

Housing to 2044

Consultation on outline policy options

2 December 2019 – 28 February 2020



Scottish Government
Riaghaltas na h-Alba
gov.scot

Overview

1. Purpose and scope
2. Housing system now
3. Challenges
4. Stakeholder engagement (2018)
5. Vision and principles
6. Towards a route map
7. Consultation
8. **Discussion**

1. Purpose and scope

- Develop a vision for our **homes and communities** in 2040 and a route map to get there (*PfG 2018*)
- Recap progress to date
- Update you on next steps
- **Seek your views**

Scope

- Develop a route map to **2040**
- **Vision for 2040** for whole housing system
- Progress **milestones** needed but ...
- Policy areas at **different stages**:
 - Energy Efficient Scotland already mapped out
 - Child poverty targets to 2030
 - Homelessness action planning well advanced
 - PRS recently reformed
 - Supply needs plan for 2021+

Housing to 2040 process

- **Autumn 2018** – First round of stakeholder engagement
- **May 2019** – Report and evidence
- **July 2019** – Draft vision and principles
- **2 December 2019** – Consultation on outline policy options
- **Summer 2020** – Final vision and route map

2. Housing system now

Government interventions

Expenditure

Benefits

Taxation and rebates

Rents

Legislation
and guidance

Standards

Land markets
and supply

Infrastructure

Regional economic
development

Competition and
consumer
protection

Intention,
influencing and
confidence

Government housing expenditure now

Roughly **£13 billion** over this Parliament / 5 yrs:

- **UKG c. £8 billion** on housing benefit
- **SG c. £4 billion** on supply, inc. 50k affordable homes
- **UKG + SG c. £1 billion** on energy efficiency
- **SG c. £0.25 billion** bedroom tax mitigation

Very approximate figures for scale only.

Big picture policy questions

Our vision and outcomes are not sufficient to answer big policy questions:

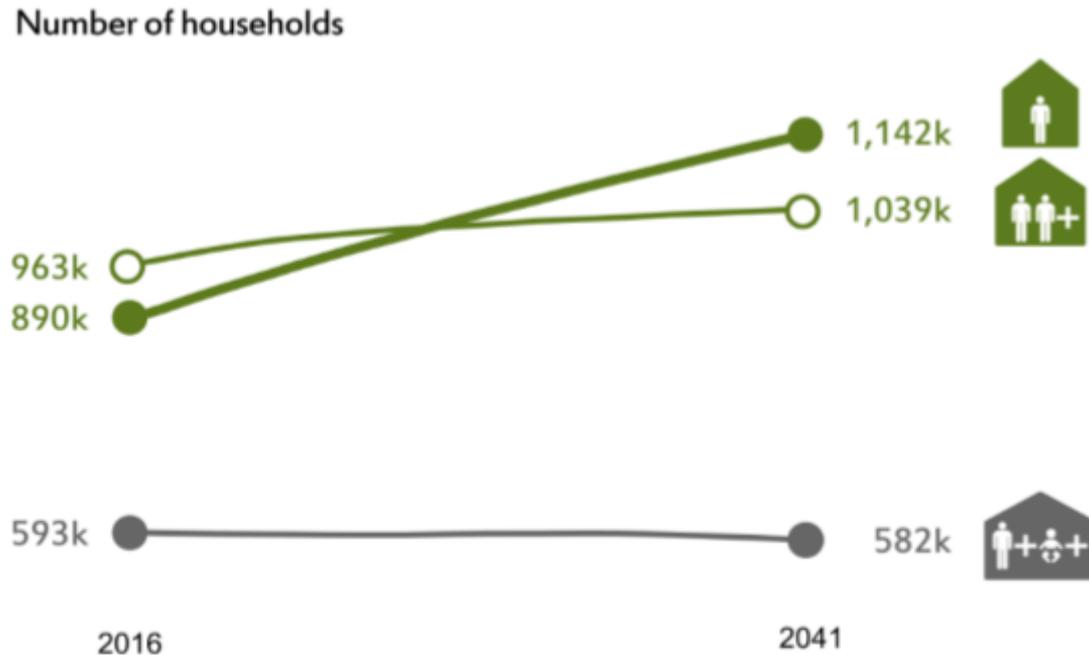
- How many **social homes** are enough?
- What do we want **taxation** to do?
- When is the **private rented sector** the right solution?

