

JOINT HOUSING POLICY AND DELIVERY GROUP



2019 REPORT

**JOINT HOUSING POLICY
AND DELIVERY GROUP**

ANNUAL REPORT

JUNE 2019

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The content of this report does not necessarily reflect the official opinion of the Scottish Government. The views expressed in it are those of the individual author(s).

Introduction

The Joint Housing Policy and Delivery Group for Scotland (“JHPDG”) is the principal and most senior stakeholder group working with the Scottish Government on all matters relating to housing policy and delivery in Scotland. It brings together representatives from the housing sector, COSLA and the Scottish Government. JHPDG operates on an ethos of co-production and with an emphasis on delivery.

The JHPDG is committed to producing an Annual Report and this report covers the period 2018-19. The report includes reflections from Tom Barclay, the co-chair with the Scottish Government of the plenary group.

The purpose of the JHPDG is:

- to advise the Scottish Government on housing policy, legislation and delivery
- to help the Scottish Government set the strategic direction for future housing policy
- to identify issues, obstacles and blockages to delivery of housing policy and to be positive and proactive in identifying solutions to them

The plenary provides a forum where partners can hear each other’s achievements, observations and concerns. It is a forum where strategic links can be made between diverse areas of housing policy and delivery.

This reinforces the vital role JHPDG has to play as a positive and practical stakeholder forum working

with the Scottish Government on all matters relating to housing policy and delivery in Scotland.

The ‘main discussion item’ articles that follow in this report are examples of what can be achieved by the housing sector through learning from each other and joint working.

I know Ministers value these meetings highly. JHPDG provides them with an opportunity to hear members’ views on current issues directly. Fundamentally, JHPDG provides a positive and practical stakeholder forum that works constructively with the Scottish Government on all matters relating to housing policy and delivery in Scotland.

Scottish Government, June 2019

CO-CHAIR OF THE PLENARY GROUP

Lesley Fraser

When I look back over the last 12 months it is clear this has been a stimulating and busy year for the housing sector. The joint working that JHPDG promotes has helped make this possible. So let's take a minute to reflect on some of the things what we've delivered. In particular:

- the delivery of 9,535 affordable homes in 2018-19, an increase of 12% on the previous year, and 30% more than 2016-17
- publication of *Every Child, Every Chance* – our Tackling Child Poverty Delivery Plan for 2018-22
- engagement in the preparation of a fuel poverty strategy
- publication of the *Ending Homelessness Together High Level Action Plan*

This year's report includes articles that act as both a reminder and forward look on the main discussion items over the 2018/19 period. Key highlights include:

- An insightful discussion on housing's contribution to tackling poverty and inequality, asking JHPDG how we as the housing sector can act together to reduce child poverty in Scotland – see page 12.
- A constructive discussion about how JHPDG members can help frame the Scottish Government's work on options for housing supply beyond 2021, and developing ideas on the future of housing – see page 13.
- A discussion on homelessness that illustrated collaborative working on the direction and oversight needed to transform how we tackle the issue of ending homelessness – see page 14.
- A discussion on race equality and housing that committed JHPDG members to improve their consideration of the changing housing needs of minority ethnic people and support their recruitment into the housing sector – see page 15.
- A session highlighting how JHPDG members were involved in a working group on skills and capacity in construction that provided recommendations that the Scottish Government will take forward – see page 16.



- A discussion with JHPDG members on recommendations for tenement maintenance. The views were subsequently fed into the cross-party working group's consultation – see page 17.
- A series of presentations highlighting work being done by the JHPDG among others to support the sector on data and how innovation can strengthen the operation of the housing providers and promote data sharing – see page 18.

We have also spent time on the pressing issue of Brexit, which has the potential to affect the housing sector, including tenants and residents who rely on homes and services, and our housing ambitions. JHPDG members discussed the risks and what we could collectively do as a sector to mitigate them. Experts from academia and government provided excellent analysis on workforce, materials and demand to aid understanding of and preparation for a no-deal exit. With uncertainty continuing and a potential no-deal exit still looming, JHPDG remains a key forum for government and the sector to share insights and to work together to prepare as best we can.

Once again, the hard work and commitment from members of the JHPDG over the past year has been apparent and I would like to record my thanks to them, and especially Tom Barclay, our external co-chair.

Government, Ministers and our housing partners continue to value the important contribution from the JHPDG in helping achieve the ambition for everyone in Scotland to have access to a good quality, warm and affordable home. The positive and constructive joint working that is the essence of JHPDG can but help us deliver this.

CO-CHAIR OF THE PLENARY GROUP

Tom Barclay

In preparing to contribute to this year's annual report that looks to the future, I of course looked back to what I felt was important last year. No surprise for me that the elements I raised remain key to the present and future issues, whether that's housing's role in challenging poverty issues in Scotland head-on, or indeed the role that high-quality, affordable housing plays in our response to sustainability and climate change challenges ahead.

