

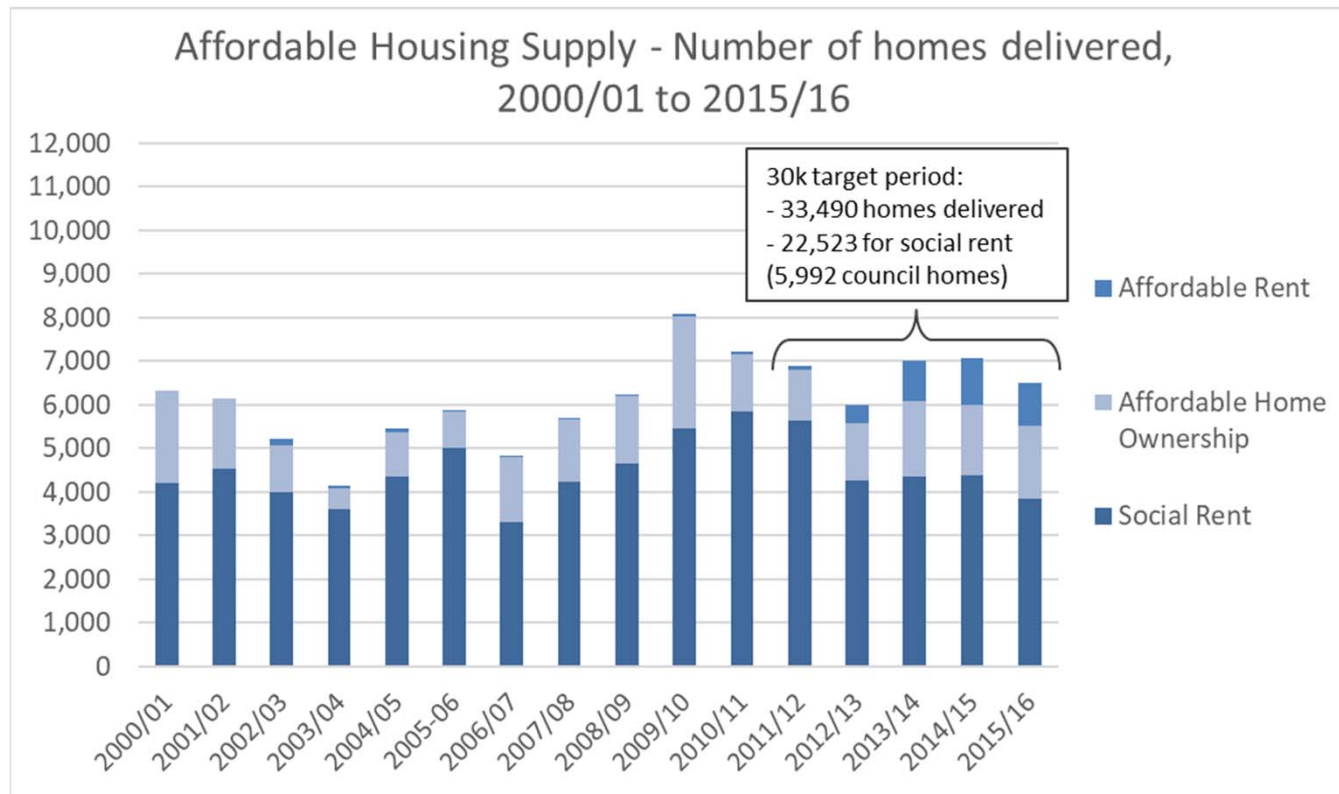
# Affordable Housing Supply Programme

50,000 homes delivery – progress to March 2019

# Affordable Housing Supply Programme

- Comprises of homes for social rent, for mid-market rent and for low cost home ownership, and includes off-the-shelf purchases and rehabilitations as well as new builds.
- Investment through the Programme comprises of a variety of different grant mechanisms and loan and equity funding.
- Quarterly figures on the numbers of homes approved, started and completed are released as part of Quarterly Housing Official Statistics publications, with the latest figures to end Mar 2019 being released on Tue 11 June. An Annual Outturn Report provides local authority level data.
- Scottish Government target is for 50,000 affordable homes to be delivered between 2016/17 and 2020/21, of which 35,000 are to be homes for social rent.

