

## Everyone's Environment Scotland policy reviews

The [Everyone's Environment programme](#) is a collaboration of over 80 social and environmental charities to accelerate action on the social impacts of the environmental crises.

As part of the programme, the [Environmental Rights Centre for Scotland](#) was commissioned to produce policy reviews on access to green and blue spaces, transport, renewables, housing and green jobs in Scotland between September and November 2024.

### #4 High-quality housing

#### Priority groups & cross-policy priorities

**Priority groups:** These are noted if the policy mentions these groups in a significant way:

1. Young people
2. Minority ethnic communities
3. Disabled people and older people

**Cross-policy priorities:** These are noted if the policy mentions these aspects in a significant way:

1. Active involvement from priority groups in policy development and implementation
2. A rights-based/ fairness approach to policies
3. Accessible information
4. Greater action at the devolved level

#### What are the parties proposing?

The proposals from parties other than the Scottish National Party who set government policy have been taken from party manifestos for the 2021 Scottish Parliament election. Party manifestos for the 2026 election are currently being developed.

- Scottish National Party: References provided to current government policies.
- Scottish Labour: [National Recovery Plan](#)<sup>1</sup>
- Scottish Greens: [Our Common Future](#)<sup>2</sup>
- Scottish Liberal Democrats: [Put Recovery First](#)<sup>3</sup>



## Support energy-efficient and zero emissions building measures

Support energy-efficiency and zero			
Party	Policy	Priority groups	Cross-policy priorities
Scottish National Party (SNP)	<p><a href="#">Climate Change (Scotland) Act 2009</a>, duty of Scottish Ministers to promote energy efficiency.<sup>4</sup></p> <p><a href="#">Climate Change Plan 2018-2032 (updated)</a>:<sup>5</sup></p> <ul style="list-style-type: none"><li>• Emissions from heating buildings to be net zero by 2045 (p.92).</li><li>• All buildings are energy efficient by 2035 (p.53).</li><li>• New Build Zero Emissions from Heat Standard to be introduced (p.99).</li><li>• Consider how council tax and non-domestic rates, could be used to incentivise or encourage the retrofit of buildings (p.108).</li><li>• Amend the VAT regime so that all energy efficiency and low emissions/zero emissions heat retrofit receives the 5% reduced rate (p.110).</li><li>• <a href="#">Local Heat &amp; Energy Efficiency Strategies</a> for all of Scotland by the end of 2023, the basis for local delivery plans targeting heat and energy efficiency investment (p.109).</li></ul> <p><a href="#">Building (Scotland) Act 2003</a>, primary legislation under which Scotland's building standards system operates.<sup>6</sup></p> <p><a href="#">Energy Efficient Scotland: route map</a>:<sup>7</sup></p> <ul style="list-style-type: none"><li>• Objectives to remove poor energy efficiency as a driver for fuel poverty, and reduce greenhouse gas emissions through more energy efficient buildings (p.5).</li><li>• Energy-efficiency standards targets (p.6):</li></ul>	2, 3	2 3 4



