



# Future Housing

**Monday 22<sup>nd</sup> April 2024**

**3.30pm-7.30pm**

**@ Mareel Art Centre, Lerwick**

An event for the local construction industry to discuss the delivery of future housing provision in Shetland and related business opportunities.

**Jointly hosted by**





# Introduction & Welcome

*“Housing plays such a central part in the future success and sustainability of Shetland. We need a strong partnership working between everyone involved to make sure that we have the best possible chance of taking projects forward, improving housing supply, the choices people have for housing options and improving the quality of our existing social rented housing.”*

Dennis Leask  
Chair of Development Committee  
Shetland Islands Council

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# Aims & Objectives



- To share the programme of affordable housing provision by Shetland Islands Council and Hjaltland Housing Association in the short, medium and longer terms;
- To foster collaboration and engagement between the public sector and Shetland's construction industry to deliver the programme;
- To encourage businesses operating in the sector to actively participate and connect opportunities; and
- To assist businesses seeking to expand / diversify to assist in delivering the programme

**Neil Grant**  
**Director of Development Services**  
**Shetland Islands Council**

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# Why are we here?

- High volume of housing work available over an extended duration
- Limited pool of local resources available to undertake the work
- How can we work together to achieve a successful outcome?

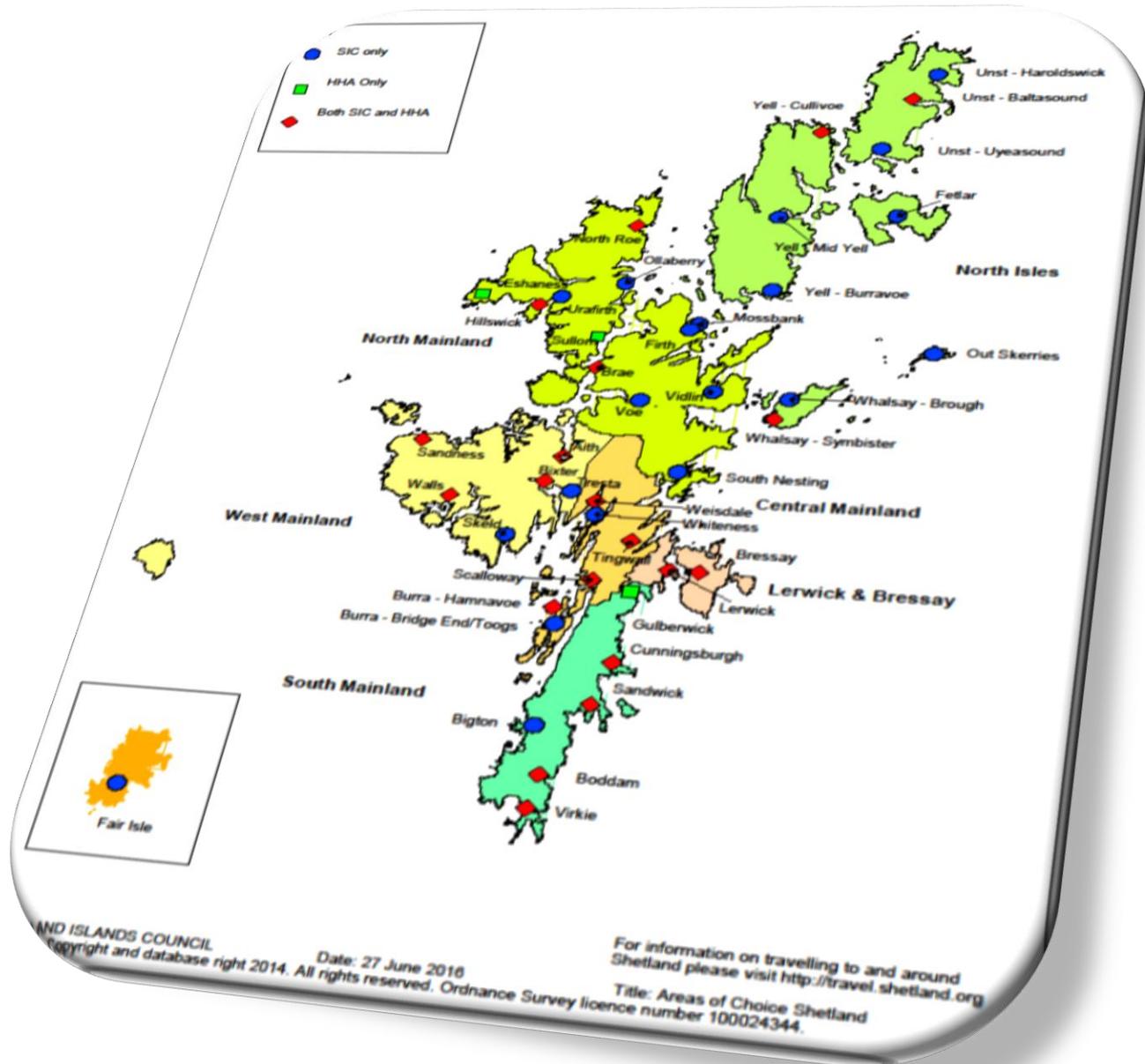


*Construction is not delivered just by blocks and mortar but has a large, interconnected supply chain from feasibility to completion in order to ensure successful delivery.*

*This event seeks to cover and include all those connected with all aspects of construction.*

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# Setting the Scene

Anita Jamieson, Executive Manager - Housing  
Shetland Islands Council

Bryan Leask, Chief Executive  
Hjaltland Housing Association

SHETLAND ISLANDS COUNCIL  
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Date: 27 June 2016

For information on travelling to and around  
Shetland please visit <http://travel.shetland.org>

Title: Areas of Choice Shetland  
Ordnance Survey licence number 100024344.

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# What have we achieved?



