

Scottish Parliament Cross Party Housing Sub Group Synopsis Report

A collective practitioner
response to the Housing
to 2040 debate



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1 Introduction

The Scottish Parliament's Cross Party Group (CPG) on Housing is a forum for the exchange of knowledge between housing practitioners and Members of the Scottish Parliament. Parliamentary CPGs provide an important opportunity for Members of the Scottish Parliament and Scottish Government representatives to hear directly from people who are daily engaged in their subject matter. This knowledge transfer resource provides an invaluable informed evidence that should help the democratic process and political decision making.

The co-authors of this paper are all members of the CPG on Housing representing a wide range of public and private interests and having a deep knowledge and experience of the Scottish housing system.

Bringing together such a wide range of practitioner interests is a somewhat unique independent apolitical housing forum for Scotland. With such an abundance of skills and experience, the CPG on Housing decided to utilise such knowledge by producing this paper in order to help inform the Scottish Government's Housing to 2040 debate¹. The CPG members who contributed to this report and who this has been published in collaboration with are provided at appendix 1.

This report is a synopsis of our main report that sets out in significant detail matters which are important to our group members.

2 Housing policy should focus on need, support economic activity and save our planet

The public policy emphasis on Scottish housing is largely focussed on social and other forms of affordable housing tenures that are determined by people's needs. Much of that investment is targeted by using multiple deprivation indices and analysis but, if we are to address inclusive sustainable economic growth, then affordable housing must also be aligned to the needs of industry and commerce and be located in areas of economic expansion. Therefore, future public housing investment should be better connected with wider public investment initiatives by adopting a whole place approach to policy making and investment.

The group were clear that affordable housing needs to be better defined and a recognition that good quality housing that people can afford is a pre-requisite for a properly functioning inclusive Scotland.

Currently the housing system is polarised between suppliers of social and affordable housing and speculative private production needs to be both better balanced and more nuanced with a determination to bring wider and more varied participation and investment within the system. This requires commitment to more radical practices, policy regulation and taxation.

We need to be radical simply because if we seek to massage the edges of current practice then we will fall short of achieving good housing for all of our citizens and, more importantly, we will not be addressing a climate emergency that will render uncomfortable living for future generations.

¹ Housing to 2040: a conversation <https://www.gov.scot/publications/housing-to-2040/>



The location of private housing investment should be a matter for the spatial planning system, but this has largely been a reactive rather than proactive process. We have over the last 50 years struggled to always provide housing in locations which are close to where people work. This is economically inefficient, socially fragmented and ecologically unsound.

Housing to 2040 is intended to be a 'vision' document, but this paper is practice orientated, examining how things can be delivered within the context of wider national and local aspirations. The importance of taking a 'whole approach' is an underlying message ensuring that our deliberations are about investing in housing solutions that enable people to live well and contribute towards the ecological sustainability of our planet. To this end, this paper does not restrict itself to a narrow silo view of housing but raises issues relating to:

- Housing that is affordable and well located in good quality places;
- How affordable housing is shaped by both public and private finance;
- How good housing contributes to our health and wellbeing;
- Housing is aligned with other policies such as welfare reform, child poverty; and
- How housing must contribute more to the climate emergency agenda.

Creating a housing system that meets the needs of all people across Scotland, as well as good stewardship of our planet, is essential to achieving the Scottish Government's national outcomes and will have wide ranging benefits across Government portfolios including:

- Improving the health and wellbeing of our population;
- Preventing and alleviating homelessness;
- Reducing poverty, particularly child poverty, and inequality;
- Reducing fuel poverty and carbon emissions; and
- Supporting skilled trades, providing employment and boosting the economy.

3 Everything we do is linked and inter-dependent.

At the outset we wish to stress the importance of adopting a 'whole place approach' in any evaluation of the Scottish housing system and what will be the issues and action required for the forthcoming 20 years. Everything is linked and as a high-level consideration we all must strive to be more co-operative in the way we work.

The housing system is complex with neither the market nor the state being able to independently address such complexities. The system can only function well when the private and public inputs of the state, the market and the community are better aligned and balanced. The power of collective action is required from all parties and recognition that the housing system is more likely to function well when it is better connected with matters of health, education, commerce and place.

