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SFHA Development Conference 2019

Increasing Supply & Meeting Need

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PAS



PAS: Introduction

We are a charity and social enterprise. For the last 25 years, we have been helping individuals and community groups to get involved in the planning system.

Charity & social enterprise

Volunteer-led

Impartial & independent



In the last 12 months, our 400 volunteers have given 3 years' worth of time, skills and experience



PAS: How We Help

Advice

- Free, impartial and confidential planning advice: visit our website to submit your enquiry

Skills training

- Training on the planning system for Community Councils and elected members
- Community engagement skills training for planners and communities

Inclusive

- Making decision-making processes more open and inclusive
- Involving young people and other seldom-heard groups

Supporting community visions

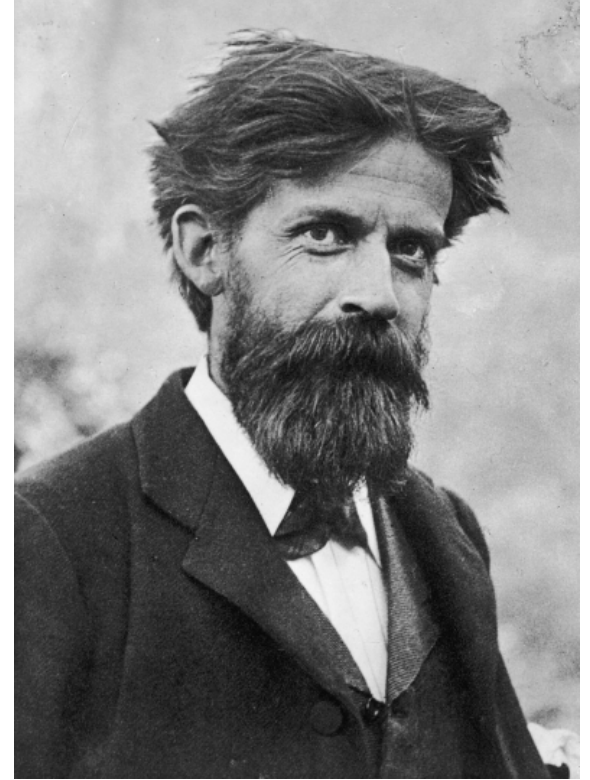
- Working with communities to articulate their vision and develop community-led plans for improvement
- Supporting local authorities and public bodies to improve public participation in decision-making



“Town planning... if it is to be successful... must be folk planning.”

Patrick Geddes

Biologist. Town planner. Geographer. Sociologist.
Environmentalist. Philosopher. Cultural champion.
Anarchist. Free Churchman. Educator.



Current Context

- Homelessness
- Social isolation and loneliness
- Demographic changes
- Affordability
- One size fits all?

In 2017, a household was made homeless every 18 minutes with 34,972 homelessness applications

Empty homes:

- 37,000 (Scottish Government)
- 80,000 (National Records of Scotland)
- Over 100,000 (unoccupied, long term and under-used)
- 58% vacant for more than 12 months

Scottish Empty Homes Partnership

- Over 3,200 brought back into use since 2010
- 3.05% of homes are empty out of total number of properties

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- Loneliness increases the likelihood of mortality by 26%
- Lacking social connections is a comparable risk factor for early death as smoking 15 cigarettes a day
- Worse than well-known risk factors such as obesity and physical inactivity
- Over 9 million people in the UK – almost a fifth of the population – say they are always or often lonely
- Over half (51%) of all people aged 75 and over live alone
- 59% of adults aged over 52 who report poor health say they feel lonely some of the time or often, compared to 21% who say they are in excellent health

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- In Scotland, the over 65 age group is growing four times faster than the general population
- In twenty years' time, the number of people aged 80 and above will double, and the number of people over 90 will triple

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- Average house price Scotland £153,309
- Average price in Edinburgh: £334,164
- Median price in Edinburgh: £265,000

Current Context

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- Social isolation and loneliness
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- Changing needs of an actively aging population
- Young people entering property market
- Reducing inequalities
- Gypsy/Travellers
- Perception of need

Mind Your Language



Front-loading



Affordable

'Unaffordable' Edinburgh risk London's housing crisis, war

Shelter Scotland says hundreds of families spend months
stuck in inadequate B&Bs



limit lettings offered in Edinburgh to 90 days a year. Photograph: Alamy

Britain's housing crisis is a human
disaster. Here are 10 ways to solve it



Private renters and young 'worst hit' by housing crisis

▲ Home truths ... a group of mothers, Focus E15, occupied empty
Newham. Photograph: Jess Hurd/reportdigital.co.uk
Rising house prices have been willed by pu
decades. The fallout for families, commun
been severe
"Every day I cry," says an activist on a stall



Crisis

Participate and Influence



Participate and Influence

Children's Tracks - Norway



3. step, describe your neighborhood with «stickers»!



Participate and Influence

Bridging the Gap

Creating opportunities for young and older generations together to improve their places.

