



Association for Public Service Excellence

APSE Scotland Housing and Building Seminar 2023

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Context



Current position

- Building maintenance state of the market and the local authority retrofit landscape
- The policy context
- Key findings and trends from APSE's State of the Market
- Overview of local authority retrofitting

Net Zero Scotland

- Scotland climate change legislation sets a target date for net zero emissions for all greenhouse gases by 2045.
- States it is ‘Our contribution to climate change will end, definitively, within one generation’.
- Contrasts with 2050 UK wide target

Where does this fit with housing and building management?

- Viewed as a critical sector in the road to decarbonisation
- Taking fossil fuel out of homes and buildings by 2030
- Enabling rapidly scaling up of zero-emissions heating systems, such as heat pumps and heat networks
- Doubling installations each year so that by 2030 over 1 million homes are converted
- And 50,000 non-domestic buildings also converted

Contribution?

- 3 million tonnes of CO2 annually, accounting for approximately 13% of the nation's emissions
- Over three times more than the aviation and shipping sector.

Factors within Scotland compared to UK ?

- Relative to England, Wales and Northern Ireland the housing stock in Scotland carries a higher proportion of flats/apartments at around 40%.
- England and Wales 77.9% (19.3 million) of households lived in a house or bungalow, **21.7%** (5.4 million) lived in a flat, maisonette or apartment and 0.4% (104,000) lived in a caravan, or other mobile or temporary structure.
- The proportion of households living in a flat, maisonette or apartment increased the most over the decade, from 21.0% (4.9 million) in 2011 to 21.7% (5.4 million) in 2021.
- But Scotland still leads in more complex property mix!

Differences in tenure

Scotland

- About **62%** of households owned the property they lived in.
- This includes properties owned outright and properties owned with a mortgage.
- This figure did not change much between 2001 and 2011.

Of all households in Scotland:

- **24%** rented from a council or housing association
- **14%** rented from private landlords

In England and Wales

- In 2021, **62.5%**, (15.5 million) of households owned the accommodation they lived in,
- **37.3%** (9.3 million) rented their accommodation and
- 0.1% (33,000) of households lived rent free
- Social renters in England from 2000 to 2022 decreased, from a share of **19.5%** of households in 2000 to a share of **16.6%** In 2022
- Decrease in social renters of **3%**

What does the approach mean for Scotland?

- 2.6 million homes
- Or 113,000 homes each year.
- UK and European targets to reach net zero by 2050 – 800,000 homes in the UK and 11.6 million homes

