



UNIVERSITY  
*of*  
GLASGOW

# Conference: Housing and Social Justice

**Teacher Building, Scottish Engineering Centre, St Enoch Square, Glasgow**

**1 October 2004**

**Workshop Session 1 (d): Mike Neilson, Scottish Executive  
Repairs and Standards (and a few other things)**



SCOTTISH EXECUTIVE

Scottish Centre for Research on  
**SOCIAL JUSTICE**



# **REPAIRS AND STANDARDS**

**(and a few other things)**

**Mike Neilson**

**Director of Housing and Regeneration  
Scottish Executive**

1. Key elements of policy

*Quality*

*Quantity*

*Support*

2. How this relates to Social Justice

3. Issues

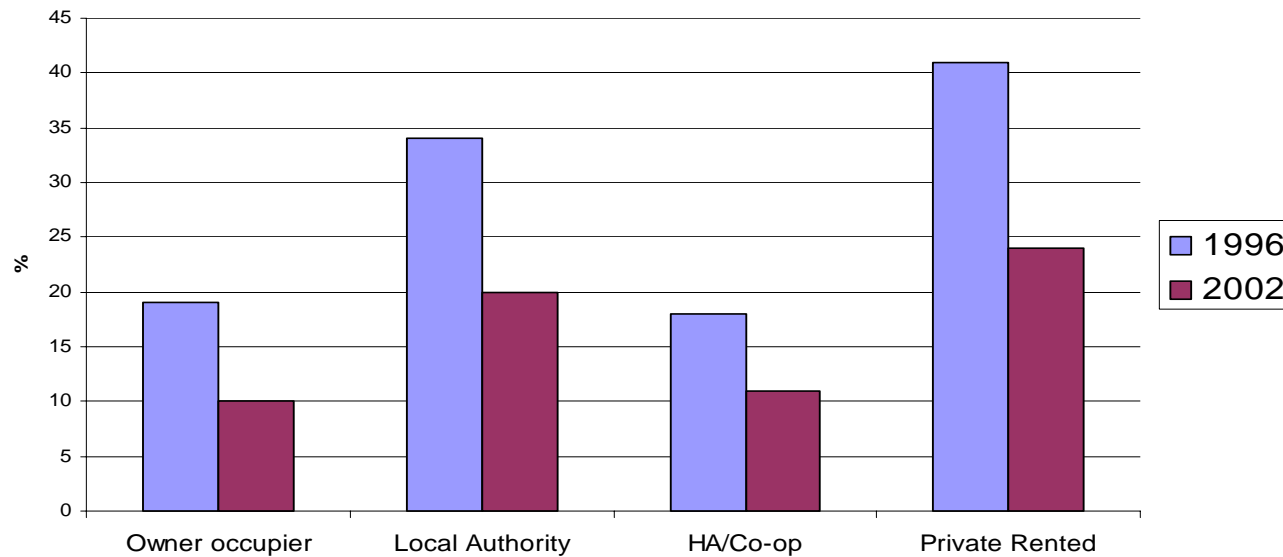
# Housing Policy in Scotland

- Quality:**
- Scottish Housing Quality Standard by 2015
  - no fuel poverty – eliminated by 2016
- Quantity:**
- meeting homelessness needs (by 2012) and demand for social rent
  - supporting aspirations: getting on the housing ladder
- Support:**
- making it easier for people to stay in their own homes