Active citizenship

- Who is participating?
- Who is missing?
- How are they involved?
- Understanding civic structures
- Political processes
- Linking place with wider goals

Projects

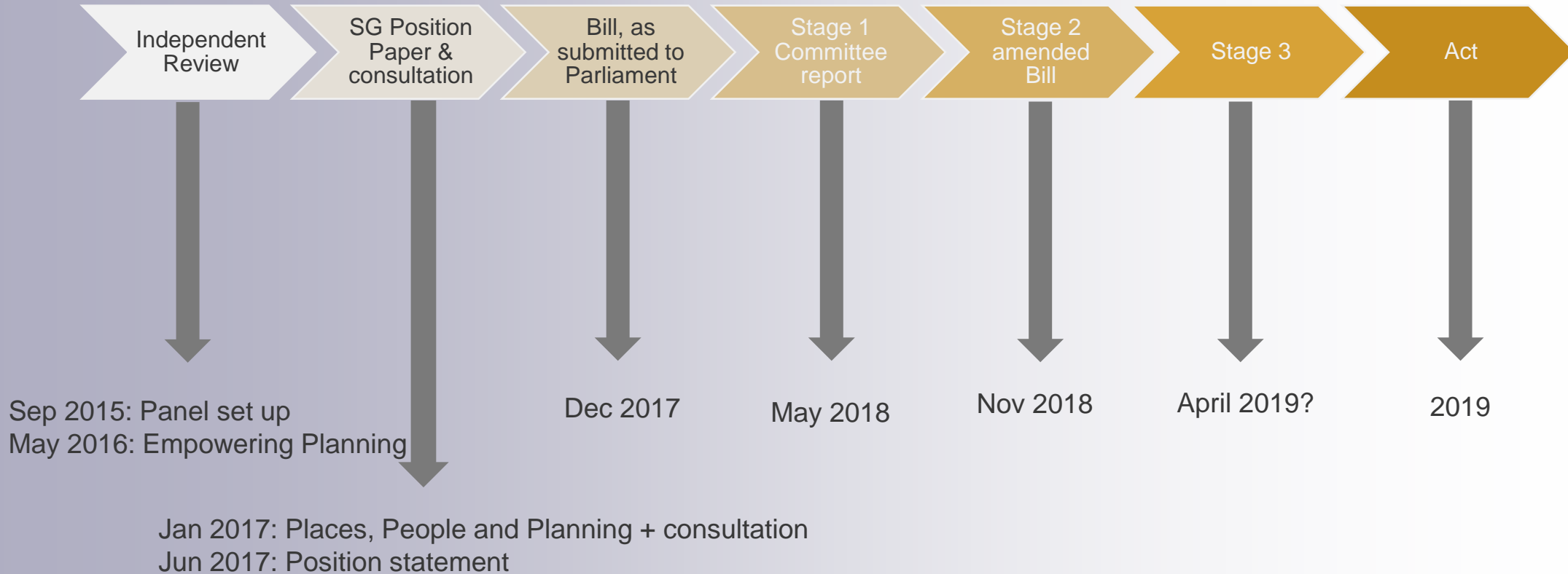
- Place Standard digital app
- Patrick Geddes Learning Festival
- Town centre masterplan
- Planning Bill – new legislation
- School estates project
- European youth summit



Opportunities Ahead

- **Planning Bill**
- **Community-led plans**
- **Community-led housing**

Planning Bill



Planning Bill

- National Planning Framework
- Local Development Plans
- Land Value Capture
- Planning applications
- Local Place Plans
- Training & skills / Resourcing
- Early, meaningful participation



Planning Bill

- Secondary legislation and guidance
- National Planning Framework 4
- Scottish Planning Policy
- Alignment with other strategies



Community-led Plans

- Community Land Use Plan
- Local Place Plans



Community-led Housing

Creating intentional communities

Custom, self-build and co-housing initiatives



Camphill, Aberdeen (started 1939)



Findhorn Community (1962)



Community-led Housing



In Europe, self-build is 50% of production and housing cooperatives are 10% of production, funded by mutual finance.

Sweden: Co-housing represents about 18% of total housing stock

Most of Europe: Co-housing represents about 10% of total housing stock

UK: Co-housing represents less than 0.5% of total housing stock

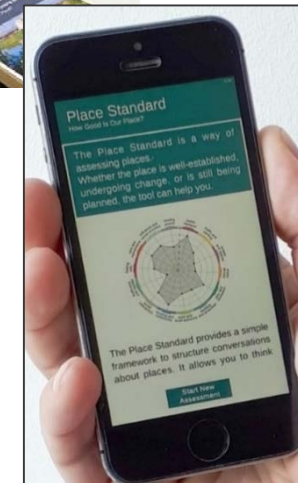
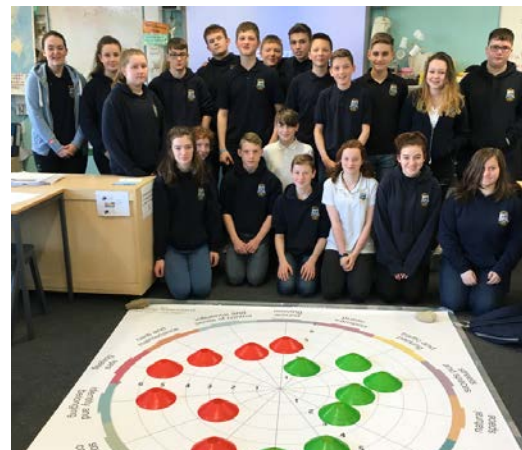
Community-led Housing



Community-led Housing



Improving Place Through Participation





Thank you!

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