



SCOTTISH LAND COMMISSION
COIMISEAN FEARAINN NA H-ALBA

Investing in Places – the Role of Land

27 November 2019

David Stewart



SCOTTISH LAND COMMISSION
COIMISEAN FEARAINN NA H-ALBA

- **Scottish Land Commission work on Land and Housing to date**
 - ✓ Public Interest Led Development
 - ✓ Land Value Capture
 - ✓ Housebuilding Industry and Land
- **Review of Housing, Land & Place**
 - ✓ Reasons for Review
 - ✓ Objectives of Review
 - ✓ Main Workstreams



SCOTTISH LAND COMMISSION
COIMISEAN FEARAINN NA H-ALBA

Housing, Land & Placemaking









Public Interest Led Development

“Public interest-led development occurs when a public sector body ... plays a leading role in initiating and driving forward major development in order to achieve particular public policy objectives.”

Tolson & Rintoul

Need for a more proactive approach

- long-term, ambitious vision
- well-resourced, multi-disciplinary team
- provision of “patient capital”
- willingness to accept risk





Land Value Capture

- Place -making not revenue raising
- Lessons from history
 - resources
 - fairness
- Lessons from overseas
 - using planning policies to shape land values
 - land pooling?
- **Advice to Ministers Land Value Sharing – May 2019**





SCOTTISH LAND COMMISSION
COIMISEAN FEARAINN NA H-ALBA



Land & Housebuilding

- House prices and development land prices influence each other
- Evidence - permissioned land not banked for profit
- Key feature – long lead in time and slow build out
- Housebuilding model not suited to increasing supply or making homes more affordable
- Decline in development of brownfield land since 2007



SCOTTISH LAND COMMISSION
COIMISEAN FEARAINN NA H-ALBA

Why review housing land allocation

- We aren't delivering enough homes to meet housing need and demand
- Concerns about affordability of homes and choice
- Interest in placemaking and health benefits
- Climate emergency





