

HOUSING TO

2040

**A VISION
FOR OUR FUTURE
HOMES AND
COMMUNITIES**





WHAT IS HOUSING TO 2040?

HOUSING HAS a vital role to play in meeting many of our ambitions for Scotland, including eradicating child poverty and homelessness, ending fuel poverty, tackling the effects of climate change and promoting inclusive growth. We want everyone in Scotland to have a home that is warm, affordable and accessible.

We are asking you to help us plan together how our homes and communities should look and feel in 2040, taking account of the range and variety of places across Scotland, from urban to rural to island. Recent funding for affordable housing has been at record levels and it is more important than ever to make the best use of every pound we spend.

We have already engaged with councils, businesses, charities, home owners, tenants and many others. We asked them to consider some challenges which mean we need to do things differently in the future (page 3). Their comments have helped us write a vision for 2040 (pages 4-5); this is how we hope people will talk about their homes and communities in 2040. We have also developed 15 principles (pages 6-7); these are meant to be a high-level guide to how to make decisions to bring the vision to life.

This leaflet sets out a short version of the vision and principles for discussion. You can find the full length version at: www.gov.scot/publications/housing-to-2040.

In spring 2020, we will publish our final vision for Housing to 2040, and a route map showing how we will get there. We want this to be a vision shared by people the length and breadth of Scotland. Then we can make the long-term plans that give people and organisations across Scotland the certainty they have asked for.

Please do get involved (see back cover).



SOME CHALLENGES

WE HAVE an ageing population and people are living longer

This means that demands on health and social care will increase in the future. We want to think about our different housing options and promote greater adaptability to allow us to live independently at home for longer, reducing that demand.

THE NUMBER of households is growing and more people are living alone

The number of households in Scotland is projected to increase and one-person households are set to become the most common household type. This means we need to think strategically about how we design and build new homes and where, and how we can make the best use of our existing stock.

WE NEED to mitigate the impact of climate change

We must ensure our homes are energy efficient and are able to adapt to the effects of climate change. We've set out the actions we'll take to reduce emissions from our homes in our Climate Change Plan and our Energy Efficient Scotland route map. We have also introduced a Climate Change Bill to strengthen our greenhouse gas emission reduction targets.

WE MUST act on homelessness

Nobody should be without a safe, warm place they can call home – that is why we are working hard to prevent homelessness in Scotland. We have published our Ending Homelessness and Rough Sleeping action plan to transform temporary accommodation and put an end to rough sleeping and homelessness.

WE WANT to tackle child poverty

The Scottish Government is committed to ending child poverty and the housing system can help us to do this. We want to increase housing affordability and lower running costs to reduce poverty for households with children.

WE NEED to manage the impact of Brexit and the UK Government's welfare reforms

Brexit will have consequences for both housing supply and demand. The UK Government's welfare reforms have reduced the support it provides – the Scottish Government works to mitigate this, but this isn't sustainable in the long term.

OUR VISION

FINDING THE RIGHT HOME

I can quickly find a home that is right for me when I need one. I have a choice about where in Scotland I live and the type of home I live in.



FAIRNESS

I know that help with housing is there for me if and when I need it. I am assisted to keep my home at difficult points in my life.



AFFORDING A HOME

I can afford a home that meets my needs. I find renting is affordable and allows me to save regularly, in order to buy a home, if I want to.

RURAL AND ISLAND COMMUNITIES

I live in a remote area and it is great to know there are good housing options for everyone here. Housing supports workers staying in my community; and local businesses are building the new homes.

DESIGN

My home is well-designed and of a high standard, with enough space and flexibility to allow me to live well. I know that a lot of effort went into the design of my home.



EQUALITY OF STANDARDS

You can't tell by looking at my home whether I own or rent my home; it's in a great place and meets all of my needs.

HIGH QUALITY SUSTAINABLE HOMES

GOOD USE

Every home on my street is occupied and no home is left empty for a significant period of time without good reason.

LOW CARBON

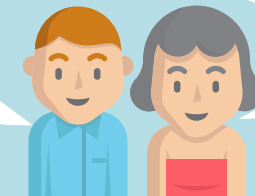
I know that my home is not damaging the planet; it is heated using renewable energy, which is affordable and efficient. We're all playing our part in tackling the global climate emergency.

OLDER HOMES

My home is quite old but there are innovative and affordable ways to make it more comfortable and energy efficient without spoiling its appearance.

