

Joint Housing Delivery Plan for Scotland

Joint Housing Policy and Delivery Group - May 2015

JOINT HOUSING DELIVERY PLAN FOR SCOTLAND

Introduction

A strong and well-functioning housing system has a vital role to play in supporting the development of a more productive, more cohesive and fairer Scotland. This Joint Plan has been drawn up by the Joint Housing Policy & Delivery Group (formerly the Housing Policy Advisory Group), which comprises the Scottish Government (SG), COSLA and a wide range of housing stakeholders. The Joint Group will also oversee implementation of the Joint Plan.

Scotland's Economic Strategy, published by the SG in March 2015, identifies four priorities for sustainable growth – investment, innovation, internationalisation and inclusive growth. Within the heading of investment, communities, local assets and housing are specifically highlighted.

It is therefore an opportune time to restate and refocus the delivery of current housing policies, focusing on shared public and private sector objectives and on our collective ambition to deliver the vision for housing: *that all people in Scotland live in high quality sustainable homes that they can afford and that meet their needs.*

The context for the Joint Plan

This Joint Plan takes as its starting point the SG's Housing and Regeneration Outcomes, which set out the objectives of SG policy, and the SG's existing published strategies for housing and regeneration, especially *Homes Fit for the 21st Century* (February 2011). However, it also takes account of the changes and pressures on the housing system since 2011 including the on-going effects of the 2008 financial crisis. In particular, several significant themes emerged from the major consultation process which led up to the Joint Plan, and these themes are reflected in both the aims and the detail of the Joint Plan:

- The importance of housing in anchoring communities and places, and public awareness of the benefits of housing.
- The increasing demand for good quality housing from all segments of the population.
- The identified lack of housing supply in both public and private sectors, leading to market distortions.

- The affordability of housing for people, whether owning or renting.
- The continuing need to address homelessness through early intervention and support.
- The condition of Scotland's housing stock and how investment can assist with carbon reduction targets and fuel poverty.
- The benefits to people's health, wellbeing and security through having a permanent, well maintained and warm home throughout life.
- The public value of preventative spend on housing in terms of cost effective use of resources and meeting the health and demographic challenges ahead.
- Everyone's right to adequate housing, regardless of social, economic or cultural status, including older people and those with disabilities.

The 34 actions in the Joint Plan are designed to refresh and enhance the delivery of the existing Government strategies in this challenging context.

Policy Background

The Scottish Ministers' visions for housing and regeneration have been set out in the strategies *Homes Fit for the 21st Century* and *Achieving a Sustainable Future* (December 2011). These visions are:

- that all people in Scotland live in high quality sustainable homes that they can afford and that can meet their needs; and
- a Scotland where our most disadvantaged communities are supported and that all places are sustainable and promote well-being.

For housing, *Homes Fit for the 21st Century* went on to identify interventions in two high level strategic areas, namely:-

- To build new, high quality, affordable homes (including social housing) to meet current need and demand from a growing and ageing population, including the needs of those on lower incomes; and
- To significantly improve the quality of the existing housing stock and places we create.

In order to promote and monitor the achievement of these two visions, the Housing, Regeneration & Welfare Directorate of Scottish Government has adopted an Outcome-Based approach to policy, based on four main housing and regeneration outcomes:-

- **A well-functioning housing system** – availability of choice, homes people can afford and growth of supply.
- **High quality sustainable homes** – safe, warm, resources-efficient and promoting well-being.
- **Homes that meet people’s needs** – accessing and keeping a home and supporting independent living.
- **Sustainable Communities** – economically, physically and socially sustainable.

Allied to these are the Outcomes of the SG Planning & Architecture Division as set out in *Creating Places* (June 2013):-

- **Architecture and Planning** – everyone responsible for Scotland’s built and natural environment must recognise that architecture and places are not simply elements of the planning process – they are among the most important outcomes that the process exists to support, and their quality should be a priority.
- **Investment: decisions informed by place** - Communities and places benefit from investment decisions that consider all impacts – societal, environmental as well as economic. Decisions should prioritise long-term benefits. The public sector should set an example by ensuring high design standards are adhered to in public procurement.
- **Developing our potential** - All areas of policy and practice should utilise and promote design as a tool to deliver value, sustainable outcomes and high quality. Scotland’s design heritage and design talent should be celebrated and the next generation developed and promoted.
- **Design for a low carbon economy** - Low carbon design and planning should be a priority. Project clients, commissioners, designers and approvers should encourage design innovation and take advantage of locally sourced materials to facilitate sustainable development. A ‘re-use not replace’ approach should be considered first when dealing with our existing built environment.

How the Joint Housing Delivery Plan for Scotland was produced

Mid-way through the decade covered by *Homes Fit for the 21st Century*, it was felt appropriate to reaffirm Scotland's shared public and private sector commitment to achieving delivery of the vision for affordable high quality homes which meet people's needs. In particular, the Scottish Government recognised that to achieve the vision, we need to maximise resources from across all sectors, and to galvanize the collaboration and commitment of every organisation and person involved in housing in Scotland to deliver continuing progress.

The Joint Housing Delivery Plan for Scotland has come about from the work of the Housing Policy Advisory Group (HPAG). This body comprised representatives from organisations and groups who are providing homes and delivering housing services, alongside representatives of the Scottish Government. The Group's remit was to monitor progress on delivery of current housing policies and strategies, identify barriers to delivery of those priorities and to recommend ways in which those barriers might be overcome.

In 2014, HPAG noted that a number of influential commissions and reports on housing and communities were being produced in response to demographic changes and new challenges. Many useful suggestions and ideas were being considered including those in the following publications:-

- **Housing in Scotland** – Report by Audit Scotland for the Auditor General and Accounts Commission – July 2013.
- **Building the Rented Sector in Scotland** – Homes for Scotland – December 2013.
- **Final Report on the Review of Fuel Poverty Strategy** – Fuel Poverty Forum – March 2014.
- **The Land of Scotland and the Common Good** – Report of the Land Reform Review Group – May 2014.
- **Building a Better Scotland** – The RICS Scottish Housing Commission Report – July 2014.
- **Commission on Housing and Wellbeing** – Independent Commission established by Shelter Scotland – reporting in May 2015.

These reports gave a message from the housing sector and others that delivery on priority areas of housing policy now needed renewed focus. HPAG therefore decided to produce a 3 to 5 year Joint Housing Delivery Plan for Scotland. The aim was to ensure

delivery of the policy objectives of *Homes Fit for the 21st Century* and subsequent Scottish Government strategy documents, such as the Sustainable Housing Strategy, Older People's Housing Strategy, Private Rented Sector Strategy, Town Centres Action Plan and the Scottish Planning Policy and National Planning Framework.

The development of the Joint Plan was focussed on a major Housing Event in November 2014, attended by 300 delegates. Prior to this event, there were a series of roundtable discussions to identify key issues and questions for discussion on the day. At the Event itself, delegates worked in groups to propose actions and priorities, and since then the Joint Housing Policy Delivery Group has overseen work to refine these actions into this Joint Plan.

HPAG had decided that all of this work should be based on the principle of **co-production**, as a means of encouraging participation by as many people and organisations as possible, in order to produce a jointly owned Housing Delivery Plan which could then be used to drive forward actions for the next five years.

Working together, the Scottish Government and HPAG members sought to open debate with stakeholders from across the Scottish housing system to identify the key issues to be addressed. Tenants, consumers and users, housing providers, local authorities, constructors and policy experts from a range of organisations were engaged in the series of discussions and debates prior to the Scottish Housing Event.

Co-production

While the term “co-production” has in recent years been prominent in the health and social care sectors, as a means for the public sector and citizens making better use of each other's assets and resources, its origins are firmly rooted in community development. It means participation and involvement in the delivery of outcomes.

