.

**10. Consider how you will communicate information about this policy/ service change to children and young people and those affected by sensory impairment, speech impairment, low level literacy or numeracy, learning difficulties or English as a second language? Please provide a summary of the communications plan.**

The report and all tenant communication can be provided by the Council's Interpretation and Translation Service (ITS) in different community languages, Braille and audio for citizens that require this assistance.

The consultation material on the Consultation and Engagement Hub is compatible with the Read-Aloud functionality.

- 11. Is the plan, programme, strategy or policy likely to result in significant environmental effects, either positive or negative? If yes, it is likely that a Strategic Environmental Assessment (SEA) will be required and the impacts identified in the IIA should be included in this. See section 2.10 in the Guidance for further information.**

Not directly.

A SEA has been completed as part of the Local Development Plan which directs the housing development sites for new build housing in the city.

Any new service/ project arising from the investment programme will have its impact assessment carried out individually.

- 12. Additional Information and Evidence Required**

If further evidence is required, please note how it will be gathered. If appropriate, mark this report as interim and submit updated final report once further evidence has been gathered.

N/A

- 13. Specific to this IIA only, what recommended actions have been, or will be, undertaken and by when? (these should be drawn from 7 – 11 above) Please complete:**

Specific actions (as a result of the IIA which may include financial implications, mitigating actions and risks of cumulative impacts)	Who will take them forward (name and job title)	Deadline for progressing	Review date

- 14. Are there any negative impacts in section 8 for which there are no identified mitigating actions?**

N/A

- 15. How will you monitor how this proposal affects different groups, including people with protected characteristics?**

On-going performance monitoring through monthly monitoring meeting and quarterly reporting to the Council's Finance and Resources Committee.

**16. Sign off by Head of Service**

**Name** *Derek McGowan*

**Date** *25 February 2026*

**17. Publication**

Completed and signed IIAs should be sent to:

[integratedimpactassessments@edinburgh.gov.uk](mailto:integratedimpactassessments@edinburgh.gov.uk) to be published on the Council website [www.edinburgh.gov.uk/impactassessments](http://www.edinburgh.gov.uk/impactassessments)

**Edinburgh Integration Joint Board/Health and Social Care**

[sarah.bryson@edinburgh.gov.uk](mailto:sarah.bryson@edinburgh.gov.uk) to be published at [www.edinburghhsc.scot/the-ijb/integrated-impact-assessments/](http://www.edinburghhsc.scot/the-ijb/integrated-impact-assessments/)