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**From:** Cath O'Shea [coshea@changeworks.org.uk]  
**Sent:** 22 January 2008 12:16  
**To:** Housing Consultation 2007  
**Subject:** Changeworks' response to Firm Foundations

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Dear Sir / Madam,

Please find attached Changeworks' response to the Government's Firm Foundations – Future of Housing Supply – Discussion document.

If you have any queries about the content please don't hesitate to get in touch. We confirm that our response can be presented to the public.

I look forward to receiving confirmation of receipt of our response.

Kind regards,

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## Firm Foundations

# **The Future of Housing in Scotland**

Discussion document

Changeworks' response

Sustainable Futures Team

21st January 2008

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## 1 Summary

Changeworks welcomes Firm Foundations' and concurs with the desire that people in Scotland should be able to afford to live in 'a decent house', now and in years to come. We believe that to build on the Government's five themes and to future proof Scotland's actions against challenges such as climate change, clarification and refinement is needed, specifically in relation to improving energy efficiency standards and sustainability, and crucially having standards that are common for both new and existing housing. Our belief is that houses should not only be affordable to rent or to buy, but also to use.

We welcome the opportunity to contribute to this initial discussion document and highlight the following key issues:

1. **Standards, support and sanctions should be set to motivate and support the achievement of high environmental standards in all housing stock.** Developers and builders should be required to meet higher energy efficiency standards than present, and mechanisms should be in place to ensure that existing housing achieves the same standards.
2. **Affordability must include consideration of the cost of living in homes not just rent/ mortgage costs.** This should also be considered in the construction costs, as cheaper construction could involve higher ongoing energy and maintenance costs.
3. **Firm Foundations' potential to mitigate climate change should be maximised** in line with the Government's move to tackle cross-issue portfolios and the achievement of a wealthier and fairer, healthier, safer and stronger, greener Scotland.

## 2 Overview of Changeworks' comments on Firm Foundations

Changeworks fully supports Firm Foundations' challenge to the housing market to meet the country's increased housing needs and the Scottish Government's determination to <sup>1</sup> 'create a housing system that meets communities' needs for good quality, energy efficient housing that people can afford'. Scotland's level of owner occupation has risen 31% since 1982,<sup>2</sup> primarily because of the introduction of Right-to-Buy and the growth in house values. Changeworks is pleased to see that the Government is showing strong leadership in looking to significantly raise standards in new build.

The rise in house values has also acted as a catalyst to the Buy-to-Let market, which in certain areas has seen a remarkable growth in the private rented sector. In Edinburgh this has resulted in a doubling of the private rented sector in the 10 years to 2007 to 15% of all housing, with 1 in 6 of all private rented housing in Scotland being in Edinburgh. Changeworks therefore welcomes the emphasis placed on rented properties in the Firm Foundations discussion document.

The predominance of particular house types, in particular existing tenemental property has resulted in mixed ownership of whole buildings becoming more common, with the resultant issues of poor property management, low maintenance and little significant improvement in standards. In certain areas this has inhibited social landlords from effecting comprehensive improvements in certain parts of their own stock. This is already creating a significant disparity in standards in the existing stock, with an increasing focus on essential repairs rather than improving standards. If Government ignores these issues then it is likely that, in

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<sup>1</sup> Firm Foundations: Page 3, paragraph 1

<sup>2</sup> Press release by West of Scotland HA: quote Duncan McNaugh 2008

thirty years time, there will be severe problems with the majority of existing housing stock in Scotland being of poor quality and unsustainable.

Changeworks is pleased to be able to contribute to the discussion of Firm Foundations to highlight how these issues could impact the sustainability of housing in Scotland and the impact of housing stock on wider sustainability issues.

### **2.1 Standards and sanctions for high environmental standards**

In order to motivate and support the achievement of high environmental standards in all tenures and age of housing stock, Changeworks encourages the Government to review the impact of current standards and sanctions, and planned systems on the strategic objectives. For instance, the Scottish Housing Quality Standard (SHQS) sets an energy rating of NHER 5<sup>3</sup>, which is below the energy efficiency requirement in the current Scottish Building Standards. Energy Action Scotland<sup>4</sup> demonstrated that in real terms an NHER of 8 to 10 would be required to take people in Scotland out of fuel poverty.

