

Housing and Regeneration Directorate  
Social Housing Division  
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www.scotland.gov.uk

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T: 0131-244 7753 F: 0131-244 5596  
E: housingconsultation2007@scotland.gsi.gov.uk

RECEIVED 14 JAN 2008

## RESPONDENT INFORMATION FORM

### FIRM FOUNDATIONS: THE FUTURE OF HOUSING IN SCOTLAND

Please complete the details below and return it with your response to the above address. This will help ensure we handle your response appropriately. Thank you for your help.

Name: ABBAY CAMERON TENANTS & RESIDENTS ASSOCIATION

Postal Address: 2, ABBAN ST.

INVERNESS

IV3 8HH

1. Are you responding: (please tick one box)

(a) as an individual  go to Q2a/b and then Q4

(b) on behalf of a group/organisation  go to Q3 and then Q4

### INDIVIDUALS

2a. Do you agree to your response being made available to the public (in Scottish Government library and/or on the Scottish Government website)?

Yes  (go to 2b below)

No, not at all  We will treat your response as confidential

2b. Where confidentiality is not requested, we will make your response available to the public on the following basis (please tick one of the following boxes)

Yes, make my response, name and address all available

Yes, make my response available, but not my name or address

Yes, make my response and name available, but not my address

PTO

### **ON BEHALF OF GROUPS OR ORGANISATIONS:**

3. The name and address of your organisation will be made available to the public (in the Scottish Government library and/or on the Government website). Are you also content for your response to be made available?

Yes  No  We will treat your response as confidential

### **SHARING RESPONSES/FUTURE ENGAGEMENT**

4. We will share your response internally with other Scottish Government policy teams who may be addressing the issues you discuss. They may wish to contact you again in the future, but we require your permission to do so. Are you content for the Scottish Government to contact you again in the future in relation to this consultation response?

Yes  No

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Questions	Your responses
<p><b>Question 16:</b> Do you agree that we should exempt new build social housing from the Right to Buy?</p>	<p>Yes. for <u>all</u> housing, not just new build.</p>
<p><b>Question 17:</b> Do you agree that we should subsidise local authorities in areas of need to use their prudential borrowing capacity to build new council houses?</p>	<p>- Yes, so long as subsidised by Central Government.</p>
<p><b>Question 18:</b> Do you agree that we should introduce large scale competitions for subsidy?</p>	<p>No.</p>
<p><b>Question 19:</b> If not, how would you ensure that public subsidy is used to build as many good quality RSL houses as possible?</p>	<p>Quality Clerk of Works.</p>
<p><b>Question 20:</b> Do you agree that we should subsidise the development of houses for mid-market rent?</p>	<p>No.</p>
<p><b>Question 21:</b> If so, should the subsidy be awarded as part of the competitive regime for awarding HAG that we are proposing?</p>	<p><del>Yes</del></p>
<p><b>Question 22:</b> If not, how would you increase variety in social housing?</p>	<p>Build a mixture of house sizes &amp; types in every development.</p>
<p><b>Question 23:</b> Do you agree that we should encourage landlords to look at means of adjusting the mix of their stock in the interests of achieving more sustainable mixed communities?</p>	<p>Yes.</p>
<p><b>Question 24:</b> Do you think that subsidies for development should be provided to bodies other than registered social landlords?</p>	<p>No.</p>

Questions	Your responses
<p><b>Question 7:</b> How could the Government stimulate more innovative mortgage and related products and services to assist people in purchasing their first home?</p>	<p>tax relief - to help low earners remove stamp duty - or raise ceiling package to cover survey / solicitors fees etc.</p>
<p><b>Question 8:</b> Should the Government provide direct cash grants to first-time buyers?</p>	<p>No. - creates dependency encourages fraud - interest free loan would be better. - or added to the mortgage</p>
<p><b>Question 9:</b> How can the private house-building sector play a bigger role in providing, without public subsidy, increased provision of affordable starter homes?</p>	<p>strictly enforced penalty clauses. - using local plan and insist on a fixed percentage of new build even in small developments being low cost.</p>
<p><b>Question 10:</b> What issues do you consider should be taken into account when considering the increased use of private sector lets to house low-income and homeless households?</p>	<p>family background &amp; history. value for money benefits paid directly to landlord no sub-letting build facility for single homeless instead of using B &amp; B.</p>
<p><b>Question 11:</b> How should we ensure an appropriate balance between safeguarding tenants' rights and encouraging the private rented sector to achieve its full potential in Scotland's overall housing market?</p>	<p>fiscal policy better laws.</p>
<p><b>Question 12:</b> Do you think there is sufficient engagement between the public sector and private landlords? If not, what else should national and local government be doing?</p>	<p>Simply guidelines, regulations etc. Plus speed up the benefits system</p>
<p><b>Question 13:</b> What other options should we consider for increasing the supply of private rented housing for low income and homeless households?</p>	<p>fairer rents - allowances for public sector rents have to keep pace with private sector</p>
<p><b>Question 14:</b> How could more private landlords be encouraged to let to tenants on benefits and homeless households?</p>	<p>benefits paid <u>quickly</u> to landlord direct. local inspections on regular basis.</p>
<p><b>Question 15:</b> What other schemes or incentives might help us to recycle empty properties more effectively?</p>	<p>better incentives. short term leases.</p>

