Scaling-up Custom and Self-build through Scottish Government Action

A New Landscape for Public Investment in Scotland

The Up-Scaled Model

How to Advance it

Malcolm Fraser HALLIDAY FRASER MUNRO

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Joined-up Public Investment in Scotland

April 2018

1. National Investment Bank

. Capitalised £2b after 10 years; 3-1 leverage gets to £6b; LA partnerships
. Legislation through, being established

2. National Infrastructure Company

. Re-engineered Scottish Futures Trust – discussions ongoing
. Leads and coordinates all public infrastructure including advice to LAs re:
. Funding, standards, procurement (90-10; Preston Model; competitions)

3. Local Authorities

. "PPPs": Public-Public Partnerships – LA and Government bonds
. Delivering public infrastructure
. Additional finance through Land Value Capture (eg Edinburgh £10b)

4. People and Innovation

. Community Asset Transfers
. Communal Self-build
. Co-housing etc

Housing Principles

.1. Diverse Models

2. Leadership:
. Plan-led
. Government Unit
. Infrastructure Commissioner

3. Stalled Sites: CPOs
. Infrastructure Leadership: LVC
. Diverse use identification

4. Making Best Use of Resources:
. Taxbands and Care
. Flat VAT
. Tenement Working Group

COMMON WEAL

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NEW ECONOMICS FOUNDATION

COMMON WEAL

BLUEPRINT FOR A SCOTTISH NATIONAL INVESTMENT BANK

Written by: Laurie Macfarlane

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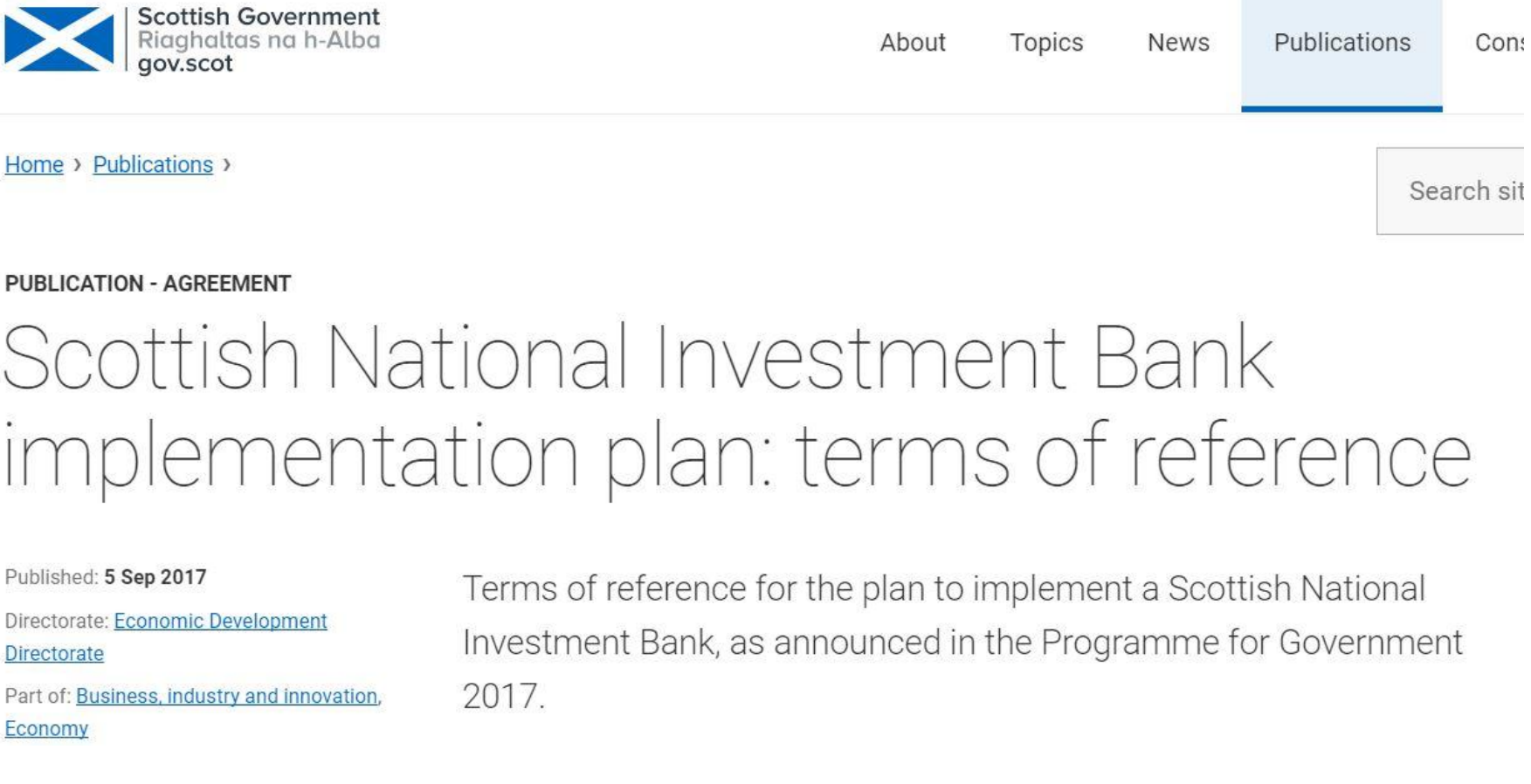
National Investment Bank

Initiatives:

. Schools
. Hospitals
. Housing
. Renewable Energy
. Industrial infrastructure

NEW ECONOMICS FOUNDATION

COMMON WEAL



National Investment Bank

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Dear Cabinet Secretary Keith Brown,

COMMON WEAL

We are writing to you in your capacity as the Scottish Government's Cabinet Secretary for Economy, Jobs and Fair Work to ask that you consider the creation of a publicly owned Scottish National Infrastructure Company (SNIC).

The collapse of Carillion has exposed just how much risk the public faces because of the way we outsource infrastructure-building and service delivery. By maximising profit instead of the public good, companies like Carillion are putting large public infrastructure projects and many jobs at risk.

The failings of Public-Finance Initiatives (PFI) and other Public-Private Partnerships (PPP) have been exposed by collapsing school buildings and a huge cost to the taxpayers in repayments to PPP consortiums worth up to five or six times the value of the asset. Payments for privately-financed projects will have cost Scotland about £40 billion by the time the current contracts are completed in 2040. If the SNIC model, financed by a Scottish National Investment Bank had been adopted instead, Scotland could have saved around £26 Billion.

To quote the First Minister's reference to developing a National Energy Company: "No shareholders to worry about. No corporate bonuses to consider". With a SNIC the emphasis would go from maximising profits back into quality and achieving real value for money, with an emphasis on such virtues as good design, construction and fair wages.

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The Land of Scotland and the Common Good

Report
of the
Land Reform Review Group

Stalled Sites - Compulsory Sales Orders

In the summer of 2013 architect John Kinsley decided that an infill site near to his home in Portobello, Edinburgh, would make a good location for a community self build. Three years later, the project is now getting underway on site – containing a number of flats in a traditional Scottish tenement type four-storey building.

Build It *will follow the project over the course of its build, between now and spring 2017, through a series of blogs written by John, starting with how the project came to be…*

Setting up the project

The site was the starting point. I'd walked past it many times as it was in the street next to where I lived. I'd also helped out a local community organisation that had looked at buying the land a couple of years previously, but their interest stopped when their lottery bid for funding was unsuccessful. As a consequence, I was therefore at the advantage of already knowing the owner of the land and how much he would sell for.

My curiosity was also fuelled by some topical articles in the architectural press about collective self build. They woke an old ambition that I'd had for this kind of project ever since working on a Walter Segal project at the Centre of Alternative Technology in Wales some years earlier.

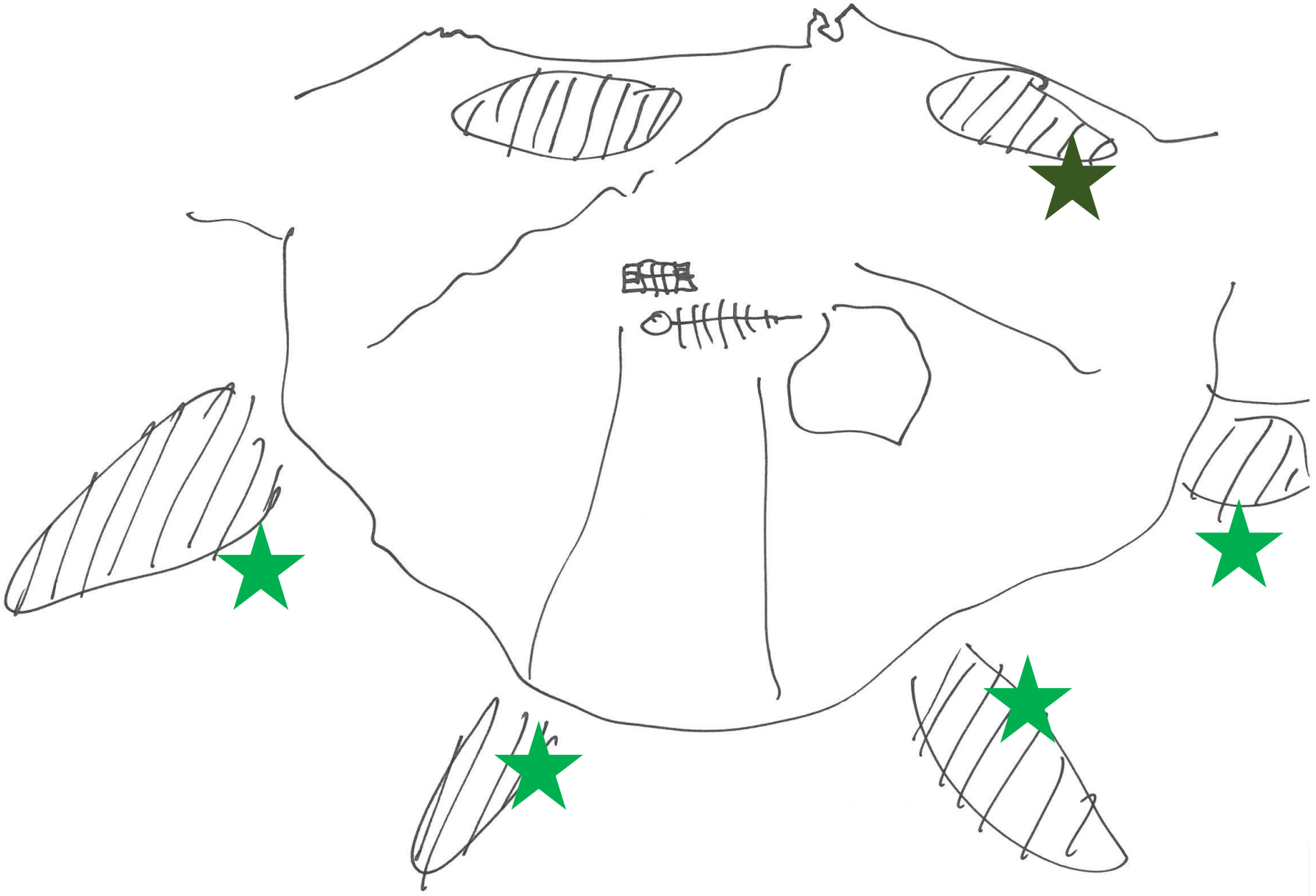
I approached a builder friend to test the idea out. The site already had planning approval for a pastiche residential project, so it was relatively straightforward to decide what would work in terms of the accommodation. I then put some initial thoughts together on cost and programme.