	<ul style="list-style-type: none"><li>○ By 2040 all Scottish homes achieve an EPC C.</li><li>○ Maximise the number of social rented homes achieving EPC B by 2032.</li><li>○ Private rented homes to EPC E by 2022, to EPC D by 2025, and to EPC C by 2030.</li><li>○ All owner occupied homes to reach EPC C by 2040.</li><li>○ All homes with households in fuel poverty to reach EPC C by 2030 and EPC B by 2040.</li></ul> <p><b>Legal target to reduce fuel poverty:</b> By 2040, as far as reasonably possible no household in Scotland is in fuel poverty and, in any event -- no more than 5% of households in Scotland are in fuel poverty, no more than 1% of households in Scotland are in extreme fuel poverty (<a href="#">Fuel Poverty (Targets, Definition and Strategy) (Scotland) Act 2019</a>).<sup>8</sup></p> <ul style="list-style-type: none"><li>● <a href="#">Fuel Poverty Strategy</a>:<sup>9</sup><ul style="list-style-type: none"><li>○ Those in fuel poverty will continue to be supported as one of the key priorities within schemes in the Heat in Buildings programme (p.17).</li><li>○ Continue to provide enabling measures, such as assistance with loft clearances, asbestos removal, the installation of fuel storage tanks and the removal of failed cavity wall insulation, to help facilitate energy efficiency improvements (p.28).</li></ul></li></ul> <p><a href="#">Housing to 2040</a>:<sup>10</sup></p> <ul style="list-style-type: none"><li>● Aim for all new homes delivered by Registered Social Landlords and local authorities to be zero emissions homes by 2026 (p.44).</li><li>● Work with Historic Environment Scotland to consider what specific regulatory provisions</li></ul>		
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	<p>or exemptions may be needed within regulations for buildings designated as listed or in conservation areas (p.47).</p> <ul style="list-style-type: none"><li>• Establish a Zero Emissions Social Housing Task Force (p.47).</li><li>• Develop a zero emissions new build affordable homes strategy based on greater use of offsite construction and zero emissions heating (p.48).</li><li>• Work with the Construction Scotland Innovation Centre, Scottish Futures Trust and others to establish a housing innovation programme to reshape demand towards design for manufacture (p.49).</li></ul> <p><u>Heat in Buildings Strategy - achieving net zero emissions in Scotland's buildings</u>.<sup>11</sup></p> <ul style="list-style-type: none"><li>• Reform the EPC assessment process, so that it is compatible with fuel poverty and climate change targets (p.14).</li><li>• Apply learnings from projects funded by the Gypsy/Traveller Accommodation Fund or undertaken as part of ABS Special Projects that seek to improve the energy efficiency of Gypsy/Traveller accommodation to Warmer Homes Scotland and Area Based Schemes (p.22).</li></ul> <p><b>Funding programmes for energy-efficiency:</b></p> <ul style="list-style-type: none"><li>• <u>Social Housing Net Zero Heat Fund</u>, £200 million available up to 2026 to support social landlords across Scotland to install zero direct emissions heating systems and energy efficiency measures across their existing stock.<sup>12</sup></li><li>• <u>Warmer Homes Scotland</u> helps eligible households by funding installation of insulation.<sup>13</sup></li></ul>		
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	<ul style="list-style-type: none"> <li>• <a href="#">Area-Based Schemes</a>, funding to local authorities to develop and deliver energy efficiency programmes (mainly solid wall insulation) in areas with high levels of fuel poverty.<sup>14</sup></li> </ul> <p><b>Advice for energy-efficiency:</b></p> <ul style="list-style-type: none"> <li>• <a href="#">Home Energy Scotland</a>, advice on how to use energy in the home more efficiently</li> </ul> <p><a href="#">National Planning Framework 4</a>, policy 16 (pp.62-63):<sup>15</sup></p> <ul style="list-style-type: none"> <li>• Policy outcome: “More energy efficient, net zero emissions homes, supporting a greener, fairer and more inclusive wellbeing economy and community wealth building”</li> <li>• Proposals that provide adaptations in response to risks from a changing climate, or relating to people with health conditions that lead to particular accommodation needs will be supported.</li> </ul> <p><a href="#">Energy Standards Review – Scottish Passivhaus Equivalent: Working Group</a><sup>16</sup></p>		
Scottish Labour	<p>Deliver <b>a minimum of 120,000 zero carbon social houses</b> built over the next decade (p.92).</p> <p><b>Establish a National Housing Agency</b> to implement long-term house building strategy (p.92):</p> <ul style="list-style-type: none"> <li>• “Its mission will be producing well designed, mixed tenure, neighbourhoods and communities.”</li> <li>• Prioritise public health, green space and energy efficiency.</li> </ul> <p><b>Use planning laws</b> to ensure that all future houses are built to the highest available efficiency standards (p.82).</p> <p><b>Upgrade all homes</b> to at least an energy efficiency rating of C or higher by 2030 and, where possible, zero carbon by 2045 (p.21).</p>	-	2 3 4