# Quality (1): Making Progress

## Presence of Condensation or Dampness 96-02

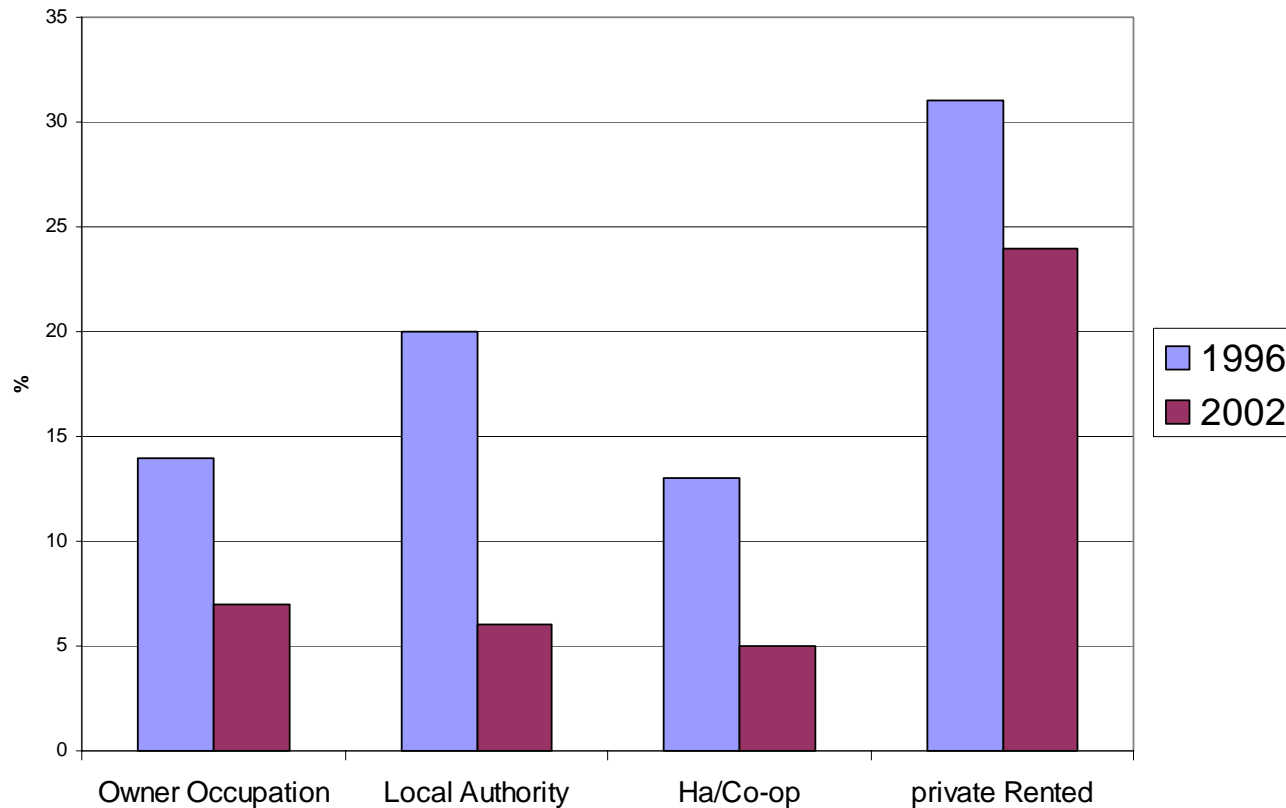
source: Scottish House Condition Survey



# Quality (2): Making Progress

## Dwellings with poor NHER

Source: Scottish House Condition Survey 2002



# Scottish Housing Quality Standard (SHQS)

- Defined, after consultation, February 2004
- Fulfils a Partnership Agreement
- Cross tenure
  - social rented sector: 2015 target
  - private sector: benchmark

# SHQS: 5 criteria

- Property must be
  - above tolerable standard
  - free from serious disrepair
  - energy efficient
  - have good bathroom and kitchen
  - healthy, safe and secure
- So, not gold-plated!



