

# Conference Welcome



Callum Chomczuk  
Director, CIH Scotland



Pennie Taylor  
Journalist and broadcaster

# Leaders and how they succeed



Tom Barclay  
CEO, Kingdom Group



Nicola Sturgeon  
Former First Minister and  
MSP, SNP

# Refreshment break

Time to network and speak to your  
exhibitors

# What does a new UK Government mean for the Scottish Housing Sector



Ilene Campbell  
CEO, Tenants  
information service



Gavin Smart  
Chief executive, CIH



Daisy Cross  
Head of future  
retail markets,  
Energy UK

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One of the things that makes the heartbreak so difficult is knowing that some of us raised concerns about safety before the fire, **but we were ignored.**



# Key lessons learned

Provide a **wide range of opportunities** for tenants to influence and scrutinise services.

Provide **accessible information** to meet the diverse needs of tenants.

Place residents **at the heart** of decision-making.



# The Scottish context

Legal framework for tenant participation.

Tenant-led scrutiny model that works well.

Quality assurance.



# What we need to do

Housing should be a **priority for all political parties** - cannot keep passing all investment onto rents.

Find solutions that **alleviate poverty**.

Meet the needs of our communities.

Talk to tenants and home owners now about **decarbonisation**.







The **lasting impact** of Grenfell should be a commitment to listening to tenants and actively involving them in decision-making.

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# A Housing System that Works for Everyone



Professor Duncan MacLennan  
Professor, University of  
Glasgow



Tony Cain  
Policy manager, ALACHO

# A Better Housing System for All

## ***A NEW POLICY STORY.***

Duncan MacLennan

Emeritus Professor of  
Urban Economics,  
University of Glasgow.

Professor of Housing  
Economics, McMaster  
University (Ontario).



# LAST YEAR: KEY POINTS



- ❑ WIDESPREAD CONCERNS, HALF OF HOUSEHOLDS: SYSTEM NOT JUST SOCIAL
- ❑ LONG TERM, NON-SUDDEN EMERGENCE OF TROUBLESOME TRINITY
- ❑ KEY DRIVER 1: RISE IN REAL PRICES AHEAD OF INCOMES: **SYSTEM**
- ❑ KEY DRIVER 2: POOREST TWO DECILES 'LEFT BEHIND': **MORAL**
- ❑ HOUSING SYSTEM IS NOT WELL FUNCTIONING: OWNERSHIP CHANGED
- ❑ FLAT, DIMINISHING POLICY BUDGETS SWAMPED BY OTHER POLICY CHOICES
- ❑ BUSINESS, AND GOVERNANCE, AS USUAL FAILS.

**THIS IS A TALE OF TWO SYSTEMS, THE MARKET AND GOVERNANCE. THE LATTER HAS LITTLE SENSE OF WHAT HOUSING IS AND DOES.**

**WE NEED A BETTER STORY**



# HOUSING IS .....

HOUSING IS ONE OF THE MAJOR INTEGRATIVE SYSTEMS IN THE SOCIAL, ECONOMIC, CULTURAL AND ENVIRONMENTAL HOUSEHOLDS, NEIGHBOURHOODS, REGIONS (RURAL AND METROPOLITAN), AND NATIONS.

POLICY CUTS IT DOWN TO 'STARTS AND NEEDS' IN MINOR MINISTRIES AND NEITHER RECOGNISES NOR GOVERNS THE SYSTEM HEFT AND COMPLEXITY.

HOUSING IS A NOUN: IT IS A REAL CAPITAL INFRASTRUCTURE AND ASSET THAT IS EMBEDDED IN PLACES, IT HAS COMPLEX ATTRIBUTES OF SPACE, QUALITY, ENERGY EFFICIENCY, NEIGHBOURHOOD QUALITY AND AMENITY, ACCESSIBILITY TO WIDER HOUSEHOLD ACTIVITY SITES. IT IS AN ASSET.

HOUSING IS A VERB: PROCESSES INVOLVE COMPLEX CONSTRUCTION, FINANCING, MAINTAINING, SELLING.

THE KEY GOAL OF HOUSING GOVERNANCE SHOULD BE TO ENSURE MARKET AND NON-MARKET SYSTEMS DELIVER THE BEST POSSIBLE OUTCOMES RELATED TO THESE ATTRIBUTES AND ACTIVITIES THAT, WITH OTHER PUBLIC AND PRIVATE CHOICES DRIVE HOUSEHOLD AND NATIONAL WELLBEING.

IN SHORT, GOVERNANCE SHOULD BE FOCUSSED ON ALIGNING MULTIPLE HOUSING SYSTEM OUTCOMES TO POLICY MISSIONS THAT DRIVE IMPROVEMENT IN THE NATIONAL PERFORMANCE FRAMEWORK.

WE DON'T SEE THESE OUTCOMES. NOR A STRATEGIC POLICY PROCESS.

THE HOUSING SECTOR LOBBIES NEED TO PUT ASIDE THEIR DIVISIONS AND WRITE THE EXPANDED NARRATIVE OF WHAT HOUSING IS, AND WHAT IT DOES.



PALLIATIVE

PREVENTATIVE

PRODUCTIVE

CLASSIFY YOUR  
OUTCOMES, RELATE  
THEM TO MISSIONS, AND  
LINK THEM  
INDIVIDUALLY, AND AS  
PART OF MISSIONS, TO  
THE NATIONAL  
PERFORMANCE  
FRAMEWORK.  
WORK  
COLLABORATIVELY.



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