The Scottish Building Standards Agency are incrementally reviewing and improving the Scottish Building Standards every three years, creating a growing gap between new and existing housing by the 2015 SHQS target compliance date. The SHQS therefore needs to be reviewed and revised in line with building standards.

Changeworks supports increasing standards for new build and advocates a much stronger focus on improving existing housing, and greater consistency between existing and new stock standards.

### **2.2 Affordability must consider running costs (use) not just rent/ mortgage costs**

'The present demand for housing requires there to be an increase in social housing stock that is affordable to those on low incomes'.<sup>5</sup> In relation to the Scottish Government's definition of affordable homes, Changeworks encourage the consideration of rent/mortgage costs, ongoing maintenance costs, energy costs and possible future waste charges. We believe that extending the definition of affordability to include the cost to the environment will lead to the environment being considered and consequently to improved sustainability in housing.

### **2.3 Firm Foundations and Scottish Government's strategic objectives**

Changeworks fully supports the Government's move to tackle cross-issue portfolios and the achievement of a wealthier and fairer, healthier, safer and stronger, greener Scotland. To reflect this aspiration, Firm Foundations' potential to mitigate climate change should be maximised, potentially impacting greener, fairer, healthier Scotland as such efforts would also impact fuel poverty and health inequalities.

To meet the suggested Government target of a reduction of 80% in emissions that have an impact on climate change by 2050 will require huge increases in standards of both existing and new houses. New housing is generally still adding to our carbon demand and making the 80% reduction target even harder to reach. This increased burden of carbon reduction may well fall on existing housing.

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<sup>3</sup> Scottish Executive releases clarification notes on aspects of the SHQS: 28<sup>th</sup> July 2004: <http://www.shqs.co.uk>

<sup>4</sup> Energy Action Scotland: <http://www.eas.org.uk/>

<sup>5</sup> Firm Foundations: Page 40, paragraph 4.

### **3 Response to questions raised in the Firm Foundations discussion document**

#### **3.1 The challenge of housing supply, Chapter 1**

Although no questions were raised in Chapter 1, Changeworks would like to respond to issues raised by this chapter.

Changeworks agrees that 'decent housing at prices people can afford is essential for the health and well-being of individuals and communities',<sup>6</sup> but we would encourage the Scottish Government to provide the same opportunities of affordability and sustainability to people living in or wishing to buy existing stock. This would limit opportunities to address recognised inequalities in health and well-being related to energy efficiency differentials between existing and new build. Fuel poor households in existing stock will also be disadvantaged unless more is done to improve that stock, as these people and their houses will become an underclass of poor quality, energy inefficient households.

The Government want to sustain improved affordability of housing but as stated in 2.2 above, an affordability of living is needed.

Changeworks welcomes the Government's statement that housing strategies need to contribute to meeting peoples' health and social care needs, including adequate affordable housing. In order to progress this in reality, there must be further efforts to require the NHS and health professionals to consider home environment as a health inequality. Further we suggest making a stronger policy link between health promotion and good housing.

#### **3.2 Priorities for action on housing supply**

##### **3.2.1 Question 1**

***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?***

While welcoming Government's call to increase the rate of home building, Changeworks believes that to meet wider Government objectives, affordability and sustainability of both existing and new housing should be further addressed by Firm Foundations. This is critical to avoid creating a second tier of housing in Scotland with significantly lower energy efficiency standards and reduced affordability. We would support a definition of affordable housing that includes rent/mortgage, fuel costs, ongoing maintenance costs and expected future environmental and climate charges.

For new and existing housing to achieve the goal of sustainability there must be increased standards, that are enforced, and an aim should be that these should meet or exceed the Government's climate change and social targets. Clearly every new house that has been built in Scotland since the climate baseline was set, will put an additional carbon reduction burden on existing housing stock and therefore require more robust increases in energy efficiency and demand reduction standards.

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<sup>6</sup> Firm Foundations: Page 8, paragraph 1.

Poor and deteriorating quality void properties are a problem in all tenures. There is a need to consider them as a block to affordable, good quality housing supply. Bringing void properties back into use can also contribute to regeneration and reduce the demand for new housing.

Similarly holiday homes, in some areas such as Highlands and Borders, will impact on housing supply. The Government could promote local limits on the proportions of non-main residences or consider other innovative measures.

