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HOW SCOTLAND CAN BUILD AGAIN

Ben Cooper
March 2026

Acknowledgements

The author would like to thank The Lord Haughey OBE for supporting this research.

The author would like to thank those who shared their insight and expertise throughout. As part of this work, the author spoke to or received feedback from Guy Bartlett, Caroline Brown and Jenny Munro (Royal Town Planning Institute), Roseanna Dobbin, Eli Harji (Scottish Federation of Housing Associations), David Hawkey (IPPR Scotland), David Petrie (Homes for Scotland), Caitlin Stott, and Morven Taylor (Communities Housing Trust). In addition, the author would like to thank all those who attended the roundtable to discuss the recommendations.

Thanks also to Kate Brooksbank and Lottie Thornton at YouGov for their help in drafting the survey and for conducting the survey itself.

The author would also like to thank Joseph Rowntree Foundation, Taylor Wimpey, and the New Homes Quality Board for being partners of the Fabian Housing Centre.

At the Fabian Society, thanks go to Luke Raikes, Katherine Sangster and Palma Oxley for their help and guidance throughout this research, and to Joe Dromey, Iggy Wood, Miles Ward, and Ash Singleton for their feedback and support through the project.

About the author

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About the report

This report analyses the main impacts of the housing emergency; examines why Scotland hasn't built enough since 2007; sets out Scottish public attitudes towards the housing emergency and housebuilding; and makes recommendations on how the next Scottish government should use its powers to deliver a significant increase in housebuilding rates and tackle high housing costs.

The research involved a literature review, analysis of the relevant data published by the Scottish government, a series of in-depth expert interviews, a roundtable with housing stakeholders in Scotland, and a survey with YouGov.

The report and its recommendations apply to Scotland only.

This report is promoted by Joe Dromey on behalf of the Fabian Society, both at 61 Petty France, London, SW1H 9EU.

About the polling

The Fabian Society commissioned YouGov Plc to survey 1,075 people aged 16 and over across Scotland. The survey was carried out online. Fieldwork was undertaken between 2 and 10 February 2026. The figures have been weighted and are representative of all adults (aged 16+) in Scotland.

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FOREWORD

Katherine Sangster

Scotland is in the grip of a housing crisis. Families across the country are without the security of a place to call home, with more than 18,000 households in temporary accommodation, including over 10,000 children. In Edinburgh alone, there are more children in temporary accommodation than in the whole of Wales. Across Scotland, 2.3 million people are struggling with the condition, security, suitability or cost of their home; in a country of just 5.6 million people, that means nearly two in five of us are affected.

In the constituency where I am a candidate for this May's Holyrood election, I see the impact of the housing crisis every day. I meet families stuck in unsuitable housing, young people who feel locked out of ever owning a home, and communities where the lack of affordable, good-quality housing is driving poverty and poor health. At the same time, people are frustrated when new homes are built without the infrastructure needed to support them. It creates a very real sense that things are not working as they should. My experience is shared by prospective candidates all over Scotland, who are picking up similar feelings from door step conversations.

This report by the Fabian Housing Centre shows that Scotland is experiencing the worst housebuilding slump since the second world war. It then offers a clear path out of this crisis — one that could make a real difference to the lives of millions of people across Scotland.

As we approach the elections on 7 May, there will be no shortage of promises. All parties are putting forward ambitious targets for housebuilding. The SNP has committed to 110,000 affordable homes by 2032, while Anas Sarwar has pledged a "housebuilding revolution" to deliver 125,000 homes over the next parliamentary term. These ambitions will only mean something if they are matched by delivery.

The first minister, John Swinney, has rightly made tackling child poverty a central priority. Yet we cannot seriously address poverty without addressing housing. The cost of housing is one of the biggest pressures on families, and unless we bring those costs down and increase the supply of affordable homes, we will not meet those goals.

Whoever forms the next government after 7 May will inherit this crisis. Its scale demands urgent and decisive action regardless of party or ideology.