Only this month, scientists gathered to discuss the fact that the UK has the worst health trends in Western Europe, with for the first time in 100 years, life expectancy rates retracting rather than getting longer; the latter a trend more linked to places elsewhere around the world including Scandinavia, Japan and Hong Kong. At the heart of that research is our approach to societies most vulnerable, namely the elderly, the poor and our children. Housing's role in serving these key groupings will be a key determinant in Scotland's role in facing this emerging challenge to our population (as we look to see it grow) and its physical health, all supporting a more successful economic outlook.

THE FUTURE OUTLOOK & AN ECONOMIC CASE FOR HOUSING

We have worked hard as a group, looking at the challenges that face us and how we can respond, whether that's in industry skills in caring for people and core housing service delivery, right through to housing refurbishment and construction. As the war for talent continues to heat up, making a case for these areas as potential careers to our next generation of Scots must surely be on our to-do list.

Another resource battlefield will be the one for financial resources. There can be no doubt of the positive impact the current More Homes Scotland policy approach is having on our communities across Scotland, an approach that has drawn sharp contrast with and some notes of envy from our housing colleagues south of the border. Latest data has shown a marked positive shift in new house production and excellent progress towards the 50,000 affordable homes target by the end of this parliamentary cycle.



So as we embark on a programme of debate to support the Government's ambition to create a route map for Housing to 2040 and establish some real long term thinking and consensus around the key elements of a successful Scottish housing system, the role of the group has never been more important in articulating the key attributes of that success, including partnership working, innovation and resource prioritisation.

The centrepiece article to this annual report (see page 8) creates a context in which the group needs to see a debate emerge, backed by data, that demonstrates to our policy makers and society at large, the role that investment in our existing housing stock and in new supply plays across the widest possible spectrum of Scottish life. The focus must not just be about the economic multiplier effect of such investment (which we know to be an impressive comparator with any other public policy area), but also on the society impacts that flow, including family security; child poverty reduction and positive educational attainment rates; positive health and wellbeing contributions; public safety, place making and more creative and aspirational communities; and housing related world class climate change ambitions to 2045, to name just a few of the impacts that we know exist as housing professionals. And safe in that knowledge, for the group to take the debate forward to allow housing to have a rightful position alongside those other vital public policy areas such as Health, Education and Transport, backed by a continually ambitious housing investment programme, that goes beyond the life of this parliament, thus playing a vital role in ensuring that Scotland has a housing route map to 2040 that is sustainable and can achieve the potential it is more than capable of.

Housing is more than bricks and mortar

Housing directly and indirectly contributes to Scotland’s economic growth, and plays a significant role in wider societal outcomes. Housing is far more than just bricks and mortar: it can effect real, positive change in people’s quality of life across Scotland.

Collaboration and joint working through JHPDG demonstrates this breadth of impact in terms of policy and delivery. Particularly on affordable housing provision and the involvement of members on the future of housing; reflected in their very recent contribution to the Housing to 2040 vision work. Likewise JHPDG sessions have engaged members on the strategically important issues of homelessness, child poverty, capacity and skills in the construction industry and ‘big data’ as a tool for supporting better delivery.

HOUSING AND SCOTLAND’S ECONOMY

Housing makes an important contribution to Scotland’s economy through a combination of direct and indirect channels.

- There were 115,000 people employed in the construction and maintenance of both residential and non-residential buildings in 2017, which contributed £6.3 billion of gross value added (GVA) to the Scottish economy.

Housing also affects the Scottish economy indirectly through a variety of channels. For example:

- Small business owners and entrepreneurs can use

their home to improve their access to credit, using their housing wealth as collateral to secure funding for a business venture.

- Research has shown that entrepreneurs with greater access to collateral in the form of housing wealth are more likely to create larger firms and their business ventures are more likely to survive in the long run.¹

HOUSING AND THE LABOUR MARKET

The housing market is also an influential factor in ensuring that the labour market performs effectively, which has a significant bearing on economic growth.

This was evident during the 2008 financial crisis, where research has shown that the deterioration of the housing market in the United States adversely affected the labour market.² The fall in housing wealth – tied with highly leveraged mortgages – made it increasingly expensive to move house to an area with better job prospects, restricting the geographic mobility of job seekers. The research showed that this

¹ Schmalz, M et al. (2013) ‘Housing Collateral and Entrepreneurship’

² Brown, J. & Matsa, D. (2016) ‘Locked in by Leverage: Job Search During the Housing Crisis’

pushed job seekers to take up jobs that they were overly skilled for, impeding productivity growth.

More broadly, a functioning housing market, where accommodation is available and at an affordable price, has an important role in ensuring that labour can be employed in its most productive use across Scotland.

