



11th December

The Editor
Edinburgh Evening News
108 Holyrood Road
Edinburgh
EH8 8AS

Dear Sir

The home building industry welcomes the political recognition of the desperate need for more new homes in Edinburgh ("City plans 1000 extra homes to beat crisis" - Monday 3 December) but your report touched on some key issues which require urgent action if we are to achieve these targets.

Firstly, an appropriate land supply is absolutely essential if we are to address the "mismatch" in housing types. Quite simply, there just isn't enough land in Edinburgh to meet housing need and the consequent high market values of available sites often dictate higher density development.

Secondly, with regard to delays between planning consent being granted and homes being built, receiving planning consent is only the first step in a very long process. Factor in roads, drainage, building consents and complex legal agreements and it can take between 12 and 24 months to actually start building anything.

Thirdly, responsibility for the building of social rented accommodation lies with Registered Social Landlords (RSLs). Under Edinburgh's affordable housing policy, private developers are required to make land available to RSLs to deliver this particular tenure. It follows then that if the necessary land is made available for increased market housing, more social rented accommodation will also be delivered.

Having highlighted for years the increasing difficulties faced by those looking for new homes, the industry stands ready to make the necessary private investment and help deliver the significant increase in housing output Councillors are now calling for. But with current policies restricting land supply and driving down production, the challenge facing us is formidable.

Yours faithfully

A handwritten signature in black ink, appearing to read "Jonathan Fair".

Jonathan Fair
Chief Executive