**324 Properties Completed  
or  
Currently onsite  
in the  
last 10 years**

- 155 One Beds
- 105 Two Beds
- 57 Three Beds
- 7 Four Beds





# Shetland's Future Housing Projects

New Builds



Refurbishments /  
Maintenance / Repairs



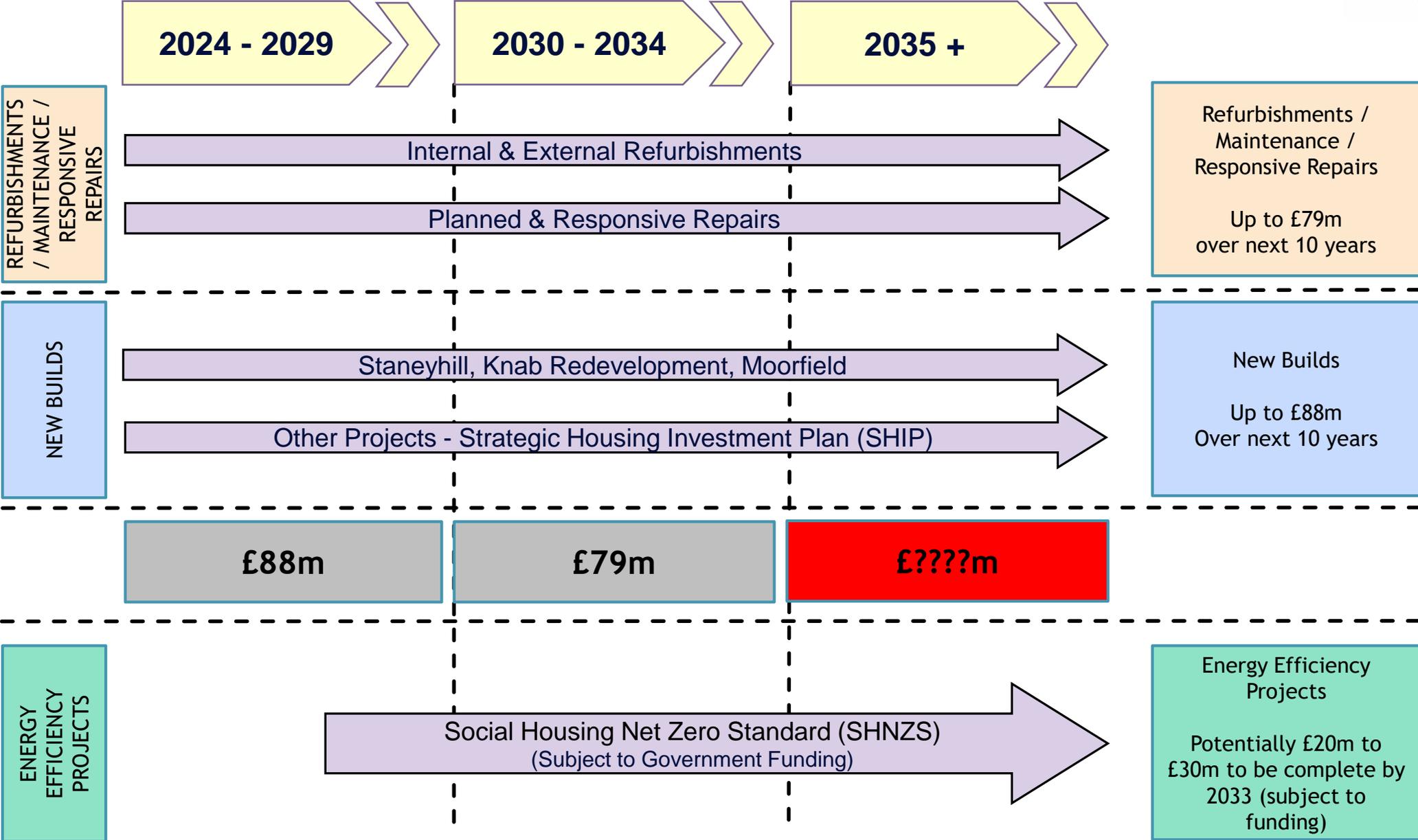
Net Zero &  
Energy Efficiency



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# Shetland's Project Pipeline



# New Builds & Refurbishments



Status	Project	Units	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
			24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	
NEW BUILDS	The Knab - Infrastructure	-	█										
	The Knab - Public Realm	-			█								
	The Knab - Janet Courtney Hostel	19	█										
	The Knab - Phase A	13	█										
	The Knab - Phase B1	26				█							
	The Knab - Phase B2	26					█						
	The Knab - Phase B3	23							█				
	The Knab - Phase C	34								█			
	Old Erik Gray / Kantersted	8		█									
	Staneyhill, Lerwick Phase 1	42		█									
	Staneyhill, Lerwick - Phase 1A	21				█							
	Staneyhill, Lerwick - Phase 2	30					█						
	Staneyhill, Lerwick - Phase 2A	21							█				
	Staneyhill, Lerwick - Phase 3	26								█			
	Staneyhill, Lerwick - Phase 3A	27									█		
	Staneyhill, Lerwick - Phase 4	36										█	
	Moorfield, Brae	12		█									
	364												

Status	Project	Units	Year 1	Year 2	Year 3	Year 4	Year 5
			24/25	25/26	26/27	27/28	28/29
REFURBS	Harlsdale, Whalsay	12	█				
	Kalliness, Weisdale	11		█			
	Crudens (Walls & Tresta)	4		█			
	Crudens (Scalloway)	1	█				
	Brevik Cottages	9	█				
	Stendaal, Nesting	16	█				
	53						

