

The Housing Scotland Bill 2025



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The Housing (Scotland) Bill 2025

What Do We Know?

Scotland's Housing Festival
4th March 2025

Dr John Boyle
Rettie & Co



Much of the Bill is Uncontentious

Part 2 – Addresses legal proceedings regarding tenants’ rights, requiring FTT and courts to consider delays in eviction orders. Also changes how damages for unlawful eviction are calculated.

Part 3 – Introduces new rights for tenants, including ability to keep pets and make alterations.

Part 4 – Encompasses various changes affecting tenants, including reallocating unclaimed deposits to a fund to support private tenants and to make it easier for a single joint tenant to end a joint tenancy.

Part 5 – Focuses on homelessness prevention, including a requirement for public bodies to identify individuals at risk and take proactive measures to intervene and prevent homelessness.

Part 6 – Addresses miscellaneous matters, including changes to fuel poverty reporting and consultation requirements.

But Not Part 1!

Part 1 – Proposes measures to regulate rent conditions and prevent unjustified increases in the PRS. LAs have to periodically assess rent conditions in their areas and Ministers have the power to designate rent control areas. Rent controls will apply within and between tenancies.

In areas where a rent control is designated, a cap of CPI+1% up to a max of 6% will be set. (The Bill previously made provisions for this to be 0%).

The cap is to apply within and between tenancies.

There may be exemptions for certain properties or to allow increases above the cap in certain circumstances. Consultation ongoing on this.

Industry Issues

Rents can be below market value for many reasons – difficult now for them to catch-up.

No guarantee of making CPI+1% over the longer term (rents go down as well as up).

Will disincentivise new supply, including affordable housing.

Will disincentivise upgrading and improving rental property.

Difficult to plan ahead – rent controls not likely to be introduced before 2027.

Possible Solutions

Landlords to be permitted to reset rents to market levels if previous rent was 10%+ below market rate.

If landlords invest in property improvements between tenancies, they should be allowed to increase rents to reflect improvement costs.

Exemptions for new build (don't legislate against new supply in a housing emergency). But possibly less needed if above granted.

Next Steps

Unsure on timeline on exemptions consultation.

Scottish Govt has suggested that it will not accept any amendments until after the consultations on exemptions is completed.

Govt intends for Bill to be completed by Summer recess, but more likely by Sept/Oct. (Stage 3).

Exemptions will likely be dealt with through secondary legislation, i.e. not subject to meaningful scrutiny and could be changed more easily, creating more uncertainty.

Could it go into the 'long grass' before the election?