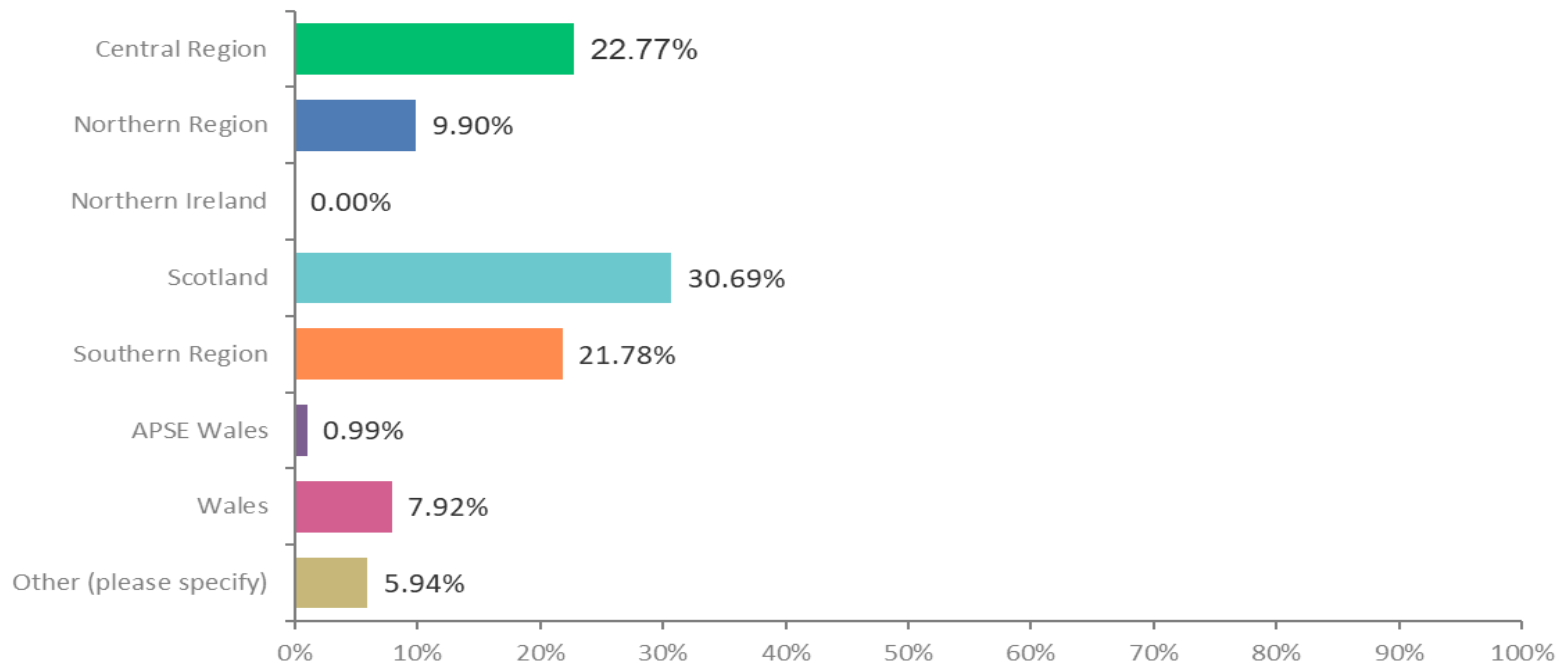


**Can all of this be
achieved?**

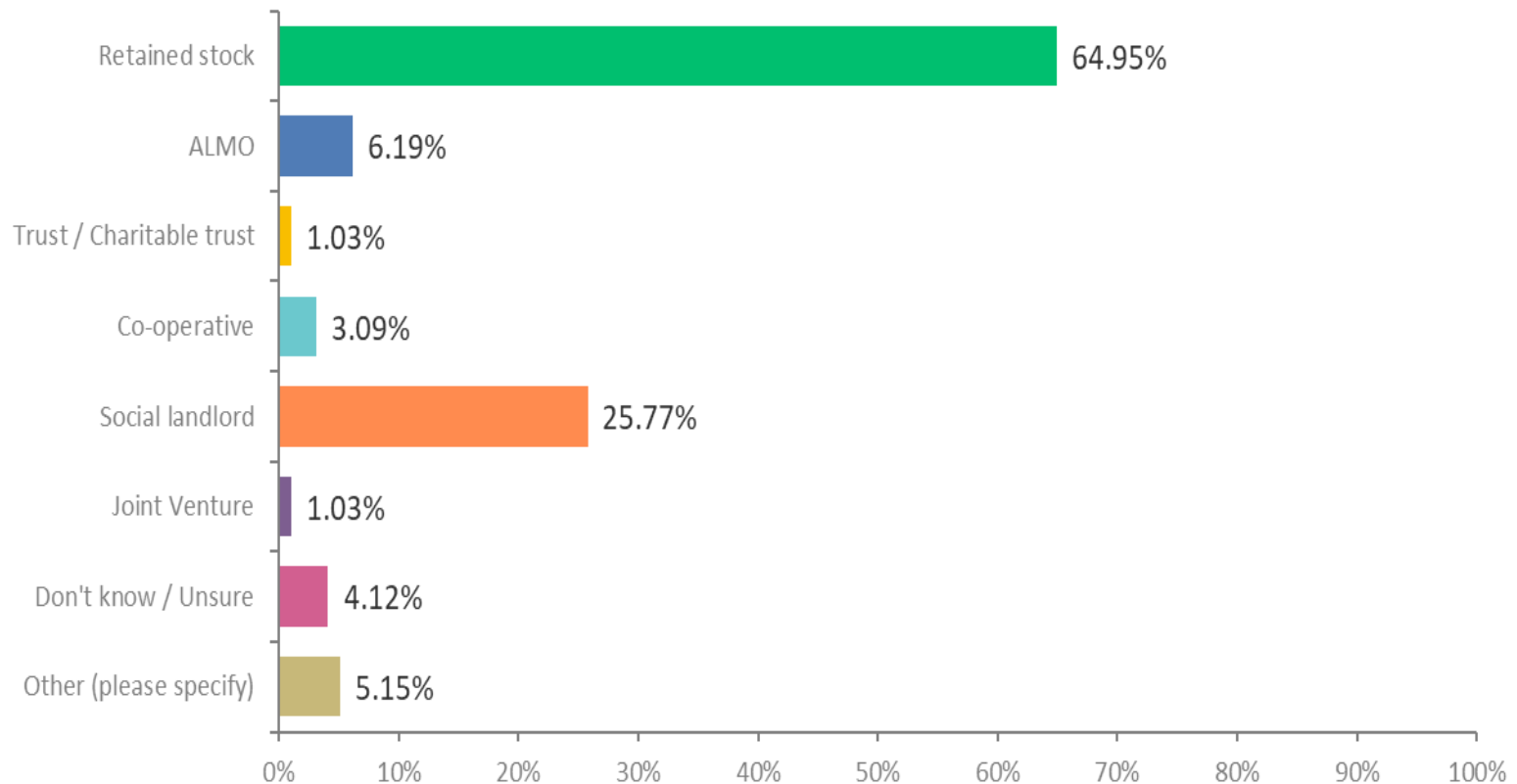
Our survey said.....

