



**Scottish Federation of
Housing Associations**



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Shelter Conference 2007

Tackling the Affordable Housing Crisis

Crisis?.....What Crisis?

- Most people are adequately housed
- Rise in owner occupation – the level of choice?
- More investment in affordable housing in the last 10 years
- Application of more standards and regulation
- Political agenda status

The Facts

- Ever increasing average house prices – chaotic, solely market driven
- More re-possession resulting from bigger mortgage repayments
- Concept of a house as an investment – not a home
- Consequent land values – speculation rife
- Balanced, sustainable communities – deterioration
- Labour supply - imbalances

The Facts

- Investment in transport, schools, health – distorted by housing markets/land prices
- Lack of investment co-ordination to assist affordable housing provision
- Infrastructure constraints – particularly in rural/remote areas
- Performance of the planning system ineffectual – however recent changes should help to some degree

WHAT WE NEED

- 10,000 new affordable homes for rent each year
- More land released for affordable housing specifically
- More investment in an expanded product base by HAs for people on low and middle incomes
- Limiting the Right to Buy to exclude new HA homes
- A commitment to quality and sustainability
- A commitment to adequate Supporting People funding and clarity/simplification of the system of allocation
- Flexibility and options in HA governance

Blockages

- Lack of alignment between development plans, LHS, CS investment plans, infrastructure investment plans
- Slow land release by the planning system
- Multiple systems of regulation that are disproportionate and conflicting
- Restrictive governance which stifles and constrains innovation and creativity
- Inefficiencies in the HAG subsidy distribution regime
- Potentially, planning gain supplement
- Supporting People funding complexity and confusion

Housing Association Sector Change

- Efficiencies – Comprehensive Spending Review 2008 – more from less
- Customer base and expectations
- New products
- Governance
- Investment sources
- Wider role
- Political profile

The Need to Re-focus

People in housing-need are not interested in politics and processes.....

They want DELIVERY of housing solutions



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