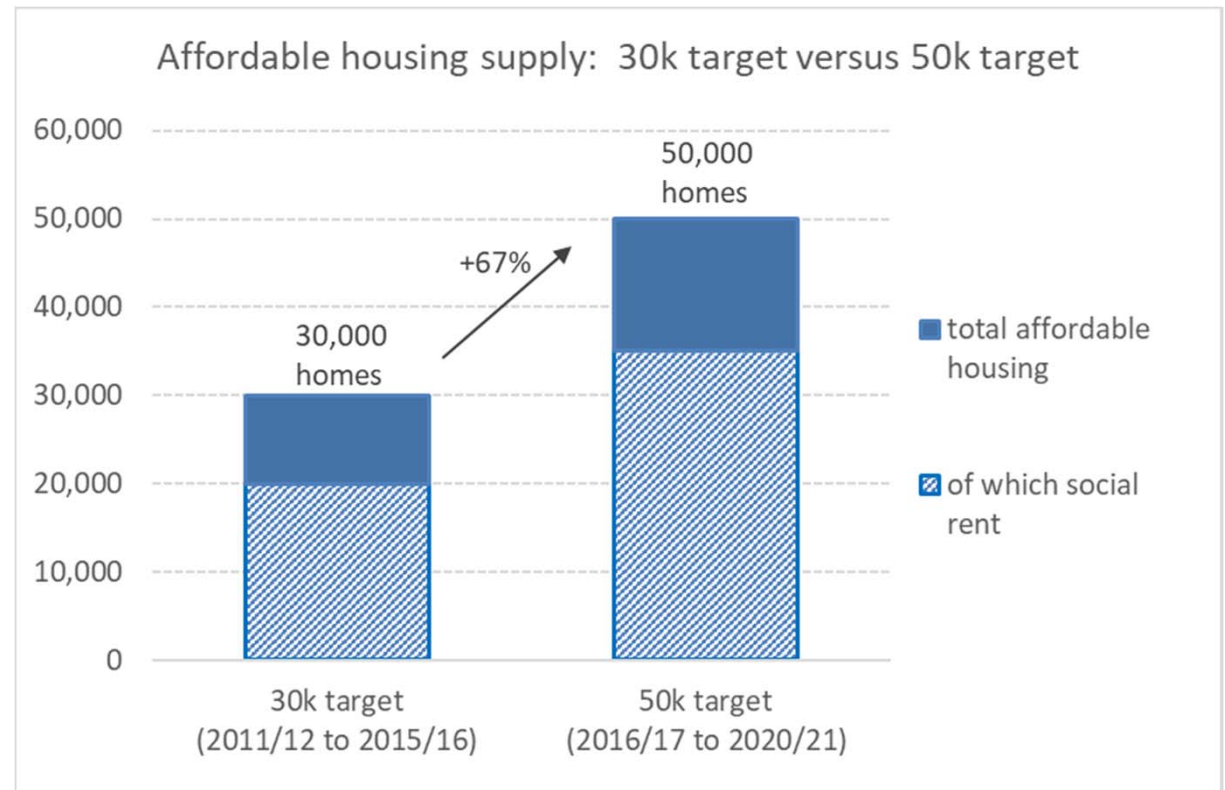
# Longer term context, incl previous 30k target