Responses

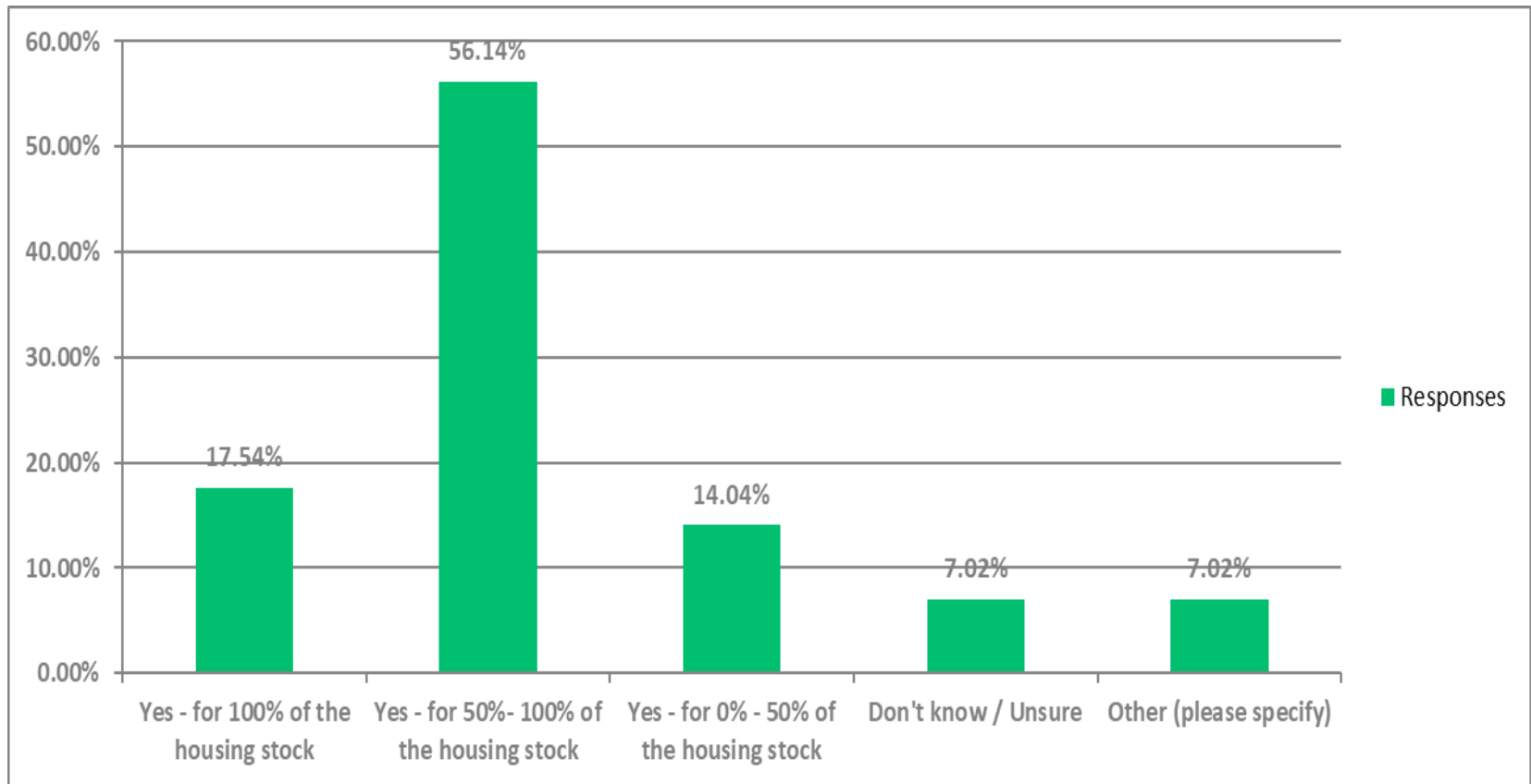
101 responses received



