



NET ZERO

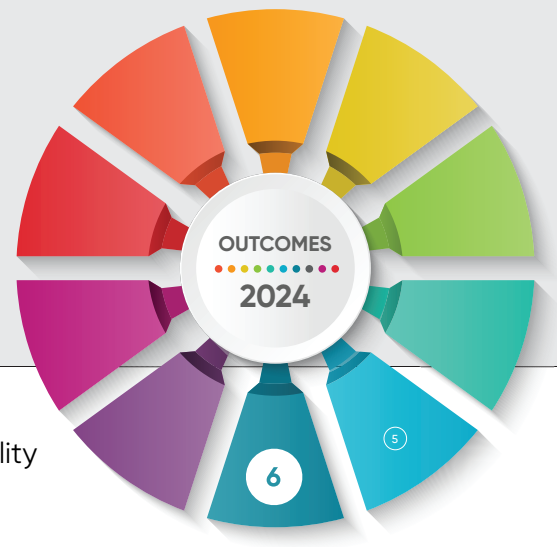


SUSTAINABLE PLACES



INCLUSIVE GROWTH

Innovative construction industry with increased productivity, quality and fair work



New collaborative approach to deliver more affordable housing



HARDLY a day goes by when the need for more affordable housing is not making news.

Some of Scotland's local authorities have gone so far as to announce a housing emergency, citing pressure on homelessness services, rising property prices and the reliance on high levels of temporary accommodation as the root cause.

Since 2021, our Improving Project Delivery team has been working with partners to support the delivery of the Edinburgh Home Demonstrator (EHD); a programme approach to deliver more affordable, net zero ready homes in the Edinburgh and South East of Scotland City Deal Region, through modern methods of construction.

The first pilot has been completed with 75 affordable homes now occupied as part of a wider regeneration masterplan in the Granton area of Edinburgh, with a focus on performance monitoring of offsite construction and renewables technologies. A second pilot, for 140 more homes, is also under construction that is testing a regional

Providing expertise to support heat network development



Edinburgh Home Demonstrator

design and performance standard along with the mass customisation of common house and flat typologies.

Building on these two pilots, a third pilot has been created to develop a new delivery model around a pipeline of new build sites, standardised products and common procurement, as part of a regional knowledge hub, through consultation with six local authorities as regional partners.

The new delivery model for affordable homes was conceptualised by our Improving Project Delivery team and then co-developed together with the regional partners to pilot the approach. In transition from pilot to practice, our Improving Project Delivery team also developed the business case for the creation of the South East Regional Delivery Alliance.

The Regional Delivery Alliance seeks to consolidate key outputs from the EHD programme by identifying opportunities across a consolidated pipeline, a commitment to develop, adopt and refine the regional housing typologies and specification, and also to embed a collaborative approach to procurement across the six local authority areas to drive improved value in the delivery of more affordable homes.

A commitment from the regional partners was established to fund and endorse the Regional Delivery Alliance initially for two years to March 2026, with the Improving Project Delivery team continuing to facilitate the initial progress of the alliance as well as sharing the Regional Delivery Alliance concept with groups of other local authorities and Registered Social Landlords across Scotland.

Outcomes and benefits of the Alliance include:

- Bundling of sites across the region
- Initial feasibility studies
- Early industry engagement on project viability
- Visibility of regional housing pipeline
- Management of regional housing typologies and design and performance standards
- Regional approach to net-zero carbon
- Efficiency of capital and whole-life cycle costs
- Scaling a new approach to deliver more affordable homes
- Higher performing affordable housing that will address fuel poverty

Marjorie Mackie, Housing Strategy and Development Manager at West Lothian Council, said: *“By embracing the Regional Delivery Alliance and leveraging the collaborative approach, we can continue the delivery of high-quality, affordable homes, to make a significant impact on the affordable housing landscape in the Edinburgh & South East Scotland City Region Deal area, while lowering carbon emissions.”*

Delivery Partner:

- The City of Edinburgh Council

Regional Partners:

- The City of Edinburgh Council
- East Lothian Council
- Fife Council
- Midlothian Council
- Scottish Borders Council
- West Lothian Council