We posted a note on the Portobello community website inviting anyone interested to come along to an evening meeting in a local café, where I gave a small presentation.

The Land of Scotland and the Common Good

Report
of the
Land Reform Review Group

Bath Street Collective Custom-build, Portobello, Edinburgh



Infrastructure Funding

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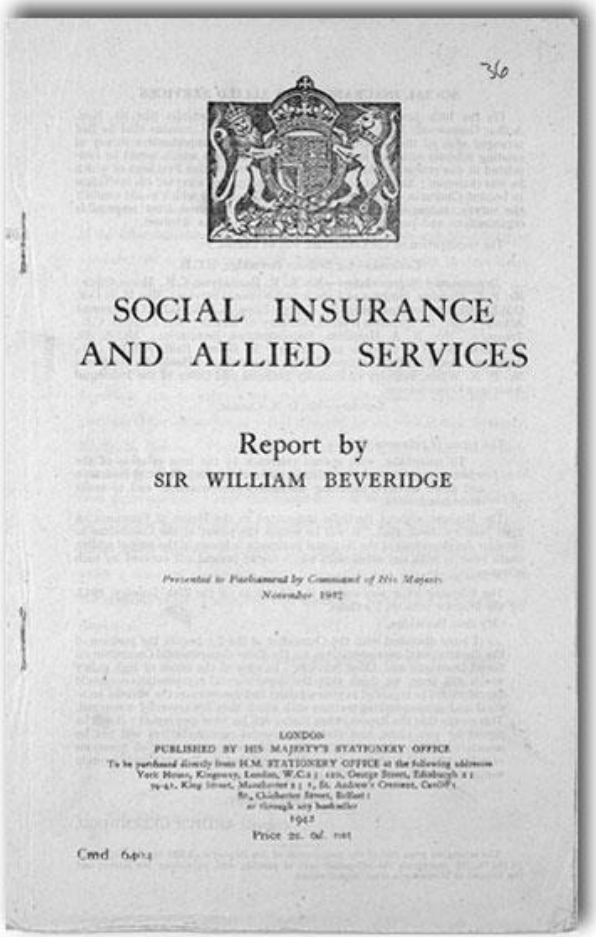
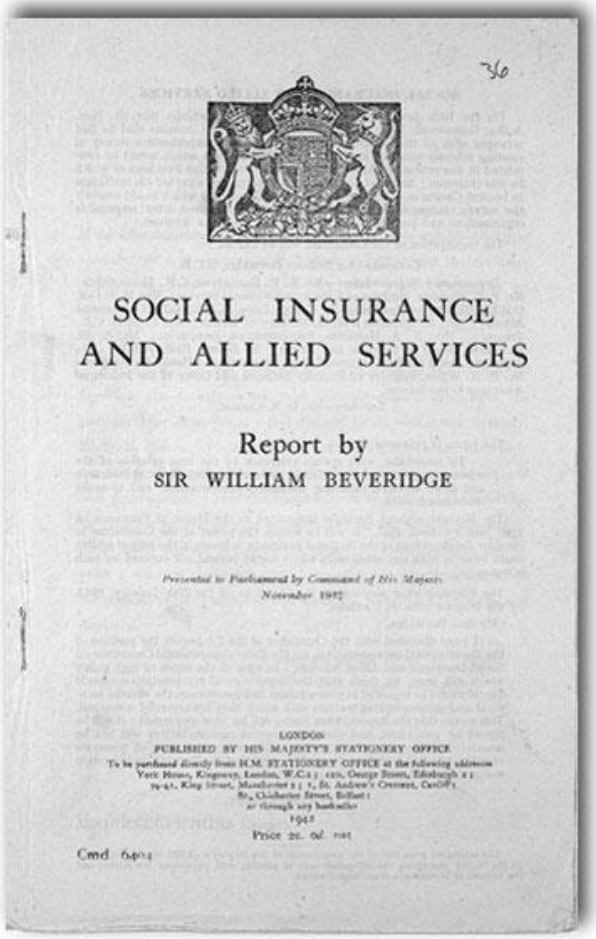
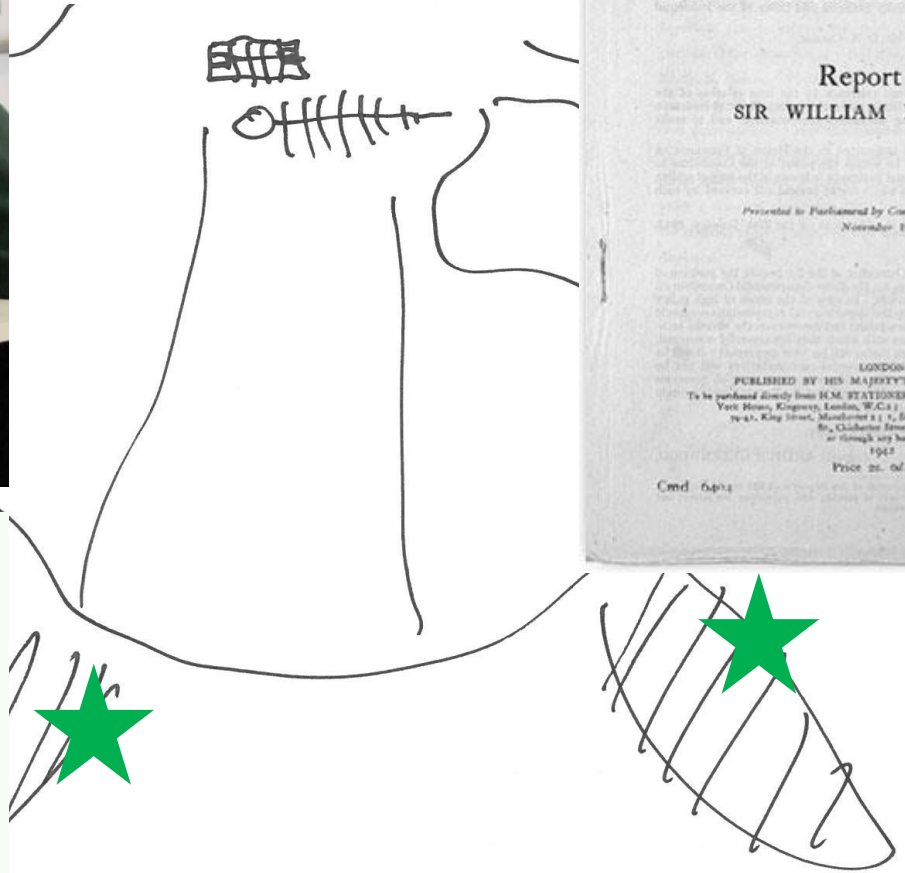


Plan-led Supply





Plan-led Supply

Infrastructure Funding – Land Value Capture – and Regeneration

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Tayside and Central Scotland