3. Challenges

Example: demographic challenge ...

Need and demand: more households

Part of the projected increase is due to more people living alone

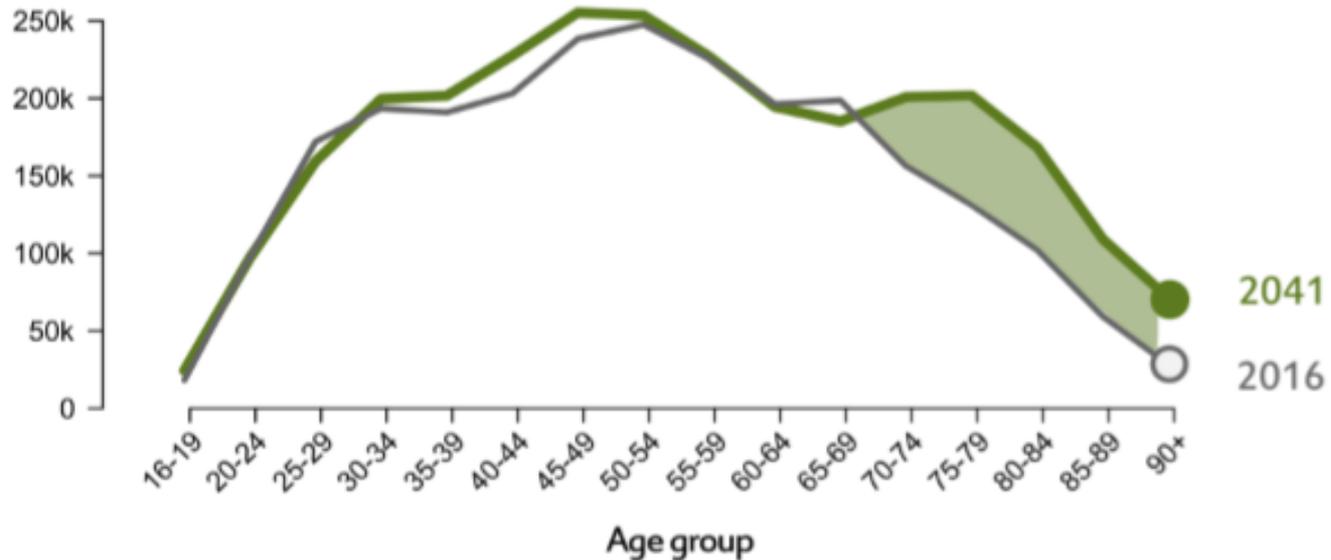


Two or more person households contain only adults, one or more adults with children households contain one or more adults and one or more children