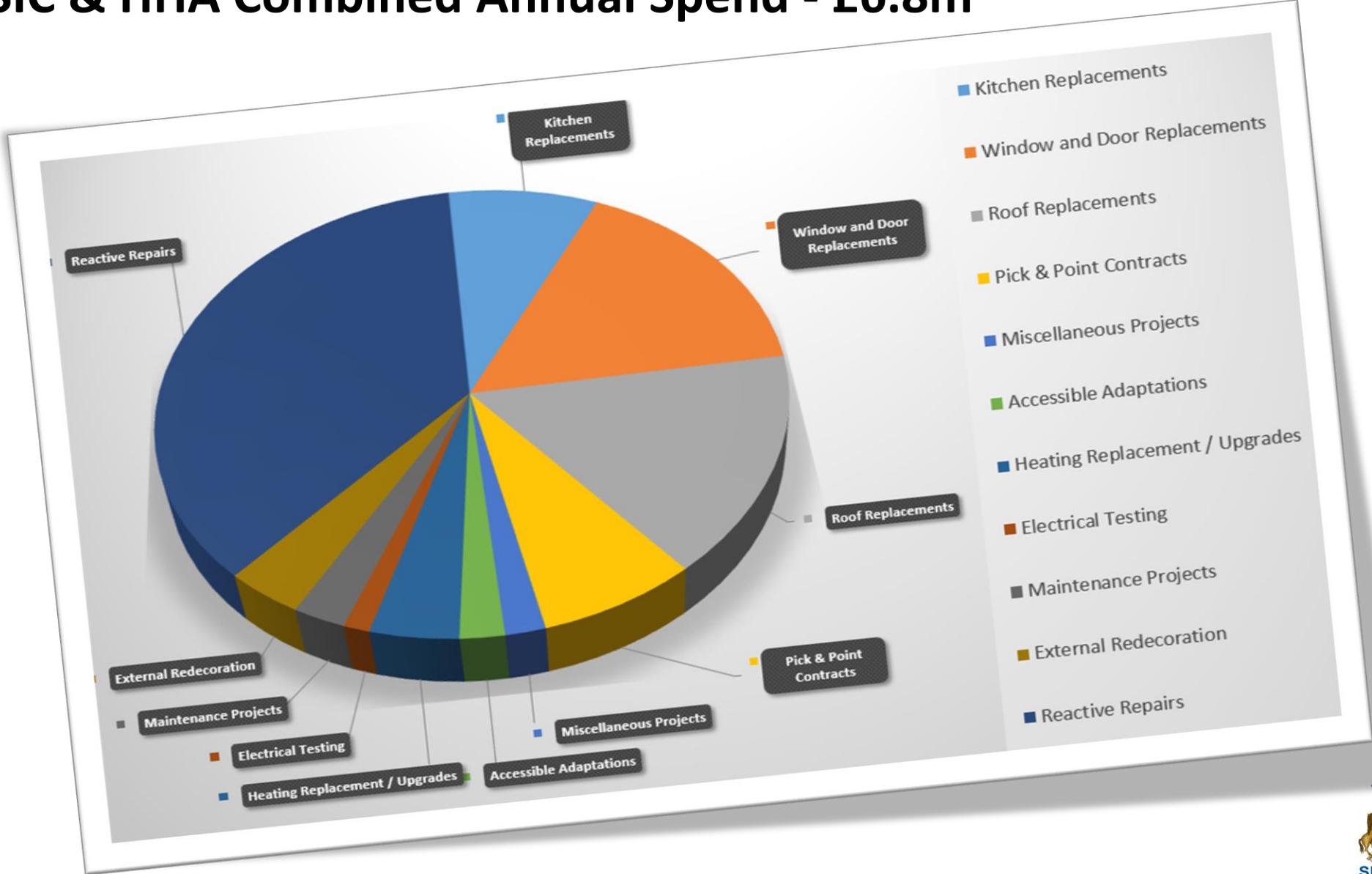
New Builds - £88m expenditure over 10 Year Plan

Refurbishments - £10.3m expenditure over 5 Year Plan

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# Planned & Reactive Maintenance SIC & HHA Combined Annual Spend - £6.8m



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# Planned & Reactive Maintenance

