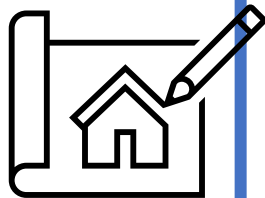


The Local Housing Strategy – How should Shetland's Homes and Communities Look and Feel in the Future?

Following the publication of Housing to 2040, a national housing strategy for Scotland, Shetland Islands Council are developing a new Local Housing Strategy for the area

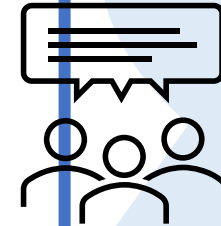
The Local Housing Strategy will set out the vision for housing and housing related services in Shetland over the next five years

The LHS will also set a Housing Supply Target that guides the delivery of land for housing within the Local Development Plan in the locations where need and demand for housing is most evident.



The LHS will set out Shetland's plan for addressing the main housing challenges facing local communities including:

- Increasing the supply of affordable homes
- Ending homelessness
- Ending fuel poverty & tackling climate change
- Supporting people with particular needs to live independently and well
- Developing successful places & sustainable communities
- Improving the quality & condition of existing homes
- Improving the operation of the Private Rented Sector



In parallel to the creation of the Housing 2040 national vision, we want to have a similar debate in Shetland so that we can build a Local Housing Strategy for the next 5 years that helps us to achieve our housing ambitions in the longer term

We want to understand from residents and communities in Shetland, which housing issues matter most to you and how do you feel we should focus our time, investment and services to address these issues.

What is the Vision for Rural & Island Communities?

A WELL FUNCTIONING HOUSING SYSTEM

Rural and island communities vision

I live in a remote area and it is great to know there are good housing options for everyone here, from farmers and crofters to young people and those seeking to move to the area to set up home and bring employment and new opportunities to the area.

Housing supports much needed skilled workers living and staying in my community; and local people and businesses are building the new homes

The Government actively shapes the market to make sure that there is a sufficient number of high-quality homes in urban and rural areas so that everyone has a reasonable choice of where they live and the type of accommodation they live in.

Policy is tailored to the different needs of urban, rural and island communities. Housing availability in rural areas is attracting inward investment and creating employment opportunities which, in turn, is attracting people to rural communities.

Rules around, and investment in, housing takes account of the differing costs of delivery between rural and urban Scotland and also accounts for people with different needs.

There is a more organic approach to new housing, with the right number and type of homes placed in such a way as to strengthen the existing community, so that both incomers and existing residents benefit. The right housing supports rural and island economies to thrive.

SUSTAINABLE COMMUNITIES

Local communities should be empowered to respond to housing need in their area, as part of a coherent regional economic approach (creating and maintaining jobs) and supported by provision of the right infrastructure.

Rural communities get the relatively modest number of homes that make a big difference to them planned and built quickly

Housing to 2040 is Scotland's first ever long-term national housing strategy providing a vision for what housing should look like and how it will be provided to the people of Scotland, no matter where they live and what point in their life they are in

This vision aims to put housing firmly at the centre of other objectives for people in Scotland, such as tackling poverty and inequality, creating and supporting jobs, ensuring we meet our energy efficiency and fuel poverty targets, tackling the climate emergency, and making sure we have connected, successful communities to live in

The Housing to 2040 strategy sets out a route map for...

HOW SCOTLAND'S OUR HOMES AND COMMUNITIES LOOK AND FEEL IN 2040

A Housing to 2040 vision has been created which is ambitious and aspirational (see page 4)

A range of principles have been designed to set out what this looks and feels like in practice (see page 5), with a route map of actions setting out how this will be achieved (see page 6)



So what vision for housing do we want set in Shetland through our local housing strategy for 2022-2027?

HOUSING IN SCOTLAND 2040 VISION

FINDING THE RIGHT HOME

I can quickly find a home that is right for me when I need one. I have a choice about where in Scotland I live and the type of home I live in.

FAIRNESS

I know that help with housing is there for me if and when I need it. I am assisted to keep my home at difficult points in my life.



DESIGN

My home is well-designed and of a high standard, with enough space and flexibility to allow me to live well. I know that a lot of effort went into the design of my home.