I recommend that every candidate, whichever party they are from, reads this report, and that every newly-elected MSP makes sure the government acts on its recommendations as they start their new role.

Katherine Sangster, national director of the Scottish Fabians and the Scottish Labour candidate for Edinburgh Eastern, Musselburgh and Tranent

SUMMARY

Scotland is in the middle of a housing emergency. Families are struggling to afford the roof over their head. The SNP government has failed to ensure that enough homes are being built to tackle high housing costs and meet the needs of Scottish families.

Since 2015, average property prices have risen by 47 per cent and average monthly private rents have risen by 51 per cent. Housing unaffordability has caused a housing emergency, resulting in:

- **Increased poverty:** over 190,000 people are pushed into poverty *because* of high housing costs, including 35,000 children.
- **Higher temporary accommodation use:** over 17,000 households were stuck in temporary accommodation between April and September 2025, up 31 per cent compared to 2021.
- **Difficulties for first time-buyers** – the average age of a Scottish first-time buyer was 32 in 2024 – up from 30 in 2014. The average deposit has increased by 66 per cent over the same decade.

This report shows that Scottish government policy has held back housebuilding, causing the housing emergency, and that the public want the Scottish government to act.

Housebuilding in Scotland has collapsed

Since 2007, the Scottish government has set several housebuilding targets – and failed to meet a single one of them.

- In 2007, the new SNP government committed to increasing the number of homes completed to 35,000 homes annually by the ‘middle of the next decade’. Instead, there has been a 26 per cent fall in homes completed, with just 19,177 units built in 2024-25. Nine of the top 10 worst years for housebuilding since 1948 have occurred since 2007 and under the SNP. Scotland is missing 250,000 new homes as a result of missing this target – equivalent to a city the size of Edinburgh, or twice as large as Aberdeen.
- In 2021, the Scottish government committed to building 110,000 new affordable homes between 2022 and 2032. This required around

11,000 of these homes to be completed a year. Instead, since the target was set, there has been a 29 per cent fall in affordable homes completed.

The housebuilding collapse was caused by government policy

Scottish government policy has caused this collapse in housebuilding. It has been unambitious, restrictive and counterproductive over nearly two decades. It is characterised by several difficulties:

- **Restrictive national planning policy:** development is only allowed on 'plan allocated sites,' but few councils are allocating enough sites, meaning largest developers have planning permission for just three years' worth of completions in the pipeline.
- **An under-resourced planning system:** reforms to planning policy have increased their complexity, leading to substantially bigger and more costly applications which take longer to approve.
- **Reduced funding for affordable housing:** the affordable housing supply programme is now £197m smaller than it was at the beginning of this parliament. This has been exacerbated by rapidly rising inflation, labour challenges, and material shortages, particularly for rural and island areas.
- **Additional regulations on housebuilding:** between 2019 and 2025, regulation has added around £7,000 onto building costs and, in the next parliament, the Scottish Passivhaus standard requirement will add up to 8 per cent onto the cost of each home.

Voters want the Scottish government to act

Our survey with YouGov found that:

- **Scottish people think more homes would improve the country** – 67 per cent said that an increase in the supply of housing in Scotland would have either a 'very' or 'fairly' positive impact.
- **The Scottish government is held responsible** – 66 per cent thought that the Scottish government had either equal or more responsibility than the UK government for any housing shortage.
- **The SNP are not trusted** – 58 per cent said either 'not very much' or 'not at all' when asked how much they trusted the SNP and John Swinney to handle the issue of housing.

Recommendations

The next Scottish government should:

1. Commit to an all-tenure housing target of 350,000 homes completed by 2036, including at least 33,000 in 2030-31.
2. Undertake planning reform to simplify decision making and build more homes where infrastructure already exists.
3. Reform affordable and social housing funding to deliver thousands more homes.
4. Deliver a fully operational More Homes Scotland in 2027.
5. Introduce a reasonable 'new homes standard' that requires every new build to be fit for the future.
6. Encourage greater affordable housing supply in rural, remote and island areas of Scotland.

