

LOOKING FORWARD TO HOUSING

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Governments, organisations and individuals think about the future

- ▶ Usually complicated
- ▶ Range of techniques: econometric models to witchcraft
- ▶ Time horizons differ (will take 5 and 25 years here)
- ▶ Only certainty is uncertainty but

FUTURE

Several white lines of varying lengths and slopes are positioned in the bottom right corner of the slide, creating a modern, abstract graphic element.

FUTURE THINKING

- ▶ In shorter time scales deal with predictable probabilities: and plan
- ▶ In longer term, dealing with possibilities, disruptions: can imagine
- ▶ What was anticipated in 2000? GFC? GHA? Brexit?
- ▶ 2 'revolutions' since 1980; towards the non-council sectors: rental

Planning and imagination quite different capacities: firmness and focus v nimbleness and creativity. Need to do both!

Scottish housing better at the former than the latter?

Need to think about both housing system outcomes and policy choices. Reflection suggests to 2025 similar to last 5 years

- ▶ Slow economic growth (uncertainty), low wage jobs and inequality
- ▶ House prices, rents will rise where growth (housing system unfixed)
- ▶ Renting will rise
- ▶ Policy resources for SG will be problematic (low tax growth) (UK mess)

At the same time

- ▶ Persistent poverty and exclusion continue at much same scale
- ▶ Ageing population and provision gaps (predictable since 1980's) grow
- ▶ Symptoms (and costs) of climate change (predictable since 1970's) up

AND FOR THE LONGER PERIOD, IMAGINE

NEAR FUTURE

- ▶ Disruption of international relations, most obviously China v USA tussle and EU instability will reduce trade and growth
- ▶ Economies will become more local and slower growing
- ▶ Emergence of measures to reduce global warming (carbon tax, limits on air travel etc) will reinforce the localisation of lives
- ▶ Population ageing will continue, late baby-boomers demise may lower prices
- ▶ Patterns of consumption will shift
- ▶ With new transport technologies and growing reliance on public transport accessibility to work, services will matter even more
- ▶ There will be pressures to raise local policy autonomies (devolve from Edinburgh) and enhance local democracy

The global-local balance will shift, but thinking must not be inward looking

LONGER TERM

Need to think long term now, as housing endures (as do associations), otherwise make mistakes, e.g.

- ▶ Crude rent controls and regulations in the next five years will make things worse in the long term
- ▶ Housing 'rationed-out' buyers in build to rent homes will make their futures more difficult

Need clarity on system and roles requires

- ▶ SG more stable housing market (agree, but tools!), new focus on land
- ▶ Associations mission?

RETHINKING ROLES AND POLICIES

Don't forget your past (don't let politics forget it either), know your present somewhat better, but grasp the future, for there are key roles.

Spell out the mission ('housing choices and inclusive growth for all'?) and carve out key roles

- ▶ Creative, disruptive agents for local change with key roles
 - ▶ Integrating the least advantaged into inclusive growth strategies
 - ▶ Re-engineering housing (wealth), care and health in old age
 - ▶ Creating pathways into home-ownership for younger households
 - ▶ Shaping energy descent within local communities

BE OUTWARD AND FORWARD LOOKING AND IMAGINE STRONGER ROLES.

SHAPING FUTURES: ASSOCIATIONS AND COOPS

GOOD LUCK,
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READ SHAPING FUTURES REPORT
<https://shapingfutures.gla.ac.uk/wp-content/uploads/2019/03/ShapingFuturesChangingtheHousingStory.pdf>

FINALLY,