Percentage change

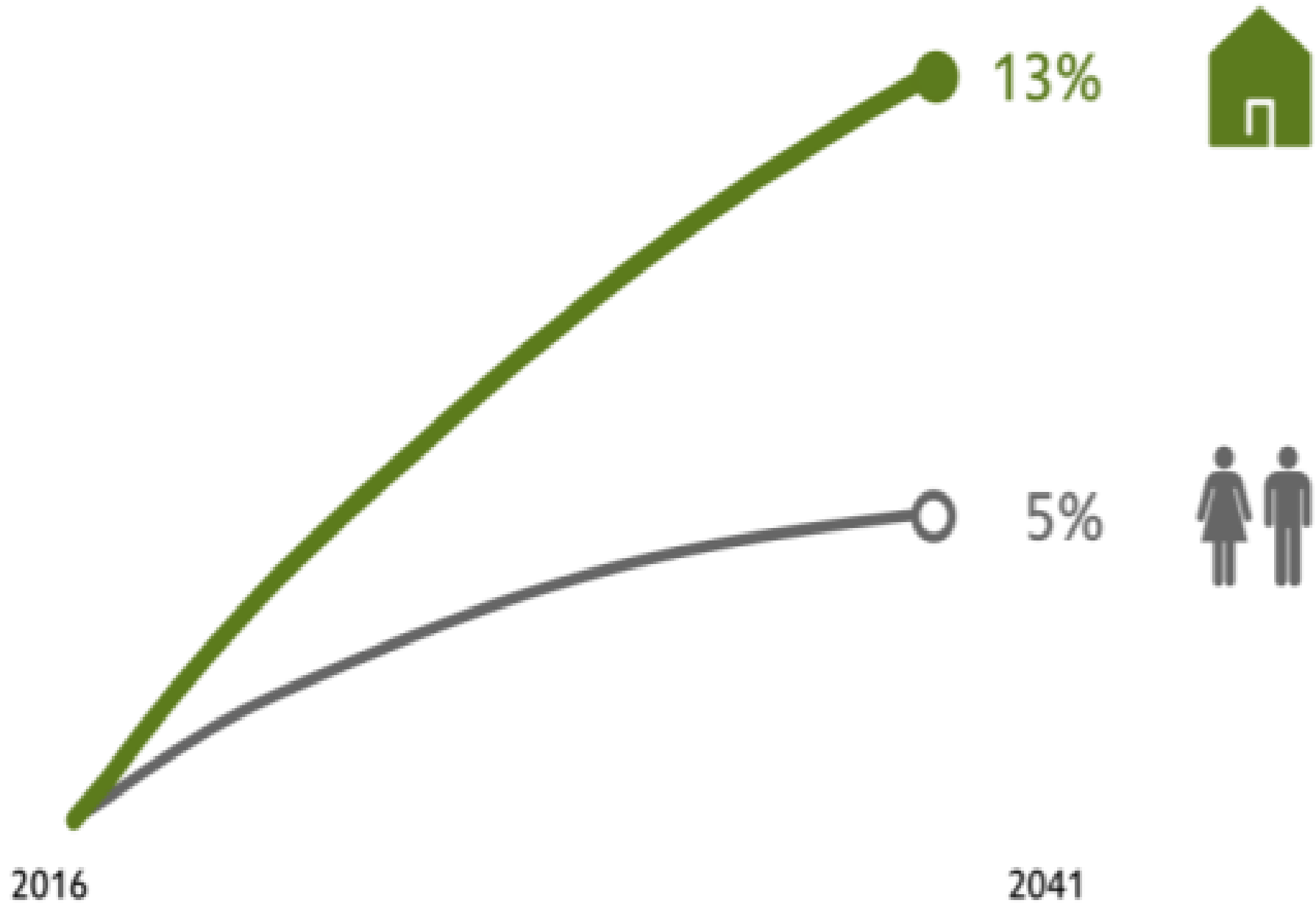
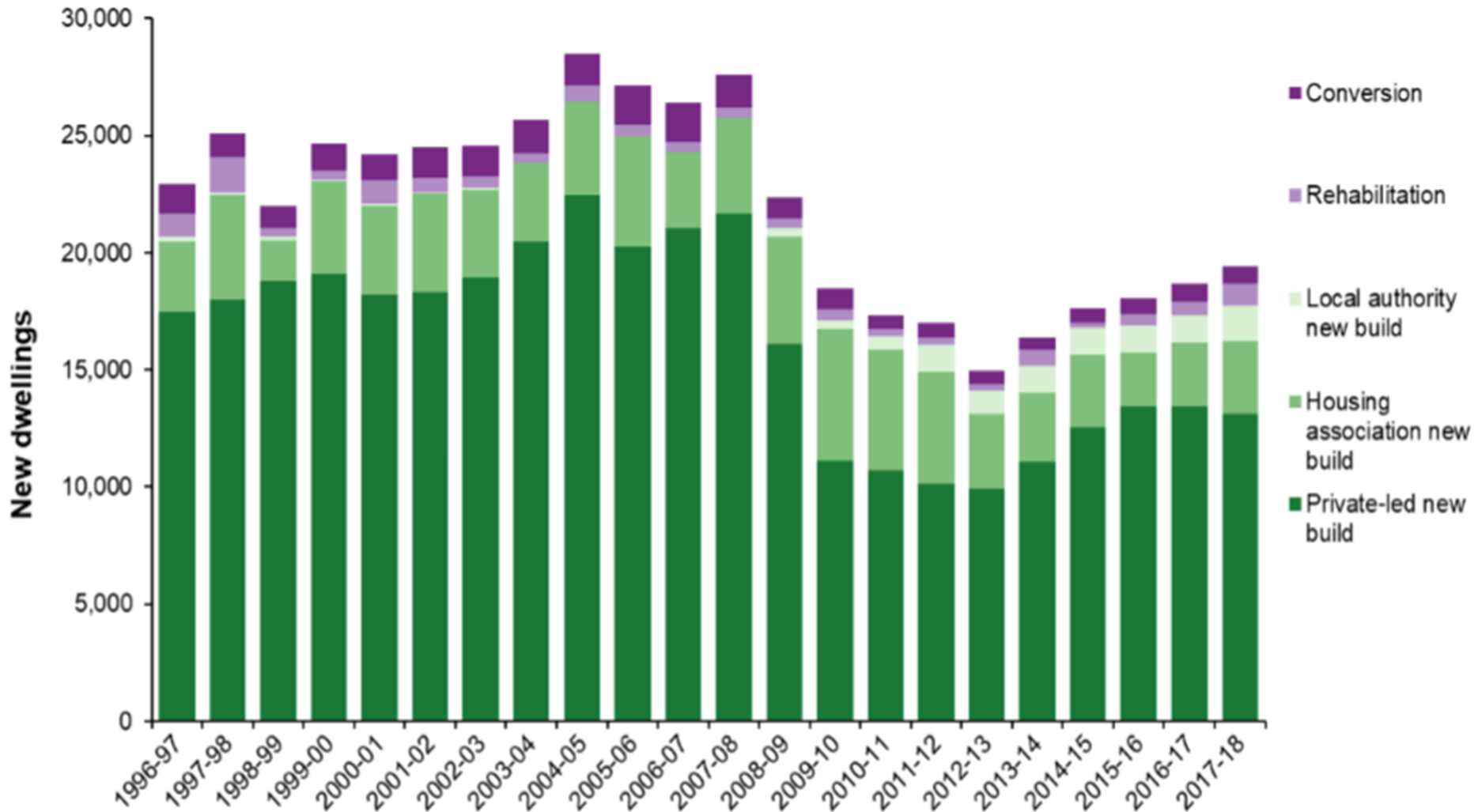




Chart 1: Supply of new housing in Scotland, 1996-97 to 2017-18





SCOTTISH LAND COMMISSION
COIMISEAN FEARAINN NA H-ALBA

Objectives of Review



Review housing land market in Scotland to

- **identify options for reform** so that the market is shaped more by public interest and less by market forces than at present
- work with stakeholders to identify **good practice** and develop **case studies** from across Scotland (including work with CaCHE Planning Group)



Review - Main Workstreams

- Barriers to placemaking (structured stakeholder engagement, focus on local authorities)
- Housing and placemaking in Europe
- Rural housing, affordability and access to land
- Land assembly and master-planning
- Final output – Advice to Ministers with key findings from each report





SCOTTISH LAND COMMISSION
COIMISEAN FEARAINN NA H-ALBA

Thank You

David Stewart
Senior Policy Officer
01463 423317

david.stewart@landcommission.gov.scot