

Cross Party Group on Housing

Wednesday 21 February 2018, 13:00 – 14:00

Minute of the Meeting	
	<p>Members Present</p> <p>Andy Wightman, MSP; Graham Simpson, MSP; Lynda Johnstone, TIS (Secretariat); Alistair Cameron, Scottish Churches Housing Action (SCHA); Ashley Campbell, CIH; Katie Dickson, Scottish Land & Estates (S,L &E); Craig Sanderson, Link Group; Diane Marr, Cyrenians; David Stewart, SFHA; Steven Tolson, RICS; Jeremy Hewitt, Scottish Federation of Housing Associations (SFHA).</p>
	<p>In Attendance: Non-members/Guests</p> <p>Jennifer Kennedy, Homes for Scotland, Nicola Barclay, Homes for Scotland; (Presenters) Craig Ormond, Mactaggart & Mickel (Presenter)</p>
1.	<p>Welcome and Apologies</p> <p>Andy Wightman, MSP opened the meeting and thanked everyone for attending.</p> <p>Lynda Johnstone, TIS noted apologies had been received from: Ben Macpherson, MSP; Jackie Baillie, MSP; Caroline Elgar, SAL; Gavin Dick, National Landlords Association (NLA); Susan Napier, Susan Napier Consulting; Wayne Mackay, Electrical Safety First; Pete White, Positive Prison; Gordon Nelson, Federation of Master Builders; Lesley Baird, TPAS; Andrew McCall, Salvation Army; Grant Carson, Glasgow Centre for Inclusive Living</p>
2.	<p>Minutes of Previous Meeting: 13th December 2017</p> <p>The minute was approved with no matters arising.</p>
3.	<p>Presentation</p> <p>Andy Wightman, MSP welcomed the speakers, noting that the presentation would be addressing Meeting Scotland’s Housing Need: The Practicalities of Development</p>

Presenters: Nicola Barclay, Chief Executive, Homes for Scotland and Craig Ormond, Director Mactaggart & Mickel.

A paper copy of the presentation was circulated. An electronic copy will be circulated with the minutes of the meeting.

The presentation covered:

- An outline of Homes for Scotland
- A look at Scotland's Housing Need
 - Scotland's population has increased to its highest ever total and the number of households being formed in Scotland continues to rise, the supply has failed to keep up
 - 16,904 new homes were built in 2016 –8,841 less than in 2007
 - 160,000 households on waiting lists, this chronic undersupply is having a severe impact on communities across the country
- The Impact as rents and house prices keep rising as demand outstrips supply:
 - children are living with parents for much longer
 - the housing prospects of our young people are rapidly diminishing
 - couples are putting off starting families
 - the "squeezed middle" faces even greater pressures
 - more stress is being placed on already stretched social housing providers as more households find themselves unable to either privately rent or buy
 - the aspirations of Scots (the majority of whom want to own their home) are being stifled
- The impact of housing over policy areas and the range of benefits on offer:
 - supporting sustainable communities and regeneration
 - tackling poverty

		<ul style="list-style-type: none"> • supporting employment, educational opportunities, local services and economy, health improvements, climate change • reduce overcrowding <ul style="list-style-type: none"> • Independent Commission on Housing and Wellbeing recommend an indicative annual national target for new house building up to 2020 of 23,000. <ul style="list-style-type: none"> • Development Timeline <ul style="list-style-type: none"> • Securing land – 5 years plus • Consents – 2 years plus • Build – 6 months plus • Selling – average 96 days on the market • Seven stages: <ul style="list-style-type: none"> ▪ Housing need ▪ Pre planning ▪ Planning ▪ Technical ▪ Procurement ▪ Construction habitation <p>Discussion:</p> <ul style="list-style-type: none"> • Chronic under supply with 160,000 households on waiting lists – impact on communities, young people and growing families. Housing has now flat lined showing no growth • In identifying land – 50% greenfield and 50% brownfield • Is there the opportunity for stages to run in parallel to speed up housing provision? Yes through a conjoined consent process. Local authorities prefer a sequential approach. • Place making design is often overturned by roads construction – competing interests
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4.	Applications for Membership of the Cross Party Group on Housing	None received.
5.	AOCB	Andy Wightman, MSP advised that members are requested to submit topics for discussion one week in advance of the next meeting to Jill Miller, TIS, email jmiller@tis.org.uk to allow the Convenor to allocate time within the meeting schedule.
6.	Dates of Next Meetings	<ul style="list-style-type: none"> • 19 September 2018 • 12 December 2018 <p>All meetings will take place from 1-2pm. Venues to be confirmed.</p>