



Delivering Rural Housing RHS Conference 2017

**Neil Clapperton, Chief Executive, Grampian Housing
Association**



**RURAL
HOUSING
SCOTLAND**



GRAMPIAN
HOUSING ASSOCIATION LTD

Aberdeenshire 2 million Years BC

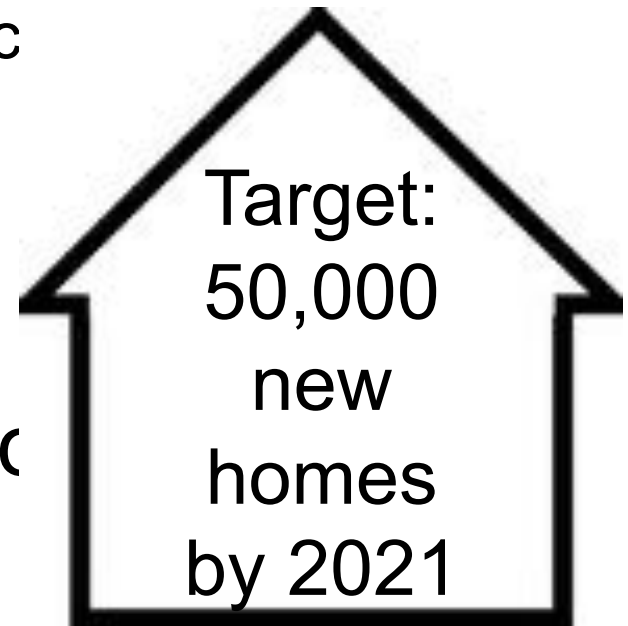


Between a rock and a ...



Deliverance?

- Rural is development turned up to “eleven”
 - diseconomies of scale, lack of land, price of land
 - unreasonable planning & infrastruc
 - lack of contractor competition
 - Logistics
- Impact: 5% - 100% added cc
- But there’s more



But for RSLs there are other



- All hot & bothered about development risk
- Grant regime more generous but all risk is on RSL
- unforeseen costs: land, design, H&S, construction all have to fall on rents
- So is planning gain the answer?



RURAL
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FINANCE DIRECTOR'S VIEW



- Financial capacity
- RSLs focus on viability: hurdle rates, cashflow
- Rural idyll or black hole?
- RSLs concentrate on market towns
- Investment 1/3 of what is equitable
- Rural, remote and island communities suffer.



COMMUNITY



- **Community buy-in and compliance**
 - Why should people support an imposed solution?
 - Communities want priority given to its needs not those of a region or disproportionate legislation.
 - Not discriminatory for new homes to support local commerce, care, services, schools.



Why would an RSL stick its neck out?

A ghost in my house

Milton's
Legacy




Is he still haunting the corridors of the
Scottish Government?

NO MORE!

Now for the more positive part:



Return of big government?

- A braver more strategic approach to land assembly and planning:
 - Golden age of capitalism 1940-1970 
 - If CPOs can be used to build motorways, why not housing as economic infrastructure?
 - De-risking development, a land corporation

Conjuring up capacity..?

- MIS shows rent can't take the strain?
- Super-efficient homes and a higher rent
- Leaner associations
- Asset management and disposals
- Grant, for that special site ...

RSLs add value working with others

This afternoon's presentations:-

Rural Exceptions Site Development

Community Land for Housing

LILAC Mutual Home Ownership Co-operative

Self Build

Community build for Ulva Ferry



CAUSE FOR OPTIMISM

