

COMMISSION ON HOUSING AND WELLBEING

OUTLINE FRAMEWORK FOR FINAL REPORT

PART A

Preface by Chair

Executive summary and summary of recommendations

Key facts

PART B

Introduction

- Who we are – as per Consultation Paper
- Our aim and approach – remit, scope of our work, timescale for recommendations (with definitions of short, medium and long term) and intended audience
- What we mean by “housing”
- Why “wellbeing”? – Reference to section 2 for more detail.
- The structure of the report

Key changes in Scottish society

It is impossible to draw conclusions about the future housing policy and ways of improving its contribution to wellbeing without taking account of the challenges presented by the following significant changes:

- The decline of heavy industry and the development of a post industrial economy with changes to the skill base and the geography of economic opportunity
- Growth in employment, particularly part time employment post 2008 – trends in number of households in poverty
- Demographic change – limited growth in population but significant growth in household numbers; growth in the number of older persons and households; “delayed” marriage and child birth amongst young; continuing cultural preference for “nuclear family” in most households, particularly over 30s
- Increasing inequality in incomes
- Continuing distinction between urban and rural Scotland, particularly remoter rural areas
- Tenure change – from a nation of renters to a nation of owners but some move in the opposite direction; importance of property as a source of wealth; continuing cultural preference for home ownership
- More diverse society following waves of immigration and continuing immigration.
- More individualistic society co-existing alongside continuing attachment to community and communal action in some parts of Scotland.
- Changed and simplified governance structure for housing with abolition of Scottish Homes/Communities Scotland and greater strategic role for local authorities;
- Austerity and financial constraints.

We need a steer from the Commission on whether our report is to be directed exclusively to Scottish audiences or also to significant UK bodies such as the UK Government and the CML.

‘Key Changes in Scottish Society’ is a new section which sets the context to our work. It could be added to the Introduction but might make that rather long.

PART C

Section 1: The importance of housing to wellbeing in Scotland – Our assessment of the current position

What do we mean by “wellbeing” and why is it important?

- Drawn on the work by Carnegie and Oxfam Scotland in our thinking about wellbeing.
- Also noted the SG’s wide-ranging and pioneering National Performance Framework - although not directly a wellbeing measure or index, contains much that is relevant to any assessment of wellbeing in Scotland. At present only 2 of the 50 national indicators refer directly to housing but others are also relevant
- Our view is that wellbeing has both objective and subjective components
- Carnegie have suggested a working definition of wellbeing
- We consulted on a suggestion that there were 8 wellbeing domains linked to housing – there was wide-ranging agreement that this was broadly correct

We need a view from the Commission on whether we should include this definition of wellbeing.

Our wellbeing framework

- We received many helpful suggestions for strengthening our framework and these have been incorporated into a revised version which represents our conclusions on current wellbeing impacts i.e. the first part of our remit [revised version of the table to be added]
- Shelter Scotland have also brought together the key findings of research on this topic for the benefit of the Commission – see Annex 3

We suggest that all the material on the current wellbeing impacts should be included in this revised table to avoid duplication

1. We recommend that the SG, relevant public bodies and local authorities should take account of the links between housing and wellbeing in the development and implementation of policy

Does the Commission want to accept these two proposed recommendations?

2. We also recommend that in reviewing the NPF, the SG should seek to develop a more explicit attempt to measure wellbeing which would recognise the links we have identified.

Section 2: Do we need to invest more in housing in Scotland?

Introduction

- General agreement that we need to invest more in new housing in Scotland; position in relation to existing housing less straightforward but almost certainly investing less than we need to improve and maintain the stock in good condition

The scope of section 2 has been expanded to include some of the material previously covered in the sections on the Private Rented Sector and Environment

New housing

- Shortfall in new housing across all tenures linked to the anticipated growth in households, replacement needs and the evidence of a current backlog
- Can make rough estimates of overall shortfall at national level but

these calculations are best undertaken at the level of local housing market areas where assessments can also be made of the right type and size of house to meet local needs

- Badly need more houses but experience over the last 50 years indicates that these must be good quality houses, built to last and part of sustainable communities with, where necessary, investment in community facilities and developed in line with the principles of place making

3. Notwithstanding these points, we recommend that the SG and local authorities should adopt indicative national targets to guide policy

Does the Commission want to accept this proposed recommendation?