1. INTRODUCTION

Across Scotland people are struggling to afford the roof over their heads. Thousands are pushed into poverty, particularly children, because of high housing costs. Scarce social housing means more people are trapped in expensive private rented properties or temporary accommodation. Young people are struggling to get onto the property ladder, while rural areas and islands are depopulating. In May 2024, the Scottish parliament agreed that Scotland was in the middle of a 'national housing emergency'.

But the Scottish government can solve this problem: housing policy is devolved. Ministers at Holyrood have the power to change lives and cut housing costs. Yet policy has failed to match the scale of the emergency. The government has focused more talking about the problem, than actually getting Scotland building again.

The Scottish parliamentary election in May 2026 is a time for a housing policy reset. The next government should be serious about tackling the housing emergency and getting Scotland building again. Ministers should be focused on cutting the cost of housing for families and ensuring that everyone can afford a good quality home, wherever they want to live.

This report sets out how the next Scottish government should use its powers to deliver a significant increase in housebuilding rates and tackle high housing costs. It analyses the main impacts of the housing emergency, and examines why Scotland hasn't built enough since 2007. The report also looks at Scottish public attitudes towards the housing emergency and housebuilding. Finally, the report sets out an ambitious set of solutions to ensure enough good quality homes are built.

2. THE HOUSING EMERGENCY AND ITS CAUSES

The housing emergency touches every community in Scotland. Shelter Scotland estimates that 42 per cent of adults are directly “struggling with the condition, security, suitability or affordability of their home, or have faced discrimination trying to find one”.¹ Nearly 250,000 people need a social home, with hundreds of families on waiting lists for up to a decade.² This section looks at how the housing emergency is caused by high housing costs.

The housing emergency is caused by high housing costs

High housing costs have caused the housing emergency. What the average person in Scotland pays for housing has risen substantially in recent years. Median annual wages in Scotland have increased by 43 per cent between January 2015 and December 2025.³ In comparison:

- Average property prices have risen by 47 per cent.⁴ Between December 2024 and December 2025, Scotland experienced the fastest growth in property prices (4.9 per cent) of any country or region in Great Britain.⁵
- Average monthly private rents have risen by 51 per cent.⁶ Scotland was the only nation in Great Britain to experience double digit annual rent inflation over this period, each month between June 2023 and March 2024.⁷

The high cost of housing prevents many individuals and families from ever feeling secure in their own home, whether they own with a mortgage or rent. It limits their ability to upsize and live in a home that meets all their needs. It can even force people to live in a substandard home for want of suitable alternatives. High housing costs also contribute to a variety of negative outcomes.

- **Increased poverty.** Over 190,000 people are pushed into poverty *because* their housing costs are so high, including 35,000 children. One

in five people (19 per cent) in poverty and one in six children (16 per cent) who are in poverty experience it because of high housing costs.⁸

The Scottish government will not meet its child poverty targets unless it tackles high housing costs and the housing emergency.

- **Higher temporary accommodation use.** Over 18,000 households were in temporary accommodation between April and September 2025, up 30 per cent compared to 2021-22.⁹ Over 10,000 children were in temporary accommodation between April and September 2025 – the highest on record, and up 26 per cent compared to 2021.¹⁰
- **A growing need for social and affordable housing.** The unaffordability of other tenures pushes up the need for social and affordable housing. And this need is not being met.¹¹ More than half of new households created between 2026 and 2031 will be unable to afford the homes on the open market, either for rent or purchase. As a result, the annual need for social and affordable rented housing over the lifetime of the next parliament is forecast to be substantially higher than that of the current parliament.¹²
- **Difficulties for first-time buyers.** First-time buyers are getting older, need bigger deposits, and are borrowing over longer terms. In 2024, the average age of a Scottish first-time buyer was 32 – up from 30 in 2014. The average deposit increased by 66 per cent in the decade from 2014.¹³ Buyers are also taking out longer mortgages to make monthly payments more manageable: the average term is now 30 years, compared to 24 years two decades ago.¹⁴
- **Ageing and depopulating rural areas.** House prices have risen faster in ‘island’ and ‘very remote’ areas, compared to urban areas, creating real challenges for low-income families and threatening the viability of these communities.¹⁵ One survey found that 45 per cent of rural Scots view the lack of available housing in rural areas as a key factor in driving people to move away, rising to 59 per cent of respondents in ‘remote rural’ communities.¹⁶ For this reason, the proportion of older people in rural, isolated and island communities has increased dramatically, while the proportion of young children has declined over the past two decades.¹⁷ Fewer families and young children in rural areas will exacerbate depopulation that communities are experiencing.