'Collaboration' and 'working with' are typical policy buzzword expressions but by collaborating we all need to go beyond these well intended buzzwords and share the challenge and equally share in making something happen. For example, housing policy officers need to have a greater understanding of planning processes, health processes and economic drivers just as other officers responsible for these functions need to have an understanding of housing processes. All those engaged in the housing system have their specific functions to attend to. However, successful outcomes have a better chance of



being achieved by co-operating with those with different functional responsibilities within the same system.

From our discussions in preparing this report, it was widely recognised that we have to improve our co-operation and our collaboration. This means synchronising our activity through developing stronger inter-relationships and trust rather than operating within a silo of rigid job descriptors.

Housing also goes beyond the envelope of four walls and a roof. Housing plays an important role in people's health, wellbeing and economic productivity. Therefore, those within the housing system must be more aware of being part of a wider approach.

We have called this 'a whole approach' recognising that housing is inter-dependent and inter-related to other functions. No longer can it be acceptable for us to work within an environment bounded by tight walls of responsibility. We all need to be much more aware of the linkages that make things work well. This paper has been authored by a range of housing representatives with many differing interests and motivations but working together this has demonstrated how greater co-operation can work.

4 Housing is an investment that requires a long-term commitment

A well planned and managed housing system that is supported by public and private long-term investment will help to ensure that resources are applied in the right places so that supply anticipates and responds to the needs and demands of both people and business.

Priority should be given to evidence informed planning that plays a more proactive role in shaping, facilitating and managing our places so that greater clarity and certainty exists for all investors. Investment in housing by an assessment of numbers alone is inadequate and insufficient. While a national assessment of housing need contributes towards the understanding of the scale of the challenges along with the required funding investment, the approach to delivery must be more nuanced. It must recognise that there are differing local circumstances, conditions and priorities not only in terms of housing numbers but of the type of accommodation that is required.

Many of the indicators of the housing emergency – including homelessness, high pressure and increasing rents in areas of the private rented sector (PRS), long social housing waiting lists – must be addressed by a long-term political and resource investment in the building of high levels of social housing to address decades of deficit. Many of the issues in the housing system are a consequence of a lack of housing and will not be meaningfully addressed until social and affordable house numbers are increased and sustained at those increased levels.

5 Informed decisions can only come from sound evidence

In-depth, rigorous research is required to provide the necessary evidence base to make an informed judgement on what is actually the right amount of housing of the right type and where the right places to locate such housing are. Such locational assessments should not be constrained by political boundaries, they should examine the areas of economic and social influences.



While we recognise and support the need to assess and plan for housing need based on robust evidence, the current system often lacks detail on the types of homes that are needed and can result in homes being built in locations that are convenient to build on rather than the locations that really require more homes. To be a well-functioning country we need good places to live that have convenient connections and a greater social balance commitment that provides good housing choice and accessibility irrespective of a person's circumstances.

6 We need a 'hive switch' to address the climate emergency

The next 20 years of housing in Scotland is likely to witness radical change as a result of the climate emergency. For the last 20 years changes have been marginal despite the increasing calls from those engaged in climate change. We have now moved on from 'climate change' to 'climate emergency' and our Scottish Ministers recognise that much more has to be done to address what the economist, Joseph Stiglitz, described as our "Third World War".

It is right to now talk about an 'emergency' and recognise that everyone has to come together and play their part. Psychologists call this a 'hive switch' where there is greater cohesive action and group co-operation.

Housing, both in production and in use, creates a significant amount of carbon emissions. However, this is much more than the fabric of our buildings; it is also about our behaviour and consumption within and outside these buildings. While there have long been calls for building at more sustainable densities on brownfield ground there has only been a modest change in bringing back vacant and derelict urban land into use. With housing developments increasingly spread further afield this has had a material impact on the way we live and move about. Such behaviour has significantly increased carbon emissions as well as road congestion leading to further mitigating expenditure all of which does little for our well-being or our economy.