New building – social rented sector

- The main constraint is the lack of affordable finance – from the Government in the form of grant and from the market in the form of affordable loan finance.
- In general, we think the grant rates per house are now on the right lines and the SG has listened to the concerns of the HA sector although there might be case for extra grant funding for “accessible houses” and for houses in remote rural areas.

4. The problem is the overall size of the budget which, in the first instance, should be increased to offset the cuts made in SR 2012/13.

Does the Commission want to accept this proposed recommendation?

- The market has increased its interest rates for loans to RSLs to reflect increased risk and also reduced the length of loans. Some RSLs have used innovatory ways of obtaining loans at reasonable rates through common platforms, group structures, use of aggregators etc.

5. The SG, working through the SHR, needs to promote best practice here bearing in mind that many RSLs wish to maintain their independence.

Does the Commission want to accept these five proposed recommendations?

6. In some cases, we have been told that LAs could increase their borrowing for new building under prudential regime if they were willing to increase rents – these should be kept under review.

7. Consideration should be given to the need to improve the skills of housing officers in relation to business planning and fund raising and management - in both local authorities and RSLs.

- Consulted on whether we should recommend targeting more of the SG affordable housing budget on social housing rather than midmarket rented housing or LCHO (shared ownership) schemes.

8. Reflecting the responses back on this, we recommend that social housing should be the priority but that funding for mid-market rental housing should continue and that LCHO funding should be wound down if mortgage funding for first time buyers continues to increase. Possible case for re-introduction of RHOGs in rural areas where shared equity schemes do not work.

9. AS has commented on the complexity of the funding arrangements for affordable housing and changing presentation of budgets which makes monitoring of programmes difficult. We recommend

simplification and a role for the Housing Observatory (see Concluding Remarks) in reporting on programmes.

New building – private rented sector

- In the private rented sector, need to attract institutional investment to supplement (not replace) the investment by smaller scale landlords. Also strong case for encouraging existing RSLs to apply their current expertise to the development of market rent housing. Pleased to note that SG has now appointed a PRS champion to try to increase institutional investment.
- In rural Scotland, some private estate owners would be happy to build new housing if grant was available but this would fall outside of the normal arrangements whereby grant is generally limited to local authorities or RSLs.

10. We recommend that consideration should be given to a different form of contract between private estate owners and the SG/SR where local housing strategies identify a need for new housing in the relevant localities.

This section is to be developed further and turned into a more specific recommendation or set of recommendations with advice from Ken Gibb.

Does the Commission want to accept this proposed recommendation?

New building – owner occupied sector

- For the owner occupied and buy to let markets, the main constraints on new build are the capacity of the industry following the downturn in the recession and the availability of suitable sites. These issues are discussed in more detail in section 3 – getting a better fit between housing and the economy.

Increasing investment in existing housing

- In relation to existing housing, evidence for under investment comes from the SHCS data on repair defects and, more generally, the Scottish Housing Quality Standard (SHQS).
- We should recognise the considerable efforts of social landlords to meet this standard.
- We consulted on applying the SHQS to the private standard on an indicative basis. General opposition to making the standard mandatory in the private sector without grant aid which would be unaffordable.

11. Recommend that the SHQS standard should be applied on a indicative basis to all tenures, that LAs should use their extensive, existing powers (under the 2006 Act and other legislation) to enforce repairs and improvements where this is needed and that there should be a review of the use and effectiveness of these powers and for LAs to monitor these indicative targets in their cross tenure housing strategies – in line with earlier suggestions in the CP.

Does the Commission want to accept this proposed recommendation?

- Longstanding concerns about conditions in parts of the PRS (data on conditions in PRS). PRS very varied and main concern has been with “bottom end” (some 20/30% of the stock). In addition to the powers mentioned above also additional regulatory controls which apply to the PRS – licensing of landlords and letting agents and regulation of HMOs (most but not all are in the PRS) and new powers in the 2014 Act known as enforcement areas. Sought views on rationalisation and

better targeting of these powers but virtually all respondents (including SAL) opposed suggestions and argued for retention of the existing powers and, in some cases, better enforcement. We suggest dropping the former proposals and, instead noting that the existing arrangements do not comply with the principles of good regulation and there should be a comprehensive review in due course

Demolitions and Vacant Housing

- Making more effective use of the existing housing stock by reducing the number of demolitions and reusing vacant housing reduces the need for new housing. Between 3,000 and 6,000 houses in Scotland demolished each year since 2000, mostly former social rented housing. Also some X000 vacant houses.
- Reasonable to demolish housing if the physical fabric is obsolete but not as an attempt to solve social problems or management failures.