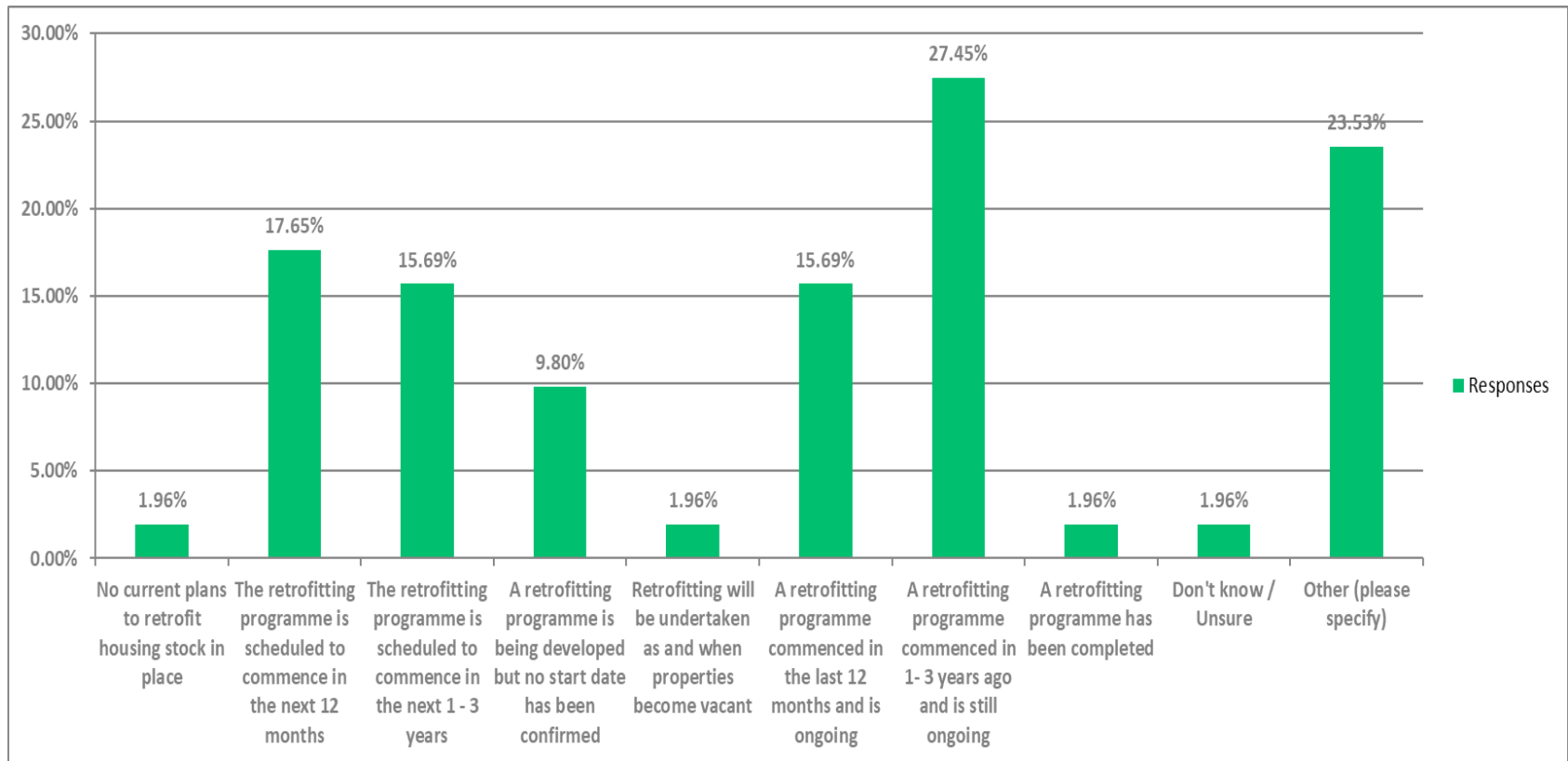
What model is used to provide the authorities social housing