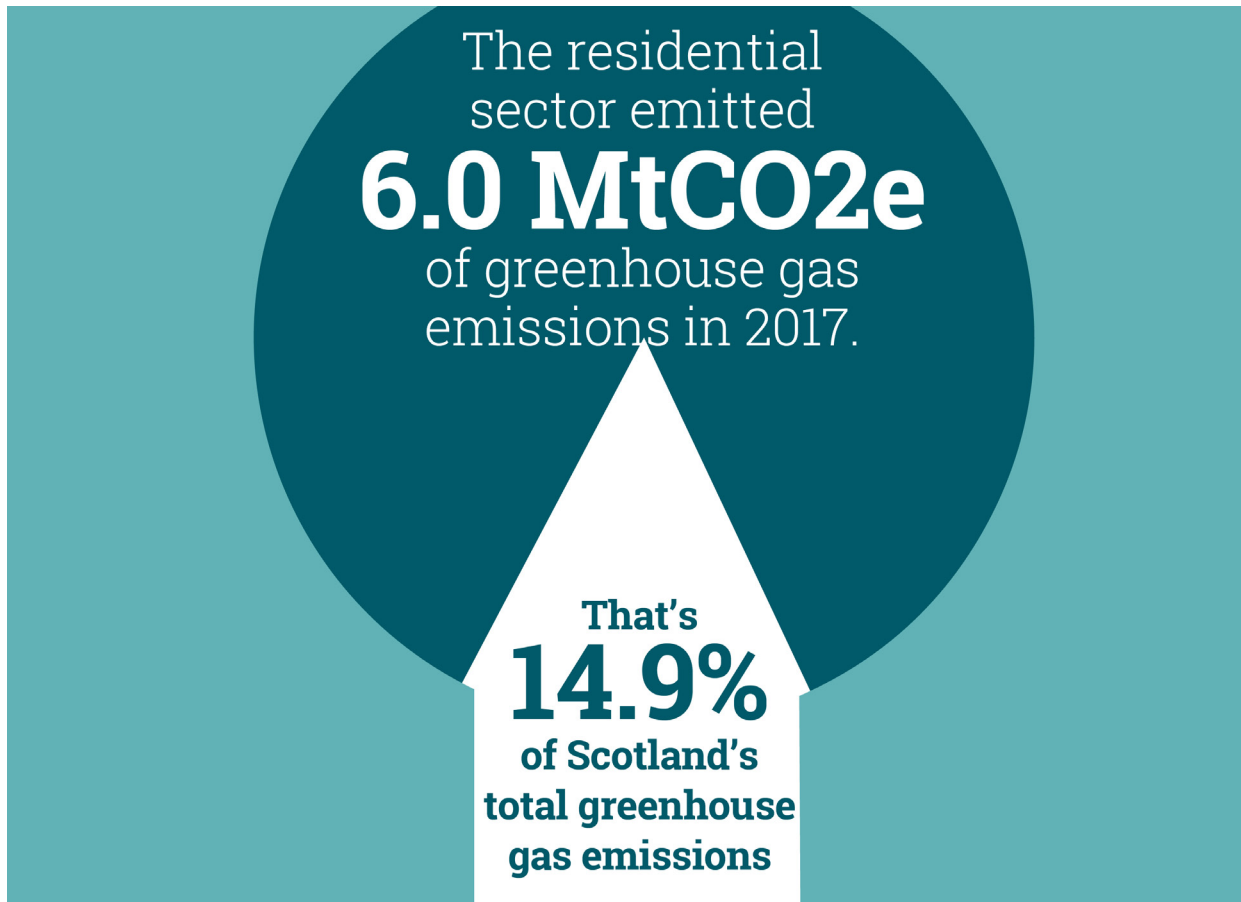
HOUSING AND HEALTH

Housing has a significant influence on societal outcomes beyond economic growth, and this is particularly true of the role that housing can play in physical and mental health and wellbeing. With regard to physical health, for example:

- Households that cannot heat their home adequately could have lower resistance to respiratory infections, due to living in colder temperatures and damp conditions.
- Circulatory health is worsened in colder temperatures, increasing the risk of strokes and heart attacks.³
- Mould can produce allergens, irritants and toxic substances, and can cause asthma attacks.⁴

³ Public Health England (2014) ‘Fuel Poverty and Cold Home-Related Health Problems’

⁴ NHS (2018) ‘Can Damp and Mould Affect



The latest data from the Scottish House Condition Survey for 2017 shows that 9% of houses (or 227,000 houses) had damp or condensation; however, this is down five percentage points on 2012.

