

Agreed Position November 2025

Edinburgh's housing emergency has enormous social impacts on the city and its residents, but also economic impacts – housing shortages are reported to be exacerbating skills shortages, whilst productivity is negatively impacted by the health impacts of expensive and poor quality housing, along with time lost to commuting from more affordable areas outside the city. Above all, we would urge policymakers at local and Scottish Government work closely with the private sector on overcoming barriers to delivering more housing. This could include improvements to the planning system (see planning Position Paper); building a strong pipeline of talent in the construction and planning sectors; developing a 'Homes England' equivalent for Scotland; and ensuring the viability of projects by introducing additional flexibility into the system, and exploring different ways that developers can meet their Section 75 requirements. We will also explore the potential for organisations akin to Development Corporations, national policies with regional implementation that could manage and facilitate land development. We have also joined the Case for Edinburgh to call on the Scottish Government to sufficiently fund social housing in Edinburgh. Finally, following the passage of the Housing Bill, we would call on policymakers to carefully engage with industry and landlords before implementation of any rent controls, which must have a solid evidence-base and regular review periods to avoid unintended consequences.

Context

In November 2023 the City of Edinburgh Council declared a housing emergency, citing significant pressures on the city's housing market, including homelessness rates and housing costs. At the same time, anecdotally, Edinburgh employers are finding that housing shortages are exacerbating skills shortages, particularly for more low-paid roles, or roles that require unsociable hours.

Rationale

- Private sector needs greater support and incentives for greater risk-taking to enable housing delivery and reduce barriers to development.
- The cost of labour and materials are very high, the rise in interest rates has led to a higher cost of debt, whilst political uncertainty and the current policy environment are also discouraging investment in housing – more flexibility and partnership working are required to ensure viability of the most critical developments.

Data: Evidence Gathered

[Crisis and PwC, 2018](#)

- Estimated that if we ended homelessness, increased economic output as a result of people entering employment would create £357.5m of economic benefit for Scotland

[Home Builders Federation, 2015](#)

- Constructing an additional 100,000 homes across the UK would generate £1.1 billion capital spend, £13.6 billion more in economic output, 430,000 FTEs, £432 million in extra local infrastructure investment and £3.2 billion more spending by residents on goods and services

Key Policy Maker and Stakeholder Position

Scottish Govt. - [National Planning Framework 4 \(NPF4\)](#)

Scottish Govt. - [Housing \(Scotland\) Bill](#)

City of Edinburgh Council - [City Plan 2030](#)

City of Edinburgh Council - [West Edinburgh Placemaking Framework and Strategic Masterplan](#)

City of Edinburgh Council - [Edinburgh's Local Housing Strategy 2025-2030](#) – draft

Chamber Asks

- Build a pipeline of talent, through greater support for apprenticeships esp. in high-demand trades, explore apprentice-sharing schemes, and more flexible training models
- Develop a 'Homes England' equivalent for Scotland
- Streamline standards and requirements, and maximise flexibility around things like Section 75 contributions, in order to ensure viability in a difficult market
- Consider housing as Critical Economic Infrastructure
- Sufficiently fund social housing in Edinburgh
- Engage with industry and landlords before implementation of any rent controls