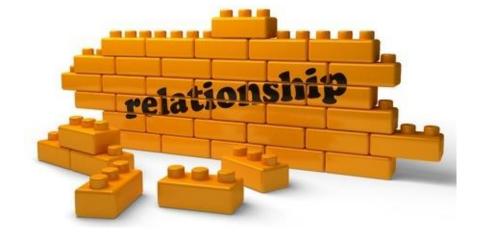
# Working together to build enough homes for Scotland

Nikola Miller, Principal Planning Advisor Homes for Scotland



# The Homes for Scotland approach

- All-tenure approach
- Collaborative approach





## Wider benefits of home building

### **Supporting Economic Growth**







£3.2bn Direct, indirect + induced GVA (2013)\*

## Supporting and Creating More Jobs

The home building industry supports 63,260 jobs, comprising of:







4.1 Total jobs for every home built



Apprentices

16-24 year olds

## Resident Expenditure





expenditure

reduction in

homes

Supporting a overcrowding

Supporting sustainable communities

Improving access

to fit-for-purpose

& energy efficient



of construction waste recycled

planted or

retained

50%

Just over half

of new homes

developed on brownfield sites

135,000

trees and shrubs

## **Social Benefits**





£78m one-off first occupation

## **Public Finances**



£139.3m of Tax Paid Including Land + Building

Transaction Tax, Corporation Tax, NI and PAYE contributions



£83.7m Section 75 contributions Including investment in affordable housing, education, leisure / community facilities & infrastructure



improved health & education outcomes through delivery of high quality homes

receipts







## **INCREASING SUPPLY TO PRE-RECESSION LEVELS OF 25.000** HOMES PER ANNUM WOULD GENERATE A FURTHER:



£1.9bn Increase in economic output

38,400 extra jobs (direct. indirect and induced)

£203m more annual resident expenditure

£84.4m more tax paid nationally

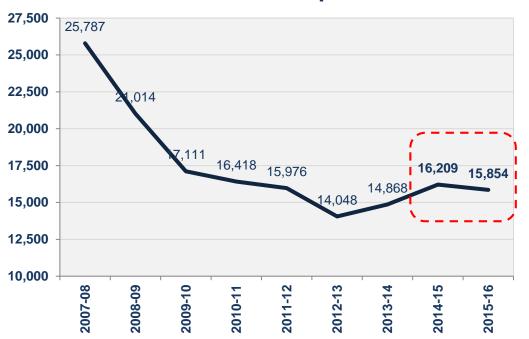
£9.3m more council tax paid locally

£50.7m extra investment in local infrastructure

@Analysis taken from The Economic and Social Benefits of Home Building in Scotland, produced by Nathaniel Lichfield & Partners on behalf of Homes for Scotland \*Economic output figures are based on 2013 data (latest available) in absence of 2014 figures,

# A Shared Understanding...

## **Financial Year Completions**





# How many is enough?

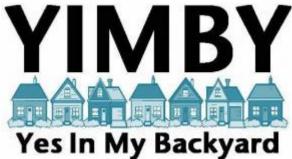


10% year on year growth to return to 25,000 homes per annum within this Parliament



## Where should we build?







## A Shared Understanding...

- Why we need more homes
- Wider acceptance of the need for more homes
- The context:
  - increasing population & life expectancy
  - ageing population living longer in own home
  - continuing decrease in household size
  - continuing public sector austerity









# Working together

- Concordats
- Housing Land Audit Process
- Positive relationships
- Work to do:
  - education infrastructure
  - effective land supply







# Better system, more delivery?

- Delivery of homes at the heart
- A collegiate approach
- Clear targets
- Place plans
- Culture
- Leadership and resourcing







## A Golden Thread...

delivering new homes
should be a golden thread
running through the
planning system