	<ul style="list-style-type: none"><li>• A national housing agency to work closely with local authorities and coordinate the roll out of measures.</li><li>• Low and middle income households would be awarded grant funding while other households would be offered interest free loans to pay for the upgrades, up to the value of £18,000.</li></ul>		
Scottish Greens	<p>Require <b>all new homes to meet passivhaus or other net-zero standards and be built in areas that are not in flood-risk zones.</b> (p.24).</p> <p><b>Improve existing housing stock:</b></p> <ul style="list-style-type: none"><li>• Retain interest-free loans and cashback incentives currently in place for private homeowners investing in energy efficiency (p.23).</li><li>• “Energy leap” programme to pioneer and roll-out deep retrofits at scale, to upgrade the most inefficient homes to the highest efficiency rating, taking a cost-effective whole street approach and using offsite manufacturing to improve quality and minimise disruption (p.23).</li></ul> <p><b>Make it easier to trace absent owners for discussions about repairs</b> by opening up the landlord and land registers (p.27).</p>		2
Scottish Liberal Democrats	<p><b>Energy Efficiency and Zero Carbon Bill</b> to underpin a new zero carbon homes strategy (pp.34-35):</p> <ul style="list-style-type: none"><li>• Declare home insulation a national strategic priority and set a target to have covered the whole country by 2030, an initial five-year programme that will improve 80,000 homes per year.</li><li>• Double fuel poverty budgets, provide incentives for all householders.</li><li>• Improve building standards:</li></ul>	-	2 3



	<ul style="list-style-type: none"> <li>○ Use the Passivhaus standard.</li> <li>○ Set a target for all new social housing, including affordable homes, to be built to Passivhaus standards by 2025.</li> <li>○ All new-build residential properties to meet EPC A ratings by 2025, and Passivhaus standards by 2030.</li> </ul> <p><b>Introduce the delayed energy efficiency regulations</b> to make it easier for people in shared buildings to agree to upgrades and improvements (p.35).</p> <p>Establish <b>catch-up zones for communities furthest behind on fuel poverty</b> and invest substantially in energy-saving measures (p.40).</p> <p><b>Help to Renovate loan scheme</b> to bring neglected properties back into use with a particular focus on helping first-time buyers and achieving low emission properties (p.39).</p> <p><b>Use permitted development rights</b> to make it simpler for urban derelict land and rural farm buildings to be used for zero emission homes (p.40).</p>		
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## Bringing existing homes to a tolerable standard

Bringing existing homes to a tolerable standard			
Party	Policy	Priority groups	Cross-policy priorities
Scottish National Party (SNP)	<p><b>National Performance Indicator:</b></p> <ul style="list-style-type: none"> <li>• <i>Poverty: <a href="#">Satisfaction with Housing</a></i>, measures the percentage of households who report being either “very satisfied” or “fairly satisfied” with their house or flat.<sup>17</sup></li> <li>• Can be broken down by Age, Sex, Ethnicity, Scottish Index of Multiple Deprivation and urban/rural classification.<sup>18</sup></li> </ul>	1 2 3	2 3 4