## QUESTIONNAIRE

### FIRM FOUNDATIONS: THE FUTURE OF HOUSING IN SCOTLAND

Should you have any comments on any other aspects of this consultation document, or require additional space for your responses, please return this to us on a separate piece of paper with your name and organisation at the top.

Questions	Your responses
<p><b>Question 1:</b> Do you agree that aiming to increase the rate of new housing supply in Scotland to at least 35,000 a year by the middle of the next decade is a sensible and realistic ambition, and that this will help set a necessary political context for acceleration in housing supply?</p>	
<p><b>Question 2:</b> Do you agree that, to give practical effect to the ambition, local authorities should co-operate regionally in setting realistic housing targets for housing market areas, and in enabling the delivery of these targets? If so, what arrangements should be put in place to support and provide incentives for such co-operation between relevant local authorities?</p>	
<p><b>Question 3:</b> Is there a role for a specialist national function to provide expert support for local authorities in strategic planning for housing? What expertise do you think this function would require?</p>	<p>YES - Provided it has enforcement powers as well as expertise - housing, architecture, planning.</p>
<p><b>Question 4:</b> Even when land has planning permission there are still blockages that prevent new housing being built. What additional arrangements would, or could, accelerate development on land with planning permissions to help ensure that future housing supply targets are met?</p>	<p>Joined-up thinking for development of local plans tied in with national policies - too much red tape at the moment.</p>
<p><b>Question 5:</b> We have proposed that much expanded or new, stand-alone settlements may be a valid solution. How should we best encourage the development of new, sustainable communities that are sympathetic to Scotland's landscape and environment?</p>	<p>infra-structure must be in place at same time as houses public transport + walking plan needed at same time.</p>
<p><b>Question 6:</b> How should different types of assistance within the LIFT be targeted?</p>	<p>Must be targetted to the local average wage rather than national levels. - Should not just be 1st time buyers - and must be means tested.</p>

Questions	Your responses
<p><b>Question 25:</b> What sorts of protections should be offered to tenants in these circumstances?</p>	<p>legal &amp; binding agreements with developers.</p>
<p><b>Question 26:</b> Do you think that the Scottish Government should vary Right to Buy discounts by (a) locality and/or (b) type of property?</p>	<p>Shouldn't be any right to buy - and definitely <u>not</u> discounts</p>
<p><b>Question 27:</b> Do you agree that ALMOs can provide a satisfactory alternative to stock transfers?</p>	<p>NO.</p>
<p><b>Question 28:</b> Do you think that additional help from Government to enable landlords to meet the SHQS should be linked to improvements in a landlord's performance?</p>	<p>YES.</p>
<p><b>Question 29:</b> If so, what measures do you think would be beneficial? If not, why not?</p>	<p>Enforcement &amp; inspection with statutory powers - regularly inspected</p>
<p><b>Question 30:</b> Do you agree that we need to find new ways of focussing on the quality of place/open space and greenspace within deprived neighbourhoods?</p>	<p>Yes.</p>
<p><b>Question 31:</b> Do you have suggestions for approaches that are not resource intensive and that include stakeholders?</p>	<p>joined up thinking!</p>
<p><b>Question 32:</b> Do you agree that the lead role (and recipient of any resources) to undertake this work should be open to a range of stakeholders?</p>	<p>NO</p>
<p><b>Question 33:</b> Do you agree with the features and principles we have set out here for a modernised regulation framework?</p>	<p>YES.</p>
<p><b>Question 34:</b> How would you like social housing regulation to be organised? (For example, should it be a separate organisation or part of a group of other regulators?)</p>	<p>New independent body - non-political.</p>