Housing can also have a notable effect on mental health. For example:

- A study by Shelter found that one in five adults in England said that a housing issue had negatively affected their mental health in the past five years and that the most common issue reported was housing affordability.⁵
- In addition, a recent study of social tenants in Glasgow underlined the importance of being able to establish a sense of home (that being a

BRE ESTIMATE THE COST TO THE NHS OF POOR QUALITY HOUSING TO BE JUST MORE THAN HALF THE COST OF SMOKING RELATED ISSUES.

quality, affordable property with appropriate support and amenities) which was linked with improvements in mental and physical health and wellbeing.⁶

The detrimental effects of poor quality housing on health carry a significant financial burden for Government. The Building Research Establishment (BRE) attempted to calculate the cost of poor quality housing to the NHS in England in 2014.⁷ They estimated that by improving the poorest 15% of the housing stock in England at a cost of £10bn, the NHS could save £1.4bn in the first year and the investment would have paid for itself after just seven years, and would continue to make savings for the NHS. To put this in context, BRE estimate the cost to the NHS

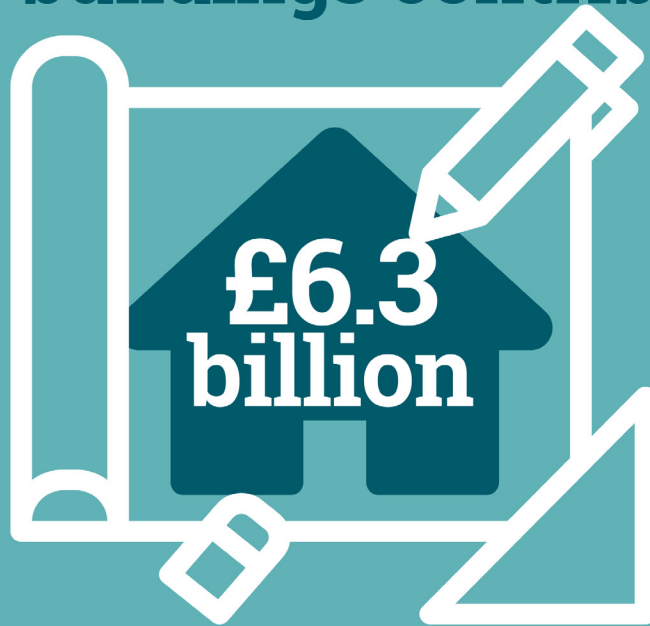
my Health?'

⁵ Shelter (2017) 'The Impact of Housing Problems on Mental Health'

⁶ Garnham, L & Rolfe, S. (2019) 'Housing as a Social Determinant: Evidence from the Housing Through Social Enterprise Study'

⁷ BRE (2015) 'The Cost of Poor Housing to the NHS'

The construction and maintenance of residential and non-residential buildings contributed



of gross value added to the Scottish economy in 2017.

of poor quality housing to be just more than half the cost of smoking related issues.

HOUSING AND WELLBEING

Well-designed housing, with suitable access to green spaces, can make a positive contribution to physical and mental wellbeing. For example:

- Access to greenspace can help to alleviate the health consequences of a sedentary lifestyle by providing an area for exercise and relaxation.
- Research has shown that there is a link between living closer to green space and the amount of physical activity undertaken.⁸
- In Scotland, nearly half (49%) of households used the

⁸ Houses of Parliament POST note (2016) 'Green Space and Health'

GREATER LEVELS OF SOCIAL COHESION AMONG NEIGHBOURS, IN CONJUNCTION WITH A WILLINGNESS TO INTERVENE IN THE COMMUNITY FOR THE COMMON GOOD, IS ASSOCIATED WITH LOWER LEVELS OF VIOLENCE

nearest greenspace at least once a week, according to the Scottish Household Survey (2017).

Beyond physical and mental well-being, well designed places that help foster neighbourhood cohesion can help to reduce crime in a neighbourhood. Research in the UK and USA has shown that greater levels of social cohesion among neighbours, in conjunction with a willingness to intervene in the community for the common good, is associated with lower levels of violence.⁹

HOUSING AND CHILD POVERTY

Children's social and economic outcomes can be affected by

⁹ Communities Analysis Division (2010) 'A Thematic Review of Literature on the Relationship Between Neighbourhoods, Housing and Crime'

housing in a number of ways and an example of this is child poverty.

- The latest Scottish Government statistics show that in 2015-18, 24% of children in Scotland lived in relative poverty, after housing costs - a level that is clearly unacceptable.
- Through the Child Poverty (Scotland) Act 2017 there are ambitious targets set to reduce this to fewer than 1 in 10 children by 2030.
- Reaching these targets requires a range of action to increase household incomes and reduce essential costs.

Housing has a key part to play, for example in ensuring access to affordable homes, where rent or mortgage costs are able to be met by families, and through policies to improve the energy efficiency of homes and reduce fuel costs, such as Warmer Homes Scotland. These key policies can help to reduce the cost of living and decrease the number of children living in poverty.

