

Edinburgh's Local Housing Strategy, 2025-2030 (15 July 2024)

Initial engagement survey, results summary, written description

Slide 1 : Title Slide

Edinburgh's Local Housing Strategy, 2025-2030
Initial Engagement Survey, Results Summary
June 2024

Slide 2 : Early Engagement Survey background information

An early engagement survey ran for 6 weeks

- 6 May - 14 June 2024
- to help inform the development of the Local Housing Strategy
- This was open to all residents and organisations
- 345 responses overall. This included 318 from individuals, 21 from organisations and 6 from Council staff who categorised their response as from an organisation.

How the survey was promoted;

- Posters in libraries and main housing offices
- Press release and the Council's Newsbeat
- Social Media promotion and E-signatures
- Promotion to, and via, many partner organisations including EVOG

All the organisations that responded;

- Avant Homes
- Hameshare CIC
- Crossreach
- Grassmarket Community
- Rowan Alba Ltd
- Skills Development Scotland
- Pilton Community Health
- Simon Community Scotland
- Edinburgh Access Panel
- Hallam Land Management
- Dowbrae Real Estate Consultancy
- Fresh Start

- Muirhouse Housing Association
- Edinburgh Tenants Federation (ETF)
- Move On
- Blackwood Homes and Care
- Homes for Scotland
- Edinburgh Chamber of Commerce
- Wheatley Homes
- Living Rent
- Children 1st
- City of Edinburgh Council officers (x6)

Slide 3 : Early Engagement Survey – Demographics

Total number of responses, 345, Responses by individuals, 318.

Gender split in responses; 60% female and 40% male.

The Age range pie chart shows the age range categories of all respondents. The chart shows under 16s and 75+ were the smallest group of respondents with a 0% and 2% response rate respectively.

All the age range % responses;

- Under 16s, 0% of responses
- 16 to 24 year olds, 18% of responses
- 25 to 34 year olds, 16% of responses
- 35 to 44 year olds, 21% of responses
- 45 to 54 year olds, 21% of responses
- 55 to 64 year olds, 12% of responses
- 65 to 74 year olds, 10% of responses
- 75 + year olds, 2% of responses

Housing tenure of respondents in a bar graph figures approximate for each category;

- owner occupiers are the most frequent respondents with 160 people in this group
- Private renters are the next most frequent respondents with 80 people in this group
- Housing Association renters follow with 20 respondents
- Council renters, 18 respondents
- Student accommodation, 10 respondents
- Other, 8 respondents
- Living with parents as 6 respondents and
- 3 people responding while living in temporary accommodation

Medical condition: 31% of the 288 respondents who answered this question noted they had a medical condition

Ethnicity of respondents: 91% were white Scottish/ British/ Irish or White 'other'. 9% of respondents were non-white broken down as;

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

Slide 4 : Your Housing Priorities – bar graph

What do you think are the top 3 housing priorities for Edinburgh

The bar graph shows the overall ranking of issues based on the selection of the top 3 priorities. No exact scale is shown on the y (vertical) axis. The first two bars with the highest overall responses clearly note the key priorities as being about Affordable Homes and Housing Supply. There is a significant drop down for the next item selected and this is followed by the rest of the bars in slight descending amounts. The 3rd highest priority is homelessness then followed by, Homes to meet needs, Housing condition, Energy efficient homes, Safe connected neighbourhoods, Support to repair and maintain and finally, with the lowest selection in terms of priority, Homes for the future.

Slide 5 : Housing Priorities/ further comments

Summary table of all comments received, divided into themes/ issues in first column, number of comments relating to each issue in 2nd column and more detail in the third column. 206 respondents provided comments.

Housing Supply/ More Affordable Homes, 72 comments: The need for more housing, and affordable (“genuinely affordable”) homes in particular. Many referenced links to homelessness. x11 additional comments solely re need to tackle homelessness.

High housing costs, 35 comments: Much of this re costs in the private rented sector as well as other rising costs incl. energy/ utility bills.

Housing for different needs and circumstances, 35 comments: Including the need for more accessible housing; younger people trying to access the housing market; students accessing suitable HMO accommodation. Common theme that local residents should be prioritised.

Location and infrastructure for new build housing, 31 comments: New building housing proximity to and demand on local facilities/ infrastructure. Green belt building.

Innovation/ Partnership Working, 30 comments: Suggestions for new ways of working and opportunities for improved partnership working e.g. with the private sector. Many of these comments were from the organisations who responded.

