

BRIEF NOTES OF MEETING

“Housing – People – Places – Supply – Delivery”

At the Scottish Parliament, Committee Room 6 on Tuesday 9 December 2014 at 5.30pm

Our Ref: EM R10 Housing Mtg Minutes 2014-12-09

PRESENT

Anthony Aitken	Colliers International
Keith Anderson	Port of Leith Housing Association
Keith Baker	Glasgow Caledonian University
Sarah Barron	Sarah Barron Landscape Architect
Jocelyn Cunliffe	Gray, Marshall & Associates
Katy Dickson	Scottish Land & Estates
Linda Fabiani MSP	Scottish Parliament
Rebecca Hughes	Landscape Institute
Alan Jeffrey	
Akiko Kobayashi	Akiko Kobayashi Architect
Euan Leith	BEFS
Jim MacDonald	Architecture + Design Scotland
Mike MacKenzie MSP	Scottish Parliament
Ingval Maxwell	COTAC
Craig McLaren	Royal Town Planning Institute
Eugene Mullan	RIAS
Calum Murray	CCG Scotland Ltd
Gina Netto	Heriot Watt University
Francis Newton	City of Edinburgh Council
Peter Riddoch	Peter Riddoch Architect
Archie Rintoul	RICS Scotland
Jean Urquhart MSP	Scottish Parliament
Matthew Watson	City of Edinburgh Council
Marion Williams	Cockburn Association
Ben Wilson	City of Edinburgh Council
David Wood	PAS
Flick Monk	Centre for Scottish Public Policy
David McIntosh	DRAM Communications

APOLOGIES

Neil Baxter	RIAS
Sarah Boyack MSP	Scottish Parliament
Paul Bradley	Commission for Housing & Wellbeing
Annabel Goldie MSP	Scottish Parliament
Richard Grant	Commission for Housing & Wellbeing
Nile Istephan	Eildon Group

Ryan MacDonald	Housing Options, Scotland
Ann Packard	RSA
Alastair Cameron	Scottish Churches Housing Action
David Thompson	DPT Urban Design

1.0 WELCOME

Linda welcomed all present to the meeting. A special mention was given to members of the Cross Party Group on Housing.

2.0 UPDATE FROM PREVIOUS MEETING TOPICS

Eugene provided an update on progress with topics from previous meetings.

Cross Party Group Web Page

Eugene announced that we have created a web page for the Group where we can upload Meeting notes, Presentations and the Key points

<https://cpgarchitecturebuiltenvironment.wordpress.com>

This will ease the process of circulating information generated at the meetings to a much wider audience. Thanks to David McAllister of PAS for setting this up.

Design Model for Rural Tourism and Economy – February 2013

‘The Scottish Scenic Routes Initiative aims to enhance visitors’ experience of Scotland’s landscape by creating innovative installations in areas of outstanding scenery. These interventions will provide additional interest and enrichment to journeys through the landscape, while seeking to stimulate economic growth and employment in rural economies as well as showcasing the best of Scotland’s young talent.’

Exhibition of the designs currently in the Members Lobby of the Scottish Parliament.

3.0 INTRODUCTION TO THE MEETING THEME

Presentation by Mike MacKenzie MSP – Scottish Parliament

Mike is SNP Member for Highlands and Islands. He is a member of the following Committees:

- Health and Sport Committee (Member)
- Infrastructure and Capital Investment Committee (Member)

He is also a member of the Cross Party Group on Housing which is why it is most appropriate for him to introduce the meeting theme.

Presentation Summary: Mike acknowledged the scale of the housing supply challenge referencing the Scottish Government publication, Firm Foundation on the requirement for 35,000 new houses per annum, a target which is not even close to being achieved. He made four points to stimulate the discussion.

With reference to Patrick Geddes, he encouraged the planning profession to be more confident and pro-active in setting a vision for the future. While the Government has given a commitment to increase

housing supply, local authorities need to have the resources to incorporate this effectively into their local plans.

He raised concerns about restricting access to development land. He noted that we are the second lowest population density in Europe with only 6% of land area developed. He is concerned that the public have lost confidence in the system, with rationing of development land and holding of land banks neither of which appear to be economically efficient.

He called for a more creative and locally based approach to housing funding. He suggested that lessons could be learned from approaches such as Crowd Funding and the traditional building societies which provided this investment vehicle, allowing local people to make small investment in local housing projects.

He reiterated the importance of addressing climate change with new housing designed to achieve high levels of energy efficiency and upgrading of existing older housing to improve energy performance. This agenda needs to be considered at the neighbourhood level, encouraging sustainable living such as walk to work.

He considers housing to be an extremely important topic and worthy of consideration by this group.

4.0 PLANNING FOR HOUSING

Presentation by Craig McLaren – Royal Town Planning Institute

Craig was appointed National Director of RTPI Scotland in January 2011 and subsequently became Director of Scotland and Ireland in September 2013. He supports around 2,500 RTPI members in Scotland and Ireland through leading thinking on how to create great places for people; developing approaches to improving skills and knowledge; and brokering dialogue and action amongst key influencers on planning issues.

Craig was recently included in Planning Magazine's Planning Power 100 list of people with the greatest influence over planning policy and decision-making in the UK.

Presentation Summary: Craig introduced his presentation noting that there has been a lot of debate about housing and the role the planning profession play in this process. He noted the importance of actually making things happen, rather than just producing more policy.

