

Can lessons from Scotland's past and present inform and shape our global future?

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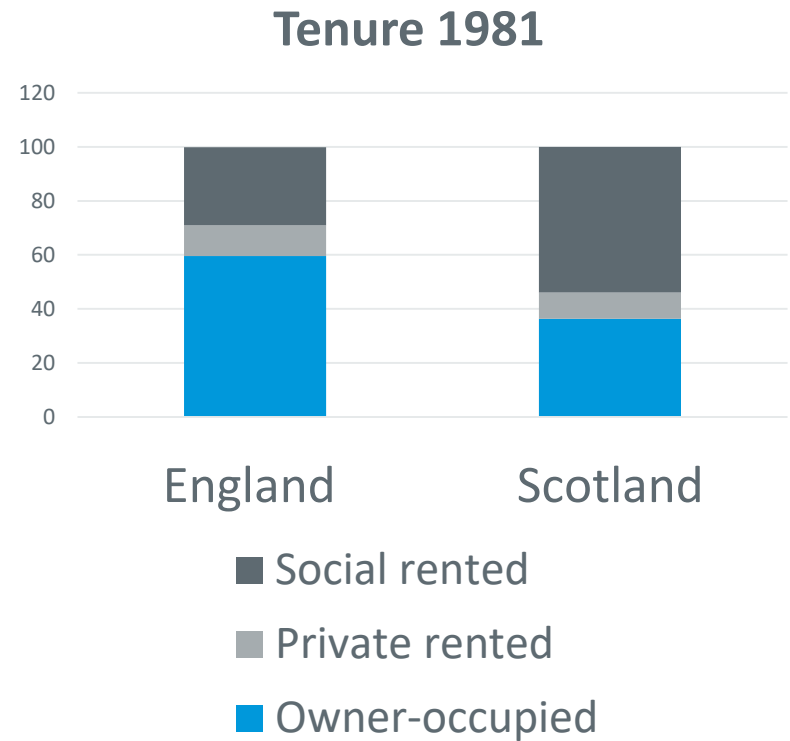
The Urban Institute

Scotland's past

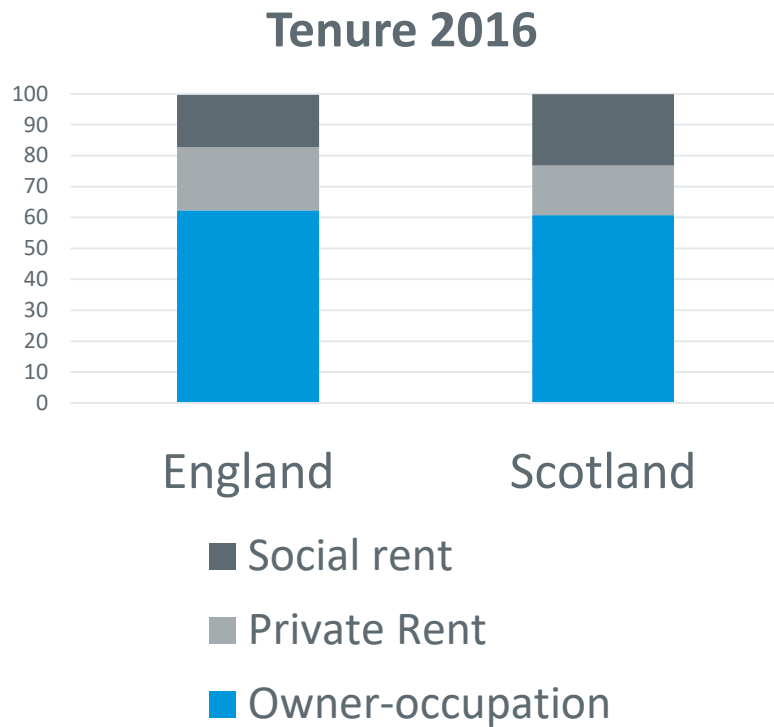


C20: Mass public housing

- Context of industrial and population decline
- Private sector rent control
- Mass public rental housing
- New Towns
- Slow growth in owner-occupation



Late C20: Markets and safety nets



- Right to Buy
- Private rental deregulation
- Reliance on housing allowance
- Financial deregulation
- Later investment in social housing quality

Limits of devolution

Powers devolved

- Housing (1999)
- Planning (1999)
- Local (property) tax (1999)
- Stamp duty (2016)
- Limited variation of Housing Benefit (2016)

Powers retained

- Social security, including Housing Benefit
- Financial regulation
- Tax treatment of housing (e.g. tax reliefs)

Homelessness

- Since 1977 local authorities obliged to find settled accommodation for “priority need” homeless
- Extended to all homeless people in Scotland in 2012
- Much better treatment of single people, and decline in rough sleeping
- >45% social lets to homeless people

Social rented housing

- Right to Buy ended:
 - For new tenants, 2011
 - Altogether, 2016
- Increased grant funding for new affordable housing over 2016-21 parliament:
 - 35,000 units of social rented housing
 - 15,000 units of low cost home ownership
- Restoration of local authority new supply – debt and grant funded