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Lunch break

Time to network and speak to your
exhibitors



SCOTLAND'S
HOUSING
FESTIVAL

Homes for Life



Angela Currie
Chief executive,
Hanover Scotland



Vikki McCall
Professor of social policy,
Stirling University



Angela Currie

Chief Executive

March 2025





Housing Emergency

Housing Emergency Portrayal



SCOTLAND'S HOUSING EMERGENCY

'Beyond belief': Scotland spends £720m putting homeless in housing limbo



HOUSING EMERGENCY REPORT CARD

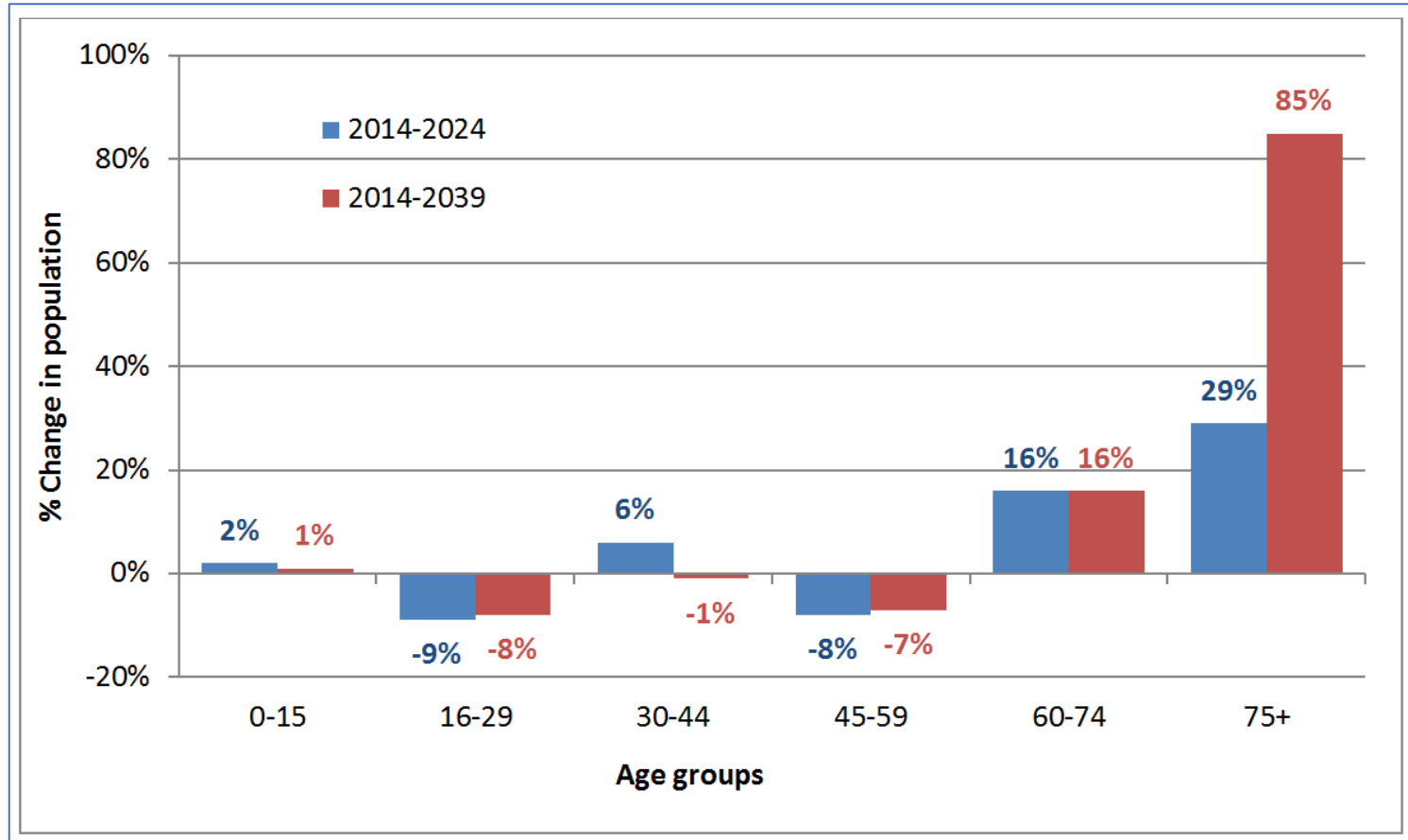
Name: Scottish Government

Date: June 2023

HOMELESSNESS		
Open homeless applications	UP	●○○○
Households that have slept rough	DOWN	○○○●
Households becoming homeless	UP	●○○○
TEMPORARY ACCOMMODATION		
Households trapped in temporary accommodation	UP	●○○○
Children trapped in temporary accommodation	UP	●○○○
Average time spent in temporary accommodation	UP	●○○○
SOCIAL HOUSING		
Scottish Government social housing budget	-16%	●○○○
Scottish Government has committed to deliver 77,000 social homes by 2032, equivalent to 7,700 per year.	Actual social homes delivered from 23 March to 31 March 2023: 9,121	○○○●

Sources: Affordable Housing Supply Programme - More homes - gov.scot (www.gov.scot); Homelessness in Scotland: update to 30 September 2022 - gov.scot (www.gov.scot); Homelessness in Scotland: 2022/23 - gov.scot (www.gov.scot); Housing Statistics for Scotland Quarterly Update: New Housebuilding and Affordable Housing Supply (published 27 June 2023) (www.gov.scot).