It involves defining and forging joint solutions to issues, encouraging different organisations to take leadership and ownership of measures to deliver solutions, and finding resources from as many sources as possible.

Outcomes from the Scottish Housing Event

A great deal of material and information was produced before and during the Event and further detail on the themes and issues raised by delegates can be found on the Scottish Government website where reports on the Conference and outcomes are available.

<http://www.gov.scot/Topics/Built-Environment/Housing/reform/housing-event>

This material has formed the basis for the Joint Housing Delivery Plan for Scotland, together with many ideas contributed through the Round Table meetings and further discussions since the Event.

The Joint Housing Delivery Plan for Scotland 2015-2020

34 actions have been identified as priorities within the Plan, though many are interlinked, representing the fact that our housing system is complex and diverse with multiple impacts. However, the actions cannot and do not represent every aspect of housing policy delivery that Scottish Government or stakeholders are progressing work on, simply those highlighted within the co-production process.

The Joint Housing Delivery Plan for Scotland identifies for each action :-

- the **purpose** of each action.
- what can be done to deliver the **action**.
- which internal Scottish Government or external partner will **lead** on delivery – this is sometimes shared in some actions.
- what **resources** are already available to support delivery – many actions relate to the work of active established working groups.
- What **timescale** for delivery of the actions has been set. This may be adjusted as the work to deliver the action is progressed.

The actions have been grouped into two main sections:-

1 Home and Place Actions 1 – 20

These actions link into the Housing and Regeneration Directorate outcomes of:-

A well-functioning housing system – availability of choice, homes people can afford and growth of supply
High quality sustainable homes – safe, warm, resources efficient and promoting well being

Supply, Investment and Planning	Actions 1 – 13
Sustainability	Actions 14 – 16
Place making	Actions 17 – 20

2. Housing Journey and Support Actions 21 – 34

These actions link into the Housing and Regeneration Directorate outcomes of:-

Homes that meet people's needs – accessing and keeping a home and supporting independent living
Sustainable communities – economically, physically and socially sustainable

Independent Living	Actions 21 – 25
Housing Options	Actions 26 – 29
Private Rented Sector	Actions 30 – 34

With many partners and stakeholders identified in delivering the actions within the Plan, a glossary of organisations, their role and contact details is at Appendix 2.

Joint Housing Delivery Plan for Scotland and the Joint Housing Policy and Delivery Group

Throughout the co-production process for the Joint Plan there has been broad agreement that the actions and solutions proposed should be resourced and led by different parts of the housing system, in partnership with the Scottish Government and other public/private providers.

HPAG has been reconfigured as the Joint Housing Policy and Delivery Group (JHPDG or the Joint Group) – with a proactive long term role in monitoring, reviewing and delivering the Plan. Membership is drawn from the same broad spectrum of external housing interests and has been strengthened by the inclusion of additional stakeholders identified as important contributors. Appendix 2 provides a list of organisations represented.

The Joint Group is chaired jointly by the SG Director of Housing Regeneration and Welfare, and by an external stakeholder representative¹ elected by stakeholders every two years. The Joint Group will produce an annual review of progress on delivery of the Joint Plan for Ministers and for elected members of COSLA, together with recommendations to Ministers on policy and other changes to better deliver the priority actions.

The Minister for Housing and Welfare and the Cabinet Secretary for Social Justice, Communities and Pensioners' Rights will attend meetings regularly to take part in the discussions and debate of the Joint Group.

Those organisations identified as having the lead role for delivery of an action within the Joint Plan will have a specialism, interest or expertise, as well as having contributed to identifying the action, and most of them will be members of the Joint Housing Policy and Delivery Group. In some cases it is appropriate that the lead organisation is the Scottish Government itself. The Joint Plan also identifies the role that other stakeholders may have in delivery, and it may be appropriate to identify further partners as work is progressed.

¹ currently Jim Hayton of the Association of Local Authority Chief Housing Officers

Lead organisations have been consulted as part of the process of developing the Joint Plan to confirm acceptance of their leadership role for a specific action, subject to the understanding that emphasis or outcomes may change through circumstances over time. The lead organisation will take responsibility to deliver the action and outcomes identified, but it is recognised that the process must be flexible.

Lead organisations will report to the Joint Housing Policy and Delivery Group on progress of delivery of the actions. They may need to contribute to joint fora and working groups which are already progressing the subject of an action or organise specific project delivery groups to contribute to outcomes. The leadership role will require, as a minimum, time and staff resources.

Further consultation, and communication

The Plan has a 3 to 5 year lifetime to match the timescale of *Homes Fit for the 21st Century*, but as stated previously, it is a living document and may change over that time period as monitored and directed by the Joint Housing Policy and Delivery Group.

Many stakeholders and partners have also suggested they would be willing to engage their sectors in on-going discussion to further inform the work of the Joint Group and assist with the delivery of actions. The Scottish Government and the members of the Joint Group are committed to build on the communication and co-production process undertaken as part of the production of the Joint Plan. The annual review of progress on delivery of the Joint Plan will be widely available and promulgated and further opportunities for feedback and consultation given to all partners.

Conclusion

The agenda set out in the Joint Plan is ambitious and challenging and will require significant collaboration, realism and determination to deliver outcomes in a world where the housing market is very different from pre-recession conditions.

However, the work of delivering the Joint Housing Delivery Plan for Scotland is now underway and the role of the Joint Housing Policy and Delivery Group in embedding and progressing the work has commenced. The aim is to provide all stakeholders with the opportunity to influence on-going policy development and to deliver and bring resources to the table to achieve all our ambitions.

Section One Home and Place – Supply, Investment and Planning, Sustainability and Place Making – Actions 1 – 20

Actions 1 – 13 have arisen from many discussions about addressing pinch points which are currently perceived as restricting the supply of new homes. Whether it is securing an effective land supply for housing or ensuring we build good places to live in by working with communities and others to deliver a vision of what people need and want from their home and environs, a clear steer for specific actions to increase supply was given.

Building and renovating new homes is a complex process and requires collaboration with and participation by many organisations, from the supply of finance, to the provision of multiple consents and infrastructure, to ensuring good places are created within the planning system.

While there have been improvements in the provision of subsidy and other supply issues for affordable homes since Homes Fit for the 21st Century, tackling unmet need remains a Scottish Government priority and Actions 1 and 2 relate to continuing the collaborative work in reviewing subsidy levels and raising private finance.

A major plank of the Scottish Government's housing policy is the Sustainable Housing Strategy. Actions 14 – 16 concern developing robust long term plans, tackling the different fuel poverty and energy efficiency issues in off-gas and rural areas, and behavioural change.

Actions 17 - 20 relate to how the whole housing sector engages with communities to build places people want to live in. A particular focus on town centres builds on the Town Centre Living Strategy and what can be done to create more vibrant communities.

Section 1 Investment, Supply and Planning – Actions 1 - 13

Action 1

The supply of new affordable housing for those in greatest need, including older people and those with disabilities remains a priority action for delivery. In particular, the effective operation of the Affordable Housing Supply Programme subsidy framework is central to this objective, and a commitment to a review important.

Ref	Purpose	Actions	Leadership	Possible Partners	Current Status and Resources	Timeline
1.	To maintain and increase the momentum of the Affordable Housing Supply Programme, combining affordability for tenants with ambition for delivery and cost effective use of public money.	Provide advice to Ministers on whether adjustments to the current subsidy framework and benchmarks are needed to account for inflation and other financial pressures.	Scottish Government CoSLA	CIH SFHA/GWSF ALACHO	Subsidy Working Group Financial Innovation Advisory Group	Subsidy Working Group convened Spring 2015, to provide evidence for the Scottish Government's Spending Review expected later in 2015.

