



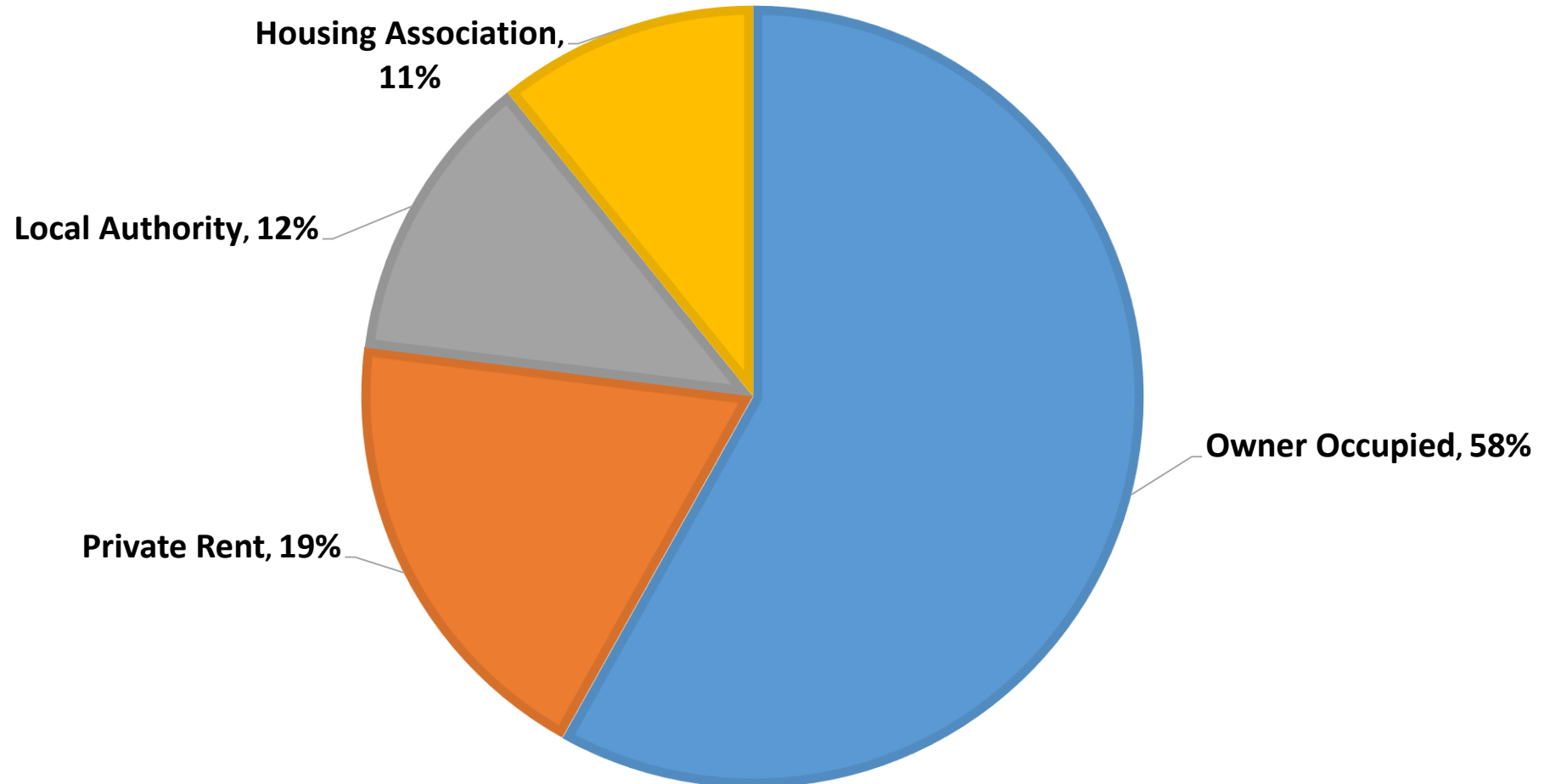
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