# SHQS: Social Rented Sector

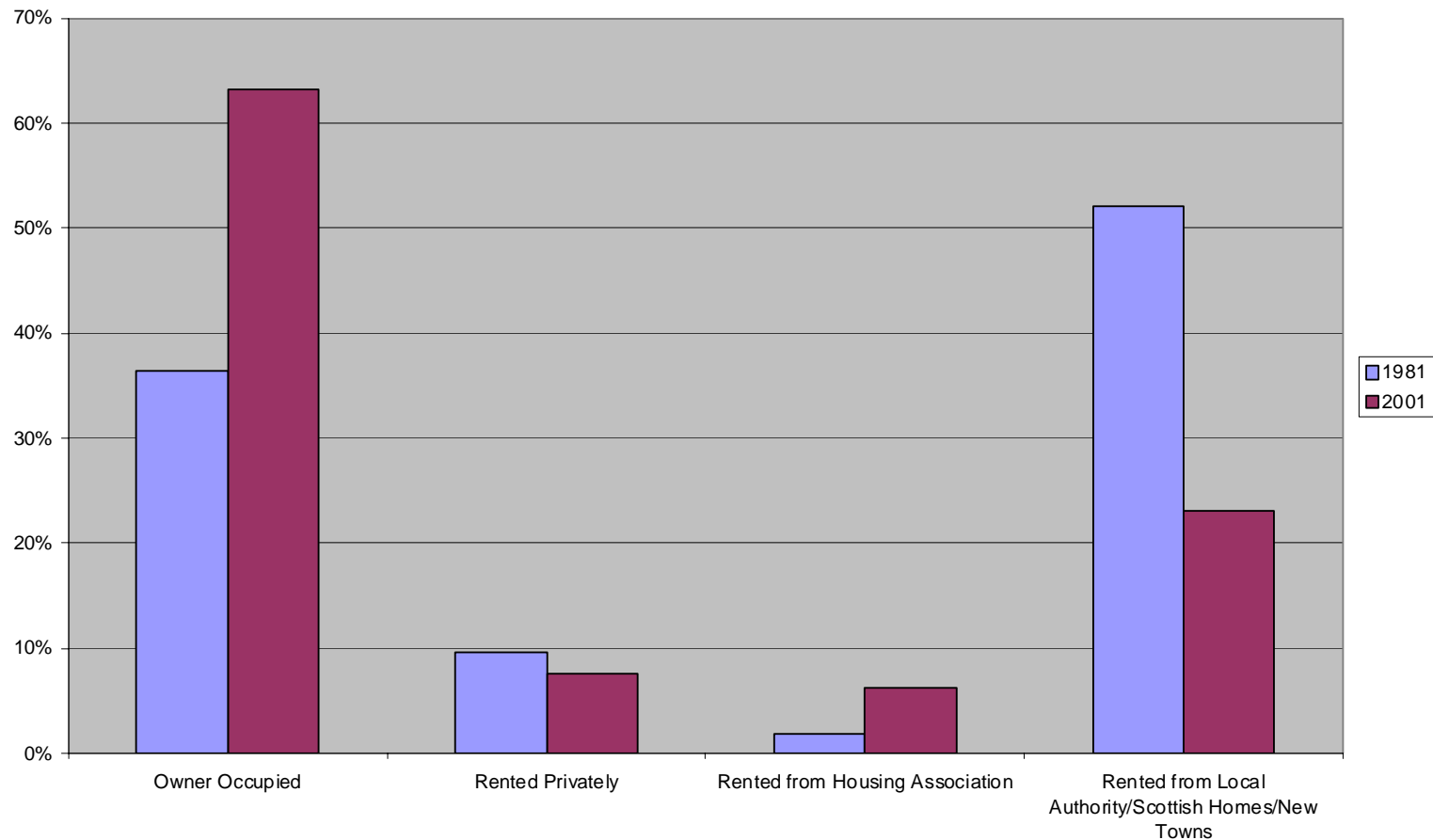
- LAs and RSLs to:
  - reach standard by 2015
  - set local milestones for progressing to 2015 target
  - prepare Standard Delivery Plans by April 2005