Outcome:- The sustainability of the Affordable Housing Supply Programme and continuing support for investment in affordable housing through spending reviews.

Action 2

A key factor in increasing affordable housing supply is access to good quality long term private finance for housing associations to complement the subsidy framework detailed at Action 1. This action identifies measures to overcome current issues in delivering private finance and also extends to examining how to assist small builders and developers who face many of the same problems.

Ref	Purpose	Actions	Leadership	Possible Partners	Current Status and Resources	Timeline
2.	<p>More affordable homes financed and built at the scale required, to address need and make maximum use of Scottish Government subsidy support, to increase supply.</p> <p>Attract and enable Pension Funds to invest in affordable housing.</p> <p>Identify further sources of low cost finance to enable more homes to be built.</p>	<p>Support sector-led body to access finance at scale for RSLs in Scotland to raise initial £150M of long term finance. Consider applicability for SMEs</p> <p>Work with Local Government Pension Scheme Funds, local authorities and others to support and enable investment vehicles to secure long term finance.</p> <p>Access loan funds and other finance opportunities through Europe.</p> <p>Investigate housing finance models from other countries.</p>	SFHA Scottish Government	<p>SFT GWSF Homes for Scotland CML ALACHO Shelter Construction Scotland LGPS Funds Local Authorities</p>	<p>SFHA HARIS project is commenced.</p> <p>Focus on social housing delivery.</p> <p>SG working on various proposals.</p> <p>Financial Innovation Advisory Group.</p> <p>Requirement for Plan to pick up SME and European research and issues.</p>	<p>HARIS legally constituted by end 2015.</p> <p>First long term finance available from 2016/17.</p> <p>Pension Fund Investment from 2015 onwards.</p> <p>Promulgation of information and ideas by 2016.</p>

Outcome:- availability of good quality private finance options for housing associations and SMEs, resulting in increased housing supply.

Action 3

Although self-build and custom build homes are not currently major contributors to housing supply in terms of numbers, they are valuable mechanisms to help people to house themselves, particularly in rural areas. These projects also support small builders through work to construct homes and provide benefits for the local economy. This action looks to expand provision by this route.

Ref	Purpose	Actions	Leadership	Possible Partners	Current Status and Resources	Timeline
3.	Find opportunities to support increased self-build and custom build activities in rural and urban Scotland.	<p>Review of best practice, current mechanisms, initiatives and barriers, including finance.</p> <p>Recommendations to Scottish Government and Ministers on any specific measures to promote these tenures.</p>	Scottish Government	<p>CML Individual Bank Lenders A&DS ALACHO, SFHA/GWSF Shelter HHA/HSCHT Construction Innovation Centre RICS Scottish Land and Estates</p>	Significant experience in delivery available and opportunity to identify ways of increasing supply.	Report produced late 2015, and accepted recommendations introduced 2016/17.

Outcome:- Increased options for people to own and fund their own homes and more opportunities for SMEs to undertake small scale house construction projects.

Action 4

For delivery of housing supply at scale, the provision of infrastructure such as schools, roads, sewers and water, has to take account of current and future demands to make the best use of investment. Opportunities to collaborate should be consistent and effective.

Ref	Purpose	Actions	Leadership	Possible Partners	Current Status and Resources	Timeline
4.	Improve alignment of public and private sector infrastructure provision such as roads, water and sewerage, with national plans for housing, to deliver sustainable development through the Development Plan process.	<p>Seek an active, strong and visible alignment between key agencies and housing plans and investment.</p> <p>Recommend improvements in communication and joint planning between infrastructure agencies at a local level, including a mutual understanding of capacities, thresholds and investment timescales.</p>	<p>Scottish Government Housing Supply and Innovation Division.</p> <p>HoPS</p>	<p>Key Agencies Group, other private national utilities, HoPS, CS, HfS.</p> <p>Finance and Budget providers within Scottish Government and key agencies.</p> <p>Local authorities, Scottish Water, SEPA, HfS SE/HIE SFT Utility Companies RICS.</p>	<p>Key Agencies Group, HfS Utilities Group.</p>	<p>Practice improvements identified and agreed Autumn 2015.</p> <p>Further action identified and agreed end 2015.</p>

Outcome:- Increase pace of housing supply through infrastructure investment which supports housing development.

Action 5

There are many practical examples of financing and delivering infrastructure within housing developments in Scotland which have overcome impediments to building new homes. This also applies to strategic infrastructure delivery. This action uses existing experience and knowledge to increase the speed of development through national promulgation and pilots.

Ref	Purpose	Actions	Leadership	Possible Partners	Current Status and Resources	Timeline
5.	Improve knowledge and practical use of strategic and local infrastructure funding and delivery models, to increase the pace of development and to ensure fair and proportionate use of developer contributions.	<p>Consider the report and recommendations from the infrastructure research commissioned by Scottish Government Planning and Architecture Division and any policy response.</p> <p>Use the experience of the House Building Infrastructure Loan Fund, to inform pilot projects to accelerate house building on selected key sites.</p>	<p>Scottish Government PAD</p> <p>Scottish Government HSID</p>	<p>Local Authorities SFT RICS HoPS Scottish Cities Alliance HfS Construction Scotland Construction Innovation Centre Commercial Finance providers</p>	<p>Research commissioned by PAD, findings are disseminated and discussed.</p> <p>Development of pilot underway.</p>	<p>Report expected June 2015 followed by national and local consideration of options.</p> <p>Loan finance confirmed by 2016.</p>

Outcome:- Clearer understanding of the range of effective mechanisms to fund infrastructure to enable development to move forward.

Action 6

The processes and timescales associated with obtaining separate planning and roads consents can be impediments to the speed at which developments can move forward. While both require to go through due process there remains scope to streamline the way in which developers interact with local authorities and the engagement between planning and roads teams when seeking consents.

Ref	Purpose	Actions	Leadership	Partners	Current Status and Resources	Timeline
6.	Improve timescales and processes associated with development consents.	Implement work on aligning planning and other consents in four local authority pilot areas to speed up the time from application to approvals.	Scottish Government PAD.	HoPS Local authorities	Project commenced.	Pilots complete, April 2015, next steps identified and taken forward by end 2015.

Outcome:- Better and faster delivery of housing through speedier consents.

Action 7

Housing development has an impact over many generations and requires to encompass forward thinking on a long term basis. Often short term considerations skew housing delivery and impact on community support for development. This action embeds the need for people to engage in and shape long term master plans and visions for where they live or want to live.

Ref	Purpose	Actions	Leadership	Possible Partners	Current Status and Resources	Timeline
7.	Develop long term visions and master plans for places underpinned by broad stakeholder and community engagement to encourage support and understanding of the importance of housing.	Pilot and share a range of approaches for development plans using mapping techniques to support and encourage more engagement by communities.	Scottish Government/A&DS	Local Authorities, HoPS, HfS, SFHA/GWSF, RICS, RIAS, RTPI, Scottish Land and Estates	Planning, Land and Infrastructure Delivery Group.	Identify pilot authority by Summer 2015 and agree timescale for progression.

Outcome:- More public support for housing development and buy in to long term visions for communities and places.

Action 8

A major impediment to the delivery of housing supply has been a lack of information about how quickly and realistically some sites identified for housing development can be built on. There are many reasons why progress is delayed but it is important that the planning process can identify those developments with good prospects for new homes within a reasonable timescale.

Ref	Purpose	Actions	Leadership	Possible Partners	Current Status and Resources	Timeline
8.	Earlier and more rigorous consideration of the viability and deliverability of key sites in Development Plans.	Develop a process to support an early test of deliverability of housing sites in development plans, including input of key agencies.	Scottish Government PAD	Local authorities HfS RICS Construction Scotland Key Agencies Group (see Action 4), HoPS	Working Group on effective land supply convened, early 2015.	Process development and tested by 2015.
	More effective use of action programmes.	Pilot the use of action programmes to support deliverability.				