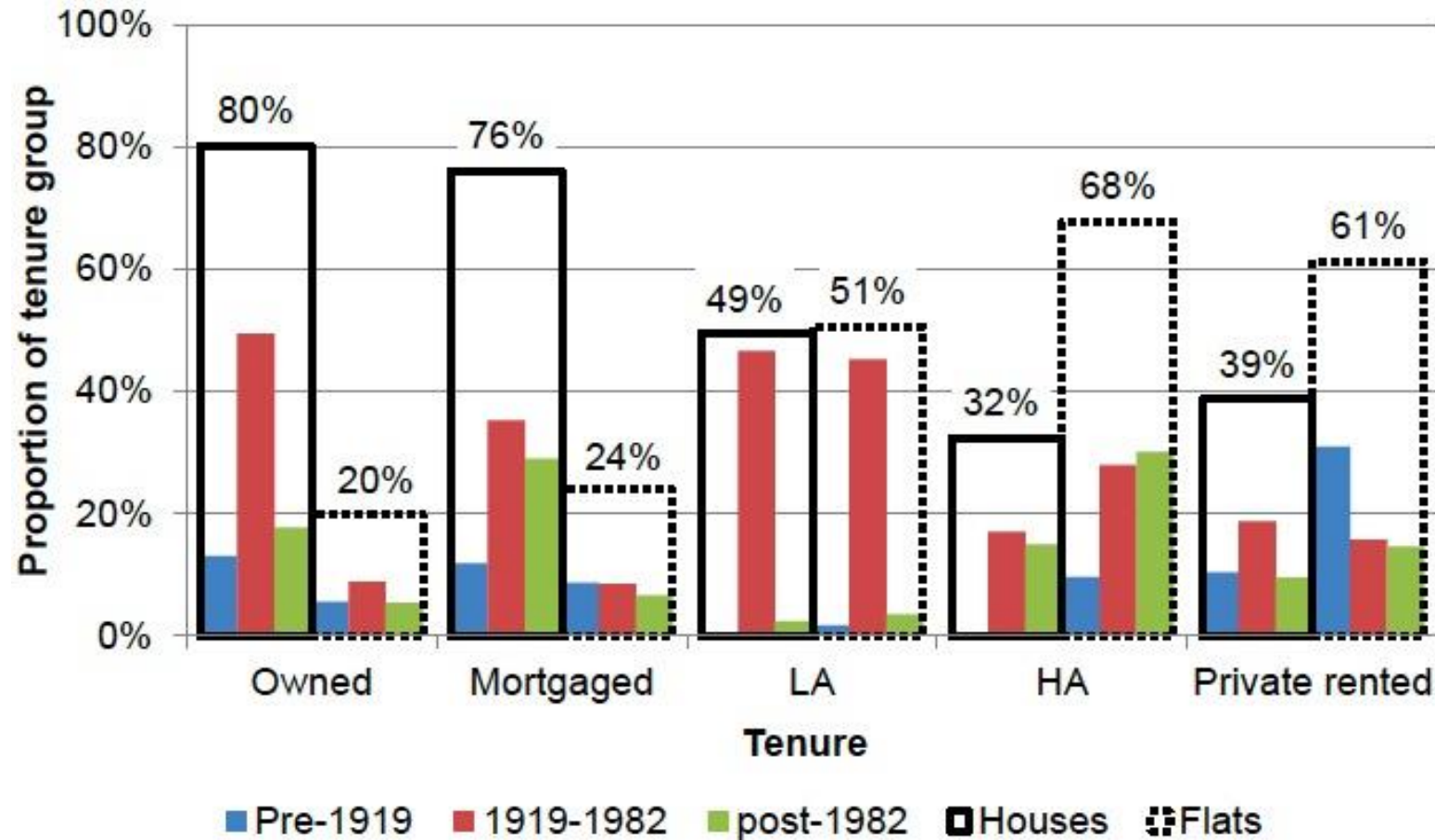
# Overview