Two Major Issues No 1. Huge Increase in Older People

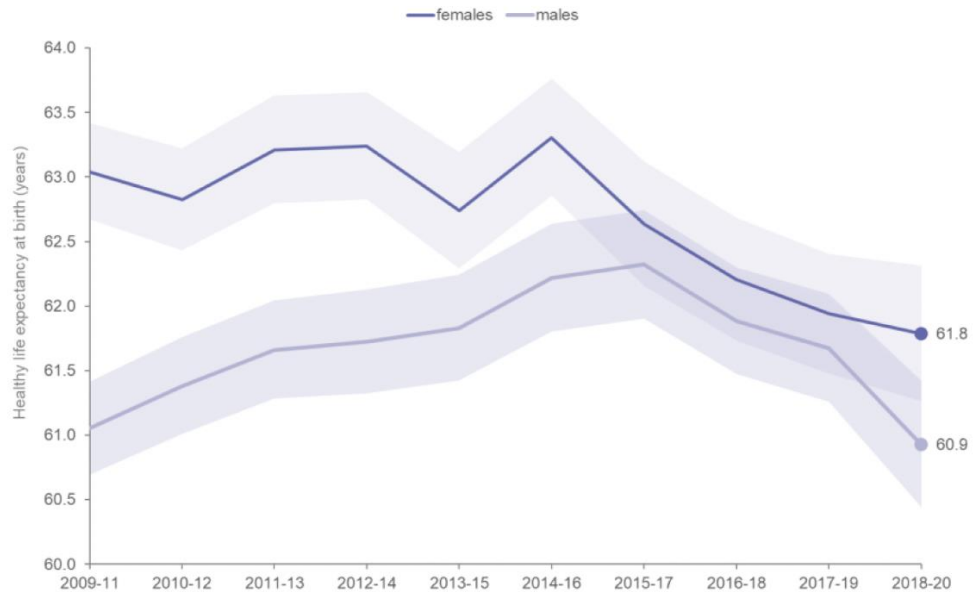


Scotland has the **widest health inequalities** in Western Europe

- the gap between rich and poor is **widening**
- Life expectancy is, on average, 12 years lower in the most deprived decile of the Scottish population compared with the most affluent
- The gap in healthy life expectancy is even larger than this, meaning that people living in the most deprived areas spend over a decade longer in poor health compared with those living in the least deprived areas, before dying prematurely

Healthy Life Expectancy – the Age You Get Illnesses

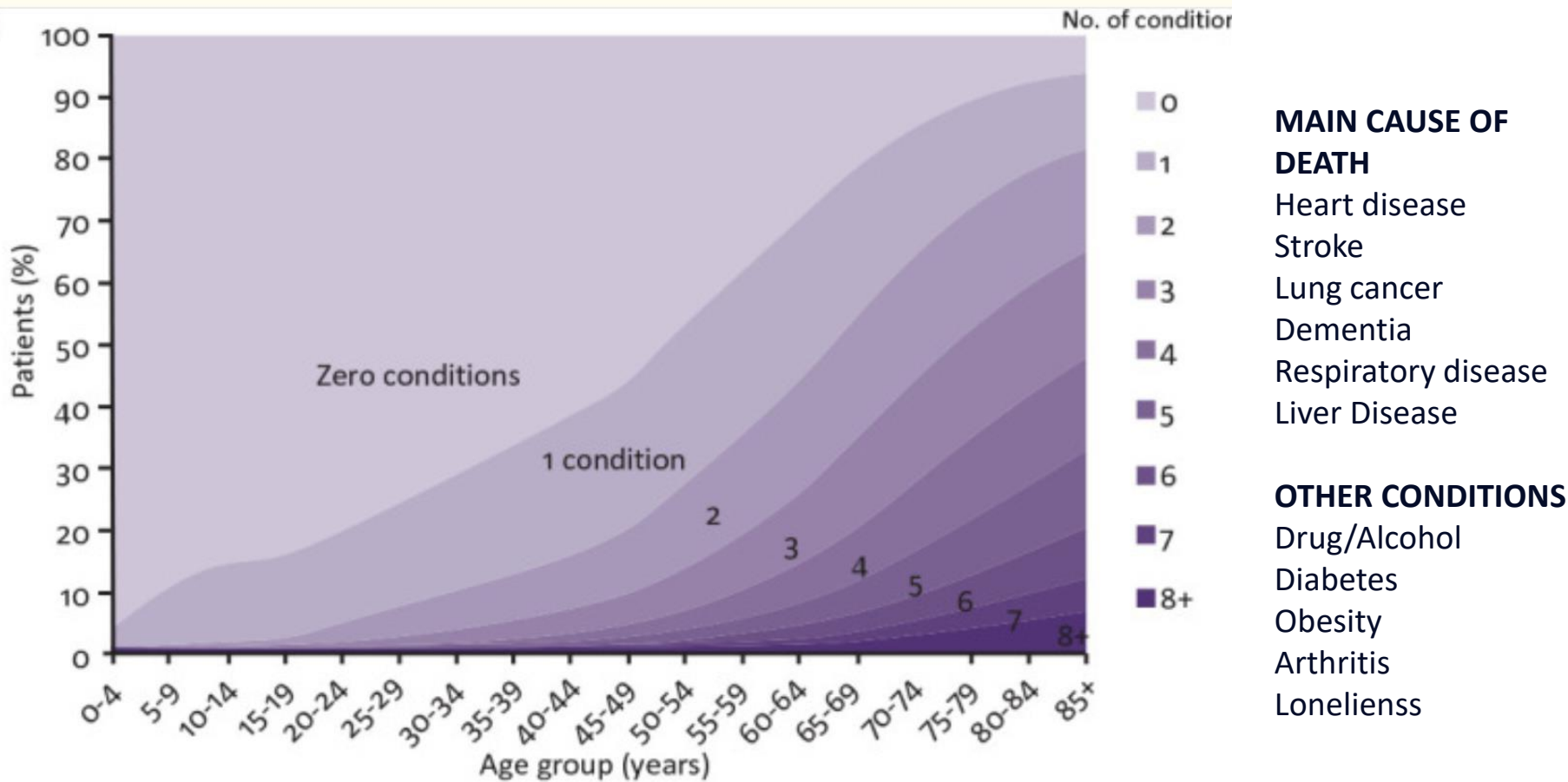
Figure 5: Healthy life expectancy at birth in Scotland, 2009-2011 to 2018-2020



