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North Ayrshire Council

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The story so far …….

- Housing (Scotland) Act 2001
- Homelessness etc (Scotland) Act 2003
- Tenements (Scotland) Act 2004
- Anti-Social Behaviour etc (Scotland) Act 2004
- Housing (Scotland) Act 2006

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Role of Legislation

- New relationship between central and local government
- Greater emphasis on mutually agreed powers?
- Remove barriers to achieving Single Outcome Agreement priorities

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Should Councils Build?

- Local decision

Pros

- Access to Council owned land - and CPP partners
- Efficiency agenda - significantly lower management costs
- Scope for prudential borrowing
- Mores houses for less subsidy
- No VAT
- Better Interest rates?
- Improves sustainability of landlord role
- Matches resources to responsibilities

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Should Councils Build?

Cons

- Receipts from land sales factored into Standard Delivery Plans
- Skills base?
- Impact on RSLS
- Increased rents for existing tenants

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What needs to be done about RTB?

- Pressured area status useful but restricted in scope
- Councils should be able to opt-in rather than opt-out
- Potential for targeting specific house types and property sizes
- BUT - Health Warning - RTB receipts critical to delivery of SHQS
  - Impacts need to be modelled at a local level and tenants consulted

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“Laws do not persuade just because they threaten”

Seneca C.48C - 65AD

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Common Housing Registers

"A local authority must, when required to do so by Scottish Ministers, prepare and submit to the Scottish Ministers proposals for establishing and maintaining a list of applicants for housing to be kept jointly by or on behalf of any two or more housing providers in connection with the allocation of housing held for this purpose"

Housing (Scotland) Act 2006, Section 8(1)

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What would help?

- Remove blanket restriction on age related lettings
- Introduce Housing and Homelessness Impact Assessments

What wouldn't!

- Reducing security of tenure

But best of all…

- Sort out the court system!

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