12. Recommend that SG should provide LAs with a guide to estimating the cost effectiveness of demolition for use in HNDAs.

- SG currently funding Empty Homes Partnership which provides support to councils for tackling empty homes in the private sector and has successfully brought XXX houses back into use. In December, the Scottish Government announced the extension and expansion of the service. We welcome this development.

[Add boxed insert on Empty Homes Partnership]

Section 3: Getting a better fit between housing and the economy

Introduction

- Although housing has substantial benefits for the economy, the substantial increase in house prices over general inflation and the volatility of house prices has negative effects on the economy (as per CP)
- Partly the result of Government policy which has, directly and indirectly supported owner occupation. But also results from market problems – high income elasticity of demand linked to low elasticity of supply. Land as a major constraint
- Long term policy objective should to stabilise the housing market and to see house prices moving in line with inflation so that housing no longer seen as a means for making speculative gains and to minimise the possibility of a damaging house price crash
- Following consultation in 2012 by the FSA on its Mortgage Market Review, its successor (the FCA) has imposed a number of regulatory requirements on mortgage lending to improve its sustainability including responsible lending requirements. The Summary of the Consultation Responses gives more detail on the existing regulatory requirements – see CML response - which were implemented recently. The CML considered that our suggestions were too blunt and this is probably fair comment. But we may need to be more precise on how this monitoring should be undertaken and how the requirements might be strengthened.

Does the Commission want to accept this proposed recommendation?

13. We recommend that the success of these regulatory requirements should be monitored carefully and, if necessary, strengthened.

Taxation changes to reduce speculative demand

- We consulted on possible changes to taxation to help stabilise the market (taxation on excess profits linked to a removal of Land and Building Transaction Tax (LBTT), replacing council tax with a land value tax.) The SG has recently announced a review of council tax. There was little response from consultees on our suggestions. Other tax changes, for example, a Property Speculation tax would, in any event, need to be implemented on a UK basis by the UK Government unless there is further devolution of tax raising powers beyond the Smith Commission recommendations.

14. We recommend that there should be further work on possible tax changes to help reduce speculative demand by both the Scottish Government as part of its review of Council Tax and jointly by the UK and devolved administrations to consider the scope for modifying Capital Gains Tax to incorporate measures to reduce the scope for speculative gains.

Land supply for housing

- General consensus that land costs are a major factor in driving high housing costs and shortage of supply contributes to high land costs
- 3 key objectives for policy – ensuring public benefit from planning gain, encouraging use of brownfield land and generally increasing supply of land
- Drawn heavily on work of other bodies – RICS Commission, the Land Review Reform Group, and Lyons Commission.

15. Endorse proposal for Scottish Land Agency with powers to acquire land, service it and sell on to developers

16. Also endorse proposals for compulsory selling orders, majority land assembly and land readjustment

17. Also endorse ideas for improving performance of planning authorities (increase from 5 to 10 years supply of land, improved training for planners, reviews of existing consents) and for dealing with developers who hang on to land (imposition of council tax on undeveloped land, reducing life for planning permissions).

Section 4: Getting a better fit between housing and welfare policy

Introduction

- Direct or indirect help for households on low incomes of all ages essential if they are to have access to affordable, decent housing
- Government policy has shifted progressively over the last 30 years from subsidies for building and maintaining social rented housing to income subsidies for social and private rented housing through HB payments.
- Increasing cost of HB has led UK Govt to introduce reforms largely

Does the Commission want to accept this proposed recommendation?

The Commission needs to consider its position on suggested tax changes. Firstly whether it wishes to make recommendations on taxes under the control of the UK Government or just those under the control of the SG; and how precise any recommendations should be on the preferred type of tax. Some recommendation(s) on tax would seem essential if this section is to carry any weight.

Are there any other recommendations the Commission should endorse?

targeted at the PRS but also impacting on the social rented sector. Costs increased most in PRS and, overall, less in Scotland than south of border because more low income tenants in the social rented sector.

- Current arrangements have other possible unintended consequences – high, effective “tax rate” acts as disincentive to paid work; direct payments to landlords may undermine personal responsibility; policy changes may undermine financial viability of landlords
- Maximise wellbeing by getting best possible value for money whilst ensuring that low income households still able to benefit from affordable, good quality housing.