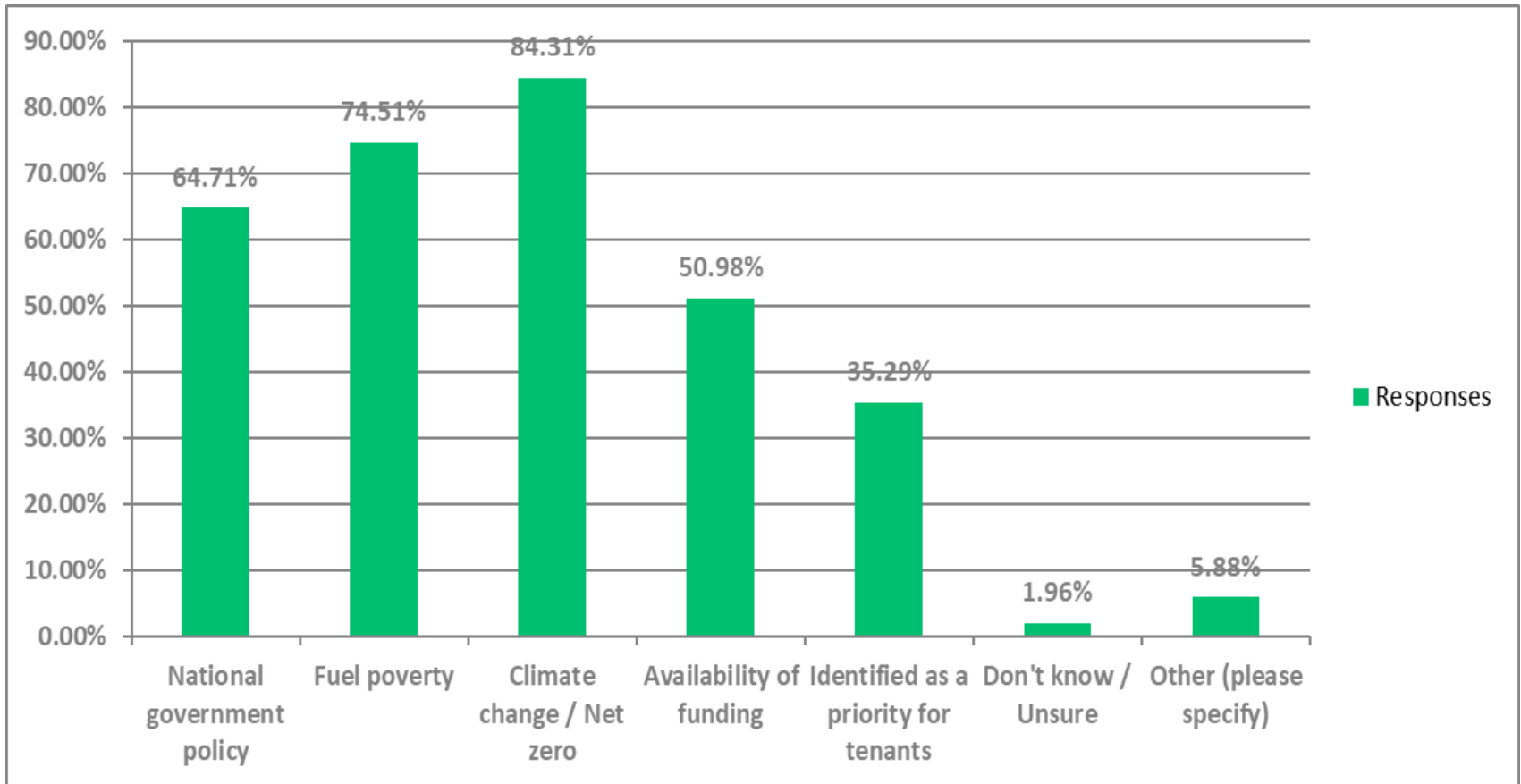
Does the authority know the 'Energy Performance Certificate' (EPC) rating of the housing stock?