7 Housing has to be responsive to a changing economy

According to the United Nations, our global urban population is growing by 65 million people every year. Concentrated urban places are more productive and play a fundamental role in pursuing economic growth. Economic growth that is planned for inclusive and sustainable benefits is a key matter for Scotland. Housing is an important and integral part of our economy and we must recognise that the assessment of housing need and demand is not just generated from surveys, demographical modelling and trends from historic action. We need to reflect our future housing requirements by trying to understand the characteristics of a changing economy that is going to generate greater levels of need and demand for urban living over the next 20 years.

8 Everyone has a right to a home

Housing is a human right. Clearly, any civilised society should be capable of housing its population and shelter, along with food, water and clothing, has always been recognised as an 'essential need'. However, housing as a human right does not just mean that a person has a right to shelter.



A person's home must be suitable for their needs meaning that they can use all of the facilities within their home and be able to access amenities and take part in the community outside of their home. The need for support to remain at home and maintain a tenancy has been recognised by the Scottish Government in current work to explore possibilities for a legal framework for the prevention of homelessness. Housing and the prevention of homelessness must form a core part of the vision for Housing to 2040 and the Scottish Government's work on embedding human rights within Scottish legislation.

9 The delivery of affordable housing is dependent on the private market working well

Affordable housing planning policies are now a major element in delivering both social housing and other forms of 'affordable' accommodation. Such a policy has been developed over the last 20 years and, while it makes a significant contribution to the delivery of affordable housing, it is dependent on the locations generated by market motivations which do not always reflect 'housing need' considerations.

Those living in social housing may not have the means to be as well connected to places as those living in private accommodation and their needs may be better met by having accommodation closer to amenities and employment. Greater flexibility in the application of planning policies could ensure affordable housing is planned and located in the right place.

10 We need to do more regeneration and have the right tools to rebuild our town centres

It is not only cities that require more urban living as we need to see housing being well connected to town centre services and amenities. Of course, it is more complicated to consider town centre development by converting or renewing upper floors and derelict buildings in our high streets, but such interventions will encourage housing to be more accessible to amenities, help generate greater levels of town centre patronage and much needed economic and social activity in our town centres.

Affordable housing in town centres is an important aspect of our wider regeneration programme, but there needs to be greater flexibility in the way we provide housing subsidy to support reclamation and conversion projects. Of course, funding and cost certainty around 'new build' is generally an easier thing to do. However, when considering the long-term sustainable investment of total assets, new build might not always be the right choice if one factors in social implications and the whole life costs associated with buildings and spaces.

A significant contribution to regeneration activity can come from community groups who have already demonstrated an ambition to get involved at the local level. Again, such activity is not the easiest solution but such a matter has benefits beyond housing. Good public commitment to such a programme will help to stimulate wider economic activity within our towns and will be a social stimulant for people to get a greater sense of ownership and connection as well being more engaged in community activities.



11 We must deal with the inequity of VAT charges on works to existing buildings

It is recognised that working on existing stock is likely to be more complicated. However, it is further challenged by an inequitable Value Added Tax (VAT) policy whereby new build is not liable for VAT but it does apply to works to existing housing. Such a matter is illogical, unsustainable and unfair. A change in the VAT of buildings should be remedied as quickly as possible.

12 We can use taxation to shape market behaviour

Public taxation is, in addition to raising revenues, used to incentivise or discourage behaviour. It can also be used to rebalance unearned wealth generated from housing assets. However, property tax has traditionally been applied by politicians in a light way, and many economic commentators have pointed to house price inflation making a significant contribution towards an increasingly unequal society. How one seeks to re-balance housing wealth is certainly a political choice which housing practitioners recognise would be a difficult matter.

13 Housing investment is good value in a competing environment of scarce funds

The amount of public housing investment will inevitably have to compete with other demands on finite government resources. It is recognised that with various bidding for funds, housing has to demonstrate good value, but this must never be confused with lowest price.

Delivering public housing is an investment process and there is a need for housing grant levels to be regularly reviewed to consider ever changing circumstances. Investment considerations should not only include the entry price, but also the cost of maintaining that asset over perpetuity. For this reason, dwellings need to be well designed, built, maintained and be adaptable. With a reliance of some 3,000-5,000 affordable housing units being delivered in Scotland through planning policy mechanisms, the delivery of public housing is materially impacted by market considerations which can make it more difficult for future planning and arranging longer-term financial investment.

