

FEEDBACK TEMPLATE

This template is designed for those leading discussions on housing beyond 2021 to complete after the discussion to provide to the Housing Beyond 2021 Team in Scottish Government. The completed form should be sent to the Housing Beyond 2021 mailbox at: HousingBeyond2021@gov.scot

This template can also be used by others (e.g. those who were unable to attend a discussion) to provide their views but it must be routed through the relevant policy lead official in the Scottish Government. Unfortunately, we are not able to process unsolicited e-mails to the mailbox.

Please complete each of the three sections.

SECTION 1: PARTICIPANTS

Scottish Government officials present (if any):

Name	Unit / Team	Ext.

Please add more rows as necessary.

If no Scottish Government officials present, who led the meeting:

Name	Organisation	Phone / e-mail
Graham Simpson MSP		
Euan Leitch	Built Environment Forum Scotland	euan.leitch@bef.org.uk

Please add more rows as necessary.

Other participants:

Name	Organisation
Maureen Watt MSP	
John Mason MSP	
Alexandra Herdman	<i>Scottish Parliament</i>
David Gibbon	<i>Tenement Action</i>
Scott Geekie	<i>Tenement Action</i>
Annie Flint	<i>Tenement Action</i>
Alison McDiarmid	<i>Property Managers Association Scotland</i>
Professor Douglas Robertson	
Jocelyn Cunliffe	<i>RIAS Conservation Committee</i>
Jackie Timmons	<i>City of Edinburgh Council</i>
Andrew Milne	<i>DM Hall</i>
John Blackwood	<i>Scottish Association of Landlords</i>

Please add more rows as necessary.

SECTION 2: ABOUT YOUR DISCUSSION

Date:	13 November 2018
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HOUSING BEYOND 2021 – FEEDBACK TEMPLATE

Location: (e.g. Edinburgh)	Edinburgh
Style*:	Regular meeting
Series**:	Scottish Parliament Working Group on Maintenance of Tenement Scheme Property

* If the discussion was added on to a business as usual meeting, select “regular meeting”, otherwise choose the most appropriate description.

** If the meeting was part of a regular series of discussions, please provide the name of the series (e.g. XY Working Group)

SECTION 3: FEEDBACK

How to complete this section: please identify the main **theme** of the discussion (from the list in the **discussion document** at **Annex E**). If you discussed more than one theme, please reproduce the table below for each theme you discussed.

We do not need a full note of the discussion. Please try to provide as succinctly as you can a bullet point list of **ideas** for the vision or future options, **concerns** about current policy or practice or future proposals and **questions** for the Beyond 2021 Team either about the direction of policy or the process of engagement. It is useful if you can indicate whether these were widely shared in the group or from one or a minority of participants. They should be anonymous unless you agree otherwise with the participant(s). Please note that this material, or a summary of it, may be made published.

Theme:	Choose an item.
Ideas: (Suggestions for the future vision, themes or interventions – start, stop or modify.)	Introduction of statutory five-yearly tenement inspections, statutory sinking funds and statutory owners’ associations. Please see the working group’s minutes for further information.
Concerns: (... about current or future policy, challenges, trends.)	<p>It concerned the working group that the care & maintenance of existing housing is notably absent from the report. It perhaps reflects an absence of a strategic approach to property repair and there are particular challenges relating to communally owned property, tenements.</p> <p>It is regularly forecast that 80% of existing homes will still be in use in 2050 and it is therefore imperative that these be maintained in good condition to meet both fuel poverty and carbon emission targets. The Scottish House Condition Survey 2017 reports that just under half (48%) the housing stock now have disrepair to ‘critical elements’, rising to two-thirds (68%) of all pre-1919 dwellings suggesting a continued failure of owners to carry out maintenance and repair. While there is an</p>

	<p>understandable Scottish Government focus on the need for additional housing, the failure to address the condition of the existing stock is likely to result in a future crisis of much greater cost to the public purse if left un-tackled. If there is to be a genuine holistic approach to housing in Scotland, care and maintenance is a crucial part.</p> <p>The current funding for retrofit addresses building condition as a byproduct rather than a fundamental issue. Further, some retrofit schemes for whole properties under communal ownership will require all owners to agree to the work rather than a majority and this could hamper improvements to energy efficiency.</p> <p>The recent Glasgow City Council report on the Condition of pre-1919 stock highlights the extent of the problem, repeating the findings from 2006 of Safeguarding Glasgow's stone built heritage skills and materials requirements : facade surveys and building stone analysis and Our Crumbling Tenements in 2015. If GCC is undertaking further surveying to identify the extent of the problem, it would suggest that they cannot rely on SCHS data which therefore has implications for other local authority stock.</p> <p>The percentage pre-1919 dwellings classified as having disrepair to critical elements is the National Indicator for the State of Historic Sites on the Scottish Government's National Performance Framework which would suggest that this should be a priority.</p>
<p>Questions: (... about the process of developing the vision or route map or policy questions for SG to consider.)</p>	<p>How does the Scottish Government intend to strategically address critical disrepair in existing housing stock as a fundamental issue?</p> <p>Can the Tenement (Scotland) Act 2004 be amended to improve tenement maintenance?</p> <p>How accurate is the Scottish Government data on housing condition?</p> <p>In light of the NPF indicator, what direct action is the Scottish Government currently taking to reduce the percentage of pre-1919 dwellings classified as having disrepair to critical elements?</p>

If your discussion covered more than one theme, please copy the table above and complete it for each theme.

ENDS