HOUSING AND EDUCATION

Housing also has an important influence on children's education. For example:

- Poor quality dwellings can negatively affect a child's health and their ability to focus in school, while overcrowding can prevent the child from having a quiet area to study and complete their homework.¹⁰

¹⁰ Shelter (2006) 'The Impact of Bad Hous-

IMPROVING THE ENERGY EFFICIENCY OF DWELLINGS COULD IMPROVE EDUCATIONAL ATTAINMENT

- In addition, a child's studies can be disrupted by movement between schools as they have to adapt to new environments and, potentially, new curriculums. Not only this but their peer network will likely be disrupted and weakened.¹¹
- Efforts to improve the stability of tenure, such as the Private Housing (Tenancies) (Scotland) Act 2016, could therefore have a positive influence on children's education.

HOUSING AND CLIMATE CHANGE

Housing also has a key role to play in reducing Scotland's greenhouse gas emissions and in adapting to the projected impacts of climate change. For example:

- There is a global climate emergency, which poses direct risks to human health as well as to the environment, be that increased risk of flooding and food or water borne diseases.¹²

ing on Children's Lives'

¹¹ Communities Analysis Division 2010 'A Thematic Review of Literature on the Relationship Between Housing, Neighbourhoods and Schools'

¹² SPICe (2012) 'Climate Change and Health

- The residential sector emitted 6.0 MtCO₂e of greenhouse gas emissions in 2017 (14.9% of Scotland's total greenhouse gas emissions), down by nearly a quarter (24.4%) on 1990.
- The latest Scottish House Condition Survey for 2017 shows that 43% of Scotland's housing stock has an energy performance certificate (EPC) rating of C or above, an increase of eight percentage points in three years.
- Furthermore, more than half (55%) of the social housing stock had an EPC rating of at least C in 2017.

Measures to improve the energy efficiency of Scotland's housing stock could not only help to reduce Scotland's greenhouse gas emissions, but also lead to noteworthy health and wellbeing improvements. For example:

- Research suggests that improving the energy efficiency of dwellings could improve educational attainment by reducing illness stemming from cold homes.¹³

Scottish Government policies, in the form of the Energy Efficiency Standard for Social Housing (ESSH), as well as Energy Efficient Scotland (EES) will work to continue this upward trend in the energy efficiency of Scotland's homes.

in Scotland'

¹³ Maidment, C. et al. (2014) 'The Impact of Household Energy Efficiency Measures on Health: A Meta-Analysis'

JHPDG main discussion items

HOUSING AND CHILD POVERTY

February 2018

This was a key conversation, held just after the Child Poverty (Scotland) Act 2017 became law and just before the finalisation of the Tackling Child Poverty Delivery Plan 2018-22. Housing is a key focus for the Act (the child poverty targets are set on an 'after housing costs' basis) and for the delivery plan, which itself committed to:

1. increase uptake of our Warmer Homes Scotland programme amongst low income families, with average cost savings of around £350 per year.
2. target fuel poverty and energy efficiency measures on those most in need, including low income families, now and in the future.
3. work with the social housing sector in 2018 to agree the best ways to keep rents affordable.
4. ensure that future affordable housing supply decisions support our objective to achieve a real and sustained impact on child poverty.
5. evaluate the impact of the new private residential tenancy on families with children.

Looking forward

The Scottish Government is now looking to build on the

work it started with the JHPDG discussions. This year, we prioritised action in three areas in our housing work:

- on practical measures designed to ensure that our activity is focused on families with children in poverty, including those in greatest need;
- on aligning other areas – like tackling fuel poverty – to help tackle child poverty;
- on research to enable us to take the most useful action in the future, recognising the complexity of the challenge of addressing housing costs for families with children in poverty.

Highlights include:

- We have continued to ensure the supply of affordable homes. In the year following the launch of the delivery plan, over 9,500 affordable homes (including 6,573 homes for social rent) have been delivered. It is estimated that around 16,000 of the 50,000 affordable homes to be delivered by 2021 will benefit families, helping about 27,000 children.
- The Fuel Poverty Bill and

a new draft fuel poverty strategy. An early priority has been to amend the Unsuitable Accommodation Order to ensure that families with children and pregnant women spend no more than seven days in unsuitable accommodation such as B&Bs.

- Our focus on future housing strategy. Our *Housing Beyond 2021* discussion paper, published in September 2018, highlighted the need to tackle child poverty as a key Scotland-wide challenge that our vision for homes and communities in 2040, and the route map to get there, must address.

We have also begun a multi-strand programme of work into affordable rents with a child poverty focus. This work, which includes the recent publication of a literature review into rent affordability in the affordable housing sector, is being managed by a steering group.

