

NET
ZEROSUSTAINABLE
PLACESINCLUSIVE
GROWTH

SFT Outcomes 2021/22

Demonstrating progress with impact

PRIMARY OUTCOME

03

**INFRASTRUCTURE
INVESTMENT IS AFFORDABLE
WITH INCREASED FINANCING
INNOVATION**

SECONDARY OUTCOMES

02



Edinburgh Living – expansion of mid-market rent homes

The popular and award-winning National Housing Trust (NHT) programme, developed and managed by the Scottish Futures Trust (SFT) in partnership with Scottish Government and a number of local authorities, has helped establish midmarket rent (MMR) homes as a viable option for housing across Scotland. Such has been its popularity, that in Edinburgh alone, demand for NHT homes had outstripped supply by as much as 10 to 1.

The City of Edinburgh Council (CEC) wished to continue to expand the supply of MMR homes while also wishing to seize the opportunity to create a bank of affordable, quality housing that could be used to tackle additional pressures across Edinburgh's housing market.

Working together, SFT's Place, Housing and Economic Investment Team, CEC and Scottish Government developed a new funding model which would allow CEC to purchase MMR homes using funds 'on-lent' from the Public Works Loan Board, assisted by a grant allocated by Scottish Government.

The Team at SFT helped develop the model through close collaboration with Scottish Government and CEC, bringing its financial and financial modelling skills, practical experience of mid-market rent vehicles and commercial know-how to the proceedings.

Edinburgh Living was launched in 2019 and has 344 homes occupied for mid-market rent, with 250 more homes in its 2022/23 pipeline. CEC has used these homes to provide quality, stable accommodation to families in locations across the city, improving the diversity of communities and helping with the regeneration of parts of Edinburgh.

Furthermore, delivering homes through Edinburgh Living has also allowed CEC to tackle challenges faced by working

homeless households in finding suitable homes.

CEC's Private Rented Sector team has worked closely with Edinburgh Living, ensuring that officers are aware of the delivery pipeline and supporting working homeless households to apply for new homes, where this is the best housing option for them.

This partnership working and knowledge sharing has assisted families into quality, long-term affordable homes and is one of a number of ways CEC is supporting the reduction in homelessness across Edinburgh.

CEC continues to support the growth of Edinburgh Living, with an initial target of 728 mid-market rent homes being set in 2018. A strong pipeline of homes for this tenure is underway and is at various stages of the development process, alongside the core programme to be delivered over the next ten years. SFT will continue to support CEC deliver this much needed supply of affordable, quality homes across the city.