New social security agency to create 1,500 jobs in Dundee and Glasgow

18 September 2017 | Tayside and Central Scotland

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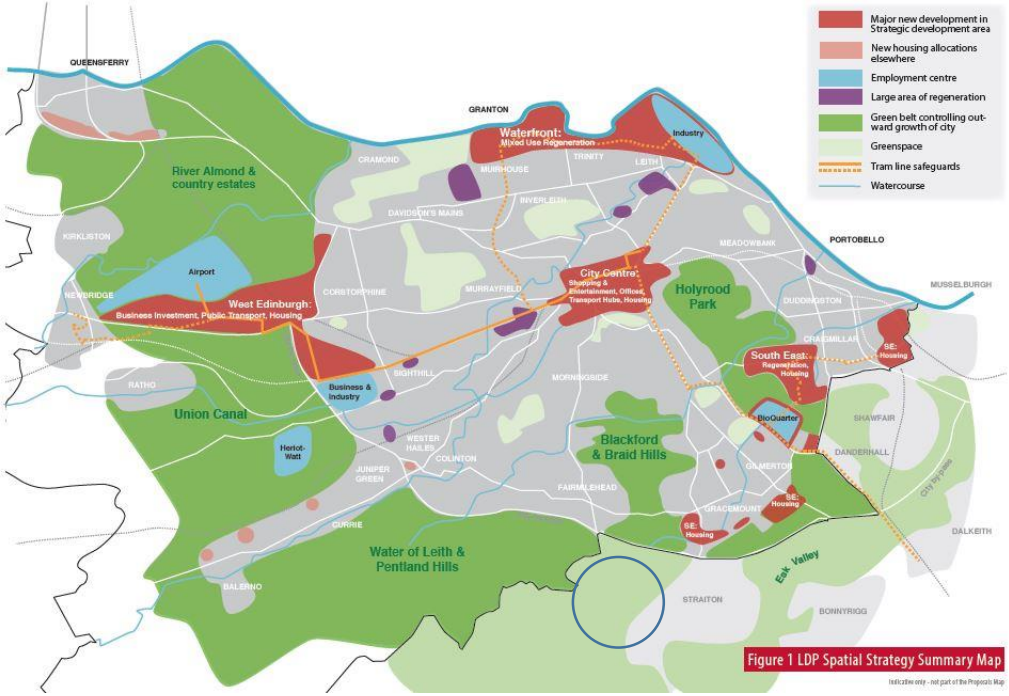

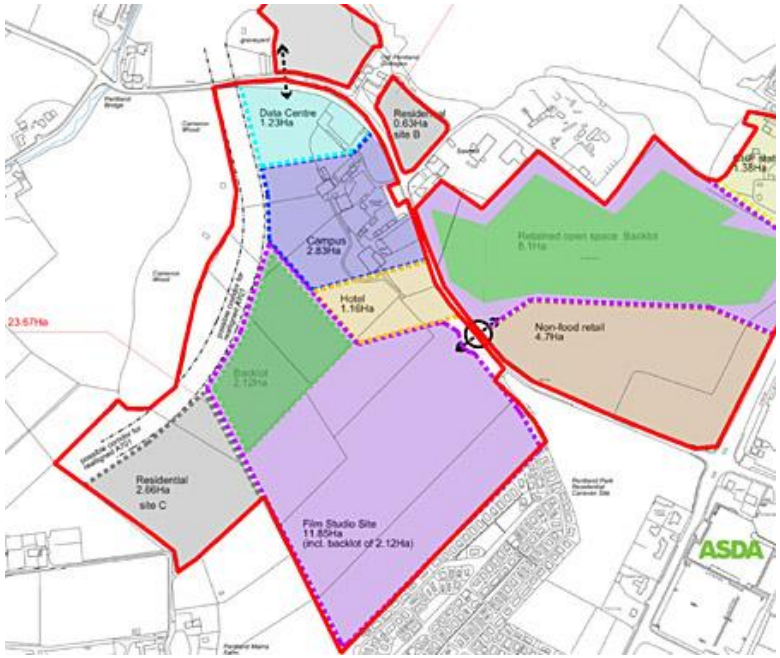

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AACT

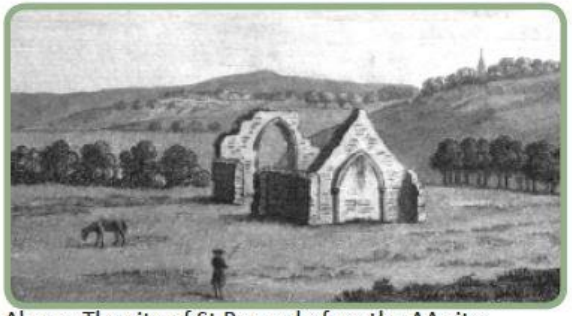
Astley Ainslie Community Trust: Vision Retaining the essence of the parkland setting. Meeting long-term needs of the community.

VISION FOR THE SITE: An amenity for South Edinburgh that retains the essence of the parkland setting, providing space for children, public use, wildlife and carefully integrated development in a socially diverse community all to honour David Ainslie's original, philanthropic intention – the promotion of health through a beautiful site, both natural and gardened.

Benefits: Meeting long-term needs for local eldercare, childcare, health and wellbeing. Providing affordable housing and quality greenspace that piecemeal development is unable to supply – supported by a workable financial model.

Above: Map of the Astley Ainslie (AA) Site

CONTACT: astleyainsliecommunity@gmail.com



Above: The site of St Roque before the AA site.
Below: Weeping Willow tree on the AA site.

Partners: Working with sympathetic social and commercial partners, such as local nurseries, Housing Associations and others.

Zoning: Our vision applies to the whole site, but we believe the area of the 16th century Chapel of St Roque might be the focal point of the intergenerational care centre bringing young and old together around a new park.

AACT; 29/05/2018

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How to Advance it

Malcolm Fraser HALLIDAY FRASER MUNRO

Frisealach, Roshven

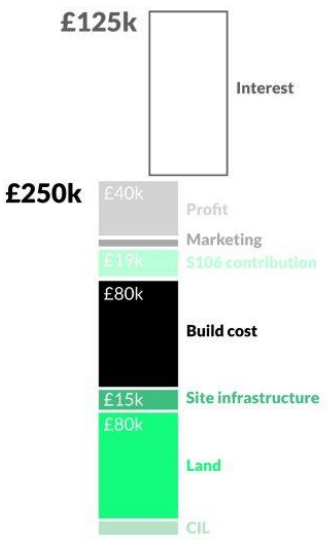
Beauly, Scottish Highlands

SUMMARY

The development at Beauly features ten self-built affordable homes enabled by the Highlands Small Communities Housing Trust (HSCHT). The Trust has, for many years, provided serviced self-build plots to low-income households in rural areas across the North of Scotland.

Duneland Ecovillage, Scotland

Collective Self-build: Vrijburcht, Amsterdam



Collective Self-build: Vrijburcht, Amsterdam

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Bath Street Collective Self-build, Portobello, Edinburgh

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Cheaper

Bath Street Collective Self-build, Portobello, Edinburgh

Cheaper
Reduces our debt mountain

Bath Street Collective Self-build, Portobello, Edinburgh

Cheaper
Reduces our debt mountain
Householder-led

Bath Street Collective Self-build, Portobello, Edinburgh

Cheaper
Reduces our debt mountain
Householder-led
Architecturally progressive

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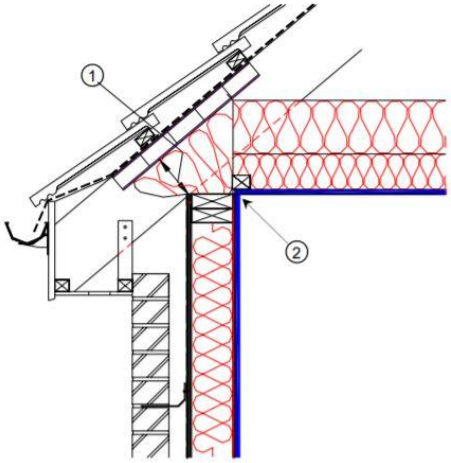
Cheaper
Reduces our debt mountain
Householder-led
Architecturally progressive
Healthy, innovative materials