## SIC & HHA Combined Annual / 5 Yr / 10 Yr Spend

Description	Annually	5Yr	10Yr
Kitchen Replacements	£0.57m	£2.86m	£5.72m
Window and Door Replacements	£1.07m	£5.36m	£10.72m
Roof Replacements	£1.07m	£5.36m	£10.72m
Pick & Point Contracts	£0.5m	£2.50m	£5.00m
Survey and Condition Inspections	£0.02m	£0.07m	£0.14m
Miscellaneous Projects	£0.07m	£0.36m	£0.72m
Accessible Adaptations	£0.14m	£0.72m	£1.43m
Heating Replacement / Upgrades	£0.29m	£1.44m	£2.88m
Electrical Testing	£0.09m	£0.43m	£0.86m
Heat Pump Maintenance	£0.03m	£0.14m	£0.27m
Heat Exchanger Maintenance	£0.09m	£0.43m	£0.86m
Megaflo Maintenance	£0.04m	£0.20m	£0.40m
External Redecoration	£0.28m	£1.29m	£2.58m
Double Glazing Units	£0.04m	£0.22m	£0.43m
Ventilation Maintenance	£0.02m	£0.11m	£0.22m
Environmental Sensors	£0.04m	£0.22m	£0.43m
Reactive Repairs	£2.5m	£12.50m	£25.00m
	<b>£6.86m</b>	<b>£34.21m</b>	<b>£68.38m</b>

*Please note that the description and value of works are indicative of the typical works carried out and are not exhaustive.*

*It is designed to identify the volume of spend over a 1, 5 & 10 year period*

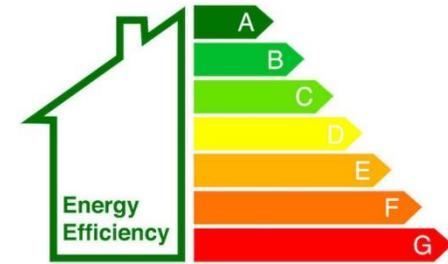
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# Net Zero & Energy Efficiency

- Scottish Government - Heat in Buildings Strategy
  - Social Housing Net Zero Standard (SHNZS)
    - Energy Efficiency Measures – 2033
    - Net Zero Heating Upgrades – 2045

All houses must meet minimum energy efficiency standards by 2033 and all heating systems are to be Net Zero by 2045.



## Heat in Buildings Strategy

Achieving Net Zero Emissions in Scotland's Buildings




 Scottish Government  
 Rìghdhas na h-Alba  
 gov.scot

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# Coffee Break & Sandwiches (30 mins)



## Followed by Discussion Session



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# Workstreams / Discussion Session