	<p><a href="#">Housing (Scotland) Act 2006</a>,<sup>19</sup> to make provision about housing standards, including:</p> <ul style="list-style-type: none"><li>• <a href="#">The Tolerable Standard</a>, a basic level of repair for all properties for people to live in.<sup>20</sup></li></ul> <p><a href="#">Housing to 2040</a> (p.52):<sup>21</sup></p> <ul style="list-style-type: none"><li>• Develop a new Housing Standard, set in law, applying to all homes</li><li>• “No margins of tolerance, no exemptions and no “acceptable levels” of sub-standard homes in urban, rural or island communities, deprived communities or in tenements.”</li><li>• Aligned to the proposed regulatory standards for energy efficiency and heating.</li><li>• Include aspects such as being free from serious disrepair, minimum space standards, systematic future-proofing of homes for our future population and additional safety standards.</li><li>• Commission research on the costs of maintenance and current incentives and disincentives to investing in maintenance (p.53).</li><li>• Develop a new ‘Help to Improve’ policy approach, working with stakeholders to design new support for repairs and improvements (p.53).</li><li>• Review enforcement provision for the new standard, introduce an enforcement framework from 2025, which could come into force in phases between 2025 and 2030 (p.54).</li></ul> <p>Developing the <a href="#">Common Housing Quality Standard</a>, a cross-tenure housing standard which facilitates repairs in shared buildings.<sup>22</sup></p> <p><a href="#">Scheme of Assistance</a> for home owners who need to carry out repairs to their homes:</p>		
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	<ul style="list-style-type: none"> <li>• Provided by Local Authorities</li> <li>• Advice and guidance, practical help, or through financial assistance by way of grants or loans</li> <li>• Always provided for homes being adapted for disabled people.<sup>23</sup></li> </ul>		
Scottish Labour	-	-	-
Scottish Greens	<p>Introduce a <b>five yearly property condition survey for all tenement buildings</b> (p.27).</p> <p>Give the Scottish Government responsibility for all housing debt owed by local authorities to the Public Works Loan Board, <b>freeing up rental income to tackle much needed repairs in social homes</b> (p.26).</p>	-	3
Scottish Liberal Democrats	Offer <b>free safety assessments</b> to homeowners whose flats have external cladding (p.40).	-	3

## Improve regulation of social housing and private rented sector standards

Improve regulation of social housing and private rented sector standards			
Party	Policy	Priority groups	Cross-policy priorities
Scottish National Party (SNP)	<p><b>Standards for private rentals:</b></p> <ul style="list-style-type: none"> <li>• <b>Draft regulation:</b> <a href="#">The Energy Efficiency (Domestic Private Rented Property) (Scotland) Regulations 2020</a>, introduce a minimum level of energy efficiency in the domestic private rented sector: initially at EPC band E and then rising to EPC band D.<sup>24</sup> <ul style="list-style-type: none"> <li>○ Replaced by the proposed <a href="#">Heat in Buildings Bill</a>, which does not use an EPC rating but would rather provide a list of energy-efficiency measures (e.g., cavity wall insulation). The standard</li> </ul> </li> </ul>	2	2 3



	<p>can then be met by having installed all of the measures. The consultation paper proposed a deadline of 2028 for private landlords, however this has some exceptions (e.g., for historic homes).<sup>25</sup></p> <ul style="list-style-type: none"><li>• <a href="#">The Repairing Standard</a>, for private rentals.<sup>26</sup></li></ul> <p><b>Standards for social housing:</b></p> <ul style="list-style-type: none"><li>• <a href="#">Scottish Housing Quality Standard (SHQS)</a>, social landlords must make sure their tenants' homes are:<ul style="list-style-type: none"><li>○ energy efficient, safe and secure</li><li>○ not seriously damaged</li><li>○ have kitchens and bathrooms that are in good condition.<sup>27</sup></li></ul></li><li>• <a href="#">Energy Efficiency Standard for Social Housing (EESH):</a><sup>28</sup><ul style="list-style-type: none"><li>○ First target of EPC C or D to be met by 31 December 2020, dependent on dwelling type and fuel type. This was not enough to meet Scotland's target of net zero by 2045, and a consultation for new EESH target was ran in 2024.<sup>29</sup></li></ul></li><li>• <a href="#">Minimum standards for Gypsy Traveller sites</a>, including energy efficiency, safety and security, and maintenance and repairs.<sup>30</sup></li></ul> <p><a href="#">Scottish Housing Regulator</a>, regulates the social housing sector.<sup>31</sup></p> <p><a href="#">Housing to 2040</a> (p.60):<sup>32</sup></p> <ul style="list-style-type: none"><li>• A new Rented Sector Strategy, setting out proposals to address availability, affordability and standards in the private and social rented sectors.</li></ul>		
Scottish Labour	<b>Fair Rents Bill</b> to limit rent rises and improve quality standards in the private rented sector (p.94).	-	2