EQUALITY OF STANDARDS

You can't tell by looking at my home whether I own or rent my home; it's in a great place and meets all of my needs.

HIGH QUALITY SUSTAINABLE HOMES

GOOD USE

Every home on my street is occupied and no home is left empty for a significant period of time without good reason.

LOW CARBON

I know that my home is not damaging the planet; it is heated using renewable energy, which is affordable and efficient. We're all playing our part in tackling the global climate emergency.

OLDER HOMES

My home is quite old but there are innovative and affordable ways to make it more comfortable and energy efficient without spoiling its appearance.

RUNNING COSTS

I understand exactly how much it costs to run my home and what I can do to reduce costs and carbon emissions; it's great that fuel poverty is a thing of the past.

STAYING LOCAL

There is a good mix of housing where I live, which means I have the option to stay in the area if my needs change. This means I know I can stay in contact with my neighbours and friends.



CONNECTED PLACES

My local council and developers listen to me and my community. They pay attention to what we want. We have the right infrastructure in place and we are well-connected.

MY RIGHTS

I know where to go to get information and advice about my rights to housing. I know where to get the help I need to prevent me from losing my home.

SELF BUILD

When I built my own home, I found it easy to access advice and support. This means I have a home which is just right for me.



SUSTAINABLE COMMUNITIES

VIBRANT COMMUNITIES

The centre of my community is a lively hub with shops, services and attractive places to meet. People are attracted to live and work in my community, and local businesses are thriving.



HEALTH AND WELLBEING

There is a strong sense of community pride where I live and people care about our surroundings. The streets are clean, accessible and safe. It is walking and cycle-friendly.



HOMES THAT MEET PEOPLE'S NEEDS

MY LIFESTYLE

My home supports my well-being, and the well-being of my family. It supports me through different stages of my life and can be easily adapted.



MY SERVICES

I get the help I need to live independently at home, supported by new and advancing technology. I can access health, welfare, education and other services, because my community is well-connected.



A WELL-FUNCTIONING HOUSING SYSTEM

AFFORDING A HOME

I can afford a home that meets my needs. I find renting is affordable and allows me to save regularly, in order to buy a home, if I want to.



RURAL AND ISLAND COMMUNITIES

I live in a remote area and it is great to know there are good housing options for everyone here. Housing supports workers staying in my community; and local businesses are building the new homes.

There are more and longer vision statements in the full-length version at www.gov.scot/publications/housing-to-2040

HOUSING IN SCOTLAND 2040 PRINCIPLES

PRINCIPLE 1

Everyone has a right to an adequate home.

This includes:

- legal security of tenure
- availability of services, materials, facilities and infrastructure
- affordability
- habitability
- accessibility
- location; and
- cultural adequacy (including for Gypsy/Travellers, for example).

A WELL-FUNCTIONING HOUSING SYSTEM

PRINCIPLE 2

The housing system should supply high-quality affordable homes for living in, to shift the balance away from the use of homes as a means to store wealth.

PRINCIPLE 3

Government policy (including taxes and subsidies, for example) should promote house price stability, to help underpin Scotland's standard of living and productivity and promote a Fairer Scotland.

PRINCIPLE 4

Everybody should be able to save for the future (as well as be secure in their home and make significant changes to it) whether they rent or own.

PRINCIPLE 5

Housing provision should be informed by whole life economic costs and benefits in the round and help to address inequalities in health, wealth and education.

HIGH QUALITY, SUSTAINABLE HOMES

PRINCIPLE 6

Tenure-neutral space and quality standards for new homes (and existing homes where possible) should be set specifically to improve and protect quality of living and of place.

PRINCIPLE 7

Government policy should promote a greater diversity of home builders and broader availability of land for development to reduce prices and improve building quality

PRINCIPLE 8

All tenures should apply the same high quality and safety standards and levels of consumer protection.

PRINCIPLE 9

New homes for sale should be built to high standards, defects should be identified and remedied quickly and all owners should be required to maintain the condition of their home.

