

**Committee Report No:** 40-2022

**Document Title:** Fleming Trust - Increasing Supply of Affordable Housing

**Document Type:** Service

**New/Existing:** New

**Period Covered:** 01/04/2022 - 31/03/2023

**Document Description:**

The report outlines the aims and objectives of the Fleming Trust and how the Fleming Trust may be used as a vehicle to increase the supply of affordable rented housing in Dundee. It reviews the financing options to facilitate the transfer of assets for 12 new build housing units at Derby Street to Fleming Trust for affordable rent.

**Intended Outcome:**

Through a combination of funding by borrowing from the Dundee City Council General Loans fund and by utilising the Fleming Trust revenue reserves it will enable the acquisition of 12 new build housing units at Derby Street regeneration development by the Fleming Trust. The units will then be factored by the Dundee City Council in line with the existing management arrangements for the Fleming Trust housing stock.

**How will the proposal be monitored?:**

The acquisition and financial implications will be monitored through the Fleming Trust Supervisory Committee and City Council as Fleming Trustees.

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## **A. Equality and Diversity Impacts:**

<b>Age:</b>	No Impact
<b>Disability:</b>	Positive
<b>Gender Reassignment:</b>	No Impact
<b>Marriage and Civil Partnership:</b>	No Impact
<b>Pregnancy and Maternity:</b>	No Impact
<b>Race/Ethnicity:</b>	No Impact
<b>Religion or Belief:</b>	No Impact
<b>Sex:</b>	No Impact
<b>Sexual Orientation:</b>	No Impact

### **Equality and diversity Implications:**

The housing units to be acquired will include provision of a fully adapted wheelchair unit. This will meet identified need within the community for wheelchair adapted housing for those with physical disabilities.

### **Proposed Mitigating Actions:**

Not applicable.

### **Is the proposal subject to a full EQIA? : No**

The housing units to be acquired will include provision of a fully adapted wheelchair unit. This will meet identified need within the community for wheelchair adapted housing for those with physical disabilities.

## **B. Fairness and Poverty Impacts:**

### **Geography**

<b>Strathmartine (Ardler, St Mary's and Kirkton):</b>	Not Known
<b>Lochee(Lochee/Beechwood, Charleston and Menzieshill):</b>	Not Known
<b>Coldside(Hilltown, Fairmuir and Coldside):</b>	Positive
<b>Maryfield(Stobswell and City Centre):</b>	Not Known
<b>North East(Whitfield, Fintry and Mill O' Mains):</b>	Not Known
<b>East End(Mid Craigie, Linlathen and Douglas):</b>	Not Known
<b>The Ferry:</b>	Not Known
<b>West End:</b>	Not Known

### **Household Group**

<b>Lone Parent Families:</b>	Not Known
<b>Greater Number of children and/or Young Children:</b>	Not Known
<b>Pensioners - Single/Couple:</b>	Not Known
<b>Single female households with children:</b>	Not Known
<b>Unskilled workers or unemployed:</b>	Not Known
<b>Serious and enduring mental health problems:</b>	Not Known
<b>Homeless:</b>	Positive
<b>Drug and/or alcohol problems:</b>	Not Known

<b>Offenders and Ex-offenders:</b>	Not Known
<b>Looked after children and care leavers:</b>	Not Known
<b>Carers:</b>	Not Known

**Significant Impact**

<b>Employment:</b>	Not Known
<b>Education and Skills:</b>	Not Known
<b>Benefit Advice/Income Maximisation:</b>	Not Known
<b>Childcare:</b>	Not Known
<b>Affordability and Accessibility of services:</b>	Positive

**Fairness and Poverty Implications:**

The houses and flats acquired will be allocated in line with the Dundee City Council policies and provide energy efficient homes with affordable rents. Delivery of affordable housing that is accessible to all citizens will be to the benefit of anyone with protected characteristics. The properties to be acquired will be well insulated and energy efficient thereby assisting in the reduction of fuel poverty.

**Proposed Mitigating Actions:**

Not applicable

## **C. Environmental Impacts**

### **Climate Change**

<b>Mitigating greenhouse gases:</b>	Positive
<b>Adapting to the effects of climate change:</b>	Positive

### **Resource Use**

<b>Energy efficiency and consumption:</b>	Positive
<b>Prevention, reduction, re-use, recovery or recycling waste:</b>	Positive
<b>Sustainable Procurement:</b>	No Impact

### **Transport**

<b>Accessible transport provision:</b>	No Impact
<b>Sustainable modes of transport:</b>	No Impact

### **Natural Environment**

<b>Air, land and water quality:</b>	No Impact
<b>Biodiversity:</b>	No Impact
<b>Open and green spaces:</b>	No Impact

### **Built Environment**

<b>Built Heritage:</b>	No Impact
<b>Housing:</b>	Positive

### **Is the proposal subject to Strategic Environmental Assessment**

No further action is required as it does not qualify as a Plan, Programme or Strategy as defined by the Environment Assessment (Scotland) Act 2005.

### **Proposed Mitigating Actions:**

Not Applicable

### **Environmental Implications:**

The properties to be acquired will deliver highly energy efficient homes and incorporate the use of renewable energy technology. They will provide a localised recycling hub to enable residents to maximise recycling of household waste.

## **D. Corporate Risk Impacts**

### **Corporate Risk Implications:**

The risk implications associated with the subject matter of this report are 'business as normal' risks. The subject matter is routine and has happened many times before without significant loss. There is comfort that the risks inherent within the activity are either transferred to another party, shared equally and fairly between the Council and another party or are negligible.

### **Corporate Risk Mitigating Actions:**