	<b>A minimum standard of energy efficiency in private rented sector housing of an EPC rating of at least C by 2025 (p.82).</b>		
Scottish Greens	<p><b>Review the Scottish Housing Quality Standard</b> to ensure it is fit for purpose (p.25).</p> <p>Require <b>all private sector homes to meet at least EPC Cat the point of sale</b> of major refurbishment from 2025 (p.24).</p> <p><b>Increase monitoring and enforcement:</b></p> <ul style="list-style-type: none"> <li>• Establish a Private Rented Sector Regulator to oversee the sector (p.24).</li> <li>• Ensure local authority private rented sector teams are adequately funded (p.25).</li> <li>• Raise awareness of tenant rights and tenants unions (p.25).</li> <li>• Strengthen the role of tenants and local authorities in the governance of Registered Social Landlords (p.26).</li> </ul>	-	2 3 4
Scottish Liberal Democrats	Introduce the delayed energy efficiency regulations to <b>require landlords to meet higher energy standards within five years</b> (p.35).	-	-

## Support accessible housing

Area: Support accessible housing			
Party	Policy	Priority groups	Cross-policy priorities
Scottish National Party (SNP)	<p><a href="#">Housing to 2040</a> (pp.56-57):<sup>33</sup></p> <ul style="list-style-type: none"> <li>• The Affordable Housing Supply Programme committed to reviewing <a href="#">Housing for Varying Needs</a>,<sup>34</sup> the design guide used for new build properties in the programme which covers how to meet the needs of older people, disabled people, wheelchair users and people with other specific needs.</li> </ul>	2 3	1 2 3 4



- Introduce a new focus on increasing the supply of accessible and adapted homes and improving choice, particularly for younger disabled people.
- Introduce new building standards to underpin a [Scottish Accessible Homes Standard](#) which all new homes must achieve.<sup>35</sup>
- Establish an inclusive programme of retrofitting social homes
- Streamline and accelerate the adaptations system.
- Develop a scheme to help older and disabled home owners who want to move to a home that better meets their needs.

[National Planning Framework 4](#), policy 16 (pp.62-63):<sup>36</sup>

- Supports proposals for new, high-quality homes that meet accessibility needs, including: accessible, adaptable and wheelchair accessible homes; homes that meet the needs of older people; a range of size of homes; and other specialist groups.
- Allocating land to ensure provision of accommodation for Gypsy/Travellers and Travelling Showpeople where need is identified

[Gypsy/Traveller Accommodation Fund](#), assist new build and site re-development of a high quality, to meet the varying needs of families, including children, older and disabled people and to align with key principles of Housing to 2040 such as accessibility and energy efficiency.<sup>37</sup>

- [Interim Gypsy/Traveller site design guide](#), assist public sector providers of Gypsy/Traveller sites to design and provide high quality accommodation that meets their needs.<sup>38</sup>



Scottish Labour	<b>A national strategy for housing and disabled persons</b> , led by a disabled persons organisation. The strategy will include a 10% target for new social housing, with properties which are fully accessible both within the home and externally (p.94).	3	1 2
Scottish Greens	<b>Improve accessibility of new social housing</b> (pp.25-26): <ul style="list-style-type: none"><li>• Invest in innovative public housing for older people, embedded in local communities, with an emphasis on co-housing and multigenerational developments.</li><li>• Ensure a fair share of investment in accessible housing for those with different housing needs.</li></ul>	3	2
Scottish Liberal Democrats	N/A	-	-

What policy solutions are being suggested by charities/ academics/ think tanks?