Private tenancy reform

- Introduction of secure tenancies from December, 2017
- Move disputes from Sheriff Court system to First Tier Tribunal
- Individual tenants may refer “excessive” rent rises to Rent Officer
- Rent Pressure Zones

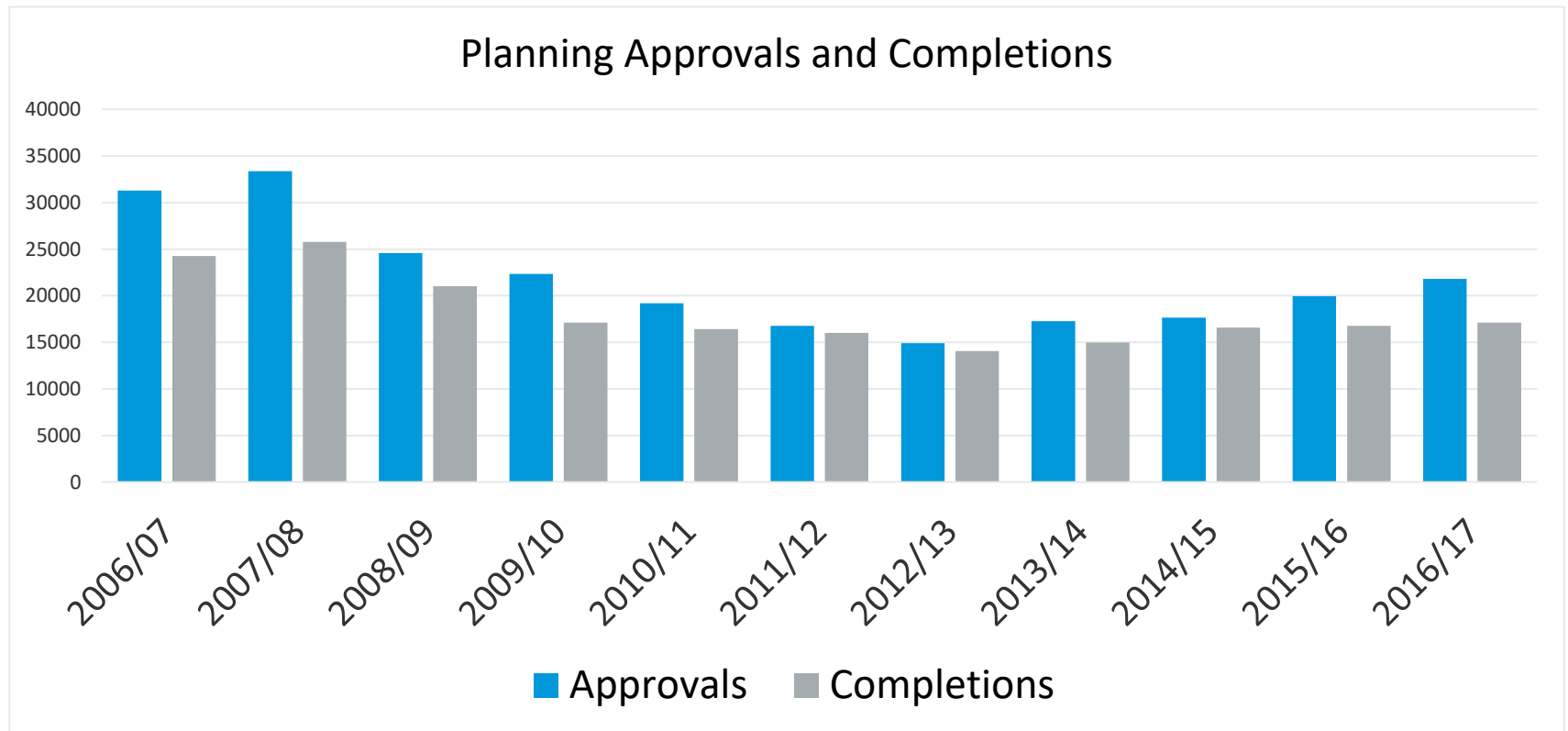
Mitigation of UK policies

- “Bedroom tax”
- Frequency of payment of Universal Credit
- Payment of housing allowance directly to landlord
- But cannot “redesign” system

Housing and property tax

- Restructuring of stamp duty
 - “slice” replaces “slab” structure
 - more progressive (half properties exempted)
- Modest reforms to Council Tax
 - Top end bands pay more
 - No revaluation
- No joined-up thinking

Planning and land value capture



Lessons?

- Individual policies/ approaches
 - Statutory approach (homelessness; tenancy reform)
 - Social rented sector
- “Difficult” policies (e.g. property taxation)
 - Consensus building
 - Implementation strategies

Global future?

- Housing integrated into financial system
- Land at nexus of finance and homes
- Needs system-wide approach