

DELIVERING MORE

**HOMES FOR
SCOTLAND**

**Piecing the
Housing Jigsaw
Together**

Scottish Parliament
election manifesto

2021



Delivering more homes for Scotland - **together:**

The importance of home has never been more apparent.

Ensuring everyone living in Scotland has a quality home that meets their needs must remain a critical policy objective and is a challenge we must all continue to rise to. Indeed, housing is fundamental to both our desire for inclusive growth and the human right to “an adequate standard of living”. Yet Scotland still does not have enough homes to house all its citizens.

Providing the variety of homes that are required, in the places where people want to live, must lie at the heart of Scotland’s post-Covid

recovery. Recognising the wide-ranging economic and social impact that building the homes we need offers, together with the key role it has to play in tackling climate change, this will drive sustainable recovery by:

- 📌 **contributing to economic growth**
(every £1m output spent results in £2m GVA across the Scottish economy)
- 📌 **increasing the stock of energy-efficient homes and reducing fuel poverty**
(those who live in new build homes could save more than £1400 per annum on energy bills compared to those in older homes)

- 📌 **sustaining and creating jobs and training opportunities**
(every new home built supports 4 jobs)

- 📌 **improving health and education outcomes**
(providing access to high-quality, fit-for-purpose accommodation)

- 📌 **tackling inequality**
(regenerating and sustaining communities, increasing opportunity and supporting aspiration)

This manifesto sets out the priority measures to accomplish these aims. All are necessary parts of the housing delivery “jigsaw”.

They require all parties to align behind a shared and unequivocal ambition to achieve and consistently deliver at least **25,000 new homes each year, generating +£25bn GVA over the next term of the Scottish Parliament.**

To obtain the best outcomes for Scotland, we must all recognise that policy objectives depend upon a strong and diverse housing sector, with public and private organisations jointly delivering a wide range and choice of homes across tenures to not only meet need and demand but also enhance our

social wellbeing and economic success. This interdependency is essential for the whole housing system to grow and thrive.

We ask that politicians of all parties sign up to our ambition so that, together, we can deliver more homes for Scotland.

For further information, please contact:

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Piecing the housing jigsaw together requires:

A shared and unequivocal ambition to achieve and consistently deliver at least

25,000

new homes each year

(worth +£25 billion GVA over the next term of the Scottish Parliament*)

Support for
consumer
& business
confidence

A deliverable
housing
vision

Leadership
towards green
transition

Support for
SME home
builders

A national
delivery
agency

A planning system
focused on
delivering quality
homes & places

Up-front
strategic
infrastructure
delivery

Promotion of
low-carbon
housing

Specific measures
to support
Affordable
Housing

Alignment of
national
& local
policy

*The Economic and Social Benefits of Home Building in Scotland

Piecing the housing jigsaw together requires:

Support for consumer & business confidence

Promote clear statement of intent on housing delivery to encourage private sector investment.

Continue the First Home Fund and Help to Buy schemes to support home ownership aspirations.

Review LBTT rates and bandings in context of disparity elsewhere in UK.

Expand and extend LBTT holiday to provide support for home movers.

A deliverable housing vision

Focus on practicalities of delivering more homes to meet the wide-ranging requirements of Scotland's population and address the barriers to this that exist.

Increase investment in local authority consenting services to deliver the homes that are required.

Piecing the housing jigsaw together requires:

Leadership towards green transition

Develop and implement a clear nationally-led route map to net zero.

Consistently apply low carbon policy and standards across national and local government.

Support mainstreaming of, and investment in, new technologies/materials and decarbonisation of energy infrastructure.

Building Standards to remain prime channel for delivering sustainable buildings.

Support for SME home builders

Implement recommendations of HFS SME report to increase housing capacity and diversity, especially in relation to:

- access to development finance
- the waiving of developer contributions on sites up to 12 homes
- a focused development management approach
- removing the physical and financial barriers that directly penalise smaller builders

Piecing the housing jigsaw together requires:

A national delivery agency

Responsibilities to include:

- Securing, masterplanning and preparing public sector surplus land ready for development
- Providing and managing financial packages of support
- Delivering infrastructure
- Promoting innovative solutions

A planning system focused on delivering quality homes & places

NPF4 to provide clear and ambitious all-tenure housing delivery targets of at least 25,000 homes per annum across Scotland.

Scotland's planning performance framework to focus local authorities on delivering the homes that people need.

Piecing the housing jigsaw together requires:

Up-front strategic infrastructure delivery

Ensure joined-up approach to delivery of national, regional and local infrastructure.

Develop a clear methodology to assess infrastructure need, using 25,000 homes per annum as a baseline.

Provide infrastructure finance in conjunction with the Scottish National Investment Bank to deliver essential low-carbon infrastructure.

Promotion of low-carbon housing

Undertake a public information campaign highlighting the benefits of new low-carbon technologies.

Link LBTT and council tax to energy-efficiency to accelerate consumer/public culture change.

Work with lenders and surveyors to establish refreshed valuation methodology.

Piecing the housing jigsaw together requires:

Specific measures to support Affordable Housing

At least match current levels of grant support and investment, taking into account additional carbon reduction-related costs.

Improve efficiencies of procurement and design to enable public sector funding to go further.

Create innovative funding models to leverage private investment to deliver maximum benefit to the public purse.

Retain Scottish Planning Policy broad definition of affordable housing in NPF4 and apply directly to all parts of Scotland.

Alignment of national & local policy

Align all strands of government to improve efficiency of housing delivery.

Promote housing delivery through clear and consistent language in national policies and incentivise local authorities to deliver.

Embed housing delivery as golden thread in decision-making across national and local government portfolios/departments.

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