Outcome:- Increase in housing supply by increased focus on deliverability of housing sites in Development Plans.

Action 9

Scotland has a large mass of land, but identifying an effective land supply for housing development within the Development Plan process can be controversial. This action is to draw together public and private sector experience and views as to how we identify and agree what is an effective land supply, to ensure best practice informs the planning process.

Ref	Purpose	Actions	Leadership	Possible Partners	Current Status and Resources	Timeline
9.	Ensure a generous supply of land for housing is maintained and an agreed effective supply is identified for a minimum of 5 years at any time within the planning process.	<p>Agree and promote the use of more robust, realistic and consistent definitions of effectiveness.</p> <p>More consistent local recording of the current effective land supply and development of national open information systems on land and land use.</p>	Scottish Government PAD	HoPS, HfS, RICS, SFT, Registers of Scotland, SFHA/GWSF, Construction Scotland, RTPI, Scottish Land and Estates	<p>Current working group led by PAD and HSD, including partners to evolve actions.</p> <p>Existing sources of land information available.</p>	<p>Joint understanding of effectiveness agreed Summer 2015.</p> <p>Land information project 2016.</p>

Outcome: – Public and private sector agreement on a definition of effective land supply and more housing projects proceeding with better information.

Action 10

Important recommendations have been identified in the work undertaken by the Land Reform Review Group and the RICS Commission on Housing in Scotland. This action allows in-depth consideration of these reports, particularly views on land assembly and use of statutory powers, in the light of further work on CPOs being undertaken by the Scottish Law Commission.

Ref	Purpose	Actions	Leadership	Possible Partners	Current Status and Resources	Timeline
10.	Give due consideration to the Land Reform Review report and the RICS views on CPOs and land assembly generally, with a view to identifying recommendations to Ministers.	<p>Scottish Law Commission current consultation on compulsory purchase.</p> <p>Scope relevant report recommendations and alternatives.</p>	Scottish Government	<p>CoSLA</p> <p>ALACHO</p> <p>HoPS</p> <p>RICS</p> <p>HfS</p> <p>SFHA/GWSF</p> <p>CIH</p> <p>Scottish Land and Estates</p>	<p>CPO consultation underway, responses to Land Reform Review report consultation available shortly.</p>	<p>June 2015 for responses to Scottish Law Commission.</p> <p>Summer 2015 any further consultation on land assembly for housing and regeneration.</p>

Outcome:- recommendations covering use of CPOs and Land Assembly measures which can then be used to further facilitate housing development and regeneration.

Action 11

Small scale builders and developers in Scotland have found particular problems during the economic crisis in continuing to build homes. They require measures to support their activities because of the local employment they provide, the choice they offer to individuals and the areas in which they operate. This action identifies such measures.

Ref	Purpose	Actions	Leadership	Possible Partners	Current Status and Resources	Timeline
11.	Preserving existing activity and unlocking further capacity for smaller builders to deliver homes.	<p>Identify the current barriers facing smaller builders in accessing cost effective development finance and scoping actions.</p> <p>Implement the actions relating to SMEs within the Review of Procurement in Construction (2014), to enable better access to public sector contracts. Ensure that this includes training and support in public procurement.</p> <p>Improve understanding of the planning process through support in the pre application process and raising the quality of applications.</p>	<p>Scottish Government HSID</p> <p>Scottish Government HSID</p> <p>HoPS</p>	<p>HfS CML SFT SFHA/GWSF Construction Scotland SBF SE/HIE Commercial Lenders Scottish Land and Estates</p>	<p>£ 30m Help to Buy Fund for smaller developers and projects.</p> <p>Housing Procurement Implementation Group</p> <p>Construction Review Delivery Group</p> <p>See Action 2</p>	<p>Procurement recommendations underway, 2015.</p> <p>Report on barriers and actions by end 2015.</p> <p>Planning process support – guidance and training undertaken by 2016.</p>

Outcome:- More homes delivered by SME builders .

Action 12

Increasing the supply of new housing also depends on capacity within the development industry and supply chains which can deliver the resources required. The economic crisis has seen many people leave the construction industry and this action considers ways to get the skills we need to deliver. It also looks at issues within the industries that literally supply the bricks and mortar.

Ref	Purpose	Actions	Leadership	Possible Partners	Current Status and Resources	Timeline
12.	<p>Improve development skills and experience in all sectors and teams to ensure sufficient resource to maintain and expand new supply.</p> <p>Gain information about the supply chains within the development industry to identify strengths and weaknesses.</p>	<p>Undertake a Learning Needs Analysis across sectors and identify gaps.</p> <p>Design and deliver agreed training programmes based on multi professional and cross organisational approaches.</p> <p>Use the information gained about supply chains to enable more effective provision of materials and skills.</p>	<p>A&DS</p> <p>Construction Innovation Centre</p>	<p>RICS, RIAS ALACHO SFHA/GWSF SHARE (Training Agency) Colleges and Universities SE/HIE Scottish Disabilities Equality Forum CITB Construction Skills Scotland, HoPS, RTPI</p>	<p>Anecdotal evidence on shortages needs to be evidenced by information.</p>	<p>Learning Needs Analysis to be undertaken by end 2015.</p> <p>Training programme agreed by 2016 with on-going delivery.</p>

Outcome:- Sufficient resources within the housing development industry to deliver new homes and undertake regeneration projects.

Action 13

How people can access their own home through home ownership has changed profoundly since the economic crisis, with larger deposits and tightening credit making access to affordable home ownership difficult. The Scottish Government is working with the public and private sectors to provide financial and other measures to assist home ownership and this action will ensure on-going review of these.

Ref	Purpose	Actions	Leadership	Possible Partners	Current Status and Resources	Timeline
13.	Understand the extent to which there is an on-going need for public sector shared equity or other demand side schemes to support the new build industry.	Provide advice to Ministers on possible options for demand side support for 2017/18 onwards.	Scottish Government HSID	HfS CML and Lenders RICS SFHA/GWSF ALACHO	Working Group currently established.	Advice by 2015.

Outcome:- Better information about what measures are necessary to support the new build industry and target resources.

Sustainability Actions 14 - 16

Actions on sustainability in housing are central to combating global climate change and mitigating fuel poverty and the detrimental health and social impacts of cold, damp and poorly heated homes. The 2013 Sustainable Housing Strategy sets out a 'route map to 2030'. This action is to expand on the route map and embed long term planning measures into how we deal with these priorities and to ensure clear accountability for delivery and resources across all sectors and housing tenures.

Ref	Purpose	Actions	Leadership	Possible Partners	Current Status and Resources	Timeline
14.	Develop a long-term plan covering climate change and fuel poverty with more robust and measureable milestones and resource allocation that will ensure full delivery of the Sustainable Housing Strategy.	Set new targets and a clear route map identifying responsibility for delivery of outcomes and where resources and support will be made available over the long term.	Scottish Government	ALACHO CoSLA SFHA/GWSF Energy Savings Trust Fuel Poverty Forum A&DS CAB WWF BRE Construction Innovation Centre Energy Companies	Project Delivery Group – partners.	Long term plan by 2016. Evaluation process 2016.
		Put in place a means to evaluate and review 10 to 15 year plans so they remain relevant.	Scottish Government		REEPS Stakeholder Group.	Consultation Spring 2015.
	Ensure strategies include existing private stock condition measures and programmes.	Continue the work of the REEPS group to tackle measures to deal with energy efficiency and for the Common Housing Quality Standard virtual forum to look at the condition of existing stock.				