The focus on new build creates a danger of establishing an underclass of sub standard undesirable unaffordable housing, and doesn't adequately address the issue of making existing housing viable in the longer term. Government must address quality and the energy efficiency of existing stock, in relation to increasing the stock of housing more generally. Changeworks encourages the process of developing new build to be used as a learning ground for training in new and innovative renewable and energy efficiency technologies.

### **3.2.2 Question 2**

***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?***

Nationally designated priority areas in which local authorities co-operate could be advantageous if they are tackled making full use of local knowledge, expertise of the local authority officers and use community planning systems to identify and focus resources on real need. As stated the target should be truly sustainable mixed communities. Changeworks is concerned that this may reduce action to the lowest common denominator and restrict market leaders such as Midlothian in meeting their embedded renewable energy policy.

To fully answer this question requires definition of a 'housing market area'. There is an argument for making the basis of these priority areas geographic as with community planning and structure plan areas, or even matching regional transport partnerships. Linking to existing partnership areas makes joint working more effective between the partner organisations. However thematic links may be just as useful enabling for example rural councils to collaborate.

### **3.2.3 Question 3**

***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?***

Scotland does have a history of supporting strategic work at a national level such as through the work of the Paths for All Partnership or the Energy Saving Trust's Local Support Teams. The focus of these organisations has been to enable and share innovation of the bodies they support to a wider Scottish audience. Changeworks encourages the Government to ensure that Communities Scotland is not replaced by a myriad of new functions, and to learn from the experiences of successful strategic support networks.

#### **3.2.4 Question 4**

***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?***

Changeworks would like to suggest consideration of extending the successful principle of the Land Reform Bill (Scotland) 2003 by extending the concept of a communities 'right to buy land' perhaps through a Community Interest Company, or registered social landlord, as one way to alleviate this problem. So for example: any part of land with planning permission that has not been developed within a fixed period, perhaps ten years, would become available for communities to register an interest to purchase as with the 2003 Bill. This might also provide an additional route for individuals and social housing providers to gain access to the development housing market. We would suggest consideration of shortening the time allowed in planning permission to begin and complete build. Further, consideration may be given to requiring planning permission to meet new increased building standards if they have increased between application and planned build.

#### **3.2.5 Question 5**

***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?***

Changeworks strongly agrees with the stated desire to bring the principles of sustainability to be at the heart of developing any new settlement. The elements would include: high quality buildings that where possible make best use of local materials; community based energy systems such as Combined Heat and Power; shared community spaces and paths; and access to local facilities, employment, and sustainable transport. New developments should also be required to use larger scale district heating and sustainable energy sources as a first choice. To miss this opportunity would be to create carbon factories. Equally, more has to be done to improve sustainable travel options, as increased levels of commuting will in turn increase road traffic, pollution and climate change.

#### **3.2.6 Additional comments on priorities for action on housing supply**

In line with the outcome of the Stern Review, adopting higher environmental standards now will reduce the need and cost (finance and sustainability) of retrofitting environmental protection in the future. This would avoid the typical cycle of repeat visits to properties to upgrade in relation to incremental changes. This is also far more cost effective in that the highest proportion of the cost of energy efficiency measures is the labour cost.

Scotland may lead the UK in energy standards set by building regulation and in planning policy that *asks* for low carbon equipment in new developments but these standards should be *required* not just suggested.

Changeworks wholeheartedly supports the creation of an Expert Panel to advise Ministers on Low Carbon Building Standards with a view to producing a strategy to move new build towards the superior energy performance levels in place in Scandinavia. A similar panel is required to address sustainability and low carbon issues for existing housing in Scotland.

### **3.3 Assistance for first time buyers**

#### **3.3.1 Question 6**

***How should different types of assistance within LIFT (Low-cost Initiative for First Time Buyers) be targeted?***

We suggest that any LIFT assistance should be tied to other measures and support. For example LIFT could be linked to low cost loans for basic energy efficiency measures, such as insulation, and opportunities that also support embedded renewable technologies. Support could include tenancy and assisted living support and energy efficiency advice.

Request for a point of clarification on the figure of 1,800 households benefiting from LIFT. Is this annually, what is the start year and when is the scheme proposed to run until?