Responsibility for housing welfare benefits – the Smith Commission recommendations and current problems

- Brief explanation of Smith Commission recommendations and implications for short term problems – “bedroom tax” and “direct payments to landlords”.

Longer term reforms – switching from personal subsidies to funding for bricks and mortar

- Interest in switching funding from personal subsidies to funding for additional housing.
- As 60% of tenants in social rented sector depend on HB clear that any radical shift over short period would undermine financial viability of RSLs and create massive financial problems for LAs. The net result would be to destroy social rented sector as currently exists and organisations that might provide additional affordable housing. Would also impact on PRS but to lesser extent.
- Is there scope for more gradual switch? Since average HB payments for PRS higher than social rented sector, may be some scope for “spend to save” through new investment in additional social rented housing but would require upfront expenditure and “savings” not certain. Refer to Shelter modelling work.
- In addition, higher levels of grant for new building by social landlords might allow reduction in rents with savings in HB, but this would also be on a spend to save basis and savings not certain.

18. Recommend that this should be explored further bearing in mind that this would not be a feasible option for the SG to pursue if further devolution in line with Smith Commission recommendations. Either further devolution would be required or the changes implemented on a GB basis

Longer term reforms – cross tenure housing allowance based on average regional housing costs/standard housing element included within an overall cash benefit plus a smaller housing allowance linked to actual costs/ universal citizens income linked to gradual reduction of HB over 30 years

- Explain what these options are and their progeny
- None of these options could be implemented by the Scottish Government in Scotland without further devolution over and above the recommendations of the Smith Commission.
- All 3 have theoretical advantages (as noted in previous reports) but

Do we want to accept this as a fait accompli or make recommendations for further devolution in the longer term?

May need to be revisited in the light of the Glasgow/HW research

Does the Commission want to accept this proposed recommendation?

significant problems which have thwarted implementation:

1. First 2 options potentially expensive since they would be paid to all low income households irrespective of tenure and poorly targeted since payments would not be closely linked to actual costs.
2. Citizens' income also expensive and current model (as promoted, for example, by the Reid Foundation) does not include housing subsidies. Gradual reduction of HB could also have serious consequences for social landlords and tenants.
3. Standard housing allowances (varied by housing market areas and limited to rented housing) may be the most practical but requires a long period of implementation and may also require rent harmonisation in the social rented sector.

19. Recommend further work, pilots etc?

Section 5: Getting a better fit between housing and the environment

Introduction

- Housing has a significant environmental impact (refer to section 1) and policy has the potential to make that impact significantly more impact.
- Need to distinguish between policies designed to improve the environmental impact of existing housing and new developments. New developments have much more scope for creating an environmentally friendly infrastructure but has to be offset against environmental cost of new construction.
- “Carbon accounting” for housing provides a metric for assessing environmental impact. Excludes some environmental impacts but relates directly to most important environmental threat to planet.

Energy efficiency

- Policies to reduce domestic energy use through improved insulation and design provide the main potential for improved environmental benefits. Also has social policy benefits if reduces fuel poverty.
- SG has been well aware of the importance of domestic energy efficiency to contribute to their statutory GHG and fuel poverty reduction targets. Significant progress has been made across tenures but especially in social rented sector, but largely by targeting low hanging fruit. Hard to treat housing remains a major challenge for both policy objectives.

20. Recommend scope for improvement in the design and delivery of the energy efficiency schemes - too many schemes; split between SG funded schemes and energy supplier funded UK schemes. Scope for rationalisation following Smith Commission recommendation. Also too much cold calling by insulation firms – requires more proactive role on advice and information from Home Energy Scotland.

- But significant improvements in rate of progress require extra resources either from home owners, the SG or both. SG consulting on implementation of 2009 Act powers to require owners to improve insulation standards.

Does the Commission want to accept this proposed recommendation?

Does the Commission want to accept this proposed recommendation?

21. Commission recommends that any such implementation of these powers should be linked to the availability of SG loans and/or grants (for low income owners).

- Consultees have stressed the need to encourage behavioural change by consumers linked to insulation measures with better information and more emphasis on the rollout of smart meters.

22. We should add a recommendation to this effect.

- Have been significant improvements in energy efficiency requirements in building standards for new housing since 1990 but have slipped behind rest of UK in target for achievement of carbon neutral standards [Needs to be checked].