THE FUTURE OF HOUSING

June 2018

The purpose of the discussion was to involve the JHPDG in identifying the actual or potential benefits of government intervention in the housing market in terms of the Scottish Government's four Housing and Regeneration outcomes.

This has informed the development of the Scottish Government's Housing to 2040 discussion paper and positions the JHPDG as having a significant role in steering this critical area of cross-cutting policy work.

Key actions

Following the JHPDG session, work on Housing to 2040 commenced at pace. The Programme for Government announcement in September 2018 set out the Scottish Government's commitment to plan together with stakeholders for how our homes and communities should look and feel in 2040 and the options and choices to get there.

A subsequent launch event later in September 2018, was hosted by the Scottish Government, CoSLA and the JHPDG, to initiate engagement with stakeholders, and to collectively bring this commitment to life.

This was supported by the



publication of a discussion paper to inform dialogue and to generate ideas, questions and concerns from housing stakeholders. The paper attracted contributions from over 800 people representing more than 100 organisations, including the expert views of JHPDG members and their representative bodies.

The stakeholder engagement report was published in May 2019 and reflects the complexity of housing and the diversity of opinion. Key headlines include:

- a whole-system, holistic approach was welcomed
- improvements to existing housing stock were a priority
- the distinct needs of rural

communities must be recognised

- people, communities and place-making must be at the heart of planning and decision-making

The JHPDG meeting in November 2019 will be another opportunity to gather views on Housing to 2040.

Next steps

- a draft vision for 2040 and the underlying principles which will help to inform the policy choices and options will be published in Summer 2019.
- a public consultation on Housing to 2040 will be published in Autumn 2019.
- the Housing to 2040 vision and route map will be published in Spring 2020.

JHPDG members will continue to have an important and valued role in shaping this work, and in producing the vision for Housing to 2040 and the route map to get there.

Read more about the Housing to 2040 vision and principles at www.gov.scot/publications/housing-to-2040

HOMELESSNESS

June 2018

Homelessness vision:
Everyone has a home that meets their needs
Homelessness is ended



National Performance Framework: Our Values
"We are a society which treats all our people with kindness, dignity and compassion."



The 2018 Programme for Government committed the Scottish Government to the publication of an action plan to support the delivery of the 70 recommendations made by the Homelessness and Rough Sleeping Action Group. They published the *Ending Homelessness Together High Level Action Plan* in November 2018 which sets the direction for the real and lasting change required to end homelessness.

Key actions

The delivery of the commitments made in the action plan is now underway, overseen by the Homelessness Prevention and Strategy Group. The group are working in partnership with the wider sector, including several JHPDG members, to provide the strategic direction and oversight required to steer the programme of transformational change.

The action plan sets out a five-year programme of work with key priorities identified for

early action in 2019 with some timescales identified for work that will take place over the longer term. Work will be rooted in the voice of lived experience and a key thread running through the action plan is a lived experience programme which involves listening and responding to people with lived experience throughout the implementation and further development of the plan. By doing so, we will make sure that the actions taken are leading to real change and improvement for the people these services are for.

Outcomes

Every local authority has submitted Rapid Rehousing Transition Plans (RRTPs) which set out how they will achieve this transformation over the next five years. And since 1 April 2019 implementation of RRTPs has been underway and will be supported by the release of funding to individual local authorities.

Early successes from our action plan can be seen under the Housing First pathfinder programme, backed with Scottish Government funding, where as of May 86 people with multiple complex needs, across five Scottish cities, have been provided with a home and the support they require to maintain their tenancy. By September, it is expected the number of people helped will have exceeded 100.

Next steps

- Building on action plan commitments to change public perception and misconceptions about homelessness, joint working with third sector partners to develop a public perceptions strategy and communications plan, seeks to ensure a consistent approach and messaging to homelessness from across the Scottish homelessness sector.
- The development of a prevention pathway for care experienced young people has started. There has also been learning from frontline initiatives by listening to people working on the frontline with the aim of supporting effective frontline delivery all year round, not just during the winter months.

DIVERSITY AND HOUSING

November 2018

The discussion at JHPDG centred on a paper by Rohini Sharma Joshi that recommended:

- understanding the changing housing needs of ethnic minority people
- improving information and communication
- increasing the number of ethnic minority people employed in the housing sector
- making equality training mandatory for leaders and decision makers in the housing sector
- providing sheltered and care housing developments for ethnic minority older people which meets their needs

Role of JHPDG members

This is a new start and commitment to the delivery of race equality in housing. The biggest change needed is a culture change at a high level and ensuring that equality is considered in the delivery of each strategy, policy and new initiatives. We need to ensure that any project and any new initiatives showcase how it is considering the needs of ethnic minority people, how it is engaging with them and that their needs are considered to make services equal and inclusive.

