

# Housing in the next four years

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# Position now

- **30,000 new homes needed in Scotland**
- **£2bn investment requirement**
- **Stock Transfer – not the answer**
- **Local Authorities scratching around for funding**
- **Alternative strategies**
- **Freeze Right to Buy/Taking stock**

# Why – What's Happened?

- House values “through the roof”
- Increase of sales of LA homes
- More demand on socially rented sector
- Consider other investment schemes rather than LSVT – Aberdeen City
- More private sector building
- Audit of Housing Services

# Analysis of Tenant Thinking – Future Targets

- **Complete SHQS/evaluate completion**
  - Noise/Energy efficient & quality
- **Investment in Whole Life Stock**
  - Take account of an ageing population/rurals
- **ALMO's – are they now an option?**
  - Try co-operatives with tenants!
  - **SE/CS** has to consult with providers for low-cost adequate housing and not piece-meal

# Analysis, Cont.

- **Councils get to build – brownfield**
- **Regeneration schemes extended**
- **Co-operation and investment partnerships with HA's**
- **Scrap any new large scale transfer schemes – no longer trustworthy**
- **Real tenant empowerment on local structure plans/housing committees**

# Next Four Years

- **New technology being used**
  - Renewable energy sources – fuel poverty trap
- **Standards being adopted**
  - Quality Assurance in the same way as private sector – Noise pollution
- **Freeze “Right to buy” for 5 years**
- **More powers against anti-social behaviour**
- **Value for money/more investment in rented sector/comp spend review (CSR)**

# Tenant Aspirations – Next 4 years

- **National Tenant Engagement – current story**
- **Less politics – more action**
- **More co-operation between tenant and landlord**
- **Tenancies not only safe but good quality – reward schemes??**
- **More Tenants Choice**

# Final Thoughts

- Tenants expect to see real progress – not a rehash of old ideas
- They would like better dialogue between tenants/agencies/landlords
- Real investment levels
- Hugh wants a conservatory??

End.