Outcome:- More effective and measurable achievement of reductions in the effects of climate change and fuel poverty .

Action 15

Fuel poverty is prevalent in all parts of Scotland, but the availability of mains gas and standard tariffs varies, such that many rural and island areas are unable to use these fuel sources resulting in significantly higher heating costs. Yet many energy efficiency and fuel poverty measures are “one size fits all”. This action focuses on what can be done to tackle this problem.

Ref	Purpose	Actions	Leadership	Possible Partners	Current Status and Resources	Timeline
15.	Tackle issues of persistent high levels of fuel poverty and low energy efficiency in rural and off gas grid areas.	<p>Develop a specific set of actions relevant to rural/remote/off gas properties and feed these in to work on development of fuel poverty policy and on new energy efficiency programmes making use of powers devolved under the Smith Commission process.</p> <p>Make recommendations to UK government on ensuring SAP methodology adequately accounts for properties in Scotland.</p>	<p>Scottish Government Fuel Poverty Forum Highlands and Islands Affordable Heat Group</p>	<p>RIHAF ALACHO A& DS SAL Scottish Land and Estates</p>	<p>HIAHG has been formed with work plan.</p> <p>Fuel Poverty Forum action plan.</p> <p>Work undertaken through development of consultation on Regulation of Energy Efficiency in existing private housing (REEPS).</p>	<p>Actions developed and agreed by 2016.</p> <p>Report end 2015.</p>

Outcome:- A set of measurable actions which take account of the issues in rural and off grid areas, and which make it easier and more affordable to heat homes in these areas.

Action 16

Peoples' decision making about what kind of home they want to rent or buy is not necessarily influenced by its energy efficiency, despite the use of Home Reports with energy performance certificates. Likewise energy efficiency is not a high priority for people when investing in and improving their homes. This action recognises that the general public and professionals need to change how they view energy efficiency so it becomes a key consideration when moving home or undertaking improvements.

Ref	Purpose	Actions	Leadership	Possible Partners	Current Status and Resources	Timeline
16.	Change people's perceptions to place more value on the energy efficiency of their homes and the desirability of investing in measures to reduce energy use and carbon emissions and/or when purchasing a new home. Use of all evidence and data available to inform the above and raise awareness.	Develop a long term communications and marketing strategy and associated campaign which complements the Sustainable Housing Strategy to drive change. Engage with property professions to understand perceptions about energy efficiency. Identify levers to influence buyer/renter behaviour so that energy efficient homes are more desirable and are able to attract a market premium. Learn from and link into experience of public health campaigns i.e. fuel poverty and health.	Scottish Government RICS CML HfS SSPC Scottish Government	Fuel Poverty Forum Energy Savings Trust HfS CML Shelter SFHA/GWSF Construction Innovation Centre BRE CAB WWF NHS Public Health 2020 Group	Need to identify budget for campaign across multiple media, but making use of partners' resources and joint opportunities.	2015 to 2020. Agree on issues, 2015/16 Recommendations for any change, 2016. Report on lessons and opportunities, 2015.

Outcome:- Increase in awareness and demand for energy efficient homes and a long term continuing communications campaign.

Place making

Actions 17 - 20

People want to influence what happens in their neighbourhood but often regeneration and new housing can appear to happen despite community wishes and concerns. Planning processes now include community consultation and there are examples of where good quality housing, integrated to the wider infrastructure and place, has worked well and been supported by all.

Ref	Purpose	Actions	Leadership	Possible Partners	Current Status and Resources	Timeline
17.	Develop a clear understanding of meaningful community engagement in the development and planning process to build on the Scottish Government commitment to community led regeneration and new communities.	Identify four exemplar projects – two rural and two urban – which illustrate good community engagement and the creation of better places. Create a flexible community led housing alliance to support and build capacity in rural communities that wish to improve local housing.	Development Trust Association HSCHT SFHA/GWSF Rural Housing Scotland, DGSCHT HSCHT	Scottish Government Regional Tenants Network Shelter CAB, HfS AD&S, HoPS Scottish Land and Estates, ALACHO, RIHAF, HIE, DTAS	There are many good projects so it may be possible to expand examples.	Report and advice by 2015.
	Improve community capacity building in all sectors of the community including those with particular needs, through support from community anchor organisations and other local agencies.	Draw out the lessons learned and promulgate good practice. Produce community capacity building programmes – training, support and guidance – and also identify existing resources.		Shelter, CAB, TPAS, TIS, Share Inclusion Scotland, RTPi	Existing training and support providers. Explore direct funding for community capacity building.	Programmes by 2015/6.

Outcome:- More projects proceeding with community support, leading to shorter planning consent achievement times and better places.

Action 18

Scotland is a nation of small towns and burghs which over the centuries have provided places where people have lived and worked. Expansion has seen homes move out of town centres and the different way we now shop has seen in some instances, decline. New housing for a range of needs can bring life back into town centres and this action is to deliver specific demonstration projects.

Ref	Purpose	Actions	Leadership	Possible Partners	Current Status and Resources	Timeline
18.	To increase the provision of housing in town centres by using regeneration opportunities on small sites to build new or refurbished homes.	Partnership working between local authorities and the construction industry – particularly smaller builders – to identify and develop solutions that will deliver housing on specific identified demonstration sites. Build homes on the demonstration sites and promulgate experiences and lessons.	Local authorities who want to promote sites.	Scottish Government HfS A&DS Scottish Builders Federation Construction Scotland Construction Innovation Centre Shelter/Empty Homes Partnership	Local authorities can identify appropriate sites and infrastructure finance. Private sector can bring development finance for viable projects. SG Town Centre Housing Fund and £4m Town Centre Empty Homes Fund.	Sites and partners identified early 2016. Delivery and lessons learned, 2017.

Outcome:- More use of brownfield town centre sites for housing by private builders, with marketability and viability demonstrated.

Action 19

Town centre housing provision has many challenges, not least of which is maximising the use of any sites to achieve viability. This has equated to the construction of flats, which while they address need, is not always the best regeneration outcome. This action promulgates examples of solutions which maintain density, but expand diversity and the range of households.

Ref	Purpose	Actions	Leadership	Partners	Current Status and Resources	Timeline
19.	Demonstration of solutions to increase the density, range and diversity of housing in town centres.	<p>Work with architects, constructors and designers to promulgate examples and guidance.</p> <p>Demonstrate viability of such proposals.</p> <p>Identify marketing and valuation issues.</p>	Scottish Government	A&DS RIAS RICS RTPI	<p>Use existing experience and knowledge .</p> <p>Identify good practice.</p> <p>Use learning from Town Centre Housing Fund and Town Centre Empty Homes Fund.</p>	Publication of Guidance 2016.

Outcome : - More diverse housing projects in town centres and a more diverse group of people living there, including families.

Action 20

While Scotland's waiting lists for housing of all tenures is ever present, there remain in many cities, villages and towns, empty homes which could potentially be brought into good use to house people. In many cases this is not a simple process and requires intensive work by agencies to support owners and tenants. This action is to build on the good work being done by local authorities and others such as Shelter.

Ref	Purpose	Actions	Leadership	Possible Partners	Current Status and Resources	Timeline
20.	Expansion of the Empty Homes Partnership and a simplified funding stream to bring properties back into use.	<p>Case study into role of Local Authority Empty Property Officers to capture best practice.</p> <p>Review of funding and other mechanisms to offer incentives and set requirements to encourage owners to bring property into use.</p>	Shelter Scottish Government	Local authorities ALACHO SFHA/GWSF CoSLA Scottish Land and Estates, Rural Housing Scotland Historic Scotland	<p>Use of information to expand and increase role and effectiveness.</p> <p>Identify effective mechanisms.</p>	<p>Report 2015/16.</p> <p>Review of effectiveness 2016/17.</p>

Outcome:- More empty properties brought into effective use.

