

# Mixed Tenure Strategy

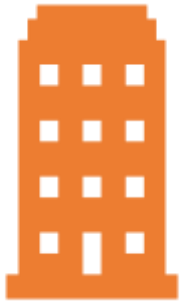
## The City of Edinburgh Council

Martin Macaulay – Tenants & Residents Services



# Better Homes: Mixed tenure challenge

100 %  
Council  
Owned



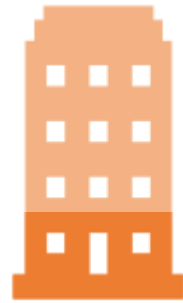
678  
Blocks

Majority  
Council  
Owned



925  
Blocks

No  
Council  
Majority



2,910  
Blocks

## Current context:

- Right to buy introduced in 1980 legislation
- Ended in Scotland August 2016, following half a million sales
- Council shares responsibility with private owners and other landlords for common areas: i.e. roof, external walls, stairwells and communal passages, drying areas, etc
- Agreement of owners and other landlords required to progress non-emergency repairs and maintenance
- Improve condition of homes in mixed tenure blocks and estates



## What next?

- **Mixed Tenure Improvement Strategy report: 7 June 2018 & 24 January 2019**
  - a revised **Scheme of Assistance** to provide more flexible support to owners to meet the costs of repairs and improvements to their homes.
  - a dedicated **Mixed Tenure Delivery Team** to engage with residents, liaise with owners and landlords, and progress mixed tenure projects.

# Housing & Economy Committee, 24 January 2019

*Revise the current Scheme of Assistance to provide more flexible support to owners to meet the costs of repairs and improvements to their homes.*

## **Recommendations: Developing the Scheme of Assistance**

### **Extending Voluntary Repayment Period**

Extending repayment terms for amounts over £10,000 up to 10 years-  
business case to Finance & Resources Committee for approval.

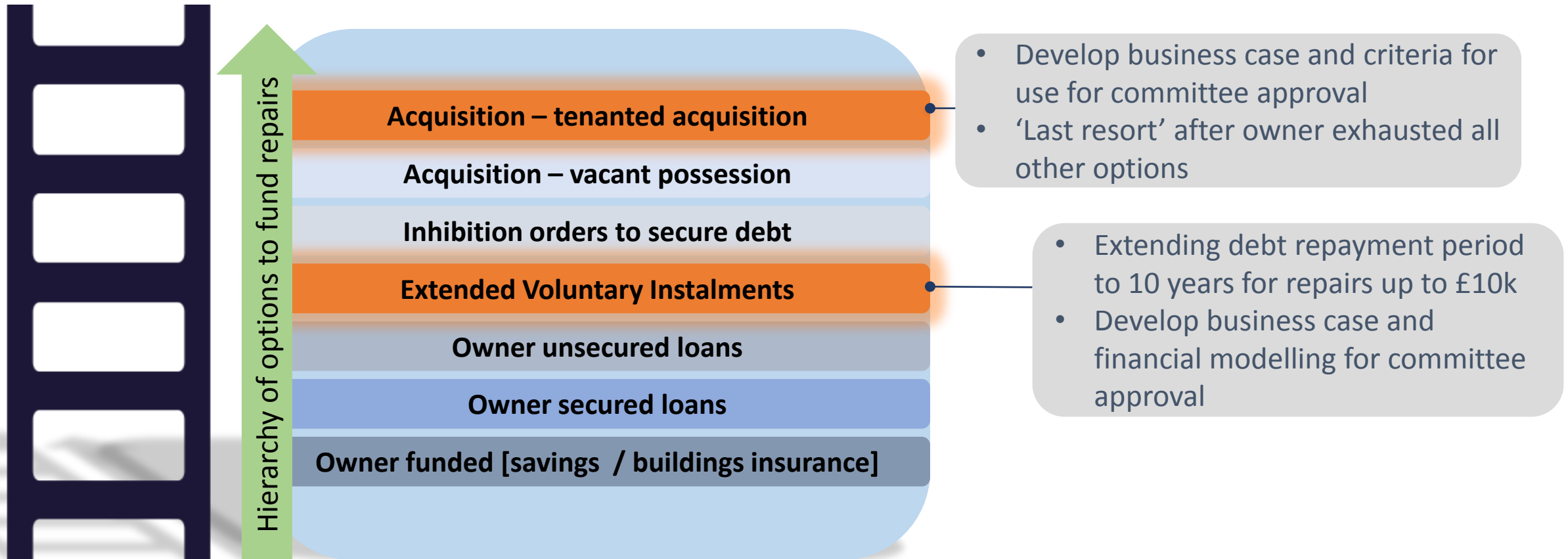
### **Tenanted Acquisitions for Mixed Tenure Repairs**

Amending the Council's Acquisitions and Disposal Policy to enable the  
purchase of tenanted stock with the agreement of owners & tenants  
as a last resort.