Need and demand: ageing population

Most of the growth is among older age groups

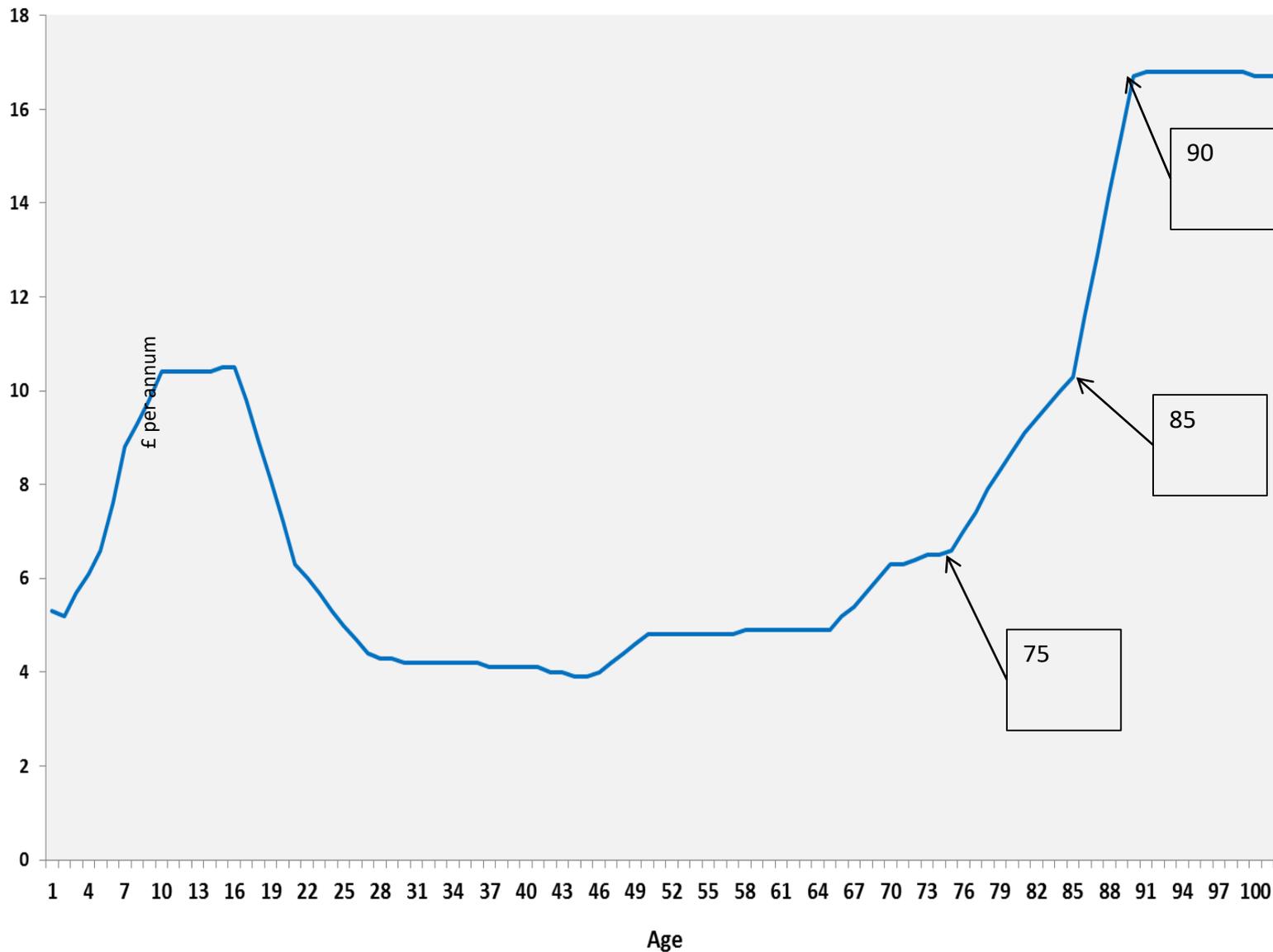
Number of households
by age of the head of household



Total (£000)

Age Profile of Total Public Services Spending - Representative UK Person

Source: OBR



4. Stakeholder engagement (2018)

IDEAS – CONCERNS - QUESTIONS

Benefits

- What should we be trying to **achieve**?
- How could it be **measured**?
- Who would **benefit**?

Opportunities

- What (other) **challenges or opportunities** do you foresee?
- What (other) **principles or ideas** might inform the approach beyond 2021?
- What would **you need to do** to make them a reality?

2018 Report

- 2018 Stakeholder engagement report:
<https://www.gov.scot/publications/housing-2040-report-stakeholder-engagement-2018/>
- Evidence paper:
<https://www.gov.scot/publications/housing-to-2040-evidence-paper/>
- Published 17 May 2019

2018 Report: headlines

Stakeholders want:

- **certainty**
- a **whole-system**, holistic approach
- improvements to **existing housing** stock
- recognition of distinct needs of **rural** communities
- **people, communities and place-making** at the heart of planning and decision-making

Report reflects complexity of housing and diversity of opinion

5. Vision and principles

- Published July 2019:

www.gov.scot/publications/housing-to-2040

- Vision statements, e.g.:

“I know that help with housing is there if I need it, for example if I am struggling to pay my rent. I am assisted to keep my home at difficult points in my life.”