Housebuilding in Scotland has collapsed

The housing emergency has a root cause: the collapse of housebuilding. Since 2007, there has been a persistent failure to build enough homes in Scotland. The Scottish government has set numerous housebuilding targets, none of which have been met.

Homes of all tenures

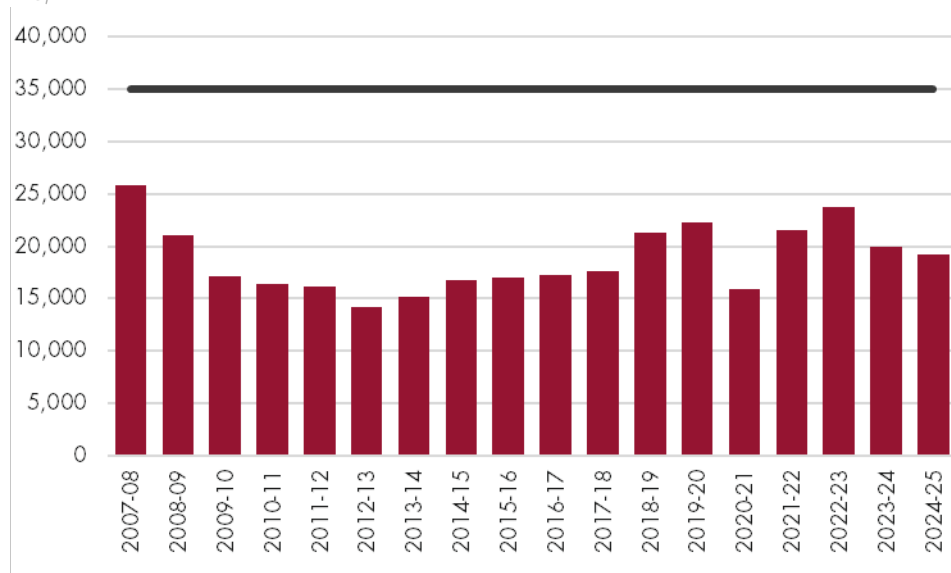
In 2007, the SNP government committed to a new housing target to meet the need for homes. By the ‘middle of the next decade’, they said that Scotland would build 35,000 new homes per year.¹⁸ This required an additional 10,000 new homes annually, seen by ministers as both ‘achievable and necessary if [Scotland is to] reverse declining affordability’. But this increase was never achieved.

Rather than increasing the number of homes built, the SNP government has presided over reduced housing completions. In 2007-08, Scotland completed 25,788 homes – the highest since devolution began. In 2024-25, just 19,177 homes were completed – or a 26 per cent reduction.¹⁹ Scotland has never beaten the post-devolution record in the years since 2007-08, despite growing need for housing. Indeed, nine of the top 10 worst (calendar) years for housebuilding since 1948 have occurred under the SNP government.²⁰

Responding to this failure, in 2025, the Scottish government set a new all-tenure target of an at least 10 per cent increase in delivery each year for three years. This is unlikely to be realised: just under 16,000 homes were *started* in 2024-25, down 41 per cent compared to 2007-08. Even if the target were met, it would place completions (25,527) below what was achieved in 2007-08.²¹

FIGURE 1: SCOTLAND HAS NEVER DELIVERED CLOSE TO 35,000 HOMES IN A SINGLE YEAR

Housing completions in Scotland (red bar) compared to the housing target set in 2007-08 (black line)



Source: Data from ‘Tables for New House Building - All Sectors’, published by the Scottish government in December 2025

This sustained under-delivery of homes has led to a substantial ‘gap’ between what the SNP promised in 2007 and what has been built. We

estimate that Scotland is missing 250,000 new homes – roughly equivalent to a city the size of Edinburgh, or twice as large as Aberdeen.ⁱ These homes would have made an enormous difference in tackling the housing emergency.