23. Recommend that these standards should be introduced asap linked to incentives for purchasers through discounts on LBTT.

- HfS have suggested builders should be allowed to opt out of higher standards for new housing providing they contribute to an offsetting fund for upgrading existing stock.
- Add boxed insert on affordable rented houses on Dormont Estate built to Passivhaus standards.

Micro renewables for domestic housing

- SG policy to encourage these but funding limited. Suggestion of increase in SG funding supported by some consultees –possible low cost loans for micro renewable and grants and loans for district heating schemes with particular support for community projects in rural areas.

24. Recommend that this receive greater emphasis by SG.

Environmental sustainability in new developments

25. Recommend maximising use of brownfield sites – see section 4

26. Recommend building new developments in accordance with the principles set out in SG's Creating Places policy statement on architecture and place for Scotland.

27. Recommend ensuring new housing built to last with lifetime costing (as recommended by RICS report).

Section 6: Getting a better fit between housing and health and education

Introduction

- Both health and education (lifelong learning) significant areas of wellbeing which have links with housing (see section 1)
- Because of the anticipated growth of older persons and households

Does the Commission want to accept this proposed recommendation?

Does the Commission agree with this proposal?

Does the Commission want to accept this proposed recommendation?

Do Commission members want to adopt this HfS proposal for offsetting as a recommendation? It would almost certainly attract considerable criticism from environmental groups.

Does the Commission want to accept these four proposed recommendations?

(see changes in society section) and the fact that older persons generally have higher health care needs, we have looked hard at the links with housing for this section of the community. But we are concerned, in this section as in others, with all age groups including younger and middle aged people.

- This section also looks improvements to the links between housing and health and education as they affect a wide range of communities in Scotland. But we know that some of the worst health and educational outcomes, along with other problems, are found in communities experiencing severe social and economic disadvantages. Section 8 considers our recommendations for these communities in more detail.
- For this section, our focus is on 6 areas where there is a close link between housing and health or education or both.

Homelessness

- Can be a cause of sever health problems and vice versa. Can also lead to frequent moves and spells in temporary housing which may disruptive for children and their links with schools etc.
- Significant new legislation on homelessness in early 2000s extending rights to single people. Achievement to celebrate as is the work of LAs in implementing this legislation to meet the 2012 target deadline. Brief discussion of recent trends in homelessness in Scotland
- But we have lost some of the early focus on rough sleepers who have the most serious health problems.

28. Recommend a review of current arrangements and facilities for rough sleepers

29. Also recommend a renewed emphasis on prevention based on joint working between agencies linked to “pathways into homeless” for at risk groups

- [Add boxed insert on care leavers]

30. Recommend steps to reduce the reliance on temporary housing and to ensure temporary housing meets specified standards

Overcrowding

- Severe overcrowding can be a direct cause of health problems and can make it difficult for children and young people who need space and privacy for study at home.
- Numbers of households in severe overcrowding relatively small but not reducing. Disproportionately lager households in the social rented sector. “Under occupied” homes largely found in the O/O sector.
- Government policy still rooted in “public health” approach from 19th century – blame the victim.

31. Recommend building more larger homes in the social rented sector which are accessible and affordable for larger families

Insecure and unaffordable housing

- Insecure and unaffordable housing can lead to worry, stress and other

Does the Commission want to accept these three proposed recommendations?

Does the Commission want to accept this proposed recommendation?

psychological problems. They can also be disruptive to family life and the education of children and young people.

- Tenancy arrangements in the PRS currently based on short term tenancies which can be easily terminated by landlords. In the past, the PRS largely housed students and other young single people often living in shared accommodation. But now increasing number of married couples and families living in the sector and this tenancy regime is not fit for purpose. This has been recognised by the Government who have consulted on an alternative tenancy.

32. Final outcome unclear but we recommend that a secure tenancy is needed linked to arrangements to resume the tenancy where there is clear and demonstrable justification.

- Rents in the PRS can also be unaffordable for households on low to medium incomes especially in areas of high demand such as Edinburgh and Aberdeen. Caps and controls on HB exacerbate the problem.

33. Recommend the need for limited arrangements to ensure landlords not able to exploit shortages or side step secure tenancy arrangements by arbitrary increases in rents but, nevertheless, get a fair return on their investment.

