

Built Environment Forum Scotland (BEFS) is an umbrella body for organisations working in the built environment in Scotland. Drawing on extensive expertise in a membership-led forum, BEFS informs, debates and advocates on the strategic issues, opportunities and challenges facing Scotland's historic and contemporary built environment. BEFS is a supporting member of the [Climate Heritage Network](#).

BEFS will be responding only to relevant questions of the consultation.

BEFS statement

BEFS supports action and initiatives that enable and support communities to benefit from their places and spaces. BEFS considers that the existing and historic built environment provides positive solutions across a variety of areas. Adapting, repurposing, and reusing our current building stock presents enormous opportunities for skilled employment, carbon solutions, good places, healthy town centres and more homes; solutions which provide benefits to economy, people and place.

Q1. b) One way Scottish Government could support the implementation of the proposed Community Wealth Building duty is to provide statutory or non-statutory guidance. Would this be helpful to partners in meeting the proposed duty?

Yes

Q2. b) Are there specific actions required to advance delivery of the items contained within the Shared Policy Programme outlined on page 11?

In relation to 'working within and developing procurement practices to support local economies, including Small and Medium sized Enterprises (SMEs) and micro-businesses, and improved access to training and labour markets for disadvantaged communities and individuals' BEFS would refer to the Shortage Occupation List (SOL) for the construction and hospitality industries.

'...five roles were recommended to be added in relation to the construction industry. The government has accepted these recommendations in full.

The following roles are expected to be added to the SOL before the summer recess:

- 5312 (Bricklayers and masons)
- 5313 (Roofers, roof tilers and slaters)
- 5315 (Carpenters and joiners)
- 5319 (Construction and building trades not elsewhere classified)
- 5321 (Plasterers)

Stone Federation says it is continuing to speak with representatives from the various masonry training colleges, CITB and other stakeholders to help bridge the skills gap in the industry in the UK.

Tim Balcon, CITB Chief Executive, says: “The inclusion of in-demand construction occupations on the Shortage Occupation List is an important step in bridging the current skills gap identified in CITB’s recent Construction Skills Network report, as construction rebounds from the pandemic.

“We will continue to work in partnership with government and the construction industry to grow the skills of the domestic construction workforce and create a dynamic migration system to ensure industry is able to deliver its pipeline of work.

“We also look forward to working with government on ‘returnership’, following the Chancellor’s announcement on Wednesday.”

‘Returnerships’ are intended to encourage retired people, especially those who have taken early retirement, back into work.’

Q5. Are there ways in which the law could be changed which are not already covered in the proposals for the Land Reform Bill to advance the land and property pillar of Community Wealth Building?

Yes

BEFS supports the introduction of Compulsory Sale Orders in the Land and Assets pillar, and would reinforce the view of the Community Ownership Support Service that it is a ‘*potentially powerful tool, particularly in urban Scotland to help address dereliction and unproductive land - land banking etc.*’ However, as much was made of the introduction of CSO in the last parliamentary term this discussion within the consultation could be viewed as a backwards step.

Further recommendations include that appropriately constituted community groups should have the right to ask their local authority to trigger a Compulsory Sale Order - an addition to the existing community right to buy legislation to ensure that communities can still have the autonomous option to move things forward.

In conjunction with the [Scottish Land Commission, DTAS](#) ran an award winning 2-year pilot programme to support communities take on vacant and derelict sites. The programme was successful at addressing smaller scale sites – often in built up areas/town centres; learning from this that could be developed upon to improve the approaches taken to address vacant and derelict sites – particularly those smaller sites that have a disproportionate impact on communities.

Q6. Are there ways in which the law could be changed to advance the inclusive ownership pillar of Community Wealth Building?

Don't Know

BEFS would advocate for greater transparency on planning gain and increased resourcing for community skills in relation to planning.

Q.7 Are there ways in which the law could be changed to advance the finance pillar of Community Wealth Building?

Yes

Building Community Wealth in Scotland

09 May 2023

BEFS would highlight the work of the Tenement Maintenance Working Group <https://www.befs.org.uk/policy-topics/buildings-maintenance-2/> and the group's exploration of shared maintenance and repairs, including Development Management Schemes (part of Tenements (Scotland) Act 2004, Duty to Maintain standards and bank accounts for owners associations.

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BEFS responses to a number of Consultations in relation to the Built Environment can be found at:

<https://www.befs.org.uk/resources/consultations/>

RESPONDENT INFORMATION

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The Scottish Government would like your permission to publish your consultation response. Please indicate your publishing preference: **Publish response with name**

We will share your response internally with other Scottish Government policy teams who may be addressing the issues you discuss. They may wish to contact you again in the future, but we require your permission to do so. Are you content for Scottish Government to contact you again in relation to this consultation exercise? **YES**

I confirm that I have read the privacy policy and consent to the data I provide being used as set out in the policy. **I CONSENT**