#### **3.3.2 Question 7**

***How could the Government stimulate more innovative mortgage and related products and services to assist people in purchasing their first home?***

The Home Purchase and Finance Group of the Energy Efficiency Partnership for homes has defined a green mortgage as offering a financial incentive which encourages the home buyer to buy or work towards a high energy efficiency performing home. Energy use is just one aspect of a home's impact on the environment and a green mortgage may also offer incentives for other positive environmental features of a new or existing home. Changeworks recognises that the increasing cost of energy, and the consequential pressure on family budgets, provides an opportunity for developing models of good practice. By the mortgage provider recognising that the energy efficiency standard of property will impact on their financial assessment, that is eligibility for a mortgage and ability to pay, it might then be possible to offer a green mortgage at a marginally reduced interest rate. Changeworks also recognises that the introduction of Energy Performance Certificates in the house purchase sectors from October 2008 may also highlight this as part of the mortgage process. EPCs are being introduced in 2009 for the rented housing sector as well, and they need to be accompanied with user-friendly advice resources, which explain the relevance of energy ratings.

#### **3.3.3 Question 8**

***Should the Government provide direct cash grants to first-time buyers?***

Changeworks believe that supplying cash payments to pay part of the mortgage would lead to many difficulties, and simply inflate price. It also seems likely that a £2,000 grant will not be sufficient to make a significant difference to first time buyers. It may be more appropriate to instead provide this money as grants for energy efficiency or renewable energy works that will reduce bills of the first time buyers and increase their ability to maintain mortgage payments.

#### **3.3.4 Question 9**

***How can the private house-building sector play a bigger role in providing, without public subsidy, increased provision of affordable starter homes?***

Consideration could be given for affordable housing as an increased part of a section 75 agreement when planning permission is granted for a site. By requiring developers to provide low or near zero carbon homes together with combined heat and power, preferably through a

community energy company, would significantly reduce additional costs to homeowners in turn meaning that more resources can be set aside to pay for mortgage or rental costs. A community energy company would then be able to redeploy profits to agreed aims, such as energy efficiency advice. Clackmannanshire have used a points system to choose the best developers and encourage greater sustainability in new house building.

### **3.3.5 Additional comments on assistance for first time buyers**

Home ownership may be an aspiration but is not the only answer. In some instances, households who cannot afford to buy should be encouraged to participate in the high quality public and private rental housing markets. Scotland has Europe's lowest percentage of private rented households<sup>7</sup>. Changeworks would encourage and support the Government's management of an increase in renting, rather than a focus solely on increasing owner occupation.

## **3.4 The private rented sector**

### **3.4.1 Question 10**

***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?***

The Scottish House Condition Survey indicates that the private rented sector generally has a lower energy efficiency standard. Therefore placing homeless and low-income households in private sector should be subject to more rigorous measures and minimum specified standards rather than references to 'adequacy'. Using EPC data and typical household income could ensure these vulnerable households are not put into or at risk of being in fuel poverty, and are able to sustain a tenancy over time. Greater links could be made between the ability to rent and the low or zero carbon standard of a property.

Clearer routes to energy efficiency measures should be given to private landlords, as is provided through the Changeworks service, Action For Warmth. This would draw greater investment into existing stock (new build private rented already meets higher standards though not those built before the revised standards introduced from May 2007), improve energy efficiency, decrease fuel poverty, decrease CO<sub>2</sub> and be a sustainable use of stock as well as a solution to meeting housing need.

Private sector affordability, management and tenant support will have massive impact on the quality of life, health and wellbeing of homeless and low-income households in the private rented sector. Support is particularly important to ensure householders understand the controls, bills and other issues that will impact the sustainability of their tenancy. Edinburgh has a Landlord Accreditation Scheme, which has been developed to enhance the quality and management of private rented property. The Code of Standards for the Edinburgh Landlord Accreditation Scheme is being updated to make this support a requirement of the landlord, as well as including a definition of 'adequate' in relation to heating and energy efficiency standards. As illustrated by the Edinburgh example, private rented sector accreditation schemes need more power to enforce standards, including energy efficiency measures e.g. a property should not be possible to let if it does not meet key energy efficiency standards. Changeworks would welcome a National Landlord Accreditation Scheme (NLAS) but urge careful consideration of how it would learn from and fit with Edinburgh's Landlord Accreditation Scheme. An NLAS could facilitate improvements in existing private sector

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<sup>7</sup> Firm Foundations: Page 27, graph.

stock, complement the Housing (Scotland Act) 06 by making clear links to funding sources such as Landlords Energy Saving Allowance, Warm Deal and Carbon Emissions Reduction Target.