- Context
- Regulation and compliance
- Policy priorities
- Challenges
- Opportunities

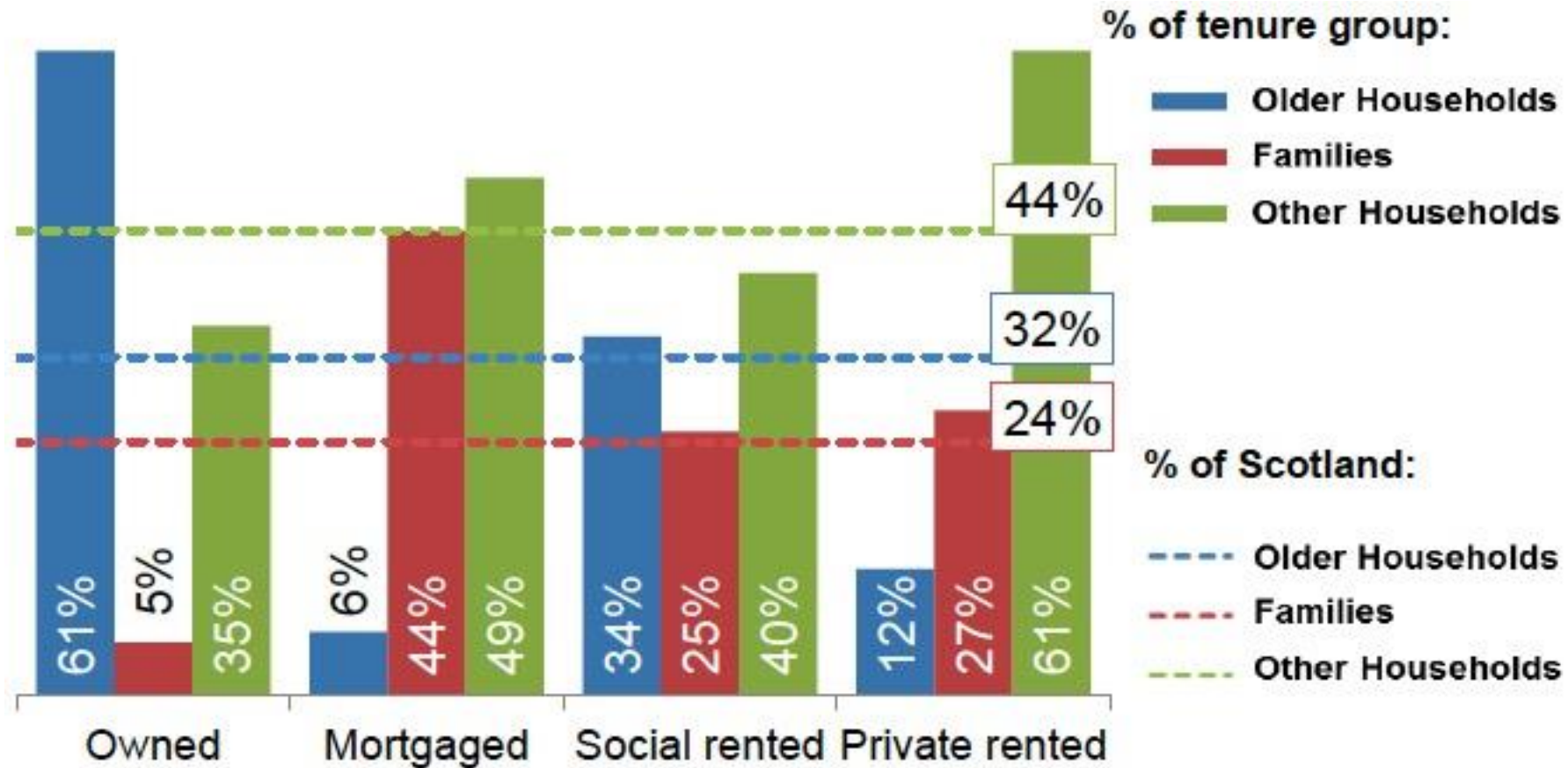
# 2017 Housing tenure



# 2017 Housing stock by tenure, age and property type

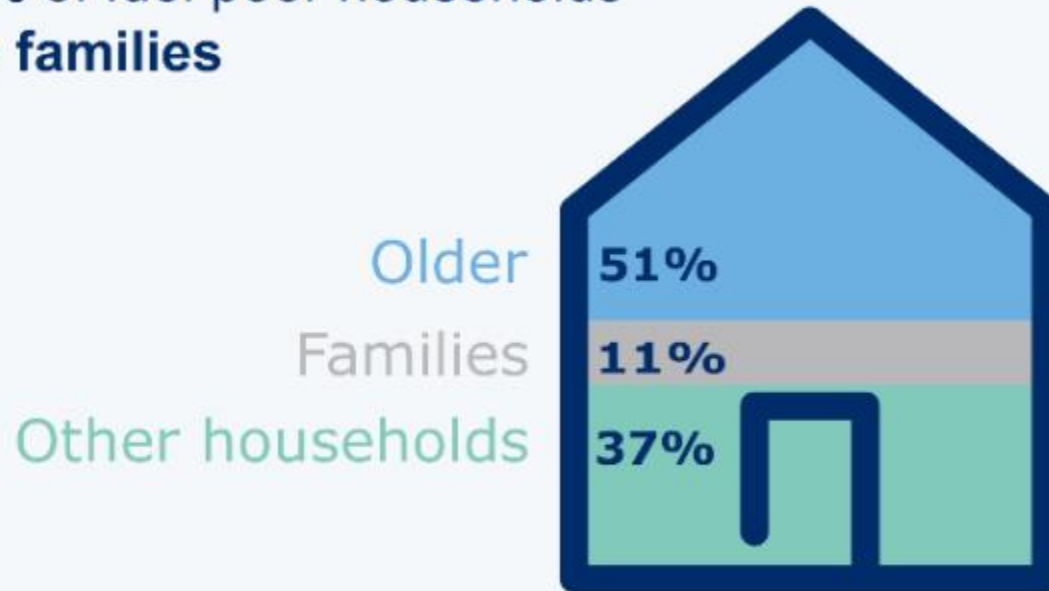


# 2017 Housing tenure by households

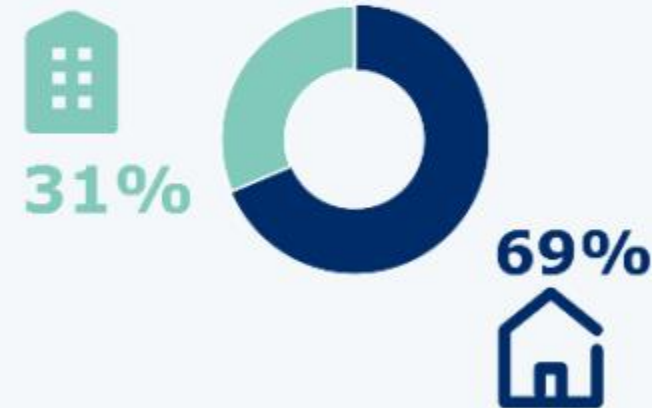


# 2017 – Scottish House Conditions Survey

11% of fuel poor households are **families**



**Seven out of ten** fuel poor households live in **houses**



# Context for ageing population

- More likely to live in owner occupation without a mortgage
  - Asset rich, but capacity to increase income limited/non-existent
- More likely to live in a house over 30 years old
  - Consideration to how fit for purpose their home is in terms of accessibility, size and manageability
- More likely to experience fuel poverty
  - Ex-Right to Buy especially problematic as many did not have capital to make improvements since purchasing