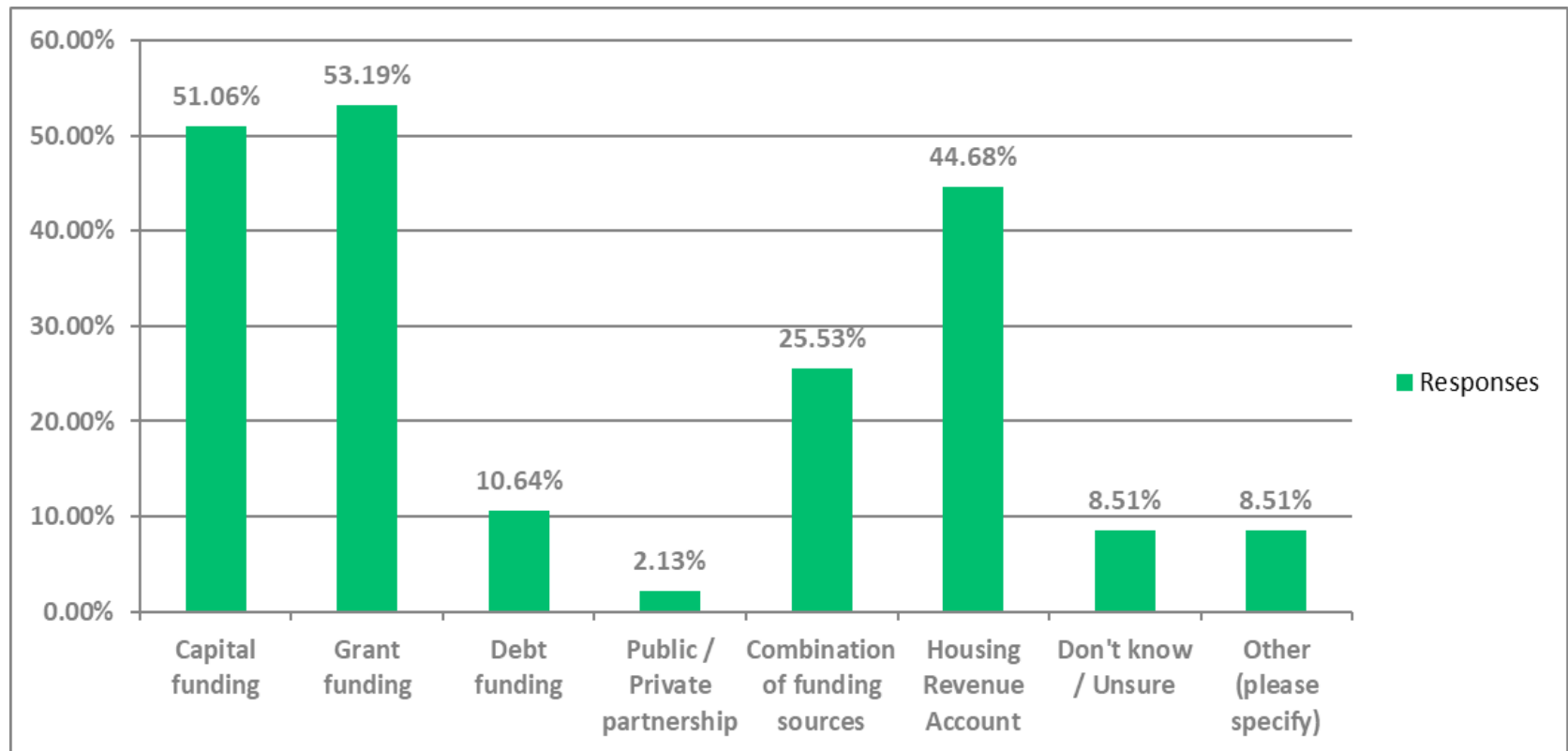
What currently best describes your retrofitting programme?