RUNNING COSTS

I understand exactly how much it costs to run my home and what I can do to reduce costs and carbon emissions; it's great that fuel poverty is a thing of the past.



HEALTH AND WELLBEING

There is a strong sense of community pride where I live and people care about our surroundings. The streets are clean, accessible and safe. It is walking and cycle-friendly.

SUSTAINABLE COMMUNITIES

VIBRANT COMMUNITIES

The centre of my community is a lively hub with shops, services and attractive places to meet. People are attracted to live and work in my community, and local businesses are thriving.



CONNECTED PLACES

My local council and developers listen to me and my community. They pay attention to what we want. We have the right infrastructure in place and we are well-connected.



MY RIGHTS

I know where to go to get information and advice about my rights to housing. I know where to get the help I need to prevent me from losing my home.



SELF BUILD

When I built my own home, I found it easy to access advice and support. This means I have a home which is just right for me.

HOMES THAT MEET PEOPLE'S NEEDS

MY LIFESTYLE

My home supports my well-being, and the well-being of my family. It supports me through different stages of my life and can be easily adapted.



MY SERVICES

I get the help I need to live independently at home, supported by new and advancing technology. I can access health, welfare, education and other services, because my community is well-connected.



There are more and longer vision statements in the full-length version at www.gov.scot/publications/housing-to-2040

PRINCIPLES

PRINCIPLE 1

The housing system should supply high-quality affordable homes for living in, to shift the balance away from the use of homes as a means to store wealth.

A WELL-FUNCTIONING HOUSING SYSTEM

PRINCIPLE 2

Government policy (including taxes and subsidies, for example) should promote house price stability, to help underpin Scotland's standard of living and productivity and promote a Fairer Scotland.

PRINCIPLE 3

Everybody should be able to save for the future (as well as be secure in their home and make significant changes to it) whether they rent or own.

PRINCIPLE 4

Housing provision should be informed by whole life economic costs and benefits in the round and help to address inequalities in health, wealth and education.

PRINCIPLE 5

Tenure-neutral space and quality standards for new homes (and existing homes where possible) should be set specifically to improve and protect quality of living and of place.

HIGH-QUALITY SUSTAINABLE HOMES

PRINCIPLE 6

Government policy should promote a greater diversity of home builders and broader availability of land for development to reduce prices and improve building quality.

PRINCIPLE 7

All tenures should apply the same high quality and safety standards and levels of consumer protection.

PRINCIPLE 8

New homes for sale should be built to high standards, defects should be identified and remedied quickly and all owners should be required to maintain the condition of their home.

PRINCIPLE 9

Decisions around the quality, location and utilisation of existing stock and new build should be ambitious in enhancing biodiversity, promoting Scotland's energy security, and be consistent with the target for Scotland's emissions to be net zero carbon by 2045.

PRINCIPLE 10

New housing, and the required community resources, should only be provided where they help to create safer, stronger, attractive, sustainable and integrated communities.

PRINCIPLE 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.

SUSTAINABLE COMMUNITIES

PRINCIPLE 12

Government intervention should help existing and new communities to be physically, digitally, culturally and economically connected within a coherent geographic region; this includes retaining and attracting vibrant communities in areas facing depopulation.

PRINCIPLE 13

Government should ensure that there are affordable housing options across Scotland for households at all income levels.

HOMES THAT MEET PEOPLE'S NEEDS

PRINCIPLE 14

Housing and the housing market should be highly flexible to enable people to meet their changing needs.

PRINCIPLE 15

Everyone has a right to an adequate home.*

* United Nations human rights treaties state that everybody has the right to an adequate standard of living for themselves and their families, including adequate food, clothing and housing.

You'll find more information describing what each of these principles might mean in practice in the full-length version available at: www.gov.scot/publications/housing-to-2040



GET INVOLVED

WE WANT you to talk about your thoughts and ideas about how you think our homes and communities should look and feel like in 2040.

- What are the housing issues that matter to you and your community the most?
- Are these reflected in the vision and principles?
- How would you like our homes and communities to look and feel in 2040? What's different? What's the same?

There will be a formal public consultation in the autumn on the vision and principles, together with the policy choices and options for practical steps to go into the route map. This will provide a range of opportunities for you to give us your detailed views.

What you can do now:

- Discuss this with friends and family, in your communities, workplace or on Twitter using the hashtag #housing2040
- Email us your thoughts at Housing2040@gov.scot (please note we won't be able to respond to each email individually)

*Scottish Government
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Scottish Government
Riaghaltas na h-Alba
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