Bath Street Collective Self-build, Portobello, Edinburgh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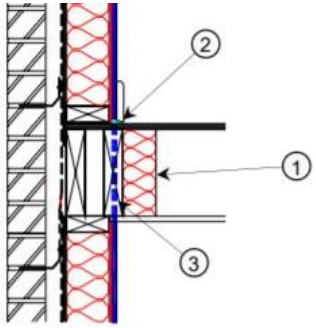
Timber Frame Houses
MS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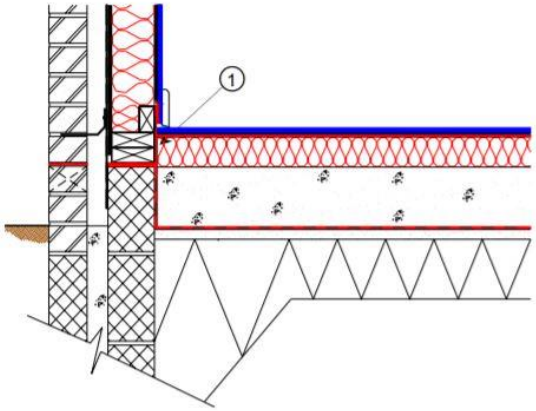
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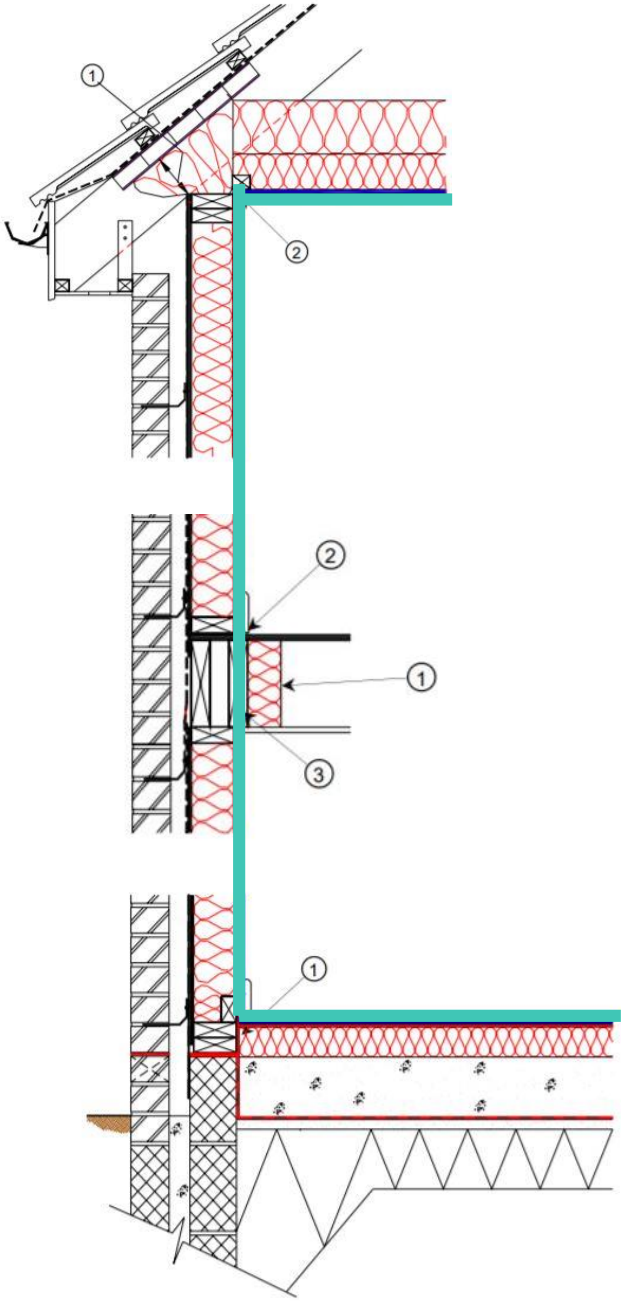
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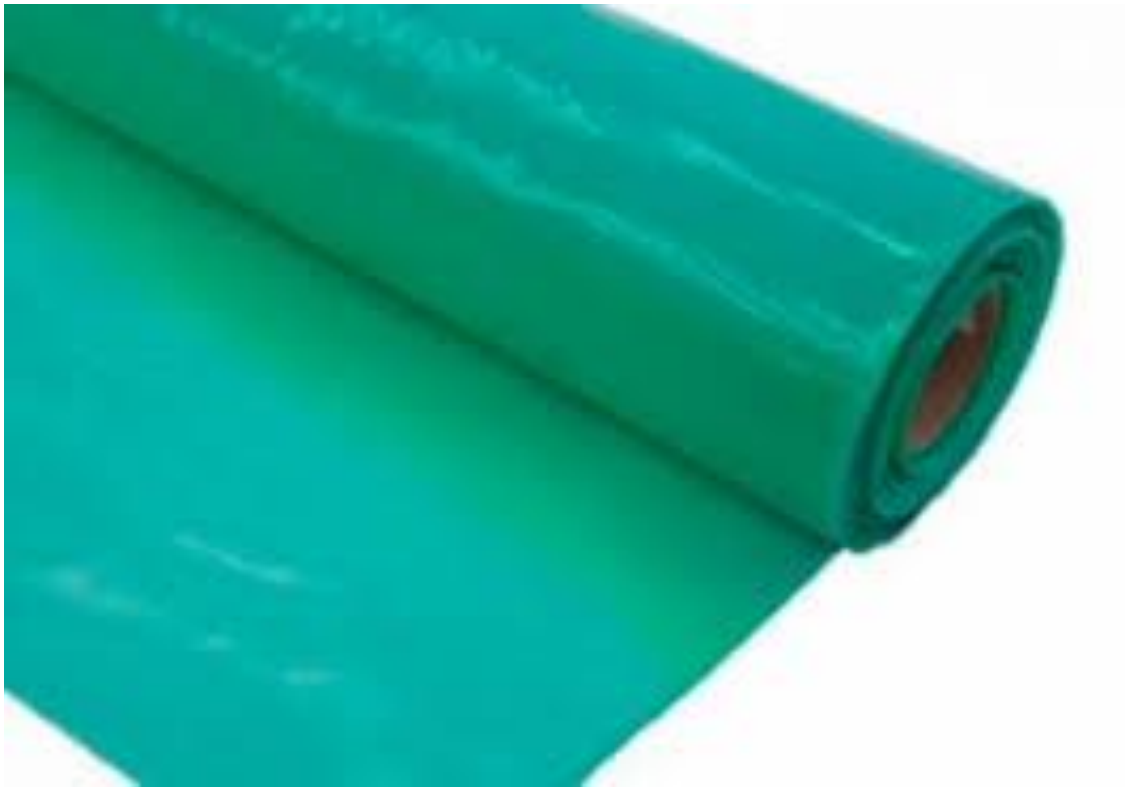

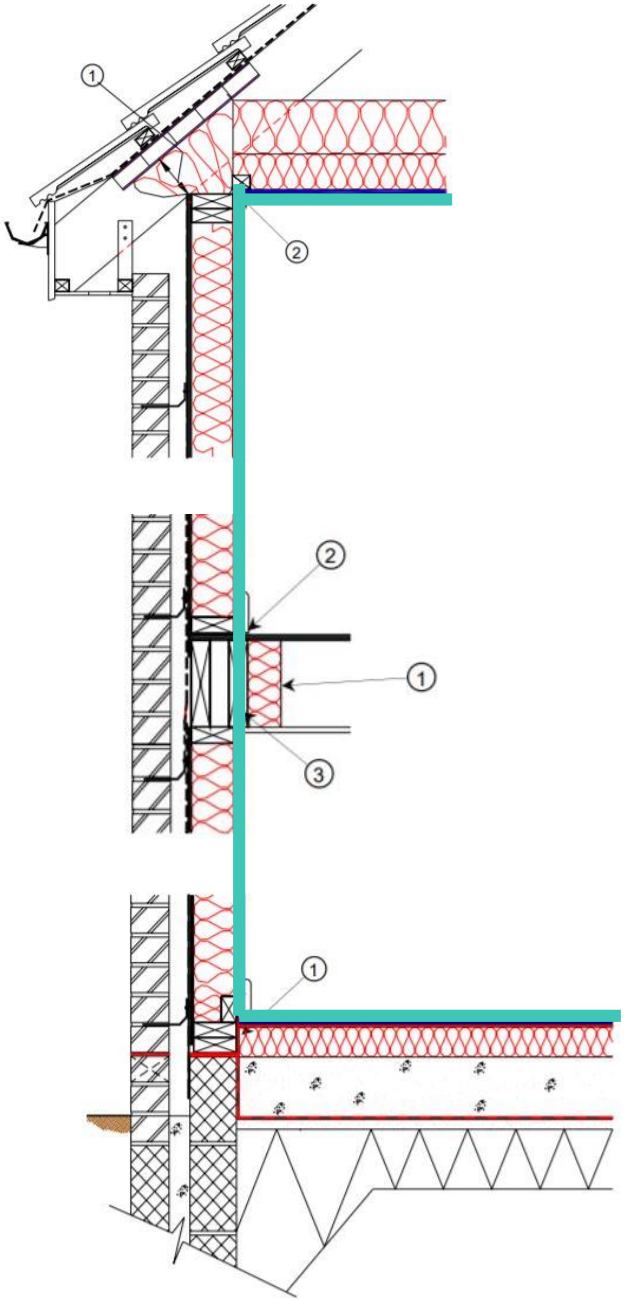

CIBSE JOURNAL

NEWS CIBSE NEWS TECHNICAL CPD JOBS CASE

Airtight new homes creating serious health problems

Evidence of poor ventilation in 200-home study

Posted in May 2016

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Simple Laws for Constructing Homes:

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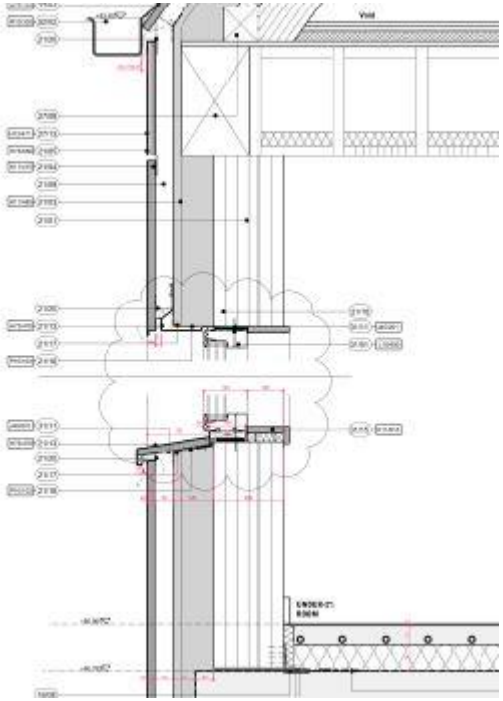

NBT

PAVATEX

Solutions for Sustainable Building

Wood fibre insulation for walls, roofs & floors

Autumn 2008, Olin Bartlomé

Wood fibre insulation & its characteristics / Olin Bartlomé / 2008

Vapour-open/Carbon-lock

Edinburgh Harley-Davidson
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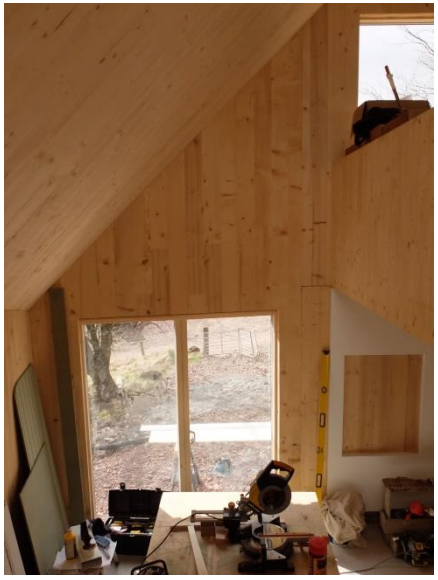
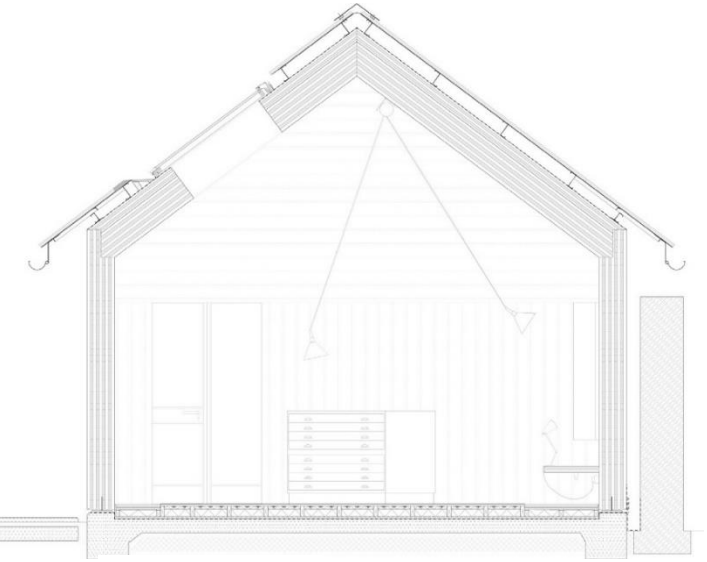