Policies/ access to services, 28 comments: Various comments including the bidding system and allocations policy, Council repairs, cost of temporary accommodation.

Student Accommodation, 25 comments: Comments on the volume of Purpose-Built Student Accommodation/ perception that this takes priority over housebuilding

Short term lets, 23 comments: Comments on the volume of short term lets and need for greater regulation/ limitations around this

Private Rented Sector/ Landlords, 24 comments: Lack of regulations, comments around rent controls.

House Condition/ Improving existing homes, 21 Comments: Comments on the importance of support for homeowners, particularly in Conservation areas/ old tenemental properties. Improving the condition of Council and private rented homes.

Empty Homes, 15 comments: Comments around both the volume of Council voids and privately owned empty homes. Comments around Council acquisitions.

Neighbourhoods/ ASB, 10 Comments: Misc: more children's play areas, litter/ fly tipping, youth disorder, stairwell activity, partnership working

Slide 6: Selection of Comments/ Direct quotes from respondents

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

"To meaningfully address the Housing Emergency, we must focus on increased delivery of all tenures alongside supporting people to remain independent in their homes for longer. Provision of care and support and stronger linkages between these services and housing are needed to ensure people can be supported to remain at home for as long as they choose"

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

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

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

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

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

"When families do not have access to safe, stable homes this creates a series of practical, financial and emotional challenges which can lead to spiralling circumstances or create or exacerbate other challenges"

“Ensure existing homes are prioritised for residential use over short term lets”

Slide 7: Your Housing Situation

Does your current home meet the needs of your household?

Bar graph shows the vast majority, 264 respondents, answer yes while far less, 53 respondents, answer no.

If not, what is the main reason for your current home not meeting your household's needs?

49 'no' respondents when on to tick the following boxes to explain the reasons;

- Too expensive, 13 respondents
- The size doesn't meet my needs , e.g. overcrowding, 11
- The layout doesn't meet my needs, 9
- Concerns re safety/ anti-social behaviour, 2
- Not my desired tenure, 3
- Not my preferred location, 2
- I am homeless, 2
- Other 7

Do you expect to move home in the next 5 years?*

The largest segment of this pie chart, 29%, responded no, they don't expect to move home, followed by 27% saying they expect to move within Edinburgh and 13% expect to move outwith Edinburgh, 11% saying they would like to move but can't and 20% saying they didn't no or not answering.

If you are planning to move out of Edinburgh, what is your main reason? For the 13% that responded they expect to move out of Edinburgh in the next 5 years the reasons given were due to;

- High housing costs in Edinburgh, 22 respondents
- Great housing options outwith Edinburgh, 0
- Proximity to local facilities e.g. schools and healthcare, 0
- More Greenspace, 1 respondent
- Proximity to family and friends, 4 respondents
- For work/ employment reasons, 7 respondents
- For study, 2 respondents
- Other, 5 respondents

Initial Observations on planned movement across tenure types

- Intentions to move into owner occupation from the rented sector (both private rent and housing association) appear to be higher amongst respondents who plan to move outwith Edinburgh than those planning to move within Edinburgh (13 vs 6). Housing costs cited as a factor for several.
- 2 respondents plan to move from the PRS to mid-market rent (within Edinburgh).

- 3 (of 17) Council tenants plan to move (all to another social rent in Edinburgh).
- 11 (of 21) housing association tenants plan to move, to a range of tenures.
- 5 (of 8) respondents living with parents plan to move, to a range of tenures.

Slide 8: Impact of Cost of Living Crisis

Impact of Cost of Living Crisis bar graph: Y axis shows number of respondents and x axis the impact of cost of living on different areas of spending i.e. rent or mortgage payments, energy bills, food and finally other household outgoings.

Rent or mortgage payments:

A big impact, 73 responses

Quite an Impact, 78 responses

Little Impact, 68 responses

No impact, 47 responses

Don't know/ Not answered, 76 responses

Energy bills:

A big impact, 85 responses

Quite an impact, 112 responses

Little impact, 91 responses

No Impact, 20 responses

Don't know/ Not answered, 34 responses

Food:

A big impact, 88 responses

Quite an impact, 109 responses

Little Impact, 95 responses

No Impact, 24 responses

Don't Know/ Not Answered, 26 responses

Other household outgoings e.g. transport, leisure expenses, childcare:

A big impact, 77 responses

Quite an impact, 100 responses

Little Impact, 105 responses

No impact, 28 responses

Don't know/ Not answered, 32 responses