Section Two Housing Journey and Support – Independent Living, Housing Options and the Private Rented Sector

Actions 21 to 34

Our housing requirements and aspirations change throughout our lives and providing suitable homes not only to meet all current needs, but planning for future needs and how best we use resources, were major issues raised through the co-production process. The Actions in this section focus on the different requirements of different individuals – a young person looking for a first independent home, someone with disabilities who needs more suitable accommodation or an elderly person wanting to stay in their own home and community for as long as they possibly can.

Public sector agencies need to work together such that preventative actions – whether providing adaptations, ensuring good quality support services are available or producing well informed collaborative plans – shift the emphasis from crisis interventions to planned provision; so that people can also make informed decisions for themselves as to where they may live whether as wheelchair users, or older citizens. Person-centred support means choice and agencies working together with people, families and carers while also improving planning for particular needs in how we deliver supply generally.

Actions on independent living are detailed in Actions 21 – 25 and focus on joint health and social care integration and the major role that housing plays.

Housing options - Actions 26 – 29 - continues the person-centred approach to housing advice and tailoring requirements for people, which may include many good quality private options as well as public sector housing. Raising public and political awareness of housing as an issue which affects us all through our housing journey in life is a key strand within Action 27 and goes back to the overarching behavioural change needed to support the importance of housing.

There is a specific set of actions relating to the Private Rented Sector in Actions 30 – 34. This tenure is providing many homes for people for whom home ownership is not a realistic option and who are not a high priority for social rented housing. These actions will help deliver key parts of the Scottish Government's Private Rented Sector strategy.

Independent Living

Actions 21 - 25

Action 21

An ageing population needs ways of staying at home where appropriate for as long as possible without jeopardising safety or care needs. The pace of change of technology means that there is an opportunity to work with universities and others to test and develop new, simple and practical, ways of delivering care and support. This action will help people with disabilities too.

Ref	Purpose	Actions	Leadership	Possible Partners	Current Status and Resources	Timeline
21.	Enable take up of simple technologies and devices that can improve lives and help older and disabled people to live safely and comfortably at home.	Work with a Scottish University to identify cost effective technologies for testing, to provide support to older and disabled people.	Joint Improvement Team SFHA/GWSF	Scottish Universities SE/HIE Social enterprises Technology Boards	University R & D budgets, technology company sponsors.	Commissioning of project in 2015. Testing 2016/7. Report and recommendations 2017/18.

Outcome: – More people staying in their own home for longer, in comfort and safety, with savings for the NHS/local authorities.

Action 22

The ageing population also requires more options in terms of housing, to facilitate downsizing from family homes, supporting higher care needs and encouraging choice. To rely on state provided older people's housing to meet all need is not realistic and this action encourages other options and tenures, particularly as equity in existing homes can be utilised to provide new suitable supply.

Ref	Purpose	Actions	Leadership	Possible Partners	Current Status and Resources	Timeline
22.	Increase housing options for older people by diversifying tenures and creating realistic and attractive alternatives.	<p>Identify existing and newer options such as specific Shared Equity schemes for older people.</p> <p>Consider finance options which suit older people in terms of budgets and on-going support costs.</p> <p>Promulgate specific projects as examples.</p>	SFHA/GWSF CML	<p>Private sector providers of older people's housing</p> <p>Local authorities</p> <p>RICS</p> <p>A&DS</p>	<p>Examples available for promulgation.</p> <p>Local authorities can identify sites – see Action 18 – town centre opportunities.</p>	Identification of site by 2016 (brownfield, town centre and in community).

Outcome:- More older people moving to suitable long term accommodation which they can afford and which can support them well into old age. Release of family homes into housing supply – public and private sector.

Action 23

Health and social care integration is well under way with the setting up of local health and social care partnerships and joint integration boards. This will make a fundamental shift in how services are delivered to people. Housing providers have an important role in providing the stability of a good quality affordable and well heated home which can prevent crisis health and social care interventions.

Ref	Purpose	Actions	Leadership	Possible Partners	Current Status and Resources	Timeline
23.	Build an effective evidence base which measures the impact of housing provision, housing services and how housing prevents crisis intervention.	Develop clear examples and methodology to demonstrate and quantify the benefits of housing spend on other budgets.	Joint Improvement Team - Housing	Local health and social care partnerships NHS Trusts SFHA/GWSF CIH Shelter	Delivery group to progress proposal and identify funding – e.g. Scottish Government, Kings Fund.	Commencement of project in 2015. Publication of evidence and methodology, 2016.
	Support the Scottish Government priority to reduce the number of people affected by delayed discharge from hospital.	Pilots to demonstrate reduction of pressure on beds for health providers through better discharge processes into good quality housing.			Demonstration sites being identified between housing and health/social care.	2015/16

Outcome:- Savings to health and social care providers which can be demonstrated, and which result in the case for preventative spend within the 16/17 Scottish Government budget.

Action 24

Joint working between health, social care and housing professionals needs to be as effective as possible to deliver the benefits of the integration agenda. This can be best achieved if there are opportunities for different professionals to learn about their colleagues' different roles, all of which will combine to improve understanding, respect and knowledge about what people do in their respective discipline. This action promotes joint training.

Ref	Purpose	Actions	Leadership	Possible Partners	Current Status and Resources	Timeline
24.	Increase shared training and working opportunities between health, social care and the housing professions to develop a shared understanding of roles and objectives.	<p>Joint training tools, secondments, conferences and other opportunities to work jointly.</p> <p>Use of workforce development plans to increase opportunities.</p>	CiH	All professional health and social care training bodies. CoSLA SFHA/GWSF SHARE	Identification of tools, budgets and commitment from parties to promote programmes.	Programme of opportunities available 2015 onwards.

Outcome:- A more collaborative and joint approach to services by professionals involved in health, social care and housing, resulting in better ways of working and more potential for efficiencies.

Action 25

Clear frameworks for delivery of the housing component of health and social care integration must start from full and robust information about the contribution to be made by the housing sector, in each locality. A shared strategic vision is essential and this action seeks to embed housing contribution statements and better communication within the new national integration bodies.

Ref	Purpose	Actions	Leadership	Possible Partners	Current Status and Resources	Timeline
25.	Work to improve communication between housing and the new national integration bodies at a strategic level.	Ensure that all strategic commissioning plans for the new health and social care partnerships are informed by robust and credible housing contribution statements or similar, thereby ensuring that the housing component of integration is fully acknowledged in partnership plans. Develop national understanding and narrative.	JIT with input from local champions.	Scottish Government CoSLA SFHA/GWSF ALACHO NHS	Current Local Authority housing contribution statements and LHS/SHIP's Hold national events to promulgate joint working.	Guidance 2015 to national integration bodies. Programme of opportunities available 2015 onwards.

Outcome:- Clear decisions about plans and resources by the health and social care partnerships which are fully informed about and take full opportunity of the significant contribution that housing will make to delivery of services.

Housing Options

Actions 26 - 29

Action 26

Peoples' housing needs change throughout their lives, along with changes to their relationships and families, their employment, financial resources and health. However, while there is public concern about shortages, affordability and house condition, public discussion about housing policy rarely recognises this complexity. This action seeks to harness all involved in housing in Scotland to raise public awareness of the diverse and changing requirement for housing throughout all our lives

Ref	Purpose	Actions	Leadership	Possible Partners	Current Status and Resources	Timeline
26.	Public activities to highlight the importance of the lifetime housing journey and encourage housing organisations and individuals to think in these terms.	<p>Engagement by housing organisations in the Scottish Government's forthcoming national discussion on social justice.</p> <p>Publication of joint document about the housing journey, supported by all sectors.</p>	CIH	<p>CoSLA</p> <p>ALACHO</p> <p>Shelter</p> <p>HfS</p> <p>SAL, Scottish Land and Estates</p> <p>SFHA/GWSF</p> <p>Regional Tenants Networks</p> <p>NHS</p> <p>CML</p> <p>A&DS</p> <p>RICS</p> <p>TPAS</p>	Use existing CIH papers on housing system.	2015

Outcome:- Raise public awareness of the complexity and importance of housing policy issues.