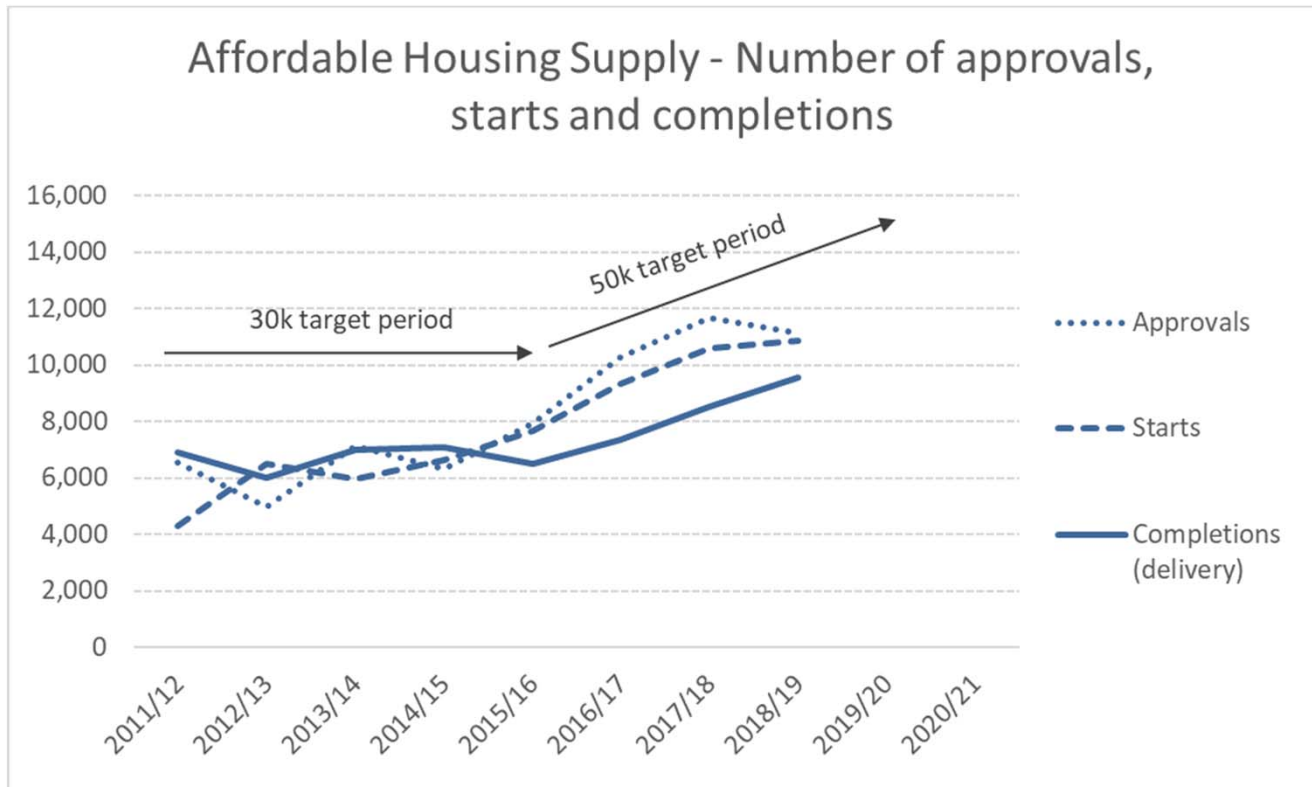
- Over the Parliamentary term 2011/12 to 2015/16:
  - 33,490 affordable homes were delivered (12% more than the 30,000 target)
  - 22,523 for social rent (13% more than the 20,000 target)
  - 5,992 council house completions (20 % more than the 5,000 target)
  - 3,473 were for other affordable rent
  - 7,494 were for affordable home ownership

# 50,000 affordable homes target

- SG is committed to delivering at least 50,000 affordable homes by 2021, representing a 67% increase in affordable housing supply
- This is backed by over £3.3 billion, a 94% increase on the previous 5-year investment



# Latest progress towards 50,000 homes



- The latest quarterly statistics to March 2019 show the impact of the scaling up of the number of homes across the 50k target period, with the annual numbers of approvals, starts and completions all showing substantial rises since 2015/16
- In the latest year to March 2019, approvals have totalled 11,130 homes, 40% higher than in 2015/16.
- Starts are at 10,872 homes, up 42% on 2015/16.
- Completions are at 9,535 homes, up 46% since 2015/16