Craig outlined ten propositions to support planning for housing which highlight that we need to:

- accept that there is a need for housing growth
- start with a vision
- support planners to plan
- form better links between the vision and the delivery programme
- more effectively link development and infrastructure
- create certainty and share risk and reward
- think and act spatially
- deliver places not just houses
- identify sustainable locations
- build design quality from the start of the process

He elaborated on each of these points, most notably calling for housing to be de-politicised at local level and prioritised at national level.

5.0 RECOMMENDATIONS OF THE RICS HOUSING COMMISSION

Presentation by Archie Rintoul – Vice Chair of RICS Scotland

Archie Rintoul is a Chartered Surveyor who has been involved in housing issues – particularly affordable housing – all of his working life. He is currently Vice Chairman of RICS Scotland, and was a member of the RICS Scotland Housing Commission which earlier this year produced its Report with 15 principal recommendations, which address Scotland’s housing challenges.

Presentation Summary: Archie highlighted the RICS (Building a Better Scotland) Report dated July 2014. He also called for the de politicising of the issue of housing. The RICS Report has fifteen recommendations which should be read together to form a comprehensive view on how delivery of housing can be improved. He has chosen to concentrate on the three most relevant recommendations for the purpose of this meeting as follows:

Recommendation 8

“The Scottish planning system should deliver at least 100% increase in effective supply of land for development by 2016, and that all local authorities should be able to demonstrate a 10 year effective land supply as standard”.

He claims that there is a systematic under-zoning for residential and this limited supply of development sites increases the cost and risks involved in housing development.

Recommendation 11

“We recommend that the Scottish Government establishes a Scottish land delivery agency”.

The purpose of this agency would be to source a generous, effective and regular supply of land for housing development and supporting the delivery of serviced sites. This would require a financial model for delivering infrastructure to larger areas and would also facilitate public agencies early engagement in provision of infrastructure for new housing development.

Recommendation 12

“We encourage the Scottish Government to endorse effective provision of in-growing areas by enable the delivery of six to eight major new communities”.

He noted that these could be new towns, regeneration areas or extensions to current settlements. He highlighted the historic concerns of achieving quality in these types of developments and design solutions would need to actively address this.

In conclusion, Archie stated that we need to significantly scale up new housing production in Scotland, to address Scotland’s Acute Housing Needs, as well as giving a substantial boost to the Scottish economy.

6.0 THE COMMONWEALTH VILLAGE--SUCCESSFUL DESIGN AND PLACEMAKING IN ACTION

Presentation by Calum Murray - Director CCG Scotland Ltd

Calum Murray is a Director of CCG (Scotland) Ltd one of the Scotland's largest privately owned building companies and a leading exponent of Modern Methods of Construction . He is also a founding Director of City Legacy the Consortium of companies which came together in 2009 to deliver the multi-award winning Commonwealth Games Athletes Village.

Presentation Summary: Calum provided some background information on CCG and the consortium team that delivered the Commonwealth Village and the subsequent regeneration area. He highlighted the importance of Glasgow City Council brief for the project as follows:

- To create an exemplar, sustainable, new mixed tenure residential quarter that integrates with existing and future communities and the infrastructure of the east end
- To create within, accommodation for 6,500 athletes and officials
- To deliver low carbon standards (2013 Regs: 60% carbon reduction on 2007 rates) and a decentralised energy strategy
- To deliver the highest standards of urban excellence and design

He highlighted the holistic approach to design, incorporating tenure blind housing, high quality garden areas, designing streets approach, sustainable buildings and integrated SUDS strategy.

He explained the delivery approach with specific reference to the use of modern methods of construction with the key benefits of this as follows:

- Designed for manufacture
- Zero waste process
- Precision engineered
- Rapid site erection
- Safer working practices
- Better use of management time
- Fewer defects

Calum noted the critical success factors of this projects were as follows:

- Shared vision
- Trust in robust local delivery
- Strong leadership, teamwork and collaboration
- Innovation was embraced and risk measured
- Design functions at city, district and street scale
- Successful amalgamation of place, price and product

In conclusion, he highlighted that regeneration projects are a marathon and not a sprint, there are ongoing challenges to the completion of the village development and in particular the establishment of a long term successful neighbourhood. However the project is a very successful Scottish example of high quality housing regeneration.

7.0 DISCUSSION

There was a very interesting discussion based on the presentations and the following key points were gathered from the meeting:-

- Strong feeling that there is a housing crisis and the current approach is not capable of solving the

problem

- Better quality, more consistent and agreed information is required on the need and demand for housing
- The benefits of high quality design and place making is a consistently strong theme across all professions
- It is necessary to depoliticise housing and get cross-party agreement on what needs to be done
- We need to address the issue of limited land supply for housing and give serious consideration to a land delivery agency
- There is a need to make best use of existing financial models and to establish new housing models to support delivery
- National Planning Framework should be more directive on the locations new housing and its links to infrastructure.
- We need to address the skills and material shortages
- A need for public sector and private sector to work together to put in place sustainable infrastructure design solutions

8.0 CLOSE OF MEETING

Linda thanked the speakers for their insight on the meeting topic and all present for their contributions to the discussion.

The next meeting of the Group will be on 4 February 2015 on the topic of Building Reuse.