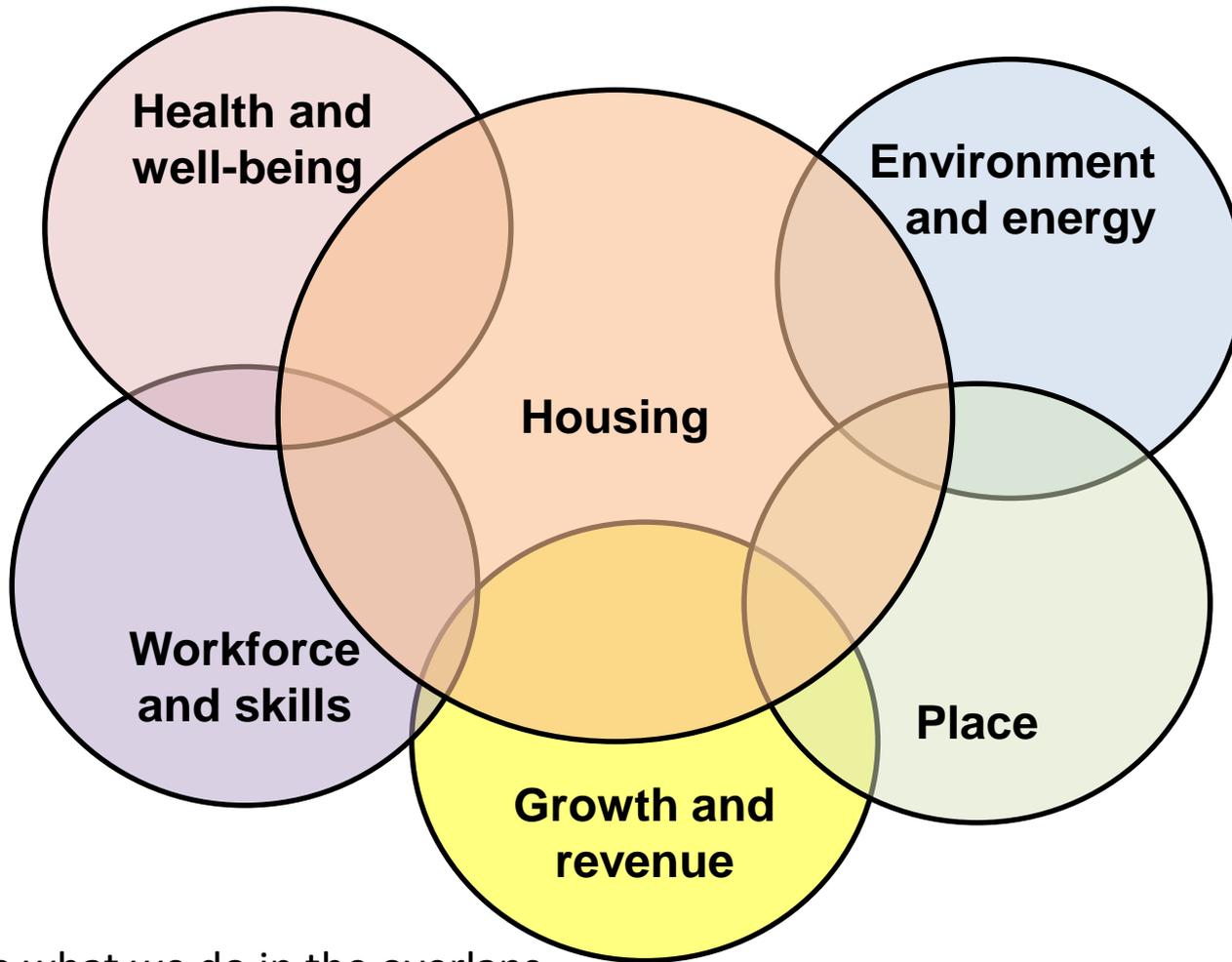
Draft principles e.g.:

<p>A WELL-FUNCTIONING HOUSING SYSTEM</p>	<p>HIGH QUALITY, SUSTAINABLE HOMES</p>
<p>1. The housing market should supply high-quality homes for living in, to shift the balance away from the use of homes to store wealth.</p>	<p>7. All tenures should apply the same high quality and safety standards and levels of consumer protection.</p>
<p>SUSTAINABLE COMMUNITIES</p>	<p>HOMES THAT MEET PEOPLE'S NEEDS</p>
<p>11. Local communities should be empowered to respond to housing need in their area, as part of a coherent regional economic approach (creating and maintaining jobs) and supported by provision of the right infrastructure.</p>	<p>13. Government should ensure that there are affordable housing options for households at all income levels.</p>

6. Towards a route map ...

- **Four big areas of spend** ?
 - Retrofit
 - Adaptations
 - Repair
 - New build
- **Constraints** – spreading the load:
 - Workforce
 - Costs for public / private / households
- **Resilience** - scenarios and assumptions
- **Business as usual is not an option**

Working across government



Maximise what we do in the overlaps

Example contributions from housing

- **Growth and revenue**
 - Productivity, entrepreneurship
- **Health and well-being**
 - Reduce hospital admissions, improve mental well-being
- **Workforce and skills**
 - Access to workforce, ability for children to do homework
- **Environment and energy**
 - Reduce energy consumption, reduce flood risk
- **Place**
 - Sustainable access to work and local services

Drivers of change

- Population and health
- Political
- Economic
- Technology
- Energy and climate mitigation
- Transport
- Climate adaptation

Drivers of change

PESTLE:

- Political
- Economic
- Socio-cultural →
- Technological
- Legal
- Environmental →



7. Consultation

- **Housing exhibition**
 - Lived experience and aspiration
 - Communities and children
 - Touring Scotland
 - 12 venues
 - Follow up event
- **Consultation: 2 December to 28 February**
 - SG-led events
 - Stakeholder-led events
 - Written submissions
- **Social media – public discourse**

**PRESENT
VOICES**

**FUTURE
LIVES**

TOURING SCOTLAND TO
DISCOVER AND DISCUSS
HOUSING FOR TODAY,
TOMORROW AND BEYOND

NOVEMBER

4TH - Inverness
6TH - Ullapool
13TH - Kirkwall
20TH - Fort William
22ND - Dundee
25TH - Peterhead
28TH - Irvine
29TH - Glasgow

DECEMBER

3RD - Portree
5TH - Rothesay
11 & 12TH - Edinburgh
16TH - Galashiels

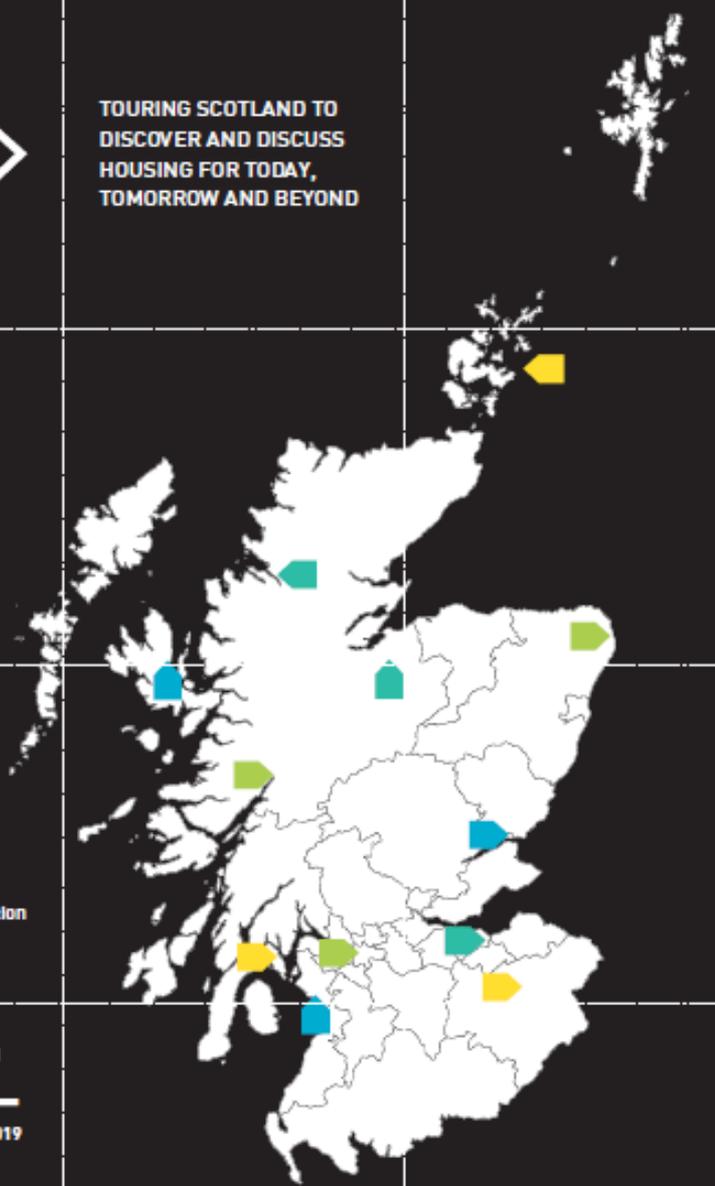
FIND OUT MORE:
ads.org.uk/hr2040exhibition