This collapse in building is driven predominantly by a fall in the number of homes from the private sector. Compared to 2007-08, private developers:

- **Completed** 7,000 fewer homes in 2024-25 – a reduction of 32 per cent.²² Indeed, this reduction is larger than the overall collapse in housing supply because local authorities built more in 2024 compared to 2007.
- **Started** 8,100 fewer homes in 2024-25 – a reduction of 39 per cent. This will have a knock-on impact on housebuilding rates over the next few years.²³

Social and affordable homes

Following the 2021 parliamentary election, the Scottish government committed to building 110,000 new affordable homes between 2022 and 2032 – with at least 70 per cent for social rent.²⁴ This is roughly 11,000 affordable homes a year. This target should have been achievable, considering there had been successive increases in affordable housing supply prior to 2021 (except during the first year of the pandemic).

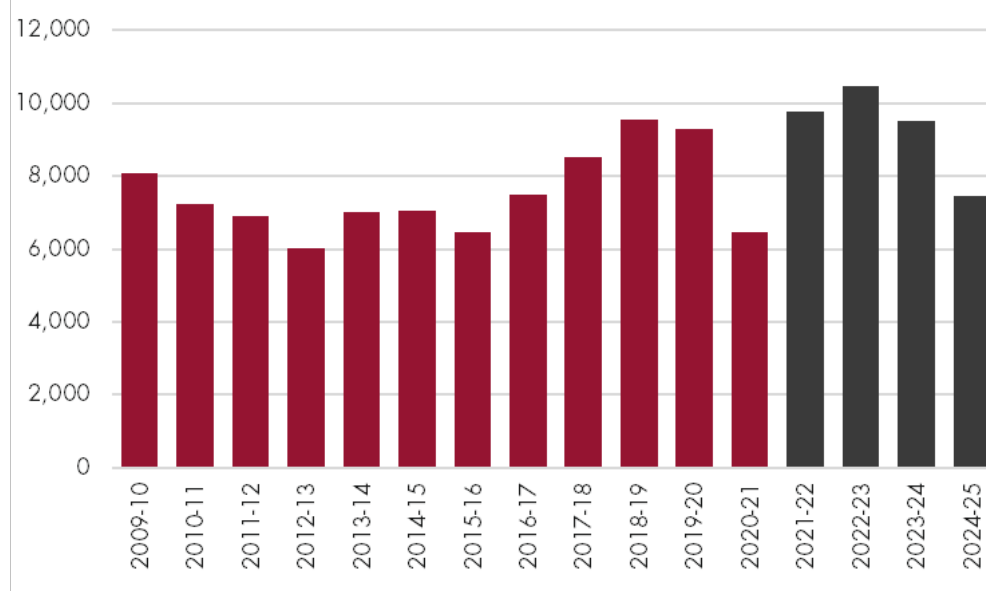
Since the target was set, the number of social and affordable homes built annually has declined. As figure 2 shows, compared to 2022-23:

- The number of affordable and social homes *completed* in 2024-25 fell by 29 per cent, from just under 10,500 to 7,400.
- The number of social homes *completed* in 2024-25 fell by 26 per cent, from 8,100 to 6,000.²⁵

ⁱ This analysis assumes a steady and consistent increase in housebuilding to reach 35,000 homes in 2015, and then 35,000 homes built annually until 2024-25.