- Owner occupiers have much greater security of tenure but may be at risk if they fall behind with mortgage payments. Despite the financial crisis in 2008, the number of repossessions has remained modest largely because of low interest rates and flexibility on the part of lenders. But there will be many owners who took out loans at the peak of the market who may be struggling with payments.

34. We recommend that there should be contingency plans in hand in the event of a significant rise in rates in the future.

Does the Commission want to accept this proposed recommendation?

This issue needs consideration by the Commission

Does the Commission want to accept this proposed recommendation?

Damp and mouldy housing

- These problems have been associated with respiratory diseases and other health problems. Children are especially at risk.
- Dampness can result from structural problems (faulty roof, defective damp course) and condensation resulting from the building construction, lack of heating as a result of fuel poverty and the way in which the house is used. [Refer to data from the SHCS].
- Section 2 set out our recommendations in connection with tackling house condition problems.

Fuel Poverty

- SG statutory target set in 2001 Act – abolition of FP by 2016; large %age of households remain in FP and steep increase over past 10 years. Steep increase in fuel prices largely to blame.
- Energy efficiency policies (ref to section 5) main policy response. Has had modest impact. SG's FP WG recommended area targeting to improve effectiveness.

35. We endorse the SG strategy. More resources required to improve progress – see section 5

Does the Commission want to accept this proposed recommendation?

Older People and Disabled Persons

- Refer to demographic projections in section on changes to society; estimates of number of disabled persons and overlap with older persons. Reference to problems of dementia.
- Endorse SG policy objective of helping older persons to live independently in the community where feasible. Similar objective should apply to younger persons with disabilities. Problem that SG will end but not the means.
- SG promoted legislation on health and social care integration. Welcome this as potential benefit of older persons and other vulnerable groups. Also welcome subsequent proposals to include housing in the partnership (involvement in strategic planning at the locality level; transfer of LA disability adaptations budget to partnership) but still loose ends and worries that housing will not be an equal partner.

36. Recommend further changes, for example, in relation to responsibility funding preventative housing services and confirmation that the commitment to treating housing as an equal partner.

Does the Commission want to accept these eight proposed recommendations?

37. Recommend more resources for preventative housing services – help with handyman tasks and small repairs. These services can help reduce the demands on the NHS through falls and other accidents [reference to W. Lothian research] But resources have been shrinking as LAs make cuts

- [Boxed insert on Care and Repair, possibly illustrating work of a local C and R team].

38. Recommend expansion of the use of new technology – telecare services and IT to help residents manage their homes along with information and advice for users. Congratulate SG on its work to date but more required(?)

39. Recommend rationalising the funding of adaptations and procedures for delivery. Problem recognised by SG and some local pilots underway but progress slow. Need leadership from SG.

40. Recommend encouragement of more “communal” housing options such as retirement flats with some shared facilities across the various tenures. Need a range of types of housing. HNDS should identify need and demand. Also need to encourage innovation (reference to JRF research) through information and pilot projects.

41. Recommend incentives to encourage older households to consider moving, if this is needed, while they are still relatively young – help with advice on options, finding appropriate housing and with the move.

42. Recommend ensuring that more new housing built to “lifetime housing” standards (see section 2).

43. Recommend revisiting idea of a national “equity release” scheme to generate funding for essential repairs.

Section 7: Strengthening the housing contribution to community regeneration

Introduction

- In an ideal world, we would have the tools to create and maintain successful communities throughout Scotland that combine good quality facilities and design to allow residents to flourish. Good housing would certainly have an important role to play in this although it would only be a part of what might be required. This is, in effect, the aim of ADS/ SG through its Creating Places policy. ADS identifies successful places as having 6 characteristics –
 - distinctive;
 - safe and pleasant;
 - easy to move around;
 - welcoming;
 - adaptable; and
 - resource efficient.

- Although they may not meet all these criteria, most communities perform reasonably well. But there are some that fail very badly and have become a repository of physical and social problems. Despite a variety of programmes and initiatives, in many cases, the problems persist and there remains an urgent need for further action. Reference to data on multiple deprivation in Scotland.
- This section focuses on the housing contribution to community regeneration of these communities. At the present time, most of such communities in urban Scotland are in the social rented sector, but the precise tenure composition varies from area to area. And there are also communities in need of regeneration in urban Scotland.
- In the past, the bulldozer would have been seen as the answer to community regeneration, but been clear for many years that this is not a panacea or even a final recourse if all else fails.
- Housing programmes alone cannot regenerate communities although they can play an important role. In our view, successful regeneration needs to be based on the following principles:
 - effective inter agency and departmental joint working based on the needs of the area
 - programmes which are designed by and with local residents and which create and strengthen community anchors
 - a local regeneration action plan determined by the needs of the area and funded on the basis of positive discrimination in the allocation of resources and the “bending” of main programmes .