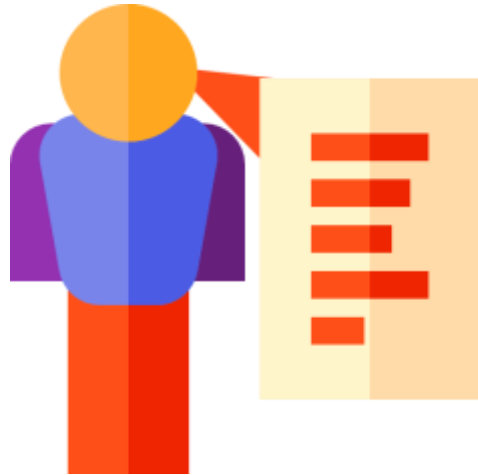
### **Mixed Tenure Service Delivery Team**

Develop a business case to establish a dedicated mixed tenure service  
team to liaise with owners and manage the investment projects.

# Developing Scheme of Assistance: Supporting Home Owners



# Mixed Tenure Delivery Team



Case Officer



Surveyor

## Council-led Capital Investment Programme



### Gateway Checks

- Verify repair status
- Schedule site visit
  - Majority Vote
- Survey report & costs
- Tender / contract award
- (Justify additional works)
- Confirm works complete
  - Contractor payment
  - Owner billing

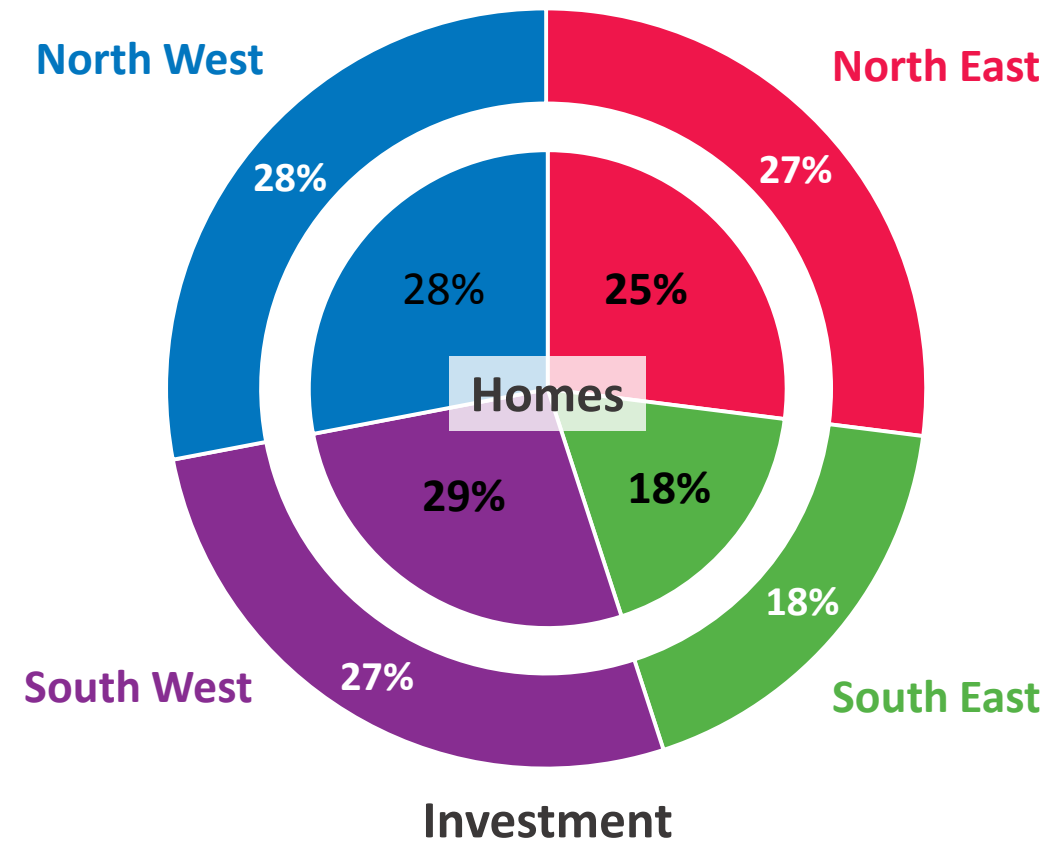
# Better Homes: Capital Investment by Locality Over Previous 5 Years

Over the last five years £130 million has been invested to improve existing homes & estates, delivering over 29,000 individual impro.

## No. of Improvements by locality over the last five years

Improvements	North East	North West	South East	South West
	Homes	Homes	Homes	Homes
New Homes (Social & MMR)	92	290	0	37
Kitchens & Bathrooms	1,951	1,968	712	2,513
New heating systems	1,297	1,551	1,837	1,621
New windows	37	46	329	734
New doors	398	224	487	222
External fabric	510	443	516	530
Adaptations	236	204	133	198
Electrical upgrades	1,992	2,642	1,373	941
Health & Safety (fire safety & water tanks)	839	409	542	1,407
<b>Total</b>	<b>7,352</b>	<b>7,777</b>	<b>5,929</b>	<b>8,203</b>

## Council homes vs. investment by Locality



# Capital Investment Programme (Mixed Tenure) – 2019/20



£1.3m external EESSH  
*Energy Efficiency Standard in Social Housing –  
insulation and external render*



£4m external fabric (high-rise)

£2m external fabric (low-rise)



£2m mixed tenure  
area investment



£0.8m secure door entry systems