* The shaded area shows the upper and lower 95% confidence intervals.

Multiple Morbidities – What a Term!

a



So we know 3 irrefutable facts:

- We start to get diseases in our early sixties and it only declines
- You'll get more diseases and quicker in areas of deprivation
- There's going to be loads more of us in that group!



Strategic Response



77 pages

Strategic Actions:

- **Review of Design Standards:** The strategy commits to reviewing the "Housing for Varying Needs" design guide, which provides standards for new-build properties to accommodate the needs of older adults, disabled individuals, and wheelchair users.
- **Scottish Accessible Homes Standard:** A new building standard will be introduced to ensure all new homes are designed with high accessibility, enabling easy adaptation to meet diverse needs.
- **Increased Supply of Accessible Homes:** Efforts will focus on boosting the availability of accessible and adapted homes, particularly for younger disabled individuals who currently face limited housing options. [Scottish Government](#)

Planning and Integration: The National Planning Framework 4 (NPF4) will support the development of quality homes by private developers that meet diverse needs. The planning system will help to make more accessible homes available by assisting in delivering **all-tenure wheelchair housing targets** and promoting homes that can adapt as people's needs change. [Scottish Government](#)

Telecare Alone can make huge saving for health and social care.....

The unit cost associated to each benefit category is shown below in Table 8.³³

Unit Type	Cost per unit	Source
Care Home Bed Day ⁴	£89	Scotland Excel Framework
NHS Hospital Bed Day	£382	Personal Social Services Research Unit (PSSRU) 2016
Sleep Over Night	£91	Personal Social Services Research Unit (PSSRU) 2016
Ambulance Callout	£98	Personal Social Services Research Unit (PSSRU) 2016
Home Care Visit	£10	Newhaven Research 2011
GP Visit	£49	Personal Social Services Research Unit (PSSRU) 2016

Table 8: Benefits unit costs



The Size of the Gap?

Supply Gap – Housing with Care model

Supply of Housing-with-Care in Scotland Today



The population over 65s in Scotland stood at **1,073,761** in 2021

This population demographic is expected to increase to **1,378,705** by 2036, a 28% increase

Currently there are **3,782** Housing-with-Care units and **5,174** bedrooms (Mostly a mix of 1 and 2 beds)

Assuming one person needs one bedroom and demand for Housing-with-Care is 5% (In line with other developed nations) then the current supply gap stands at **48,514** units

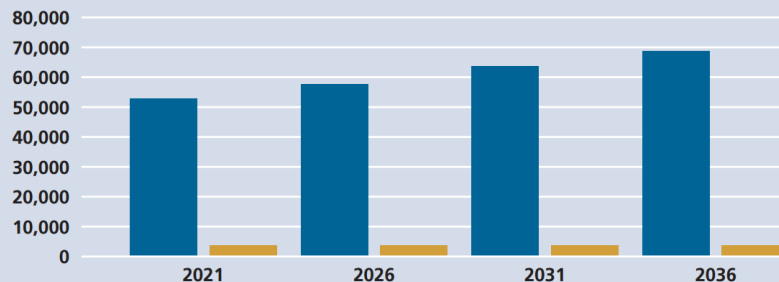
This means that **4,251** properties are required to be built per annum till 2036 if we are to come in line with supply in other developed nations

This equates to **28** villages per annum assuming an average village is **150** units

*BNPPRE and EAD enhanced sheltered housing and extra care housing in Scotland vs population of over 65's in Scotland

Supply Gap demand level 5%

- Pop 65+ (5%)
- ES + EC properties



*Graph shows increase in supply gap as the population of over 65's grows. The population of over 65's is projected to grow 28% in the next 15 years if no new Housing-with-Care stock is built. Demand level is set at 5%, which means the blue bars denote 5% of the total number of over 65's in Scotland at the time.