ROXBURGH McEWAN ARCHITECTS



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Current Action

SPZ pilots - Dumfries and Galloway, Argyll and Bute, north Ayrshire and Aberdeen. They awarded funding to these authorities so that they could test out whether it could be a mechanism to encourage self build on local authority and developer owned land - by removing planning restrictions through the creation of a simplified planning zone. Architecture and design Scotland - Danny or diarmid can provide further info if required. Matt Bridgestock will be mentioning the D and G one in his talk.

The challenge fund - the Scottish govt invited bids from projects designed to scale up custom and self build. This was incredibly popular with over 40 applications. There was a press release covering who was successful. I'll try to find it and send on.

Rolling out of the Highland self build loan fund. The Scottish government recently announced that the fund piloted in the highlands will now be rolled out across Scotland, allowing self builders to get access to up to £175k loan to fund their self build project. Ronnie will be talking about how this worked in the highlands. The Scottish govt are aiming to launch the new fund in September.

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Beauly, Scottish Highlands

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Future Action

The NaCSBA manifesto lists 10 key asks of the Scottish Government that are essential to grow the self build sector in Scotland and lead to a more diversified and affordable housing market:

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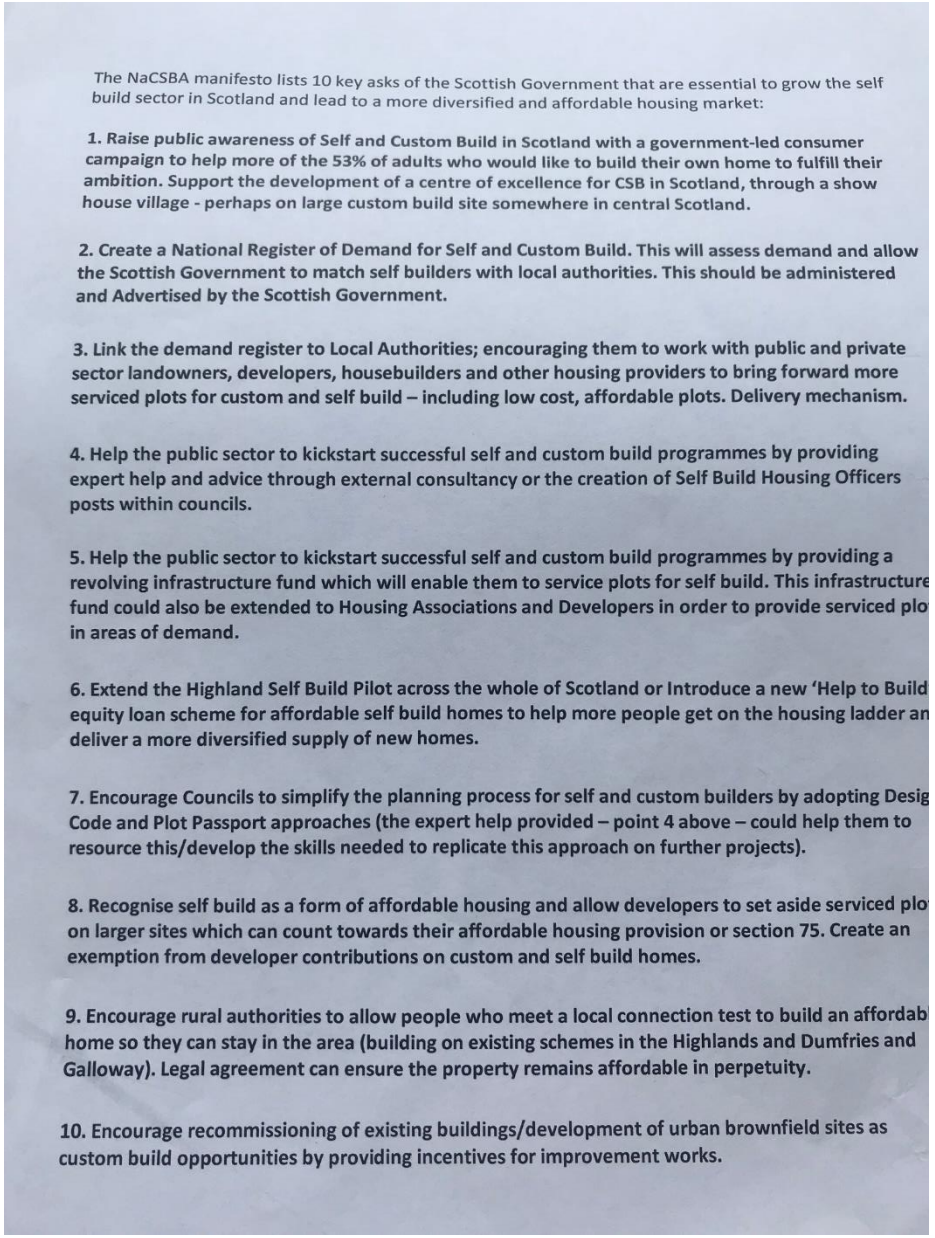

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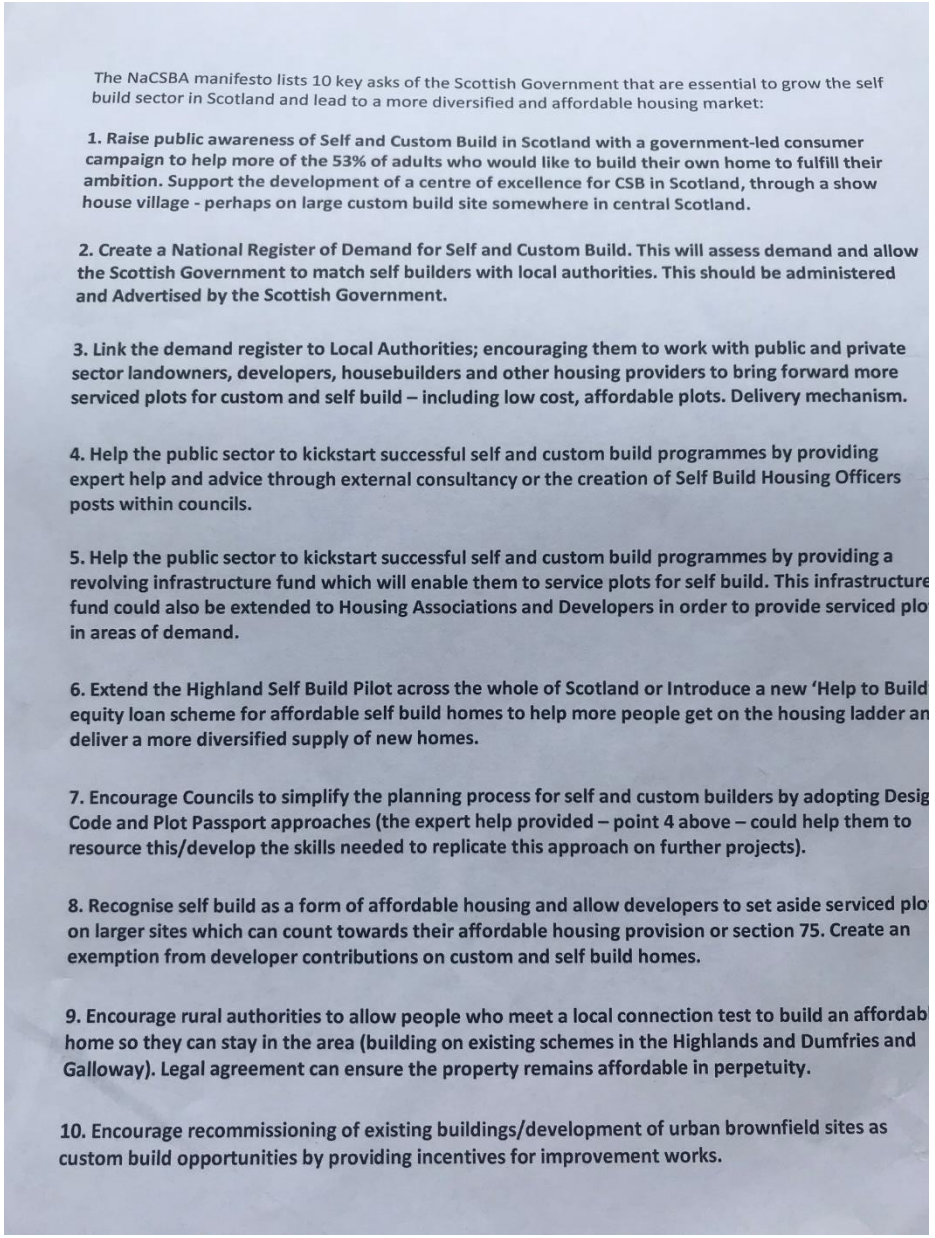