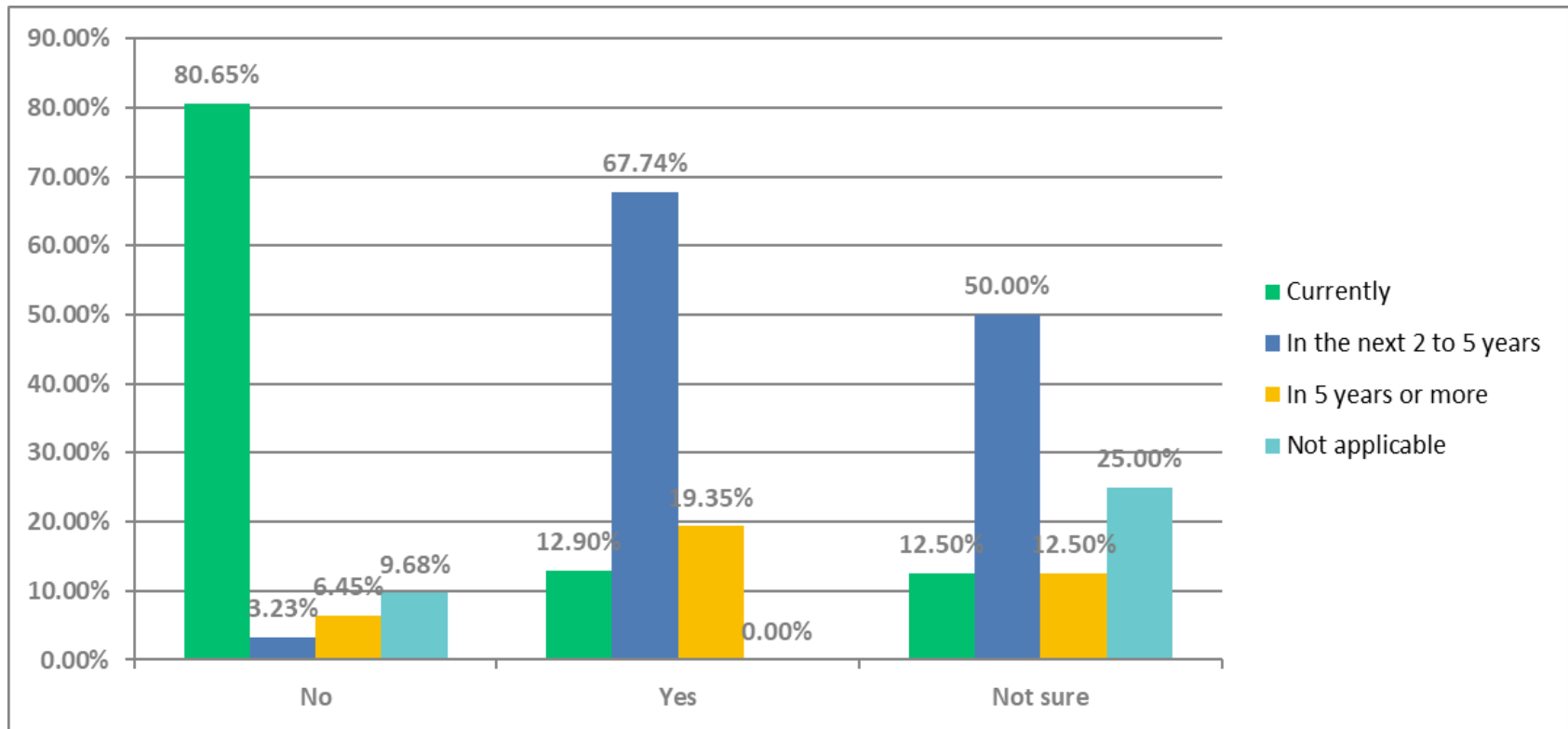
What are the main drivers for retrofitting