14 Getting the right housing in the right place depends on good proactive planning

While the number of Scottish households largely equates to our number of dwellings, it is recognised that we need more housing because not all of our housing is in the right place or of the right type.

The average household size in Scotland is around two persons, yet for over 30 years we have built more detached houses than any other housing type. Our room sizes are small compared to European examples and many people buying a house will seek to have additional rooms for flexibility. Placing the right housing in the right place is a difficult challenge and may cause some tensions, but these must be addressed. With urban populations continuing to grow we need to have new types of housing within urban places much nearer the places where we work. This is particularly important in our core Scottish cities that have to compete with their counterparts in other parts of the UK and Europe.

The planning system is a key statutory policy and regulation device to shape how and where private housing is delivered. In the last thirty years the planning system in Scotland, like that in



other parts of the UK, has become more of a reactive process. If Scotland wishes to have a greater commitment towards public interest led development, then greater planning emphasis will be required towards investing in a proactive plan led system.

A plan led system is not a centrally planned municipal approach to housing delivery, but it should set out what and where development is needed and is appropriate. In addition, a plan led system should be about setting the framework parameters for the design and implementation of making good quality places. Such a plan led approach needs to be informed by deeper evidence of all the social, economic and environmental elements and embrace a greater democratic involvement in not just generating ideas but allowing greater participation by communities in the plan led process and its delivery.

The National Planning Framework should be an important policy document that needs to reflect on how we can adjust and invest in the way we are going to live given our earlier observations of a move to a denser urban economy.

15 Public interest development can only be led by an enabling state

The state needs to have a greater commitment to public interest led development by the setting of clear development framework parameters. On strategically important sites we believe the state needs to go further and act as the 'enabling state' by directly investing in projects and sharing risk. Again, this is not a device where we are suggesting a municipal approach to housing delivery, but we do believe that the state's involvement is required if we are going to achieve developments that embrace the wider public interest.

Serving the wider 'public interest' is unlikely to be a motivation for the private sector but they are well skilled and equipped to react and deliver buildings when the conditions are right. This is exactly how the waterfront project is being implemented in Dundee with the Council orchestrating and conducting the lead role in the project investment with private investors filling in the service site plots. The clarity and confidence generated from such an approach enables a wider variety of participants as well establishing good competition and a high quality standard.

Much of the best practice referred to by research experts points to European exemplars where the state has been involved as a participating investor. Such a role is not to do everything but should involve organise public assets and infrastructure leaving the developers and builders to do what they do best; build houses.

European municipalities see their involvement less as a cost matter and more about participating in generating value that has public interest benefit while getting a financial return on their investment. This approach is what public authorities used to do in the UK but, apart from a few exceptions, most of the tasks have now been transferred to the private sector. As a consequence, even if the Scottish Government agreed to an investment role for public authorities, there is a lack of a skilled resource to undertake such an approach. Pragmatically, it would make more sense to undertake such a public interest led development approach through the use of some form of joint venture partnership model where the state can invest assets into the project with private organisations utilising their development skills and financial resources with the support of a public sector covenant.



Local asset backed vehicles (LABVs) have been widely practiced in England but this partnership investment model has had limited application in Scotland. Scotland has generally preferred to separate the responsibilities for delivery with public organisations being the instigator perhaps carrying out some enabling works and following promotion, pass control and responsibilities to the private sector for implementation.

On some occasions, local authorities have funded infrastructure through competitive 'prudential' borrowing but fiscal rules will inevitably limit the amount a local authority can borrow. However, risks can be shared with the public sector making use of its financial covenant strength to have additional activity by blending capital and assets with private funds. The financial investment market is conditioned by risk and it is likely that it will remain interested in participating in activity that is shared with public organisations.

It is not advocated that such mechanisms as LABV replace traditional approaches, rather it can be used to complement and supplement investment opportunities to drive additional activity.

16 Good housing is healthy and contributes to higher levels of wellbeing

As part of the Cross Party Sub-group's deliberations there was a significant push for greater awareness of the impact that good quality housing can have on people's health and wellbeing. Such deliberations included having accessible housing for people with a range of health conditions. While 'lifetime homes' can improve accessibility, it remains a general device and it should never be treated as a panacea that fixes all needs.