# Affordable Housing Supply Programme

- Our approach to housing planning recognises that housing plays an important **underpinning role** in achievement of Scottish Governments purpose.
- It recognises the importance of **place based approaches** in delivering sensitive policy and investment decisions to support positive outcomes for people and places now and in the future
- Our investment in housing, will, on average, **leverage economic output** in the region of £1.4 billion per year, supporting around 10,000 to 12,000 jobs per annum in the construction and related industries in Scotland.
- During 2017-18 a total of 4,606 out of 7,321 approvals (63%) for RSL/Council House/MMR new build homes included the **higher greener homes standard**.
- In 2017-18 99% of new build completed homes that met **Housing for Varying Needs** standards - 744 homes were purpose built for older people or disabled people
- It is estimated that around 16k of the 50,000 homes delivered will be for households with children (helping about 27k children)

## Succoth, Arrochar

Dunbritton Housing  
Association

26 social rented homes

All meet HfVN

All built to higher greener  
standard



## **Balmoral Road - Kilmarnock**

Cunninghame Housing  
Association

45 social rented homes

includes elderly amenity flats  
and homes for wheelchair  
users

Forms part of a larger  
regeneration initiative  
focussing on the central area  
of Kilmarnock ,including the  
Diageo site.





# Anderston ,Glasgow

Sanctuary Housing Association

Major 10 year housing-led demolition and new build regeneration project.

405 homes for social rent, 18 Shared Equity and 119 Mid-Market Rent.

Completion in 2018 was formally celebrated by the First Minister with the unveiling of a statue of Charles Rennie Macintosh.

Homes for Scotland Affordable Housing Development of the Year 2019



# Chapelpark, Forfar

Angus Council

Conversion B-listed former  
Chapelpark school buildings  
(1815)

29 homes for social rent

High levels of thermal  
insulation, air tightness and  
passive solar gain.

2018 SURF award for housing



# Brunswick Road, Edinburgh

Port of Leith Housing  
Association

33 homes for mid-market rent

The site of the old Royal Mail  
Sorting Office

Part of a wider site of 175  
market flats.



# Bonnyrigg

Melville Housing Association

14 social rented homes

Solar panels

Higher greener standards

Secured by design



## Midmills, Inverness

Highland Council

10 city centre homes for social rent

dementia friendly design

Part of the regeneration of the former Inverness Royal Academy building and Campus

site includes a private development for older people and an arts studio



# Cupar

Kingdom Housing Association

49 homes for social rent

Includes homes for older people and wheelchair users

All built to HfVN & higher greener standards



# Shetland

Hjaltland Housing Association

16 homes

Part of a multi phased development providing 80 new homes to Shetland for social rent and shared equity.

built to the highest energy efficient standards to deal with the Islands climate.



# HOUSING to 2040





# The process

- **Autumn 2018** – First round of stakeholder engagement
- **Spring 2019** – Report and evidence
- **Summer 2019** – Draft vision and principles
- Ministerial engagement over summer
- **Autumn 2019** – Public consultation - revised vision and principles, options for the route map
- **Spring 2020** – Final vision and route map

# 2018 Report: headlines

- a **whole-system**, holistic approach
- maintaining an **AHSP** and improvements to **existing housing** stock
- recognition of distinct needs of **rural** communities
- **people, communities and place-making** at the heart of planning and decision-making

Report reflects complexity of housing and diversity of opinion

## 2018 Report: example

- Affordability and supply (p50)
  - Define affordability
  - Address affordability of rents
  - Tackle empty and derelict homes
  - Shift focus from targets to outcomes

# Discussion

## **Affordable Homes Provision/HT2040**

- How can we work with you so that Housing to 2040 helps us better understand the extent to which any future affordable homes programme:
  - anticipates and meets current & future need;
  - Ensures we're building great communities where people choose to live, with the right homes in the right places; and
  - helps us balance the various priorities that the SG seeks to address through the programme?