Action 27

Housing Options Scotland has been operational for some time providing a proactive service to older people and those with disabilities, helping them to find appropriate housing. Around 400 people per annum draw on their services to secure housing solutions across all tenures – rented and ownership. This action has links to housing supply and good quality information to inform planning for new housing.

Ref	Purpose	Actions	Leadership	Possible Partners	Current Status and Resources	Timeline
27.	Broaden use of Housing Options approach for older and disabled people, and if appropriate, learn lessons for housing advice provision to the general public.	Build on the Housing Options approach to provide targeted information and advice to cover a wide range of housing journeys.	Age Scotland, Housing Options Scotland, Inclusion Scotland Scottish Government	Local authorities, SFHA/GWSF SCVO Third sector advice and support providers, including those supporting older people and those with disabilities HfS.	Use existing housing advice suppliers to adapt and promulgate housing options approach.	2015/16 for guidance and training on Housing Options. 2017 Evaluation.

Outcome:- More older and disabled people appropriately housed, with needs evidenced to inform housing planning assumptions and supply.

Action 28

Adaptations to people's homes to allow them to live independently and safely for as long as possible, has for many years been a successful and cost effective measure. However, an independent review has highlighted how significant changes in delivery of adaptations could make better use of resources and improve the service to people. This action will ensure effective delivery of the recommendations

Ref	Purpose	Actions	Leadership	Possible Partners	Current Status and Resources	Timeline
28.	Implementation of the recommendations of the independent Adaptations Working Group Report.	<p>Help to Adapt Pilot Scheme.</p> <p>Demonstration test sites, independent evaluation and then development of new guidance.</p>	Scottish Government Independent Living Team	<p>JIT, CoSLA, ALACHO SFHA/GWSF COTSS SWS</p> <p>Care and Repair Housing Options Scotland</p> <p>Inclusion Scotland</p>	Adapting for Change Advisory Group.	<p>Pilot reviewed 2016.</p> <p>Test sites and projects identified, 2015 for delivery 2016/17.</p>

Outcome:- A more person centred, cost effective adaptations process which combines joint working between all housing agencies, occupational therapists and health and support workers, resulting in more adaptations carried out which are appropriate and more people staying in their own homes.

Action 29

The alleviation of homelessness is a major Scottish Government housing priority and while significant inroads have been made in reducing the numbers of homeless people in Scotland, there is no room for complacency. The housing options approach in relation to prevention of homelessness through the operation of local authority hubs has been successful, but further work is required to improve effectiveness.

Ref	Purpose	Actions	Leadership	Possible Partners	Current Status and Resources	Timeline
29.	Build on and seek continual improvement of the housing options approach for those at risk of homelessness.	Providing targeted advice and support to cover a wider range of housing journey pathways for those at risk of homelessness.	Local authority Housing Options Hubs.	Local authorities, SFHA/GWSF Shelter Third sector advice and support providers Scottish Government	Body of evidence of operation of hubs and experience of effectiveness of interventions. Homeless Prevention and Strategy Group.	Review and recommendations published 2015/16.

Outcome:- Further effective reductions in Scotland's homelessness figures.

Private Rented Sector

Actions 30 - 34

Action 30

The structural changes to the mortgage market post 2008 have seen the demand for private rented housing increase, as ownership is not an option for those who cannot raise a sufficient deposit or meet stricter credit requirements. This has led to the need to review how the Private Rented Sector (PRS) tenure operates to provide a fair balance between the rights of tenants and encouraging landlord investment.

Ref	Purpose	Actions	Leadership	Partners	Current Status and Resources	Timeline
30.	Ensure that tenancy arrangements are fit for purpose and meet the needs of the modern PRS.	Develop a new private sector tenancy.	Scottish Government	Shelter HfS PRS Champion SAL SFHA/GWSF CoSLA, ALACHO SPF, Scottish Land and Estates CML, CIH, RICS	Consultation ongoing. Review of recommendations leading to draft legislation.	This parliamentary session.

Outcome:- More people choosing to rent in the private sector and staying for longer periods in good quality accommodation, where landlords have invested in long term relationships with their tenants.

Action 31

The development of a new tenancy will also lead to the requirement to review the regulation of private sector tenancies and to consider improvement in standards in management, condition and energy efficiency (mainly in existing stock and with homes owned by small scale private sector landlords). This action will build on the work already being undertaken by the sector to raise awareness and standards of good practice.

Ref	Purpose	Actions	Leadership	Possible Partners	Current Status and Resources	Timeline
31.	Fine tune the regulation of the PRS sector so it fits with the vision and strategic aims set out in the PRS strategy.	Develop a more effective regulatory system with targeted enforcement action to improve property management, property condition of existing stock and energy efficiency in the PRS.	Scottish Government PRS Strategy Group.	Shelter HfS PRS Champion SFHA/GWSF CoSLA, ALACHO SPF Scottish Land and Estates CML CIH RICS	Actions identified in the PRS Strategy and the Sustainable Housing Strategy.	Guidance and recommendations by 2016.

Outcome:- A high quality private rented sector managed by well -informed landlords operating to clear standards and guidelines.

Action 32

Scotland's private rented sector is in the main owned by small scale landlords with one or two homes in management. This contrasts with continental Europe and the US, where large scale professional private rented sector provision is common and attracts significant investment to build new homes. This action is to facilitate provision and test projects at scale, to demonstrate how it can work in Scotland.

Ref	Purpose	Actions	Leadership	Possible Partners	Current Status and Resources	Timeline
32.	Delivery of new homes at scale through the private rented sector.	Identify a portfolio of deliverable sites that could deliver PRS at scale and could be attractive to large scale institutional investors.	PRS Champion and PRS Working Party.	HfS SPF Private developers, Commercial investors Local authorities RICS Scottish Government	Private investment available, sites to be identified and market information obtained on clients/affordability.	Projects underway 2016.

Outcome:- Increase supply of private rented sector homes .

Action 33

The public sector recognises that the private rented sector is now an integral part of the Scottish Housing System and will continue to be a major resource for Scotland to house people of all ages and circumstances. It is therefore important that all opportunities are taken for the public and private sectors to identify new provision jointly and work on good practice.

Ref	Purpose	Actions	Leadership	Possible Partners	Current Status and Resources	Timeline
33	Building an effective interface between public and private sectors on PRS development opportunities and good practice.	Identify key officers in relevant local authorities to work with the PRS Champion and ensure effective public/private sector joint working through the PRS working party and its sub group structures.	Local authorities. HfS PRS Champion	PRS Working Party Scottish Government Scottish Cities Alliance RICS SAL SFHA/GWSF Existing Homes Alliance	Use all opportunities to exchange information and develop guidance.	Produce register of opportunities and supplementary guidance on good practice 2015/16.

Outcome:- Identification of more opportunities to build and develop PRS stock, increase overall supply and improve information exchange.

Action 34

Common repairs to property owned by a number of owners such as a tenement can be fraught and difficult, despite recent legislation to improve on the previous feudal system. The situation is further complicated where ownership is mixed between a number of tenures – public and private – with different levels of resources, priorities and timescales. This action focuses work on improving how common repairs are undertaken.