Topic 1- Programme / Volume of Work



Topic 2 - Resourcing / Scaling up to meet Demand



Topic 3 - Procurement



Topic 4 - Business Support

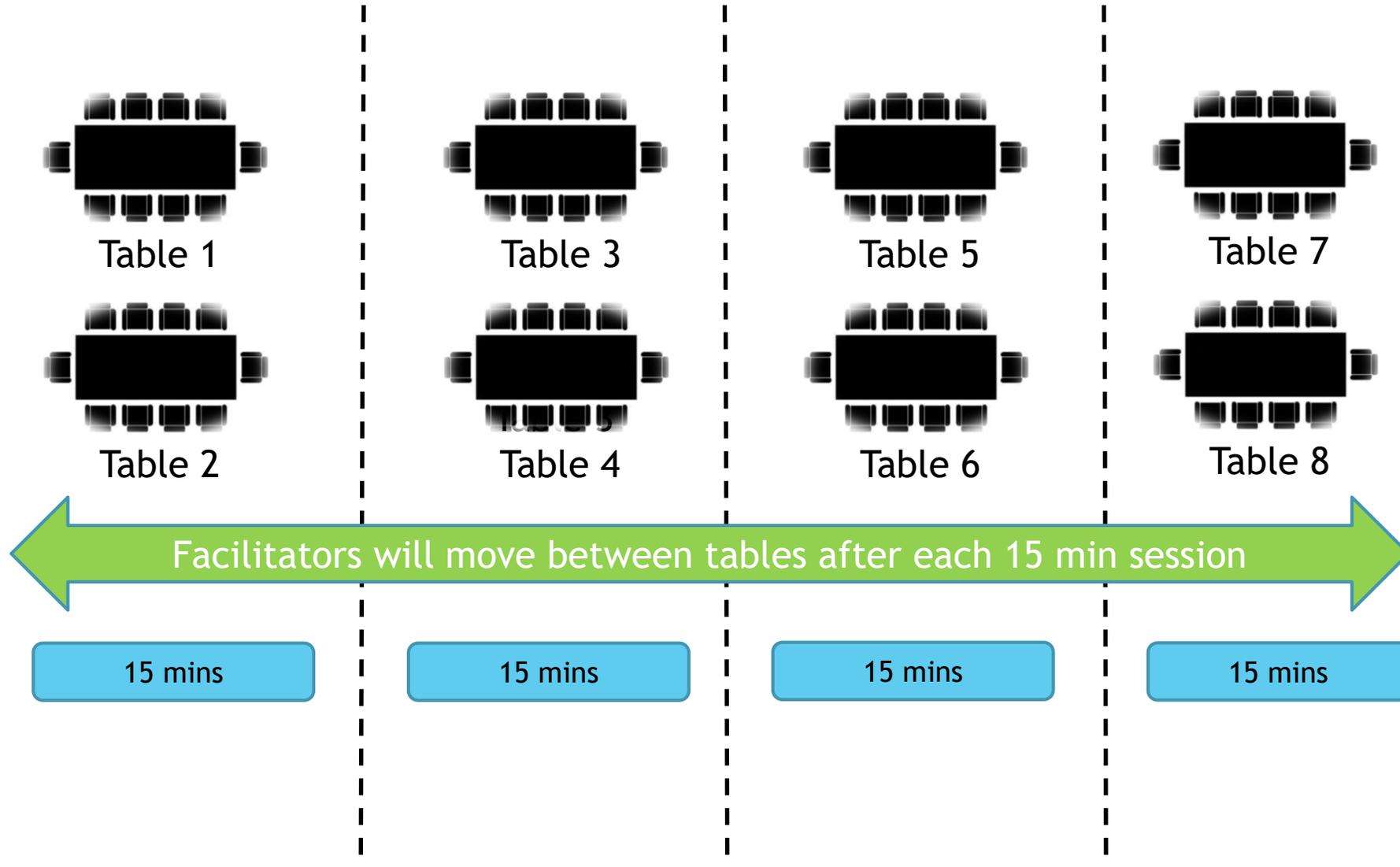
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# Workstreams / Discussion Session



FUTURE HOUSING



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# Coffee Break (15 mins)



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# Summing Up Session

## Topic 1 – Programme / Volume of Work

- Implementation of Frameworks
- Continuity of Work
- Advertise programme of work better
- Opportunities for smaller companies to be involved
- Break up contracts into smaller sized ones
- Tender process too prescriptive
- Packaging contracts geographically
- Opportunities to look at price fluctuations in contracts

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# Summing Up Session

## Topic 2 – Resources

- Smaller lots
- Too much paperwork - procurement regs
- Problems retaining staff in the sector
- New training/accreditation requirements - time and cost
- Does shetland have the capacity to deliver projects in timeframe

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# Summing Up Session

## Topic 3 – Procurement

- Public Contracts Scotland (PCS) not much love.
- SIC should do a local Framework for Maintenance & Repair work and possible new builds. Possibly in appropriately sizes Lots.
- Seasonal Work should be sort out: Roofing in summer kitchens in winter not the other way around.
- Sort out a stable smooth pipeline for work.

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# Summing Up Session

## Topic 4 – Business Support

- Training - support to individual businesses or coordinate/subsidise trainers coming to Shetland
- Workforce - sector has stalled and is not attracting enough youth - difficult to compete with other sectors for graduates and apprentices - no geographic support
- Property - lack of available premises, office space, laydown space - difficult to put any kind of expansion plan or ambition in place
- Accreditation - complicated, difficult to understand and not worth the hassle
- Engagement - forward planning - better contact with sector - highlight opportunities

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# Next Steps



- Analyse information gathered and identify key issues
- Produce a report of the meeting with action points
- Pursue identified opportunities
- Continue dialogue - Ongoing meetings (Bi-annually?)



Neil Grant  
Director of Development Services  
Shetland Islands Council

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# Closing Remarks

Dennis Leask  
Chair Of Development Committee  
Shetland Islands Council

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