

JOINT HOUSING POLICY AND DELIVERY GROUP

5 JUNE 2018

GROUP DISCUSSION ON THE FUTURE OF SUPPLY

This is a record of the points made by participants and does not necessarily represent the views of the Scottish Government or the Group.

THE SCOPE OF DISCUSSION: INSTRUCTIONS

To identify and confirm the actual or potential benefits of government intervention in the housing market. (A benefit is a measurable improvement ... perceived as an advantage by one or more stakeholders.)

Consider one Housing and Regeneration outcome:

- **What** we are trying to achieve?
- **How** it might be measured?
- **Who** benefits?

The Scottish Government's housing and regeneration outcomes are as follows:

Housing Vision: All people in Scotland live in high-quality sustainable homes that they can afford and that meet their needs.

Regeneration Vision: A Scotland where our most disadvantaged communities are supported and where all places are sustainable and promote well-being.

A well-functioning housing system	High quality, sustainable homes	Homes that meet people's needs	Sustainable communities
Availability and choice	Efficient use of natural resources	Access to a home	Economically sustainable
Homes people can afford	Warm	Able to keep a home	Physically sustainable
Growth of supply	Safe	Independent living supported	Socially sustainable
	Promote well-being		

Outcome 1 – A well-functioning housing system

Government intervention should ...

- focus on addressing market failure
- ensure adequate delivery across Scotland, especially remote and rural areas
- accurately measure rural housing need (as households may opt for waiting lists where there was a greater chance of their need being met).
- be focused on the difficult issues or hard to deliver places
- inform households of their options (across all tenures)
- increase the options for rural communities so that moving to the right home did not mean moving a significant distance
- consider the implications of long term renting for young people and what we require of the PRS sector
- address the imbalance towards short term letting in some areas
- increase the supply of smaller houses for downsizing
- encourage the building of adaptable homes (that can adjust as people's needs change) and a wider diversity of sizes and types
- encourage behaviour change where appropriate, e.g. by incentivising downsizing or communal living in larger properties
- not equate demand with preference (e.g. discriminate between a choice to rent and being forced to rent).

Outcome 2 – High quality, sustainable homes

Government intervention should ...

- recognise the importance of affordable rented housing (not everyone can or should own a home)
- prevent illness and accident at home to save people and the health service (e.g. warmer, drier homes preventing pneumonia)
- take a town centre first principle for new housing to promote regeneration
- convert disused shops, commercial properties and hard to let properties into new homes
- make the most of the opportunities from the Scottish National Investment Bank
- anticipate future need and demand (not just current) and improve the housing needs analysis

- modify and upgrade existing stock where needed to make them fit for the local community
- ensure every Council has an Empty Homes Officer
- see older people as part of the solution, not the problem (i.e. of value to the community)
- drive innovation in new types of housing, e.g. building up a domestic timber frame / off site industry and supply chain
- be backed up by strong communications e.g. around the benefits of energy efficiency for everyone, the benefits of social housing in terms of responsible landlords and quality housing

Outcome 3 – Homes that meet people’s needs

Government intervention should ...

- promote more one bed / single storey properties (*but the contrary view was that one bedroom homes were less flexible – other bedrooms can be used for other purposes*)
- be informed by demand and aspirations, recognising that this varies by age group and other factors
- encourage more flexibility and fluidity between tenures to break down some of the barriers, e.g. by applying common standards to all homes
- recognise the costs and effort in maintaining homes across all tenures
- address poor state of repair in some PRS homes
- balance funding, subsidies and benefits with taxation (to raise revenue and incentivise desired outcomes)
- tackle and prevent homelessness and child poverty

Outcome 4 – Sustainable communities:

Government intervention should ...

- consider housing from a human rights perspective: a human right to a home that meets your needs (how would this be framed and enforced?)
- take a whole systems approach
- be more targeted and not try to do a bit of everything
- support older people in moving to the right home at the right time

- aim to reduce under-occupancy in general but recognise the benefit of a spare room as a home office or a space for a carer to sleepover
- take a whole life approach to households, as the family grows, wanes, leaves home and ages
- set consistent standards for accessibility and adaptability for new supply and existing stock across all tenures
- promote intergenerational living by design

Ends