Support energy-efficient and zero emissions building measures

Age Scotland (p.71):<sup>39</sup>

- National Public Energy Agency as a one stop shop to help streamline signposting and support referrals for older and vulnerable people to appropriate services and funding.
- Directly target households on the lowest incomes across Scotland with targeted energy efficiency support.

Shelter Scotland:

- Directly fund the cost of achieving net zero in social homes to free up rental income for new build and maintenance of existing stock (p.5).<sup>40</sup>

Common Weal (p.39):<sup>41</sup>

- Change building regulations to require all new-build houses to be energy-neutral and have a minimum 60-year lifespan.



- Set up a National Housing Company to retrofit all existing houses to achieve 70 – 90 per cent thermal efficiency.
- Reform building production, by using Building Standards and public and social housing programme briefs to
  - Avoid materials that are: toxic; ignite; contain plastics; trap toxins, CO2 and moisture; and are not recyclable;
  - Build with natural materials, from local sources (pre-eminently Scotland's woods) that sequester carbon and breathe.<sup>42</sup>

#### Research papers:

- Central government policy makers need to enhance capacities in the round in order to deliver the institutional innovation needed to ensure that local governments can fulfil their role in energy transitions.<sup>43</sup>

#### Bringing existing homes to a tolerable standard

##### Common Weal:<sup>44</sup>

- Establish a policy of renovation rather than demolition (p.39).

##### Royal Society of Edinburgh:

- Proposals needed for making existing properties more flood resilient, especially social and local authority housing. Building standards a critical issue in making properties flood resilient, requiring that properties at risk be brought to a minimum flood resilience level within a specified timescale, similar to proposals suggested for energy efficient measures in homes (p.6).<sup>45</sup>

#### Research papers:

- Cost benefit analysis indicates retrofitting older homes in tenements may be superior to demolition and rebuilding, but tenement law reform required to support block-level owner occupier and private rented retrofit outcomes.<sup>46</sup>

#### Improve regulation of social housing and private rented sector standards

##### Age Scotland (p.72):<sup>47</sup>

- This area of housing has not been traditionally covered in existing housing research and we need to understand more about the implications of an increase in older people living in private rent, including their awareness of tenant rights and their ability to request adaptations to their home with landlord consent.



Poverty Alliance:<sup>48</sup>

- The Housing Bill must introduce measures to improve the quality and disrepair of housing for both private and social tenants (p.1)
- Extreme weather should then be a key factor in the design and building of new social housing (p.4)

Living Rent (p.2):<sup>49</sup>

- Bring in rent controls to incentivise improvements and punish the refusal to make repairs.
- There should be clear penalties and ways for tenants to access justice if homes do not meet repairing standards.
- Any regulations around repairs or energy efficiency should ensure clear mechanisms and resources for enforcement.

Support accessible housing

Inclusion Scotland (p.43-44):<sup>50</sup>

- National and local quotas for accessible housing, at least 10% of all new housing to be fully wheelchair accessible, including both private and social housing. Closely monitored by Local Authorities, and action taken to remedy any shortfall. (p.43).
- The costs in relation to building fully accessible and adaptable homes in Scotland, across all tenures, needs to be accurately established and research undertaken (p.43).
- Accessibility elements of Scottish Building Standards for all houses, and of Housing for Varying Needs standards in the social rented sector, should be researched to determine the degree of application to better understand the issues and to develop appropriate remedies
- A new and up-to-date Housing for Varying Needs standard should be developed
- The Scottish government should work with disabled people and their organisations to ensure that the grant subsidy arrangements for the Affordable Housing Supply Programme actively support more accessible houses to be built.
- Local authorities must use developer contributions to deliver more accessible homes
- Housing providers must commit to achieving effective allocation of adapted rented housing to make the best use of resources and adapted stock.