Ref	Purpose	Actions	Leadership	Possible Partners	Current Status and Resources	Timeline
34.	Improve the management of common repairs in existing properties, to account for mixed ownership – PRS, public sector and owner occupiers.	New guidance and the sharing of good practice information. Build on current legislation.	Local authorities	SFHA/GWSF Factoring Network Property Managers Association Scotland SAL RICS	Project group to manage production of new guidance. Recommendations on any changes to legislation.	This parliamentary session.

Outcome:- Improved stock condition through better and more cost effective building repairs done on an equitable basis between tenures.

APPENDIX 1

Throughout the Plan we have used various acronyms and terms which need explanation. The following list is intended to be as comprehensive as it can be to assist interpretation of which organisations are leading and participating in delivery of the Plan.

GLOSSARY OF TERMS AND ACRONYMS

A&DS	Architecture and Design Scotland	Public body promoting excellence in place making, architecture and planning.
-	Adapting for Change Advisory Group	Working with the Scottish Government to take forward recommendations enabling older people and disabled people to plan and use their own resources to ensure their homes are suitable long-term.
(ADSW)	(Association of Directors of Social Work)	now Social Work Scotland (see below)
-	Age Scotland	Charity established to enable everyone in Scotland to make the most of later life.
ALACHO	Association of Local Authority Chief Housing Officers	The representative body for local authority housing in Scotland.
CAB	Citizens Advice Bureau	Scotland's largest independent advice network.
-	Care and Repair	Care and Repair services operate throughout Scotland to offer independent advice and assistance to help homeowners repair, improve or adapt their homes so that they can live in comfort and safety in their own community.

CIH	Chartered Institute of Housing Scotland	Professional body for the housing sector.
CML	Council for Mortgage Lenders	The representative voice for the residential mortgage lending industry, and central provider of economic, statistical, legal, research and other market information.
CoSLA	Convention of Scottish Local Authorities	The representative voice for the majority of Scottish local government.
COTSS	College of Occupational Therapists Specialist Section - Housing	A forum for occupational therapists and occupational therapy staff that have an interest in housing, inclusive design and accessible home environments.
-	Construction Review Delivery Group	A Scottish Government working group to over-see the implementation of the Review of Procurement in Construction
CS	Construction Scotland	The leadership organisation for Scotland's construction industry.
-	Development Trust Association Scotland	The national body for development trusts in Scotland.
DGSCHT	Dumfries & Galloway Small Communities Housing Trust	A trust which works with small rural communities to identify and address local housing needs as part of wider rural regeneration.
-	Energy Savings Trust	An organisation helping householders, governments, businesses and organisations to save energy.
-	Fuel Poverty Forum	Forum comprising representatives of various organisations, working with the Scottish Government to eliminate fuel poverty.

GWSF	Glasgow and West of Scotland Forum of Housing Associations	Membership body for community-controlled housing associations and co-operatives in west central Scotland.
HARIS	Housing Association Resource for Investment Scheme	The Scottish Federation of Housing Associations' Housing Association Resource for Investment Scheme (HARIS) is being developed to provide an innovative way for Scottish housing associations to raise private finance at scale in order to keep small and medium sized associations building new homes for social rent.
HfS	Homes for Scotland	Member body for the housing development industry in Scotland.
HHA	Highland Housing Alliance	A development company dedicated to building and managing a wide variety of good-quality homes for people in the Highlands.
HIE	Highlands and Islands Enterprise	Economic and community development agency for the north and west of Scotland, working to generate sustainable economic growth across the Highlands and Islands.
HoPS	Heads of Planning Scotland	Representative organisation for senior planning officers from Scotland's local authorities, national park authorities and strategic development planning authorities.
-	Housing Options Scotland	Provider of information and advice to disabled people, veterans and older people on social renting, private renting, and home ownership.
HSCHT	Highlands Small Communities Housing Trust	A registered charity set up in 1998 to help rural communities secure long term solutions to their local housing needs.
HSID	Scottish Government Housing Supply and Innovation Division	The Scottish Government's Housing Supply and Innovation Division

-	Joint Integration Boards	Health Board and Local Authority partnerships with responsibility for planning and resourcing service provision for adult health and social care services, adult community health services and a proportion of adult acute services.
JIT	Joint Improvement Team – Housing	A strategic improvement partnership between the Scottish Government, NHS Scotland, COSLA (Convention of Scottish Local Authorities) and the Third, Independent and Housing Sectors.
LGPS	Local Government Pension Scheme	
PAD	Scottish Government Planning Architecture Division	The Scottish Government’s Planning and Architecture Division
PRS	Private Rented Sector	
-	PRS Champion	Appointed by HfS to take forward initiatives to enable potentially viable projects to reach fruition aimed at attracting new sources of investment to help expand the PRS.
RIAS	Royal Incorporation of Architects in Scotland	The professional body for chartered architects in Scotland.
RICS	Royal Institution of Chartered Surveyors, Scotland	Professional accreditation body for Chartered Surveyors.
RTPI	Royal Town Planning Institute Scotland	Chartered Institute for spatial, sustainable and inclusive planning.

RIHAF	Rural and Islands Housing Association Forum	Forum representing the interests of widely dispersed and disparate social landlords working in remote rural communities as well as those on the periphery of towns.
SAL	Scottish Association of Landlords	National organisation representing landlords and letting agents throughout Scotland.
-	Scottish Builders Federation	Trade association within the construction industry in Scotland.
SE	Scottish Enterprise	Provider of business advice and support to Scottish Businesses.
SEPA	Scottish Environment Protection Agency	Scotland's environmental regulator.
SFHA	Scottish Federation of Housing Associations	The national representative body for Scotland's housing associations and co-operatives.
SFT	Scottish Futures Trust	Independent company, established by the Scottish Government in 2008, with responsibility for delivering value for money across all public sector infrastructure investment.
-	Scottish Government Regional Tenants Networks	Regional Networks were set up to help Registered Tenant Organisations (RTOs) engage with the Scottish Government on issues of national policy.
-	Scottish Land and Estates	Representative voice of land-based businesses in rural Scotland.
-	Scottish Law Commission	Commission set up to offer the Government independent advice on law reform.
-	Scottish Property Federation	Representative voice for those involved in the property industry in Scotland.
-	Shelter	Charity that works to alleviate the distress caused by homelessness and bad housing.

SHARE	SHARE	Training Agency for the staff and committees of housing associations.
SME	Small and Medium Enterprises	
SWS	Social Work Scotland	(Previously ADSW - Association of Directors of Social Work). Representative voice for social workers and other professionals who lead and support social work across all sectors.
WWF	World Wildlife Fund	Conservation charity.

APPENDIX 2

ORGANISATIONS REPRESENTED ON THE JOINT HOUSING POLICY AND DELIVERY GROUP

Association of Local Authority Chief Housing Officers

Local Government representatives

Council of Mortgage Lenders

Chartered Institute of Housing in Scotland

Construction Scotland

Existing Homes Alliance

Glasgow and West of Scotland Forum of Housing Associations

Heads of Planning Scotland

Homes for Scotland

Inclusion Scotland

National Estate Agents Association

Network of Regional Tenants' Organisations

Royal Incorporation of Architects in Scotland

Royal Institution of Chartered Surveyors, Scotland

Royal Town Planning Institute

Rural Housing Scotland

Scottish Association of Landlords

Scottish Builders Federation

Scottish Fuel Poverty Forum

Scottish Property Federation

Scottish Solicitors' Property Centres

Scottish Federation of Housing Associations

Scottish Housing Regulator

Shelter

Sustainable Housing Strategy Group

Tenant Participation Advisory Service

Tenant Information Service

University housing policy department

University construction innovation unit



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