EXHIBITION RUNS FROM

**4 NOV —
16 DEC** 2019

FOLLOW OUR TOUR ON INSTAGRAM & FACEBOOK
@Present.Voices.Future.Lives

#Housing2040





LIVE BUILD

Here is another sad fact on the topic of the environment. Here is another sad fact on the topic of the environment. Here is another sad fact on the topic of the environment. Here is another sad fact on the topic of the environment.

ENVIRONMENT SAD FACT



WORLDWIDE
The fact that the world's population is growing so fast that it is expected to reach 9 billion by 2050 is a sad fact on the topic of the environment.

CLIMATE CHANGE
The fact that the world's temperature is rising so fast that it is expected to reach 2°C by 2100 is a sad fact on the topic of the environment.

WATER SCARCITY
The fact that the world's water supply is being used so fast that it is expected to run out by 2050 is a sad fact on the topic of the environment.

WASTE PRODUCTION
The fact that the world is producing so much waste that it is expected to reach 10 billion tonnes by 2050 is a sad fact on the topic of the environment.

ENVIRONMENT

ENVIRONMENT CHALLENGES



RURAL

RURAL

PRESENT VOICES

FUTURE LIVES

Fort William

Here is another happy fact on the topic of the environment. Here is another sad fact on the topic of the environment. Here is another sad fact on the topic of the environment.

10 0000
Construction of a new house
with a green roof system



ENVIRONMENT HAPPY FACT



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ENVIRONMENT CHALLENGES



ENVIRONMENT SOLUTIONS

Rural areas are often hard to visit a remote village 30 miles drive from a town, an accessible area 30 miles drive from a town, it is a remote area more than 30 miles drive from a town. Rural areas cover most of Scotland and are home to 10% of our population. These areas are causing economic decline and depopulation in these remote areas including unequal investment, the impact of Airbnb tourism, empty homes, the need for land reform to allow affordable housing, flexible planning policies and the areas regeneration of self-help. Rural housing is the key to unlocking rural potential.

RURAL

HOW WE LIVE

PRESENT VOICES

FUTURE LIVES

Fort William

PRESENT VOICES

FUTURE LIVES





8. Discussion

Discussion (1): vision and principles & challenges and constraints

- Do you have any comments on the draft **vision and principles**? (Q.1 in the consultation)
- Do you have any comments on the **scenarios and resilience** of the route map or **constraints**? (Q.2)

Discussion (2): towards a route map

- **What actions would you propose** for a route map to 2040? (Q.3 to Q.7)
- **Be bold!**
- Use the draft vision and principles to guide your ideas – what do we need to do to make them a reality?

CLOSE

Thank you!

FURTHER INFORMATION

www.gov.scot/publications/housing-2040/

CONTACT

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