WE NEED TO ENSURE THAT ANY PROJECT AND ANY NEW INITIATIVES SHOWCASE HOW THEY ARE CONSIDERING THE NEEDS OF ETHNIC MINORITY PEOPLE

The JHPDG is keen and committed to deliver and progress race equality in housing, accepting that housing in Scotland needs to do more to improve delivery for ethnic minority communities.

Key actions

Some actions included exploring steps to increase employment of ethnic minority people in the housing sector, better engagement and increased focus on equalities in the Housing to 2040 project.

- JHPDG members were encouraged to consider what each of the organisations they represented could do by way of increasing employment and creating and offering recruitment opportunities to people from ethnic minority communities.
- Each member was asked to either make a personal commitment to take forward a race equality action or to commit to a race equality action at an organisational level.
- A race equality outcome should be developed and

added to the existing JHPDG list of 32 outcomes. The draft outcome: 'a collaborative and joint approach to improving diversity in housing, which leads to better delivery for ethnic minority communities, and more diverse recruitment in the housing sector' – is subject to further discussion by JHPDG members.

Members of JHPDG must all commit to supporting action to tackle race inequality in housing, with the Scottish Government leading by example to be effective and make a real difference.

Next steps

The Scottish Government will meet with a small number of JHPDG members to provide a focus to work on taking race equality actions forward to ensure its delivery. This will include holding an event on race equality in housing later in 2019, enabling housing professionals to hear real life experience from people from ethnic minority communities, and provide learning.

HOUSING CONSTRUCTION: SKILLS AND CAPACITY

November 2018

An ageing workforce, new technology and construction methods, potential Brexit influences and competition for new entrants from other sectors are all pressures facing the industry. Having and maintaining the right skills and capacity, as well as strengthening diversity remain key challenges for the housebuilding sector and is therefore a key issue for JHPDG members.

The house building industry is multifaceted – involving a variety of professional, technical, administrative and trade backgrounds. There are regional as well as occupational variances that also need to be considered, as well as issues about diversity.

Purpose

To respond to these challenges, JHPDG members – the Scottish Government and Homes for Scotland, along with Skills Development Scotland set up an independent Short Life Working Group (SLWG) under Professor Sean Smith from Edinburgh Napier University to look at the short, medium and long term supply of a skilled housing workforce across Scotland. The working group reviewed the potential opportunities, future skills demands and potential barriers

MAINTAINING THE RIGHT SKILLS AND CAPACITY, AS WELL AS STRENGTHENING DIVERSITY, REMAIN KEY CHALLENGES FOR THE HOUSEBUILDING SECTOR AND THEREFORE KEY ISSUES FOR JHPDG MEMBERS

or issues that may affect future growth.

Members of the independent group represented a wide range of sector inputs, bringing a wealth of knowledge and expertise from house builders, industry organisations, college, university, public sector, training and skills organisations. The Scottish Government provided secretariat support.

Key actions

JHPDG members have a strong interest in growing capacity within housing development and related supply chains. The possible effects of Brexit and the future skills needs on this part of the sector were discussed. The SLWG held discussions on ways to improve development skills and experience across the sector both for private and public sectors to ensure sufficient resource to maintain and expand new supply. The SLWG group were strongly motivated and committed to developing ways to create a more resilient

housing construction workforce both now and in the longer term to address potential capacity and skills shortages. They held five thematic meetings, each were open discussions, respecting each other's views. Their final meeting saw the development of their recommendations emerge.

Outcomes

The group's report, *New Housing & Future Construction Skills – Adapting and Modernising for Growth*, contains 40 recommendations. It includes ways to promote the good career options industry has to offer, and also seeks to work out how we can build on what we have, ensuring a strong, diverse sector and to prepare for emerging opportunities and change ahead.

Next steps

The Scottish Government will now consider the report and work closely with the sector to develop an action plan and method to take forward activities.

TENEMENT MAINTENANCE – CONSULTATION

February 2019

The most recent Scottish House Conditions Survey local authority report, which collates data from 2015-2017, estimates that 36% of the Scottish housing stock is tenemental, and indicates that disrepair is worse in tenements than in other kinds of houses: the report estimates that 66% of houses and 76% of tenements have at least some minor disrepair, and 5% of houses and 8% of tenements have extensive disrepair.

A cross-party working group set up to engage with stakeholders on tenement maintenance prepared interim proposals, which formed the basis of a published consultation which began in January 2019.