# Regulation and compliance

## **Owner occupied**

- Building standards
- Planning requirements
- New build or renovations only

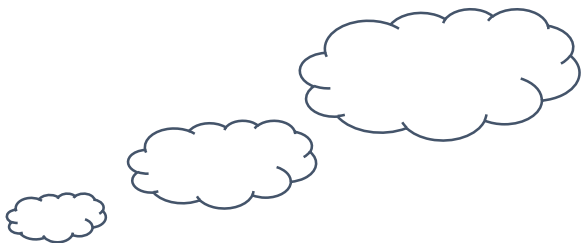
## **Private rented**

- Registration of landlords
- Registration of letting agents
- Licencing of Homes in Multiple Occupation
- Energy efficiency standards
- Tolerable (habitable) standard

## **Social rented**

- Housing Regulator
- Care Inspectorate
- Office of Charities Regulator
- Housing for Varying Needs (new build) Standards
- Scottish Housing Quality Standard
- Energy efficiency standards
- Gas safety compliance
- Electrical safety compliance
- Fire Safety compliance
- Scottish Social Housing Charter
- Homelessness responsibilities
- Tenant Participation
- Public Protection
- Procurement
- Equality & Human Rights





# Policy priorities – Resources

- Welfare Reform issues
- Affordability of rents
- Affordable Housing Supply Programme (50,000 by 2021 - £3 billion plus)
- Energy efficiency
- Fire safety – post Grenfell
- B.....

# Policy priorities – Service provision

- Housing First – permanent, affordable house ASAP then support services/connections to sustain
- “Age, Home and Community” – national older people’s strategy
- Affordability of rents
- Digital services
- Dementia
- Domestic abuse

# Challenges – Social Housing specific

- Universal credit and welfare reform impact on financial health of the sector
- Compliance requirements puts pressure on investment capacity
- Housing development funding – post 2021??
- Housing support funding increasingly vulnerable and Housing 1<sup>st</sup> a priority but inconsistent strategic direction from IJBs
- Health & social care colleagues not having sufficient understanding of our specific limitations/remit

# Challenges – Public & 3<sup>rd</sup> sector

- Increasing complex care and support needs
- Ageing demographic
  - Impact of service provision
  - impact on workforce planning
- Place making to create healthy places and communities
- Analogue to digital
- Increased focus on technology
- “Municipalism” – public sector entrepreneurship

# Opportunities

- Many shared challenges across health, care and housing
- Housing associations are key community anchor organisations
  - Employability
  - Wellbeing
  - Isolation
  - Social enterprise
- Housing's contribution to wellbeing
- Housing and innovation
  - Social rented sector –test bed for innovation for wider market
  - TEC in Housing – Loreburn, Blackwood, Albyn
  - [A plug for our own innovation project](#)

Let's change perception of old age



# References

- Housing Tenure statistics available from <https://www2.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS/KeyInfoTables>
- Scottish House Conditions Survey: 2017 Key findings available at <https://www.gov.scot/publications/scottish-house-condition-survey-2017-key-findings/pages/4/>
- Age, Home and Community – available at <https://www.gov.scot/policies/housing-and-independent-living/national-strategy-for-older-people/>
- The New Municipalism: taking back entrepreneurship – available at [https://www.apse.org.uk/apse/assets/File/Taking%20back%20Entrepreneurship%20\(screen\).pdf](https://www.apse.org.uk/apse/assets/File/Taking%20back%20Entrepreneurship%20(screen).pdf)
- Striking the right balance – Social Return on Investment Study of Very Sheltered Housing (2018) available at [https://www.hanover.scot/wp-content/uploads/2018/10/sroi\\_vsh.pdf](https://www.hanover.scot/wp-content/uploads/2018/10/sroi_vsh.pdf)



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