Changeworks urge the Scottish Government not to define low income as equating to those in receipt of benefits. Monitoring of the impact of Warm Deal has shown that the benefits proxy does not accurately target fuel poor households, illustrating that income related benefits are not a route to identifying the fuel poor.

#### **3.4.2 Question 12**

***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?***

Changeworks believes there is a reasonable level of engagement between the public sector and private landlords but there is a lot of potential for replication of best practice. The City of Edinburgh Council's Private Housing Services' schemes are good examples, as is the use of Edinburgh's Private Sector Housing Grant, to enable the voluntary sector to strategically and practically engage private landlords in energy efficiency and affordable warmth. This scheme could be expanded, replicated geographically and targeted specifically to enable greater use of the private rented sector for vulnerable households.

#### **3.4.3 Question 13**

***What other options should we consider for increasing the supply of private rented housing for low income and homeless households?***

Changeworks encourages the Government to enable Local Authorities to fulfil their duty of discharge to people who present as homeless, by establishing a tenancy in the private rented sector. Changeworks suggest that the successes and challenges of placing homeless people in private rented accommodation be monitored, reviewed and conclusions drawn as to whether private rented sector properties (or a more tightly regulated part of the sector) could be a permanent solution for some formerly homeless households. The private rented sector can be used to allow tenants to achieve accommodation that is similarly suitable and affordable as social rented housing can achieve, and therefore fulfil the homelessness duty discharge. (see the response to Q.9).

As well as improving housing choice for homeless households, support mechanisms are essential to assist homeless households to sustain tenancies.

#### **3.4.4 Additional comments on the private rented sector**

Changeworks agrees that more strategic engagement with landlords is needed to assist the sector to contribute to meeting housing need. The Affordable Warmth Strategy team at Changeworks currently works with private landlords to develop their understanding of the impact of affordable warmth on their business, then develops work plans to improve stock condition / householder behaviour e.g. work carried out with property management companies, supporting these to secure energy efficiency grants, linking them to contractors and advising them on the Landlords Energy Saving Allowance. Changeworks encourages Government to support the extension and replication of this programme.

### **3.5 Stimulating innovation and choice in social housing**

#### **3.5.1 Question 16**

***Do you agree that we should exempt new build social housing from the Right to Buy?***

Changeworks completely agrees that the Scottish Government should exempt new build social housing from the Right to Buy. In addition, we strongly recommend that the Right to Buy should also be stopped for all new tenancies in all existing housing stock. Exemption will provide greater confidence for RSLs with long-term planning.

#### **3.5.2 Question 26**

***Do you think that the Scottish Government should vary Right to Buy discounts by (a) locality and/or (b) type of property?***

While Changeworks encourages the abolition of Right to Buy for all new tenancies, we appreciate that this is likely to continue for existing tenancies. The staged introduction of EPCs will allow householders to identify rough energy use associated with properties, and poorer rated properties could be subjected to greater discounts.

#### **3.5.3 Question 28**

***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?***

While Changeworks' interest lies with the SHQS, there are a number of additional performance indicators that should be considered.

Some landlords' may be disadvantaged by poorer quality stock gained through stock transfers, however it is Changeworks' understanding that Housing Associations have already established investment plans to enable their achievement of the SHQS.

Changeworks' concern is that SHQS standards are lower than the Scottish Building Standards, and while SBSA have stated plans for 3 yearly cycle review and improvements of Building Standards, we are not aware of any such plans to increase the SHQS. With particular reference to the low level of energy rating required by the SHQS, Changeworks encourages the Government to increase the standards to be met to comply with the SHQS to avoid creation of a sub-standard of housing stock.

Housing that does not meet the SHQS will increase householders' disadvantage: fuel poverty, ill health, financial and social exclusion. Research Changeworks and other organisations have carried out shows that an SHQS of 8-10 is required to meet Government's Fuel Poverty reduction targets.

