

An aerial photograph of a dense residential area, likely in Scotland, featuring a mix of terraced houses and larger apartment blocks. The image is overlaid with a semi-transparent blue filter. The text 'sfha' is prominently displayed in the upper center in a bold, yellow, lowercase sans-serif font.

sfha

**Scottish Federation of
Housing Associations**

We are housing Scotland

Delivering for Today – planning for the future

- The importance of delivering quality affordable housing and its wider benefits
- Reflect on the 50,000 homes and what's next?
- How might we develop housing of different forms and tenures to meet different needs

The importance of Quality

Making new homes attractive and desirable to live in

- Cost effective investment
- Repairs and maintenance
- Warm and more affordable to live in
- Fire safety
- Lifetime housing & TEC

Existing homes important too – adaptations

Regeneration – improving whole community

Progress on the 50,000

- Half way through largest programme of investment
- On track to deliver the 35,000 funded target
 - New homes will not meet the range of needs
 - HAG levels enabling quality for both urban & rural
 - Development challenges remain – land & infrastructure
 - Need to have certainty for planning ahead
- Still 160,000 on waiting lists, lack of accessible housing

Wider benefits of 50,000 homes

- Social – addressing homelessness, delivering health and well being, wider benefits to tenants from housing association services, child poverty
- Economic – generates additional private investment, jobs and training, local companies & spin offs from local investment
- Environmental – high energy efficiency standards, more renewable heat and power, healthy lifestyles - active travel and community growing schemes?

But need to evidence benefits and get buy-in

- CSIC Partnership and Innovation work
- Research by SFHA & our members
- Demonstrate impact to Scottish Government – cost effective & value
- Build political consensus & link with local MSPs
- Build relationships with other stakeholders

Why we need to be thinking about Post 2021 now

- The current programme won't solve our housing shortage
- We need a new programme – properly funded & at scale
- We need to think about who needs to be housed, demographic changes and affordability, new housing in every community, urban & rural where there are needs

Our SFHA contribution to the Beyond 2021 consultation

- Don't just need more homes – need to positively reframe the system
- Genuinely affordable housing on equal terms with private rent and ownership
- Property ladder a failed concept
- Property democracy – reframe housing through the lens of social justice

Think about new tenures?

- Already innovative thinking Mid Market Rent
- Co-housing
- Intergenerational housing
- New forms for equity release

Together we're housing Scotland

- Our members provide the homes Scotland needs from generation to generation, reinvesting their money in the homes and services people want and doing what other housing providers can't.
- Its housing with a social purpose that makes a real difference to people and places.
- We need a property democracy – with a level playing field of housing options and choices with tenure neutrality in terms of standards and quality, public perception and access.