For this reason, there has to be a greater commitment for providing the right choice of accommodation for people who have disabilities and also older people who wish to live in suitable accommodation for their later life. 'Adaptation' is the principal policy and public investment device to help people stay in their home for as long as possible, but interventions come at the time of a person's need which can be a harrowing experience.

The devastating impacts of homelessness have also been well documented in terms of the human cost and financial cost to the NHS, housing and criminal justice services. There is a clear need to focus on prevention of homelessness wherever possible, and to continue to embed the Rapid Rehousing and Housing First approach where homelessness cannot be avoided.

17 Older people need greater housing choice within a supportive environment

Not all older people want to stay within their existing home. Some, particularly the three quarters of older people who live in private accommodation, recognise that their home is no longer suitable for their later life with some wishing to move before a crisis occurs. These people would like to plan well ahead of a potential future crisis but unfortunately they have little suitable housing choice. Housing provision for older people and those with disabilities have flat lined for some time but with the Scottish population increasingly ageing, a concentrated effort is required to provide wider choice.

Having sufficient space to enjoy our external and internal housing environment is important. However, in comparison to the rest of Europe, we have some of the smallest dwellings.



Increasing space standards would not just improve living conditions for people, but would also contribute towards easier accessibility around the home. This in turn can help to prevent trips and falls that account for a significant number of hospital admissions.

While social housing providers have increasingly been aware that they act as a 'front line' in identifying and assisting those with conditions, and can engage with social and health services for people to have the right support, around 750,000 older people live in private housing where there is no housing person to 'look out' for them.

'Front line' services for older people living in private accommodation are largely reliant on charitable services with limited capacity and resources. However, public support could assist health preventative measures as well as providing solutions to early hospital discharge. For this reason, we believe greater collaboration is required between housing representatives, third sector organisations and those engaged in the integrated joint board services.

18 Housing must be closely connected to excellent natural spaces

Housing that is well connected and situated in a healthy quality environment is essential for people to enjoy a good sense of wellbeing. The environment around our homes, and our ability to access it, is essential to our physical and mental health. We have known about these beneficial connections for generations, but the provision of accessible good quality green spaces has not been a significant priority largely being relegated to some mathematical planning calculation for left over land that few choose to use.

19 Housing choice will be improved by including a 'tailor made' approach

One way of allowing people to live in spaces that suit their requirements is to support them to organise the building of their own accommodation. Again, compared with the rest of Europe we have one of the worst records for self-build and custom building. The reason for this poor achievement is largely down to the lack of available land, a lack of supportive planning policies and the availability of finance. The opportunity to acquire suitable land can easily be fixed by having a sympathetic planning policy to ensure sufficient land is allocated for such purposes.

20 An enabling state approach allows wider development participation and choice

If the state got more involved in investing in projects then they could act as 'master developer' allocating serviced ground for self-build purposes. Building one's own home is not just an individual task but could be organised on a collective basis. This is usually referred to as co-housing which is growing in interest in the UK with a number of recent developments in England. There is also a demand for this form of living in Scotland but, so far, initiatives have floundered largely due to the lack of suitable land. The ability to source land is not just down to the fact that it is scarce but also due to the fact that self-build, custom build and co-housing have little or no chance of competing for land against wealthy commercial development companies.



21 Scotland will become more urban but we still need to invest in rural housing

Much of Scotland's self and custom build housing can be found in rural Scotland. This is partially down to the fact that there are fewer housing delivery choices as developers are not usually organised to operate at small scale in more remote parts of the country. Largely due to its remoteness, rural housing is difficult to deliver on the basis of a traditional economic model. Frequently the cost of production is greater than the value of private housing or the costs of servicing debt for affordable housing as it costs more to procure than in other parts of Scotland.

While some investors may be happy to pay a cost greater than its value, this is not a sustainable model for rural housing at large. Given values are likely to remain lower than costs, public subsidy will be required for affordable housing and such subsidies are likely to be greater than those in more accessible urban locations. To sustain our rural places there is a need to encourage our younger population to stay and play an active role in growing the rural economy. To do this, rural Scotland needs more support for affordable accommodation.