Horizon Housing/University of Stirling (pp.89-90):<sup>51</sup>



- Current home design standards for accessibility need updating and a consideration of the potential to create a new cross tenure design and space standards that incorporate universal design and full wheelchair access within mainstream housing.
- Review operational support for the National Accessible Housing Register.
- Utilise the model outlined in [Still Minding the Step](#) (Fitzpatrick et al, 2018) for the standardisation of approaches towards local housing need calculations.
- Encourage local housing need assessments to produce local targets that are proportional in relation to the amount of new built accessible/adapted housing required across tenures.
- Develop minimum accessibility standards for new build social housing

#### Shelter Scotland:<sup>52</sup>

- Expedite the acquisition of larger properties specifically for households with children trapped in temporary accommodation for more than a year.
- The Scottish Government must provide adequate resources to allow local authorities to meet the housing needs of ethnically diverse populations (pp.3-4):<sup>53</sup>
  - There needs to be stronger guidance and better training for local authority staff carrying out personal housing need assessments, for them to better understand and advocate for the importance of cultural needs (p.3).
  - Evidence from front line staff in local authorities and housing associations of larger families in temporary accommodation or of overcrowding in social housing stock, as well as better quantitative data, should be used to inform planning for new build social housing (p.4).<sup>54</sup>





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- <sup>1</sup> Scottish Labour (2021) [Scottish Labour's National Recovery Plan](#)
- <sup>2</sup> Scottish Greens (2021) [Our Common Future: Scottish Greens Manifesto 2021](#)
- <sup>3</sup> Scottish Liberal Democrats (2021) [Put Recovery First](#)
- <sup>4</sup> [Climate Change \(Scotland\) Act 2009](#), part 5 3(60)
- <sup>5</sup> Scottish Government (2020) [Securing a green recovery on a path to net zero: climate change plan 2018–2032 - update](#)
- <sup>6</sup> [Building \(Scotland\) Act 2003](#)
- <sup>7</sup> Scottish Government (2018) [Energy Efficient Scotland: route map](#)
- <sup>8</sup> [Fuel Poverty \(Targets, Definition and Strategy\) \(Scotland\) Act 2019](#), 1
- <sup>9</sup> Scottish Government (2021) [Tackling fuel poverty in Scotland: a strategic approach](#)
- <sup>10</sup> Scottish Government (2021) [Housing to 2040](#)
- <sup>11</sup> Scottish Government (2021) [Heat in Buildings Strategy - achieving net zero emissions in Scotland's buildings](#)
- <sup>12</sup> Scottish Government (accessed 22 November 2024) [Social Housing Net Zero Heat Fund: how to apply](#)
- <sup>13</sup> Home Energy Scotland (accessed 23 October 2024) [Warmer Homes Scotland](#)
- <sup>14</sup> Scottish Government (accessed 22 November 2024) [Area-Based Schemes](#)
- <sup>15</sup> Scottish Government (2024) [National Planning Framework 4](#): 69
- <sup>16</sup> Scottish Government (accessed 25 November 2024) [Energy Standards Review – Scottish Passivhaus Equivalent: Working Group](#)
- <sup>17</sup> Scottish Government (accessed 22 November 2024) [National Performance Framework: Satisfaction with Housing](#)
- <sup>18</sup> Scottish Government (accessed 22 November 2024) [Measuring progress - Poverty](#)
- <sup>19</sup> [Housing \(Scotland\) Act 2006](#)
- <sup>20</sup> Scottish Government (accessed 22 November 2024) [Tolerable Standard](#)
- <sup>21</sup> Scottish Government (2021) [Housing to 2040](#)
- <sup>22</sup> Scottish Government (2016) [Common Housing Quality Standard: topic papers](#)
- <sup>23</sup> Citizens Advice (accessed 22 November 2024) [The scheme of assistance for house repairs and adaptations](#)
- <sup>24</sup> [The Energy Efficiency \(Domestic Private Rented Property\) \(Scotland\) Regulations 2020](#)
- <sup>25</sup> Scottish Government (November 2023) [Delivering net zero for Scotland's buildings - Heat in Buildings Bill: consultation](#): 3
- <sup>26</sup> Scottish Government (accessed 25 November 2024) [Repairing Standard: statutory guidance for private landlords](#)
- <sup>27</sup> Scottish Government (2016) [Scottish Housing Quality Standard: guidance for social landlords](#)
- <sup>28</sup> Scottish Government (2020) [The Energy Efficiency Standard for Social Housing \(EESH\)](#)
- <sup>29</sup> Scottish Government (accessed 22 November 2024) [Home energy and fuel poverty: Energy efficiency in social housing](#)
- <sup>30</sup> Scottish Government (2015) [Improving Gypsy/Traveller sites: guidance on minimum sites standards and site tenants' core rights and responsibilities](#)
- <sup>31</sup> [Scottish Housing Regulator](#) (accessed 22 November 2024)
- <sup>32</sup> Scottish Government (2021) [Housing to 2040](#)
- <sup>33</sup> Scottish Government (2021) [Housing to 2040](#)
- <sup>34</sup> Scottish Government (accessed 25 November 2024) [Enhancing the accessibility, adaptability and usability of Scotland's homes: consultation](#)
- <sup>35</sup> Scottish Government (2023) [Enhancing the accessibility, adaptability and usability of Scotland's homes: consultation](#)
- <sup>36</sup> Scottish Government (2024) [National Planning Framework 4](#): 69
- <sup>37</sup> Scottish Government (accessed 25 November 2024) [Gypsy/Travellers: Social care and accommodation](#)
- <sup>38</sup> Scottish Government (2021) [Interim Gypsy/Traveller site design guide](#)
- <sup>39</sup> Age Scotland (April 2023) [Housing Survey 2023: Research Findings](#)