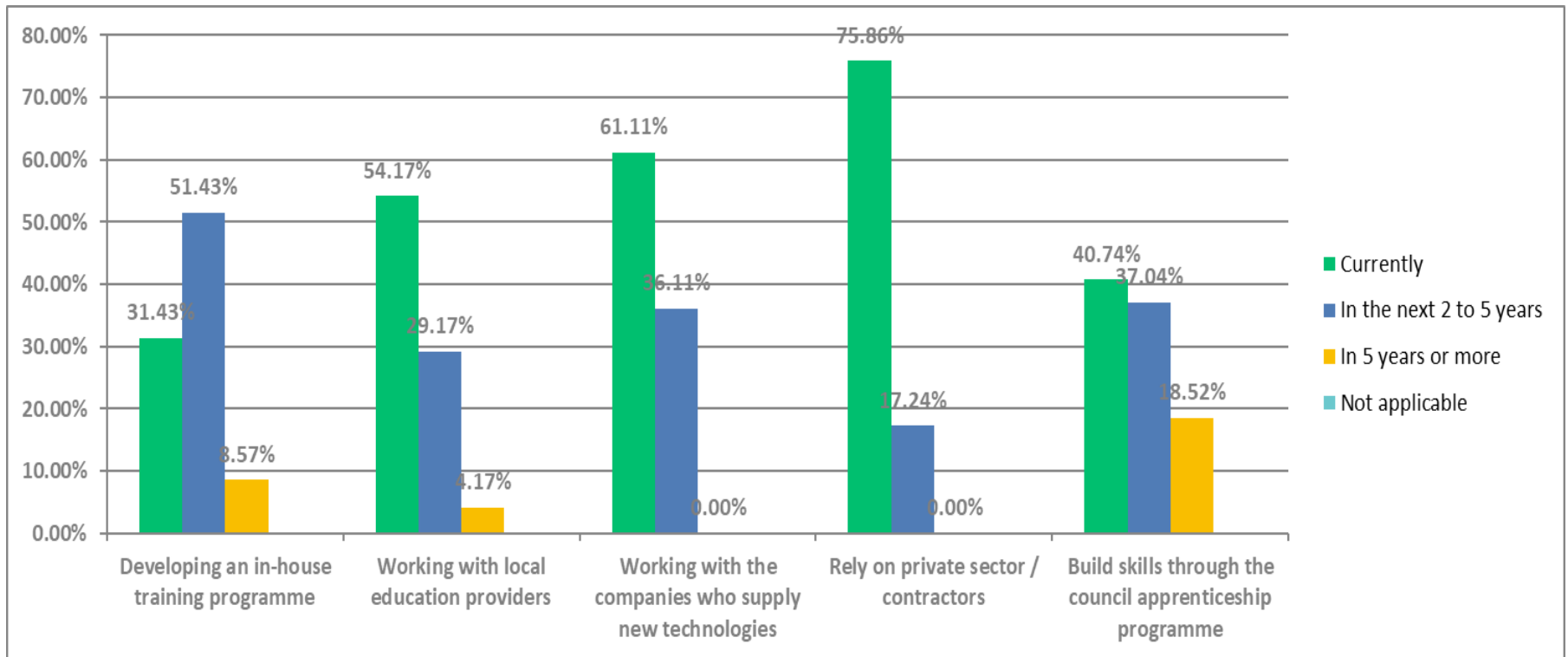
How is the retrofitting programme funded?



Do you believe that the authority has the skills required in the workforce to carry out the councils retrofit programme?



How does the authority plan to ensure the skills of the workforce are adequate for now and the future?





Barriers to retrofitting



The big issues

- Funding - 92.50%
- The supply chain / availability of materials - 72.50%
- Lack of skills 65.00%
- Stock types – some will be harder for delivery – multiple types of tenancy in one place

Conclusions

- A clear strategy and vision
- Innovation
- Know your assets
- Skills and training
- Tenant centred approach
- Coordinated approach between central administrations and local delivery



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