

Initial Call for Evidence & Contributions RESPONDENT INFORMATION FORM

Please Note this form **must** be completed and returned with your response. To find out how we handle your personal data and any other information submitted, please see our [privacy policy](#).

Are you responding as an individual or an organisation?

- Individual
 Organisation

Full name or organisation's name

Built Environment Forum Scotland

Phone number

0131 220 6241

Address

125 Princes Street
Edinburgh

Postcode

EH2 4AD

Email

Euan Leitch

Infrastructure Commission *for* Scotland would like your permission to publish your consultation response. Please indicate your publishing preference:

- Publish response with name
 Publish response only (without name)
 Do not publish response

Information for organisations:
The option 'Publish response only (without name)' is available for individual respondents only. If this option is selected, the organisation name will still be published.
If you choose the option 'Do not publish response', your organisation name may still be listed as having responded to the consultation in, for example, the analysis report.

We may wish to contact you again in the future, but we require your permission to do so. Are you content for us to contact you again in relation to this consultation exercise?

- Yes
 No

Infrastructure Commission for Scotland

By email: initial.evidence@infrastructurecommission.scot

Infrastructure Commission for Scotland Scotland's Future Infrastructure Priorities Initial call for evidence and contributions

I write on behalf of the **Scottish Parliament Working Group on Maintenance of Tenement Scheme Property** for which BEFS and the RICS provide the secretariat function. The Working Group is convened by Graham Simpson MSP with Andy Wightman MSP and Daniel Johnstone MSP as Vice Conveners and the purpose of establishing solutions to aid, assist and compel owners of tenement properties to maintain their buildings.

2. Infrastructure has a key role in relation to an Inclusive Growth and Low Carbon Economy:
 - a. What are your views on Scottish Government's definition of infrastructure as provided in the Commission remit, and are there any additional elements that should be considered, or areas that could be omitted?
 - b. What contribution does each of the infrastructure categories identified make to achieving an inclusive growth and low carbon economy?
 - c. What role and impact does each of the infrastructure categories identified have on the drivers identified in the Commission remit and objectives?
 - d. What are your views on the relative importance and impact of optimising whole life asset capacity through investment in enhanced renewals and maintenance compared to investing in and developing new infrastructure?
 - e. To what extent and in what way can infrastructure act as a catalyst for change in a place; be that at a community, local, strategic or national level?
 - f. To what extent and in what way can infrastructure act as a catalyst for:
 - i. increased economic investment and growth?
 - ii. improved service delivery?
 - iii. improved community cohesion?

Housing being defined as infrastructure of the Commission is welcome and appropriate given that one National Performance Indicator of the Scottish Government's is "The percentage of pre-1919 dwellings classified as having disrepair to critical elements". Optimising whole life asset capacity through investment in maintenance should be at the heart of housing infrastructure as the key to a net-zero carbon Scotland, maintenance also being the financially prudent approach in the long term.

A serious shift in infrastructure investment to maintenance of housing would benefit SMEs within local and regional economies, guaranteeing long term employment opportunities while ensuring the fundamental prerequisite for social cohesion, the home, is in good condition.

3. The demand and need for the infrastructure assets included in the Commission remit is considerable and wide ranging. Across all the infrastructure assets identified:
 - a. What is your assessment of the current infrastructure stock in terms of quality of provision?
 - b. What is your assessment of the current infrastructure stock in terms of its capacity and fitness for purpose to meet current demand and needs?
 - c. What is your assessment of forecast future needs and demand for infrastructure and the key areas of change and development over a five and 30-year horizon?
 - d. What do you see as the priority areas for investment in order to enable these future needs and demands to be met?
 - e. Where do you see future convergence of need and demand having an impact across infrastructure classes?

The Scottish House Condition Survey 2017 reports that 50% of the housing stock now have disrepair to ‘critical elements’, with much higher percentages for pre-1964 dwellings suggesting a continued failure by owners to carry out basic maintenance and repair. While there is an 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. 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 SHCS data which therefore has implications for other local authority stock. Conversations with housing professionals across various local authorities confirms the perception that the SHCS stats do not accurately reflect the real levels of disrepair.

It is often estimated that at least 80% of these will still be homes in 2050 when their wind and watertight condition will be even more crucial to what we know will be an older population. Their physical ability to carry out maintenance will be impaired and they appear unlikely to be in the same financial situation that the current ‘baby boomer’ generation of retirees are. Making sure buildings are wind and water tight, and energy efficient while dealing with more extreme weather events and taking into account adaptations that may be necessary for the changing demographic means the need for financial support is therefore likely to become more acute as owners and, all housing, ages.

4. In relation to approaches to infrastructure assessment and prioritisation and across all the infrastructure assets identified:

- a. What is your view on existing approaches to evaluation and assessment of infrastructure in Scotland?
- b. What is your view of good practise approaches to evaluation and assessment of infrastructure internationally?
- c. What is your view of existing approaches to the criteria and principles for investment prioritisation in Scotland?
- d. What is your view of good practise approaches to the criteria and principles for investment prioritisation internationally?
- e. What is your view on existing approaches and methodologies that enable cross infrastructure sector evaluation and assessment to be undertaken, and also the potential for further development of such approaches and methodologies?
- f. What is your view on existing approaches and methodologies that asses impact at different spatial levels, and also the potential for further development of such approaches and methodologies?
- g. What is your view on good practice approaches to assessing and establishing the post implementation impact on the desired outcomes from infrastructure investment?

There are close to 900,000 properties in Scotland defined as tenements by the Tenement (Scotland) Act 2004 and issues arising from common ownership appear to make the maintenance and repair of these particularly challenging. The forthcoming recommendations from the Working Group seek to change owner behaviour in maintenance but it is clear that additional, state, support will be needed, particularly in areas of housing market failure and for individuals who find themselves property owners but with little income. Addressing tenement maintenance as a national infrastructure project would ensure that future Scots are more than adequately housed, that there is continuous employment and that the embodied energy of our existing built environment is not squandered.

Details of the Working Group, Minutes and Recommendations can be found [here](#).