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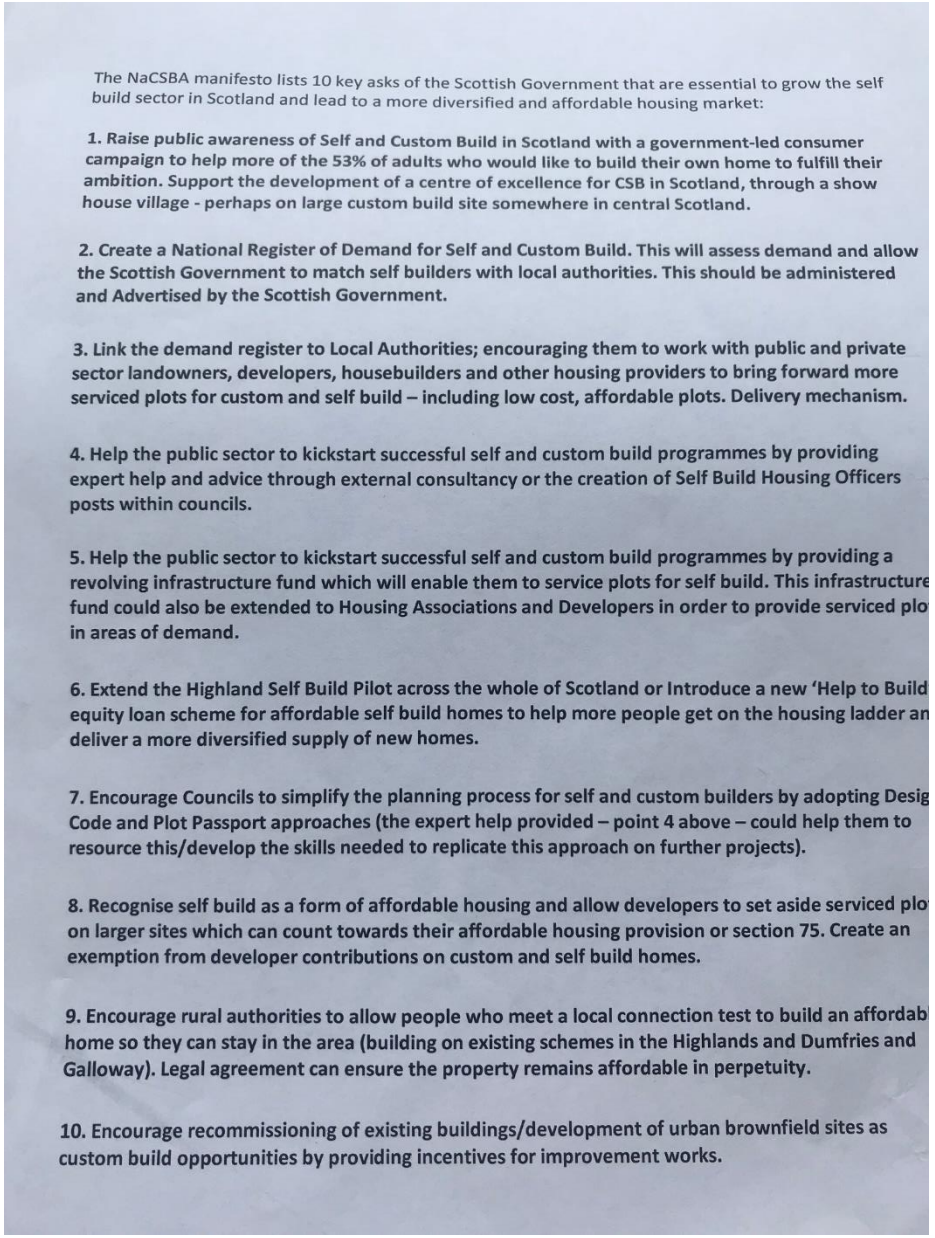

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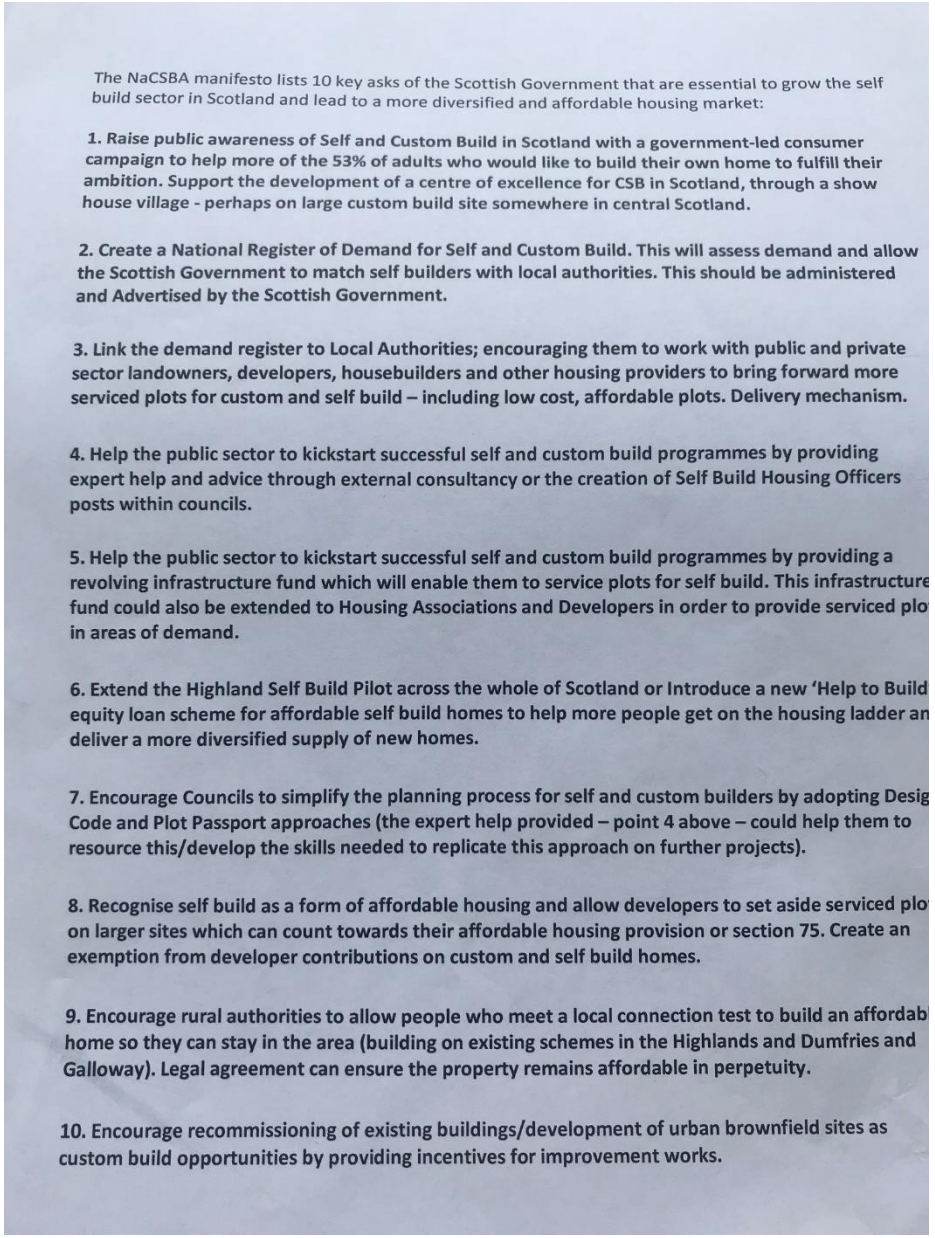

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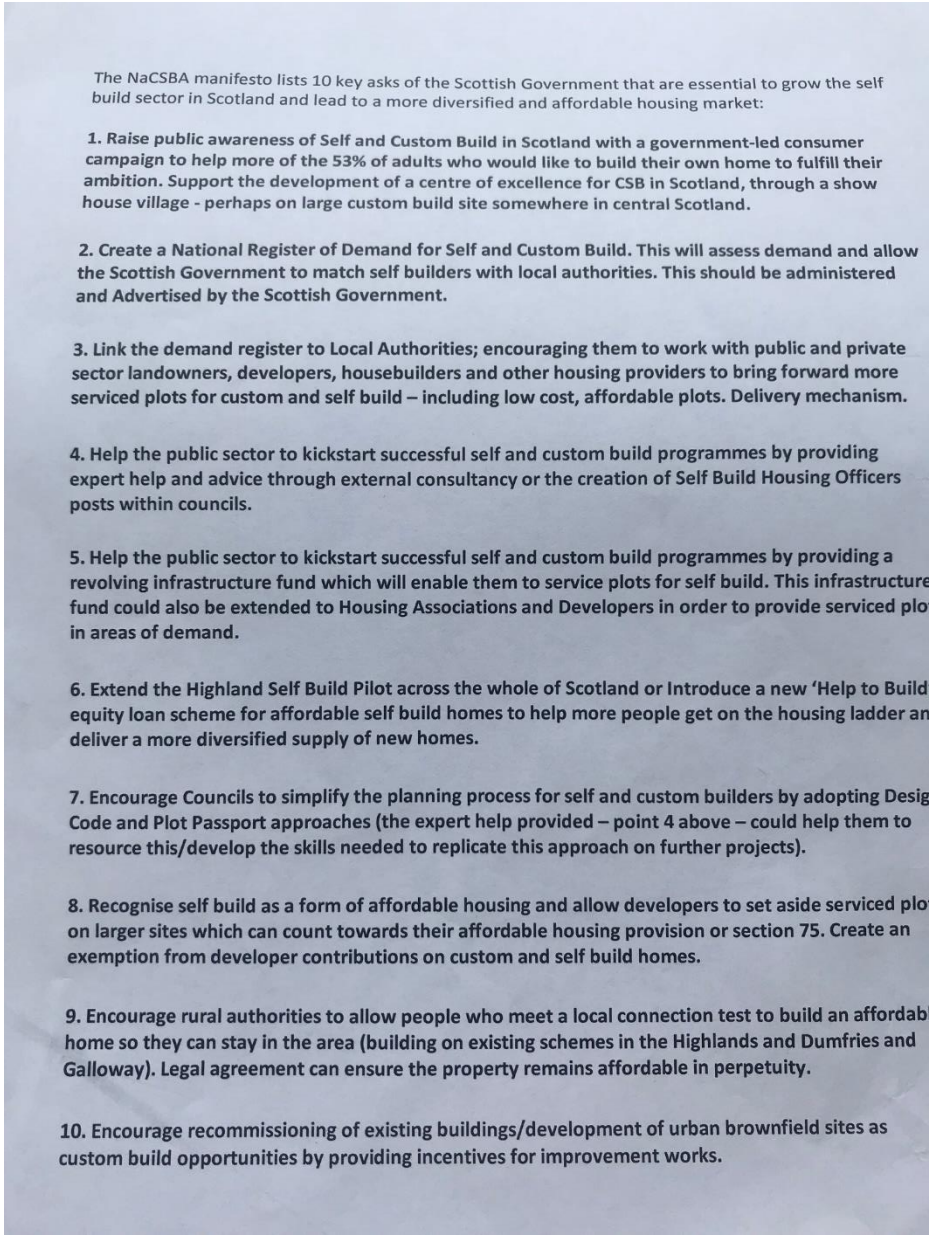