A 2018 report on housing issues affecting disabled people by the Equality and Human Rights Commission set out a summary of the position in Scotland. The report highlighted that:

- 61,000 people need adaptations to their home.
- Approximately **1% of housing** is fully accessible for wheelchair users.
- 10,000 disabled Scots are on housing waiting lists

By 2040, it is projected that there will be over 730,000 people in Scotland aged 75 or over.

This will put much greater demand on housing and health and social care services to help people to live independently at home and our response must match the scale of the challenge.

The number of disabled people is expected to rise too.

Research by Horizon Housing in 2018 projected an **80% increase in the population of wheelchair users** by 2024.

Supply Gap – Census Data on Population Change



Age Band	2011	% of all households	2022	% of all households	Overall Increase
Aged 55 to 64	137,171	6	177,752	5	40,581
Aged 65 to 74	130,150	5	166,447	5	36,297
Aged 75 and over	181,717	8	209,047	7	27,330
Total Households	2,372,777		2,509,269		104,208

Single households are a smaller proportion of Scotland's Overall Household since the last census Increase is huge as there are now **104,208** more single person households in the 55 and over age group.

Supply Gap – Accessible Homes



Older People Specialists	Blackwood	Bield	Hanover	Trust	Viewpoint
	1552	4393	4491	3752	1309

15,497 homes in the RSL Specialist Sector for older people

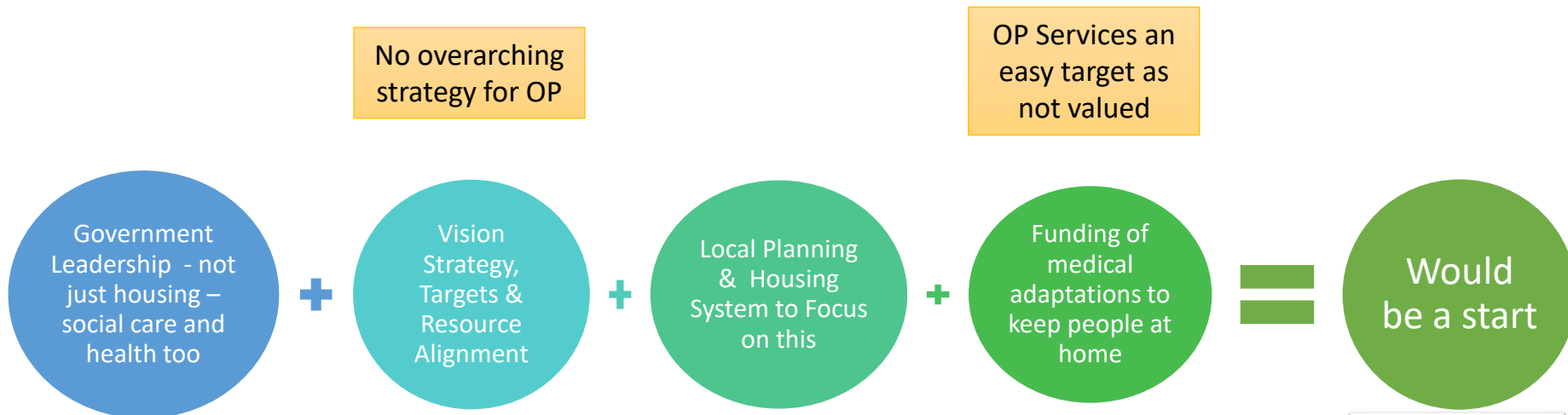
- ?? In more general RSL Sector
- ?? In Local Authority Sector
- ?? In private or Private Rented Sector

Many lost through RTB – some protected but was a small proportion to begin with



Solutions....?

What Do We Need Strategically?



No overarching strategy for OP

OP Services an easy target as not valued

Silo approach at present

Development Plans & LHS don't have a strong focus on OP



What Do We Need as a Population?

Incentivise downsizing

Provide information of options online

Education for the people that end up helping us as we age

Awareness & Prevention



One Stop Shop Information Point



Duty to Plan Ahead – linked to Pension Planning



Educate health and social care professional



Start a whole new movement to talk about it and educate ourselves

Stay healthy & mobile as long as you can

Have a national system to force individuals to plan ahead

- How many older people live in larger homes in your area?
- How many live alone and might be lonely or isolated?
- How many would consider a move?
- How many family homes would this free up?
- Join me to campaign for a fresh approach.

A photograph showing several hands of different skin tones raised against a light blue background. The hands are positioned at various heights and angles, suggesting a group of people participating in a discussion or activity. The lighting is soft and even, highlighting the natural colors of the skin.

**Questions, Comments,
Reflections.....**

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Homes for Life



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