The housing contribution to inter-agency working

- All local authorities in Scotland have established Community Planning Partnerships which should provide the obvious locus for inter-agency working at the strategic level. The NPF identifies a number of national outcomes of direct relevance and which should be guiding their work.
- But hard to know what is being done and achieved. AS has been quite critical of their performance. Based on 3 case study areas, AS also indicated that housing not included in their priorities

44. Recommend more SG focus and accountability for community regeneration, with clear objectives linked relevant communities and agreed with councils etc. And clear monitoring framework to measure success.

45. Recommend that housing interests are properly represented on all CPPs and that housing should be seen as a potential priority throughout Scotland.

46. Also recommend the need for effective partnership arrangements at working level. In neighbourhoods which are predominantly social rented housing, local housing staff, ideally based in the area, should be given a key co-ordinating role with a clear allocation of time for this.

Does the Commission want to accept these three proposed recommendations?

The housing contribution to community involvement

- Regeneration of inner city areas by housing associations in the 70s and 80s widely considered to be successful because it successfully engaged local residents in the improvement of their homes and neighbourhoods on a long term basis.
- Some scepticism about whether this exact model can be replicated in current circumstances – certainly resource intensive. May be scope for further community buy outs (reference to Community Engagement Act).

47. Recommend a clear obligation on local authorities and housing associations involved in regeneration projects to demonstrate how they have established a complimentary organisation that provides an effective community anchor. This should be monitored by the Housing Regulator.

Does the Commission want to accept this proposed recommendation?

- [Boxed insert with GWSF definition of community anchors]

The housing contribution to the local regeneration action plan

- Housing improvements and repairs will almost certainly be required for any successful inter agency regeneration programme. May also provide opportunity for environmental improvements and new communal facilities. Details and phasing need to be agreed with local residents. May be a need for selective demolition although this should be minimised
- May be opportunities for changing the tenure balance through new

private sector balance – can provide a contribution to improving the reputation of the area.

- Many housing associations have successfully extended their work into non housing activities – mainly CCHAs but experience of Wheatley shows that this can be part and parcel of work of larger HAs (other examples?). No standard formula – depends on local needs and capabilities but much greater potential providing the right community anchors and funding streams in place.
- [Add a boxed insert on wider role work of Govanhill HA or another CCHA]

48. Recommend that SG should provide more advice, encouragement and financial support or set up/use an existing body to do this for them.

49. Recommend that SG should also pilot the idea of community budgets for regeneration areas linked to a clear specification of services provided including housing services.

Does the Commission want to accept these two proposed recommendations?

PART D

Concluding Remarks

- Set out views on the wider wellbeing benefits of housing and how these might be strengthened through changes in policy and practice
- Standing back for the detail, helpful to set out our views the broad changes that are required over the next [10] years time
 - We need policies which have a cross party commitment and, therefore, are durable in the long term
 - We need a housing market which is stable and where changes in the cost of housing bears a much closer relationship to the overall price changes
 - We need a recognition that all tenures are important and make a contribution to meeting overall housing requirements and that this is likely to continue to be the case;
 - We need to be building sufficient houses to match homes to the number of households needing them
 - We need a system of public funding that ensures that good quality, affordable housing is available to those without the resources to provide this for themselves.
 - We need to ensure that households with special needs for example, the frail elderly, disabled persons, persons with dementia etc. are in appropriate housing which, were possible, allows them to continue to live in homely settings
 - We need to ensure that housing is making its full contribution to meeting Scotland's environmental targets on, for example, GHG emissions
 - We need to ensure a radical improvement in the quality of life of those Scots who live in the most deprived communities in Scotland
 - We need better reporting and analysis of housing problems in Scotland. Support RICS recommendation for establishment of a

Housing Observatory to make regular reports to Parliament and to undertake specific studies at the behest of the SG.

Annexes

- Annex A Members and Support Team for the Commission
- Annex B Implementation Plan for Recommendations
- Annex C – Review of Research on Wider Impacts of Housing