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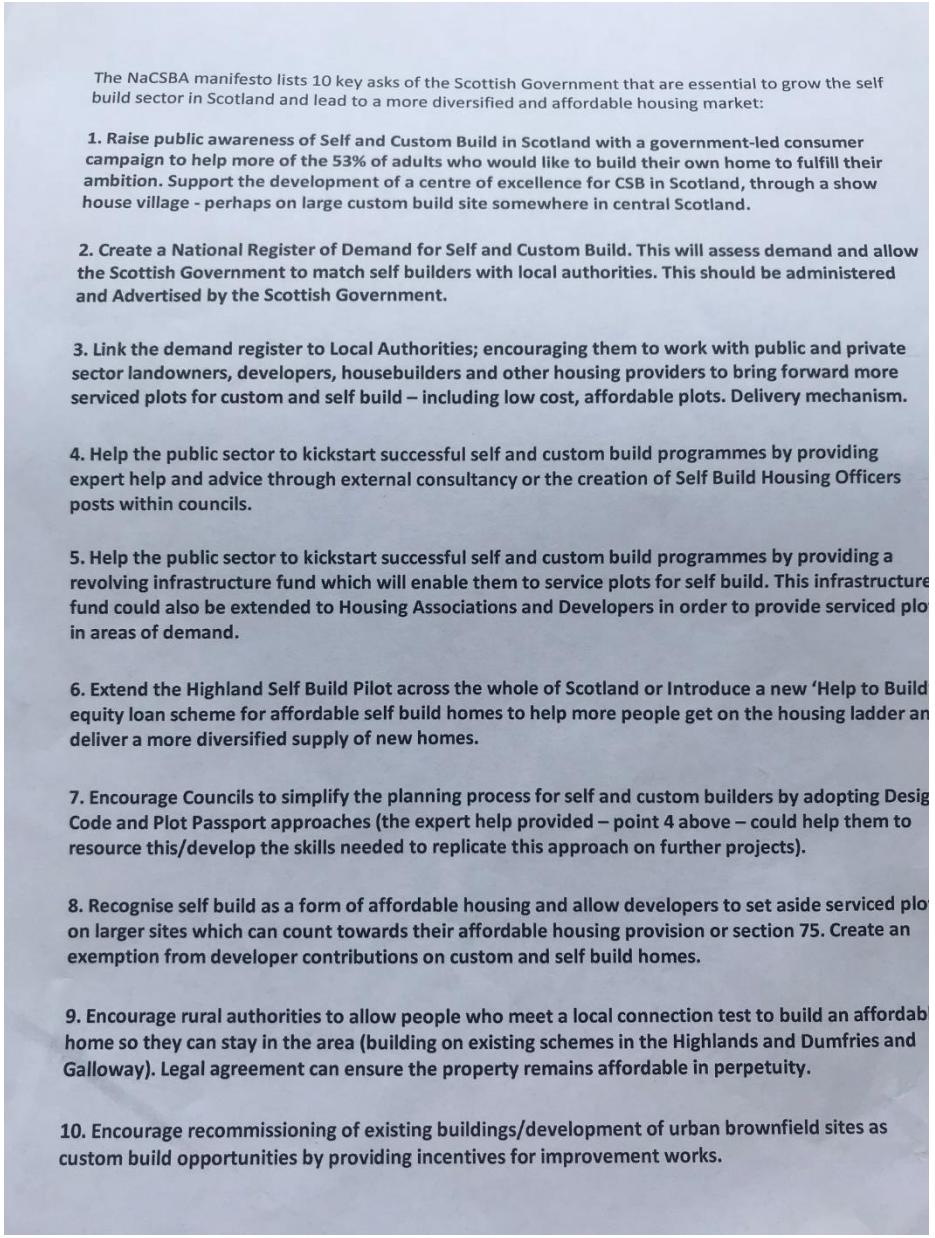

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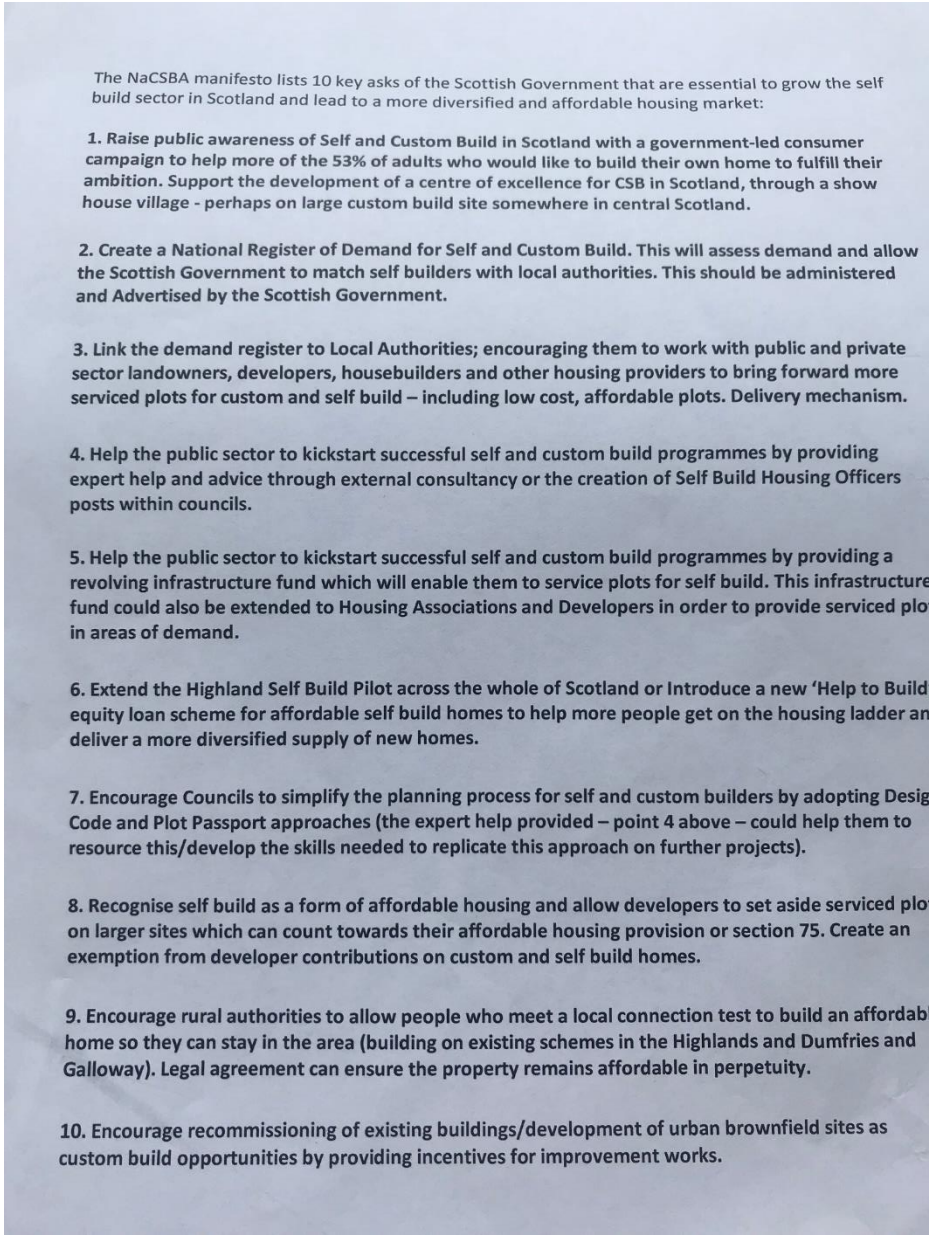