Financial assistance is required to bridge the viability gap. In addition, there is a need for a network of enablers who can make a dramatic difference in facilitating affordable housing developments. An enabling mechanism that is supported by an updated version of the rural homeownership grant comparable to the crofter housing grant scheme would go some way to increasing a much needed supply of affordable rented accommodation.

22 A good quality housing system needs well educated and trained people

Having shelter is an essential human need and that must be our starting position. To be well functioning and fit for purpose for the next 20 years and beyond, we must have a system where all people can readily access housing that meets their needs irrespective of personal or family circumstance. It is also about having our housing that is structurally sound and with good fabric and services that meet climate emergency targets. To achieve such essential elements, we need those engaged within the housing system to have the education, training and skills to deliver high quality buildings and manage and provide high quality services.

23 A well-functioning Scottish housing system is dependent on the right political choice

To get housing delivered there has to be a commitment to proper long-term resourcing. Decisions as to the course of direction over the next 20 years will eventually come down to political choice. However, as practitioners we hope that such choice is from informed judgement based on evidence rather than ideology. We believe that this pragmatic approach should attract all party support which would allow a commitment to be made over 20 years rather than the usual political cycle.

Housing investment over five years or less is insufficient. A short-term funding initiative might deliver a specific urgent objective but cannot be described as well planned investment. In reality, successful outcomes take much longer, and need a patient capital approach that is resourcefully managed. Therefore, as practitioners we are calling for our Scottish politicians to endeavour to find common ground and seek to bind themselves to an all-party resolution to jointly commit to a long-term investment programme in good quality housing for Scotland.



24 Conclusion and Key Points

This synopsis report is a summary of our in-depth main report. Both reports have been prepared over some six months with practitioners providing inputs, discussing and debating the issues. This process has demonstrated a willing ambition for a range of organisations to examine how their own specific issues and motivations can be synchronised with other people's objectives. This approach has brought about a general consensus between the contributors and highlights how all housing practitioners could be encouraged to work together and share experience and knowledge to help improve our housing system. We certainly encourage such an approach in developing the Vision for Housing to 2040.

Conclusion

For well over 20 years, housing has been delivered by a form of 'game theory'. That is a strategic interaction whereby stakeholders with differing interests affect each other by the actions and counter actions that they take. In private housing, the interface between those that act for profit and those who regulate has been frequently in tension and often adversarial all of which has diminished trust. As a consequence, the housing system has become polarised and imbalanced through differing and often conflicting objectives.

Happiness for any society is essential and it is good to hear the First Minister in her TED Talk² suggesting that "We must put wellbeing at the heart of everything we do". However, how can this be achieved at the same time as economic growth? It is unlikely that such matters can be achieved by massaging of the edges of current practices; this needs radical thought and action starting with a recognition that everything is linked.

Happiness whatever a person's circumstance has to come from providing people with support and opportunity to be able to function well through their own capabilities, whether individually or through community co-operation. In terms of housing, we can start by significantly widening choice beyond the current polarisation of supply. This means enabling broader participation from those who want to engage in housing delivery but who are currently locked out of the process.

In searching for our wellbeing, for the next 20 years, we must improve our inter-action and become more co-operative and trusting of each other. Lots of references are made to the sensible high-quality housing approaches adopted by the likes of Germany, the Netherlands and Scandinavian countries. A key common element within these countries is that they often have a more co-operative political system that creates clarity through an all-party investment commitment for its housing. The question is whether Scotland can emulate such a political consensus, to support a long-term funding commitment with well-defined objectives that balance individual choice with societal benefit as well as robustly getting to grips with protecting our planet from disaster? This Cross Party group certainly hopes that it can.