PRINCIPLE 10

Decisions around the quality, location and utilisation of existing stock and new build should be ambitious in enhancing biodiversity, promoting Scotland's energy security, and be consistent with the target for Scotland's emissions to be net zero carbon by 2045.

SUSTAINABLE COMMUNITIES

PRINCIPLE 11

New housing, and the required community resources, should only be provided where they help to create safer, stronger, attractive, sustainable and integrated communities.

PRINCIPLE 12

Local communities should be empowered to respond to housing need in their area, as part of a coherent regional economic approach (creating and maintaining jobs) and supported by provision of the right infrastructure.

PRINCIPLE 13

Place-based approaches should help existing and new communities to be physically, digitally, culturally and economically connected within a coherent geographic region; this includes, where required, intervention to retain and attract vibrant communities in areas facing depopulation.

HOMES THAT MEET PEOPLE'S NEEDS

PRINCIPLE 14

Government should ensure that there are affordable housing options across Scotland for households at all income levels.

PRINCIPLE 15

Housing and the housing market should be highly flexible to enable people to meet their changing needs.

The Housing to 2040 route map

Housing to 2040 makes a commitment to housing by setting a new ambition to deliver 100,000 affordable homes over the following ten years up to 2031/32, with at least 70% of these for social rent

More homes at the heart of great places

Our aim is for everyone to have a safe, high-quality home that is affordable and meets their needs in the place they want to be.

We will:

- Continue to invest in the supply of affordable homes so they are available for those who need them
- Attract private investment to help us to deliver more homes and ensure those homes are energy-efficient, use zero emissions heating, are adapted to our future climate and meet the needs of people who live in them
- Take a place-based approach so that homes and places work together seamlessly and people can live in communities that meet their needs and support their health and wellbeing
- Make changes so that the whole housing system works well to deliver affordable and good quality homes for everyone

Affordability and choice

Our aim is for everyone to have access to a home that is affordable and choices about where they live, no matter what tenure they live in.

We will:

- Take steps to ensure everyone can realise their right to an adequate home
- End homelessness and rough sleeping
- Drive improvements in the rented sector so it offers a range of good-quality homes that are affordable for those who chose to live in it
- Take action in the housing market so it operates fairly and provides affordable housing options and choices in all communities

Affordable warmth and zero emissions homes

Our aim is for housing to contribute to tackling climate change by 2045 by delivering homes that are warm and affordable to heat and reducing the emissions caused by housing and housing construction.

We will:

- Ensure new buildings are fit for the future so those living in them can have confidence that they will not need to be retrofitted later
- Adapt and retrofit existing homes so their occupants can benefit from improved energy efficiency and decarbonised heating
- Take action to put housing at the heart of Scotland's green recovery and help to drive inclusive and sustainable economic growth

Improving the quality of all homes

Our aim is for all homes to be good quality, whether they are new build or existing, meaning everyone can expect the same high standards no matter what kind of home or tenure they live in

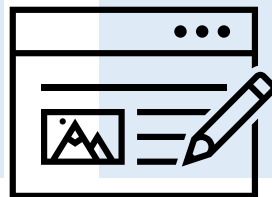
We will:

- Require in law that all homes meet the same quality standards so we can expect the same no matter where we live and no one is left behind.
- Take action so that everyone who can and wants to can live independently in a home of their own which meets their needs.

What do you think?

Shetland Islands Council are preparing a new Local Housing Strategy which will set out priorities for action in the next 5 years (2022-27).

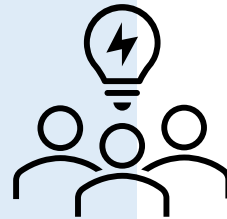
To ensure the Local Housing Strategy reflects the view of local residents, we are asking you to share your views on the housing issues that matters most in your community and that should have an important place in the new Local Housing Strategy.



To build the new strategy, Shetland Island Council and partners must set a new vision for homes and communities and set out priorities for action to tackle the main housing issues locally

To do this, we are asking you to complete this short survey.

It should take no more than 5 minutes to share your views.



This is the first opportunity in a wider consultation programme for local residents and communities to have a voice in shaping the strategy for housing services and investment in Shetland over the next 5 years. We are very keen to hear your views.

[Please click on the following link to access the survey](#)