#### **3.5.4 Additional comments on stimulating innovation and choice in social housing**

Changeworks appreciates the merits of large-scale developers driving housing development, but would urge the Government to ensure that if such a scheme is established it should be responsive to local need, innovation, and the impact on local labour and supply businesses. Many Scottish Housing Associations have to date lead in the development of innovate skills and use of technology to progress the implementation of sustainable design. Retaining these skills and encouraging the social housing sector lead in this area should be a priority of any

new approach. Care should be taken to ensure that large scale commissioning does not lead to a lowest common denominator in design and delivery.

### **3.6 Tenants - protecting and promoting interests**

#### **3.6.1 Additional comments on protecting and promoting interests of tenants**

Changeworks supports the Government's pledge to put tenants' interests first. We would however stress that if the SHQS is not met, then tenants will be disadvantaged.

## **4 Conclusion**

Changeworks welcome and agree with the Government's desire to increase the numbers of, and standards of, new housing and encourages the achievement of high environmental standards in **all**, (new and existing), housing stock.

Changeworks believe that standards, support and sanctions should be set to motivate and support the Affordability of housing and that these must include consideration of the running cost of actually living in homes.

Changeworks strongly support the Government's cross portfolio approach to enable more effective delivery and to increase the potential of mitigating climate change.

## **5 Attachments**

### **5.1 Changeworks' Mandate to Comment**



## Mandate to comment

CHANGEWORKS brings a broad range of experience **managing energy and recycling projects and provision of expert advice**. We have worked in South East Scotland since 1993. The range of partners involved demonstrates CHANGEWORKS' understanding of partnership issues and multi-agency working. CHANGEWORKS appreciates the difficulties that can arise through presenting and developing innovative solutions. Below are a number of projects to illustrate our experience:

CHANGEWORKS has successfully managed the Lothian and **Edinburgh Energy Efficiency Advice Centre** since the beginning of the EEAC network in 1993. EEAC staff have developed many innovative projects and have consistently achieved targets. Clients include the Energy Saving Trust, the City of Edinburgh Council, East Lothian Council, Midlothian Council, Scottish Borders Council, West Lothian Council, Fife Council.

Since 1997 six innovative **HECAction projects** have been operated on behalf of a consortium of South East Scotland local authorities. ReWarm and ReWarm 2 (1997 to 2001) successfully encouraged private landlords to improve the energy efficiency of rented properties. SmiLE (1998 – 2000) and QAWS (2000 to date) engaged with energy efficiency installers to develop product packages to attract owner-occupiers to install measures. Cowarm (1997-1998) successfully harnessed the power and enthusiasm of local communities to promote energy efficiency. Warm and Well (2001 to date) brought together local housing and health authorities to confront the mutual benefits of identifying the health effects of energy efficient housing.

Since 1999 The City of Edinburgh Council has funded CHANGEWORKS to develop and monitor implementation of its **Warmburgh Plan** - the City's Home Energy Conservation Act strategy. The **Warmburgh Unit** has co-ordinated and implemented numerous partnership initiatives on behalf of The City of Edinburgh Council. An inter-agency Affordable Warmth Strategy involving NHS Lothian was developed with 78 local organisations. An **Affordable Warmth Strategy Team** based in CHANGEWORKS has delivered this strategy since 2000. CHANGEWORKS has provided a comprehensive energy efficiency training resource for housing staff and numerous innovative projects such as the Carbon Reduction for Tenements. CHANGEWORKS coordinated a preferred supplier arrangement for Edinburgh Council Housing.

**The Transco HEAT** project (1999-) brings together Southern Scottish Local Authorities, The Scottish Executive, Transco, Scottish Power, Building Research Establishment, various housing associations and private householders. Staff gain energy efficiency training and employment using the National Home Energy Rating, under the New Deal.

Since 2003 the Energy Saving Trust has funded CHANGEWORKS to manage the South East Scotland **Local Support Team**. The team has played a central role in supporting **Scotland's Climate Change Declaration**. This works with local authorities, housing associations and other organisations energy efficiency and sustainability policy and projects. The project supports the local **HECA Forum** and initiated a **Social Housing Energy Forum**. Recent work includes the Scottish Climate Change Declaration and the supporting the first local plan carbon emissions reduction policies in Scotland.