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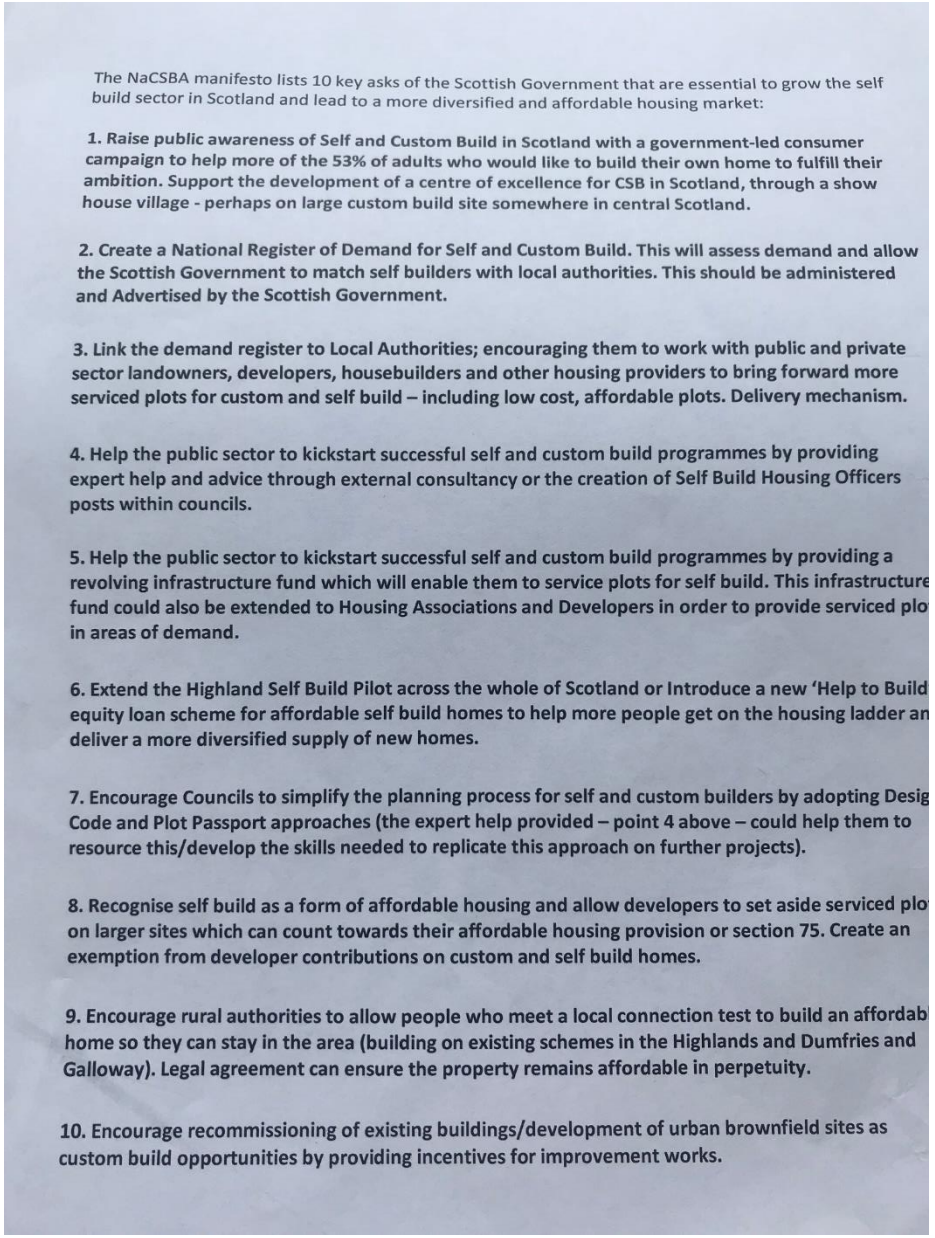

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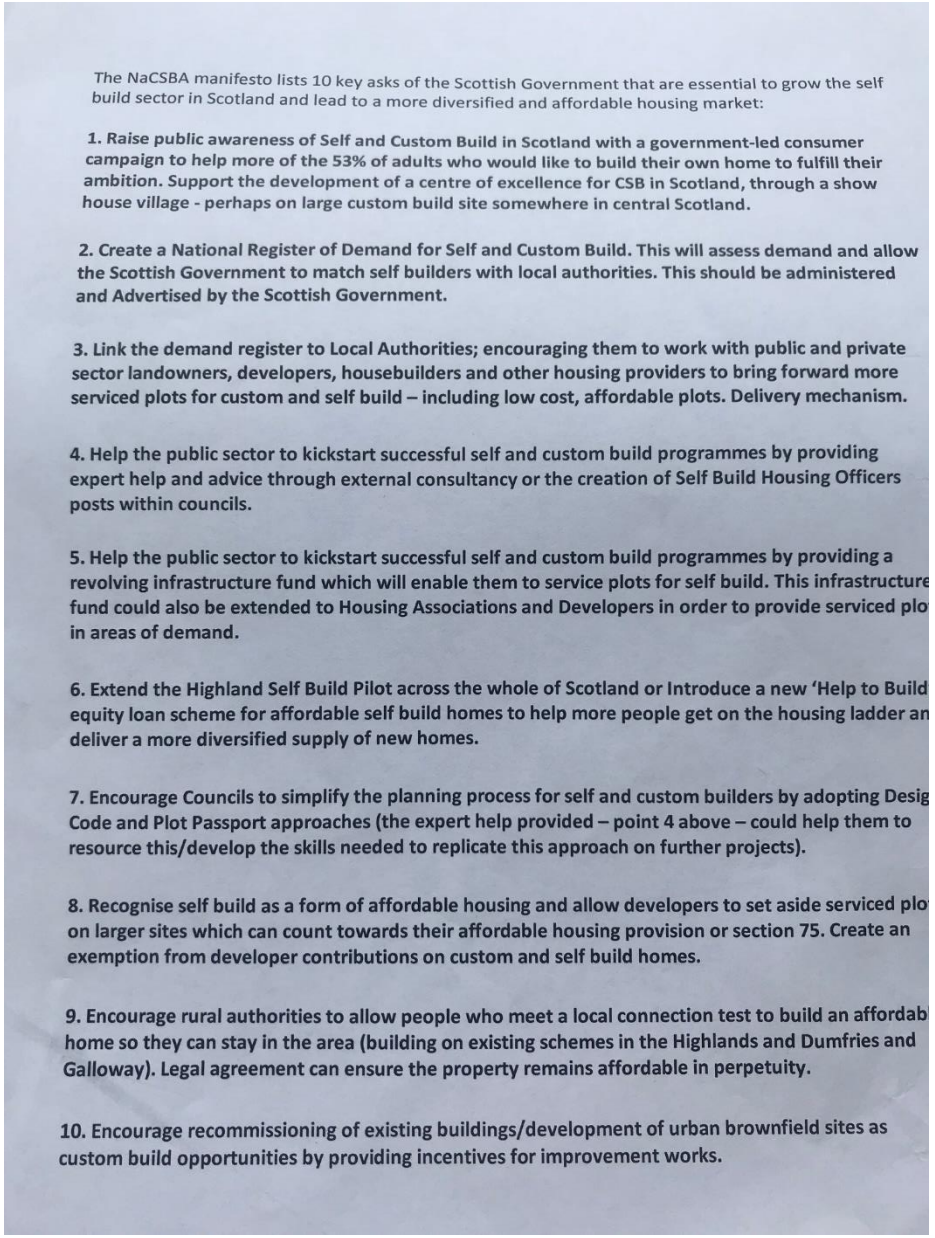

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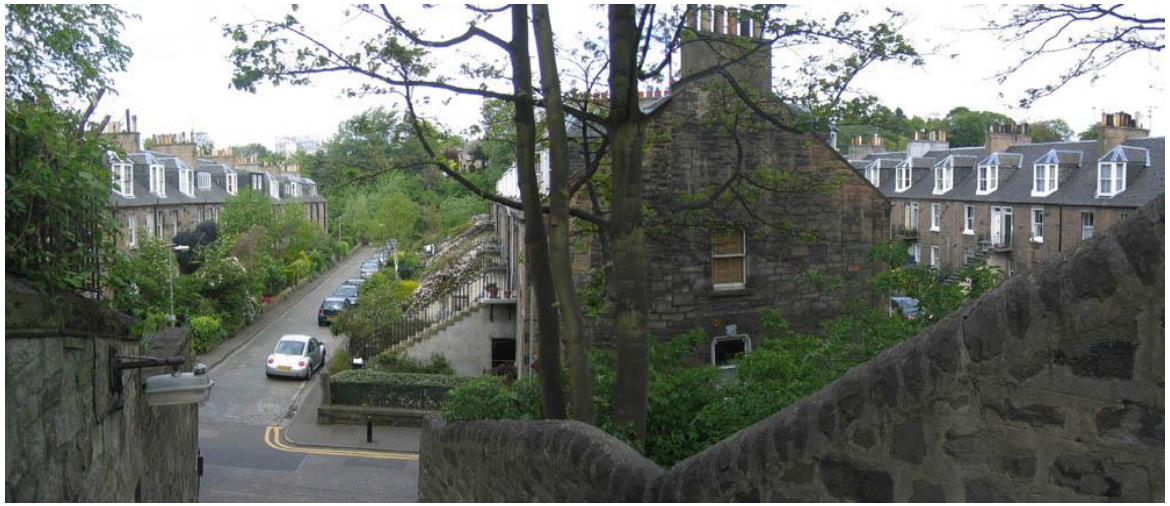
Leith Fort Colonies

EDINBVRGH
THE CITY OF EDINBURGH COUNCIL

PORT OF LEITH
HOUSING ASSOCIATION



19th Century Self-build

Scaling-up Custom and Self-build through Scottish Government Action

A New Landscape for Public Investment in Scotland

The Up-Scaled Model

How to Advance it

Malcolm Fraser HALLIDAY FRASER MUNRO