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- <sup>40</sup> Shelter Scotland (2024) [A National Housing Emergency Action Plan for Scotland](#)
- <sup>41</sup> Common Weal (2019) [The Common Home Plan](#):
- <sup>42</sup> Common Weal (March 2020) [HOUSING 2040 CONSULTATION RESPONSE](#): 4
- <sup>43</sup> Wade, Webb & Creamer (2022) [‘Local government capacities to support net zero: Developing comprehensive heat and energy efficiency strategies in Scotland’](#), *Energy Research & Social Science*, 89: 102544.
- <sup>44</sup> Common Weal (2019) [The Common Home Plan](#):
- <sup>45</sup> Royal Society of Edinburgh (September 2024) [Flood Resilience Strategy](#)
- <sup>46</sup> Higney & Gibb (2024) [‘Net zero retrofit of older tenement housing – The contribution of cost benefit analysis to wider evaluation of a demonstration project’](#), *Energy Policy*, 191: 114181.
- <sup>47</sup> Age Scotland (April 2023) [Housing Survey 2023: Research Findings](#)
- <sup>48</sup> Poverty Alliance (May 2024) [Response to the Local Government Housing and Planning and the Social Justice & Social Security Committees’ call for views on the Housing \(Scotland\) Bill](#)
- <sup>49</sup> Living Rent (accessed 22 November 2024) [A New Deal for Private Tenants - Living Rent policy note](#)
- <sup>50</sup> Inclusion Scotland (2016) [We Say: Our place, Our Space - The evidence on disabled people’s housing issues from Scotland’s Disabled People’s Summit](#)
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- <sup>53</sup> Shelter Scotland (December 2023) [RACE AND HOUSING WORKSHOP: SUMMARY OF DISCUSSIONS](#)
- <sup>54</sup> Shelter Scotland (December 2023) [RACE AND HOUSING WORKSHOP: SUMMARY OF DISCUSSIONS](#)