Consultation

The JHPDG engagement in this consultation work resulted in a number of ideas. Whilst some of these focussed on the capacity of JHPDG members and their associated organisations to implement these proposals going forward, they also considered the practical implications for owners in tenements, and the need for evidence to support the potential impact of the working group's proposals, including any unintended consequences. JHPDG members also recognised the

**DISREPAIR
IS WORSE IN
TENEMENTS THAN
IN OTHER KINDS
OF HOUSES.
THE REPORT
ESTIMATES THAT
FIVE PER CENT
OF HOUSES AND
EIGHT PER CENT
OF TENEMENTS
HAVE EXTENSIVE
DISREPAIR**

need to shift the culture around proactive maintenance.

Final recommendations

The cross-party working group published its final recommendations report on 4 June 2019. The report makes three recommendations:

- all tenements should be inspected every five years to produce a publically available costed report on condition;
- all tenements should have compulsory owners' associations, with the fallback of compulsory factoring; and
- a national building reserve

fund should be established with a statutory defined minimum contribution.

The report emphasises that these recommendations are interlinked and significant legislative change is needed to make them mandatory. It estimates that a 10 year time scale would be required to implement all the changes, but that some elements could be introduced or encouraged sooner, for example a building reserve fund could be set up from 2020. The report recognises a link between condition and energy efficiency, and notes opportunities for communal energy efficiency improvement schemes to be linked to maintenance.

Next steps

- Scottish Ministers and JHPDG members will want to reflect carefully on these recommendations.
- There was a debate in Parliament on 26 June 2019, and we may want to ask the Scottish Law Commission to look at how legislation could be developed.

BIG DATA AND DATA INNOVATION

February 2019

The following examples demonstrate where the housing sector has been looking at how 'big data' can be used in housing, and how data innovation can improve housing in Scotland and people's lives. A cross-party working group set up to engage with stakeholders on the tenement maintenance prepared interim proposals, which formed the basis of a published consultation which began in January 2019.

Scottish Government's vision for data

The Scottish Government has a vision to use data systematically to improve decision making; saving lives, money and time. Data is the key to unlocking innovation in public services. This vision sits as part of the Scottish Government's digital strategy for Scotland.

Scottish Federation of Housing Association (SFHA)

The SFHA Innovation and Futures Thinking Programme is bringing housing associations and other stakeholders together to develop new ideas and solutions for the future. There is a collective ambition to broaden and strengthen the sector's contribution to social justice and inclusive growth. It has three themes:

- Home of the Future – how will

people live and work in the future and what does this mean for the places we build, retrofit, adapt and maintain now?

- Service Transformation – what will housing services look like for customers and staff in the future and what does this mean for housing associations now?
- Tackling Poverty and Demonstrating Impact – how can we understand our social and economic impact to inform dialogue with tenants?

The SFHA aim to 'scale up' these innovations for application across the sector. They are building skills and capacity for innovation, the foundation of which is collection, storage, analysis and insight from data.

The (UK) Collaborative Centre for Housing Evidence (CaCHE)

Data will help CaCHE consider the consequences of private renting reforms in Scotland. CaCHE, Urban Big Data Centre (UBDC) and Scottish Parliament Information Centre (SPICE) have published two joint briefing papers on the consequences. CaCHE's work suggests that there are both data opportunities and important constraints to analysis. Local authorities collect landlord registration data – this is not in the

public domain but if it were and if one or two additional variables were captured as standard, this could be a highly valuable tool for monitoring and evaluating change in the sector.

Finally, CaCHE is embarking on a three-year programme of work with Safe Deposits Scotland and the Dispute Service – this holds out the possibility of considerable relevant data not just on deposits but also disputes and sample frames of tenants and landlords alike.

Next steps

Members of the JHPDG have been invited to consider additional ways in which data could be used to good effect in housing and where this would involve collaboration amongst the organisations present.

JHPDG Members

The following bodies are represented on the Joint Housing Policy and Delivery Group

- African Housing Forum
- Architecture and Design Scotland
- Association of Local Authority Chief Housing Officers
- Chartered Institute of Housing in Scotland
- Convention of Scottish Local Authorities
- Construction Scotland
- Existing Homes Alliance
- Glasgow and West of Scotland Forum of Housing Associations
- Heads of Planning Scotland
- Homes for Scotland
- Independent Living in Scotland
- National Estate Agents Association
- NHS Health Scotland
- Regional Networks of Registered Tenant Organisations
- Royal Incorporation of Architects in Scotland
- Royal Institution of Chartered Surveyors, Scotland
- Royal Town Planning Institute
- Rural Housing Organisations
- Scottish Association of Landlords
- Scottish Federation of Housing Associations
- Scottish Fuel Poverty Forum
- Scottish Futures Trust
- Scottish Government
- Scottish Housing Regulator
- Scottish Property Federation
- Scottish Solicitors' Property Centres
- Shelter Scotland
- Tenant Information Service
- Tenant Participation Advisory Service
- Trust Housing Association
- UK Finance
- University Construction Innovation Unit
- University Urban Studies Department - Housing Economics