# SHQS: Funding options for councils

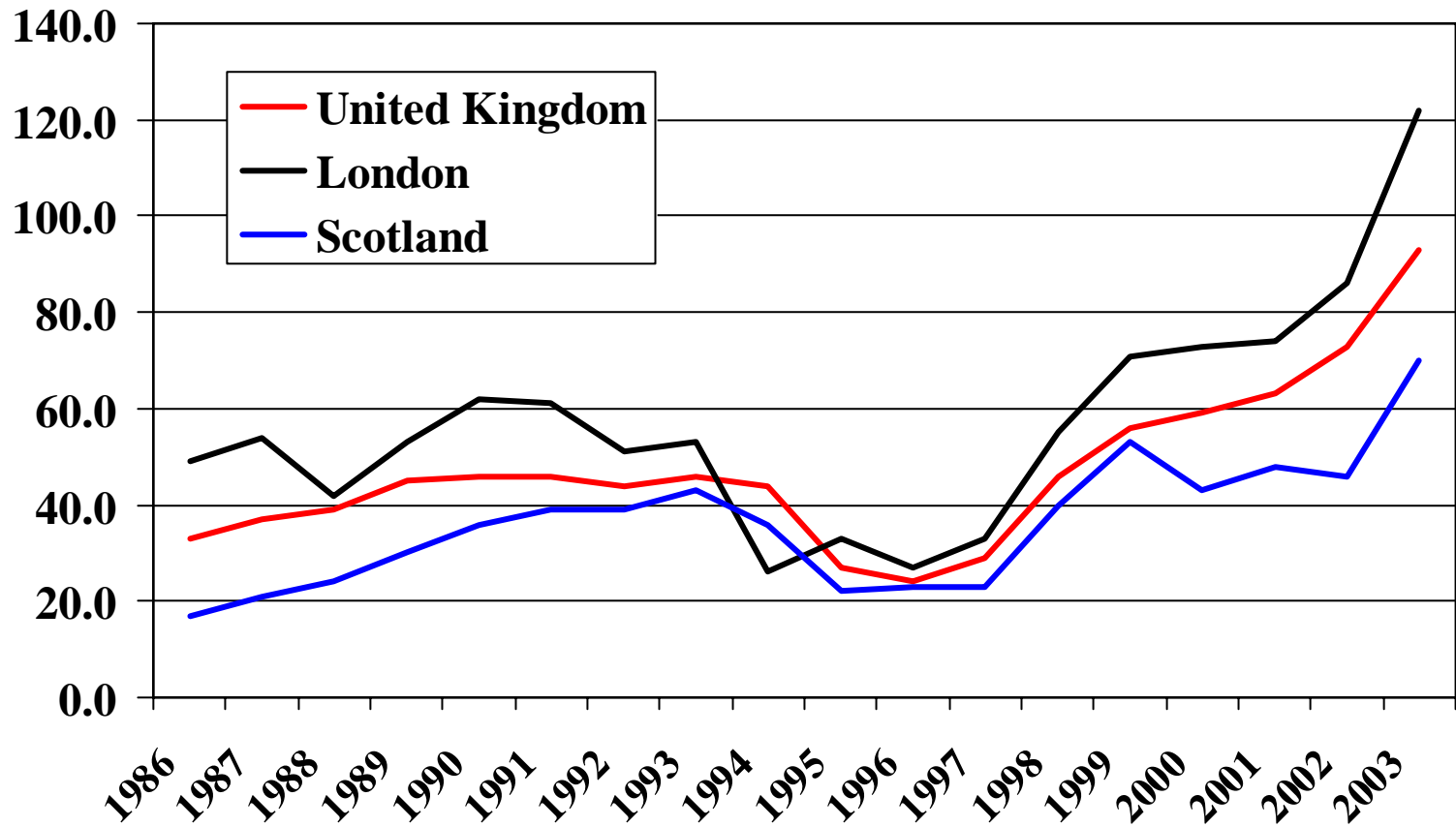
- Community Ownership Programme (COP)
  - transferring dwellings: new landlords' business plan will build in meeting Standard
  - likely choice for councils with high debt/high investment needs
- Prudential Regime (PR)
  - retaining dwellings: new financial regime gives councils more freedom on use of capital receipts and borrowing
  - councils have to watch levels of rent and debt
- Combination of COP and PR
  - for councils considering partial transfers

# Meeting Aspirations

## Tenure change 1981-2001



## Average Deposit as a % of the average income of first time buyers



# Affordable Housing

- Beyond social rent, to cover affordable home ownership
- Step change in SE activity
- From 6,000 units this year, to 8,000 in 2007-08
- Highest output of social-rented housing for a generation
- 80% increase in support for low cost home ownership
- Tackling some of the long-term barriers to affordability: land release, planning delays, infrastructure constraints

# Supporting People

- Crucial for outcomes for people
- Without support, don't have the housing options
- 80,000 beneficiaries

# What does this say about Social Justice?

- SHQS is a 'fit for purpose' standard
- We take a different view of social rented housing
- Our statutory commitment is to those most in need
- We recognise aspiration for home ownership
- We provide support for housing choice (or is this the low cost option?)

# Issues

- What matters for social justice, outcomes or ownership?
- Is meeting aspirations by getting people on the housing ladder a social justice issue?
- How much should we put into eliminating homelessness?
- Should the SHQS be mandatory for all tenures?