² https://www.ted.com/talks/nicola_sturgeon_why_governments_should_prioritize_well_being?language=en



To summarise our synopsis, we set out the following 10 key points:

1. Housing must be recognised as a long-term investment. This applies to the use of 'patient capital' in public interest led development as well as having long-term affordable housing budgets that go well beyond five years.
2. Affordable housing investment must continue at current levels but greater focus should be given to the types and choice of housing rather than just a focus on numbers. This includes recognising that some of our unsustainable post war stock may need to be replaced within the next 20 years.
3. We need to adopt a 'whole approach' within our political system backed by a 'whole resource' that addresses all of the Scottish Government's National Performance Indicators. Building trust and gaining consensus needs to be the cultural norm.
4. All policies should demonstrate 'climate emergency first'. Radical steps must be taken to address the climate emergency by improving our existing housing stock and new build design and specification. This is not just about buildings but must address behaviour with policies reflecting the need to live in the right places that easily connect to public transport networks and our places of work.
5. Routine, robust and rigorous research is required to evidence base all policy preparation and decision making.
6. Housing officers acting as a first call to support residents need closer ties and relationships with health and social care colleagues. However, better support for people in private housing is needed as that is where the majority of older people live.
7. Housing space standards should be re-assessed with greater commitment to accessibility than currently provided. Adaptation can be helpful but other housing choices are required.
8. While the trend is for migration to urban areas we must continue to ensure that there are sufficient resources to have good housing in our more remote rural places.
9. Funds and improved partnering processes must be made available to train a skilled construction workforce to build and maintain all of our housing to a quality standard.
10. Public interest led development should be fronted by public organisations to ensure that there is good housing choice that is well balanced between affordable housing, private speculative housing and smaller local tailor made housing such as self-build and co-housing.



Appendix 1: Developing this report

Background to the consultation

The Scottish Government launched a discussion on priorities for Housing Beyond 2021 (now called Housing to 2040) at a stakeholder event on 25 September 2018. A [discussion paper](#) was also published setting out some of the key challenges for the housing sector and inviting views on how these might be overcome. In May 2019, a [report](#) summarising feedback received to date was published and this formed the basis for a [draft vision for Housing to 2040](#) and the launch of a formal Scottish Government consultation.

Forming the subgroup and developing the report

At the Cross Party Group (CPG) on Housing meeting on 22 May 2019, CPG member Steven Tolson suggested that the CPG should take a proactive role in contributing to the Scottish Government's consultation on Housing to 2040. Andy Wightman MSP (convenor) agreed to the suggestion and invited Steven Tolson to chair a sub group with support from the Housing CPG secretariat, CIH Scotland.

Following this agreement, all members of the Housing CPG were invited to take part in an initial meeting to agree the remit of the group and approach to developing a report with the intention of submitting this to the Scottish Government as part of the Housing to 2040 consultation. The group met in person (or via Skype) three times:

- 9 August 2019
- 22 October 2019
- 22 January 2020

Between meetings, contributions were made via email. Steven Tolson, acting as editor, collated comments from all participating members using these as the basis for the main report and synopsis.

Progress on drafting the report was presented to the full Housing CPG meetings at the Scottish Parliament on 18 December 2019 and 19 February 2020. At the meeting on 19 February 2020 it was agreed that the report should be submitted to the Scottish Government on behalf of the CPG.

Contributing members

CPG members gave their time and expertise to developing this report and the contents is drawn from the contributions of all members of the sub group listed below. As a diverse group, there were some challenges in reaching consensus on all aspects of the report and as such, not every member may agree with every point in the report. It should also be noted that several of the organisations that contributed to this report have also submitted their own responses to the Scottish Government consultation which may vary in some details from this report. In any case, the group agreed in the value of working together and bringing together different perspectives to produce this report.



Organisations that contributed to the report are as follows:

- **Steven Tolson, RICS, chair of the subgroup**
- **CIH Scotland, secretariat and contribution to the report**
- **Age Scotland**
- **Association of Local Authority Chief Housing Officers (ALACHO)**
- **Crisis**
- **Edinburgh Solicitors Property Centre (ESPC)**
- **Glasgow Centre for Inclusive Living (GCIL)**
- **Grampian Housing Association**
- **Joseph Rowntree Foundation (JRF)**
- **NHS Health Scotland**
- **Sam Foster Architects**
- **Scottish Association of Landlords (SAL)**
- **Scottish Churches Housing Action**
- **Scottish Federation of Housing Associations (SFHA)**
- **Scottish Land Commission**
- **Shelter Scotland**
- **The Vivarium Trust**