FIGURE 2: THERE HAS BEEN A DECLINE IN THE NUMBER OF AFFORDABLE AND SOCIAL HOMES BEING COMPLETED IN RECENT YEARS

Social and affordable home *completions* – black bars represent years after the 110,000 affordable homes target by 2032

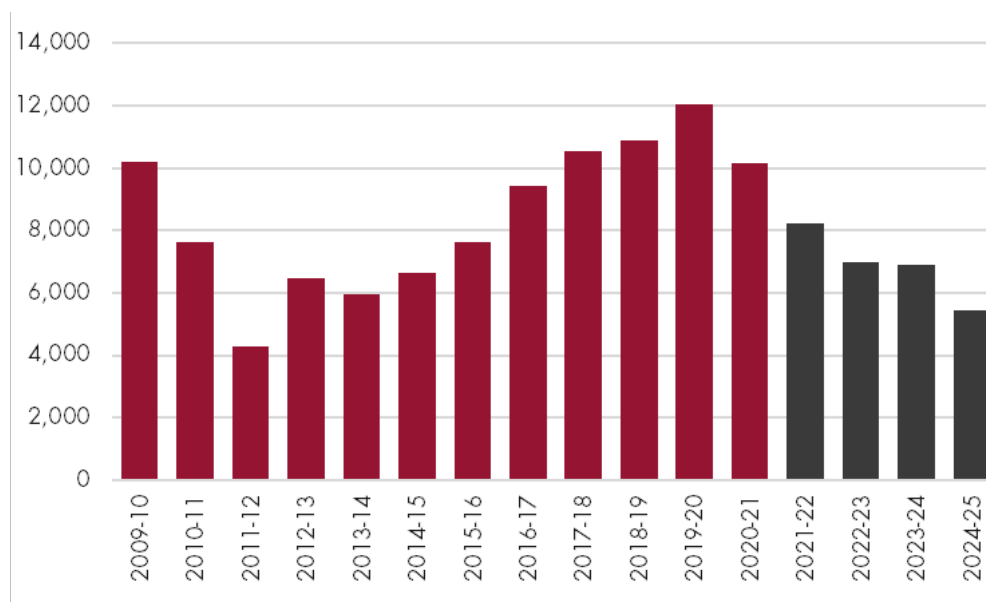


Source: Data from 'Affordable Housing Supply Programme: affordable housing starts: 2009-10 to 2024-25 (financial years)', published in 2025

It is likely that the number of affordable and social housing completions will continue to fall. As figure 3 shows, social and affordable home *starts* had been increasing generally from around 2011-12 – and in 2019-20, slightly exceeded the target (for completions). However, this was short-lived. And since setting the target in 2022-23, the number of social and affordable homes started has fallen by 22 per cent, from around 7,000 to around 5,400 in 2024-25.²⁶ This will inevitably lead to fewer affordable housing *completions* in the near future.

FIGURE 3: SCOTLAND IS STARTING FEWER HOMES THAN IT WAS BEFORE SETTING AN AFFORDABLE HOUSING TARGET

Social and affordable home *starts* – black bars represent years after the 110,000 affordable homes target by 2032



Source: Data from 'Affordable Housing Supply Programme: affordable housing starts: 2009-10 to 2024-25 (financial years)', published in 2025

Planning permissions

It has become harder to get planning permission in Scotland. The process arduous and risky, and applications are decided too slowly for developers of all kinds:

- Local housing development permissions fell by 41 per cent between 2012-13 and 2024-25, from 5,563 to 3,289.ⁱⁱ Even with fewer applications, the mean decision time has increased by two weeks (from 17.2 to 19.4 weeks).ⁱⁱⁱ The average wait for a decision is now over twice as long as the target of eight weeks.²⁷
- Major housing development permissions did increase between 2012-13 and 2024-25, but they have slumped significantly in recent years. The number of developments approved in 2024-25 (101) is 32 per cent higher than 2012-13 (76), but 42 per cent lower than in 2019-20 (175).^{iv} The mean decision time has increased by over four weeks,

ⁱⁱ A local housing development is defined as those applications that contain less than 50 dwellings or contain a site area that is less than two hectares. A major housing development is defined as those applications that contain 50 or more dwellings or contain a site area that is two hectares or more.

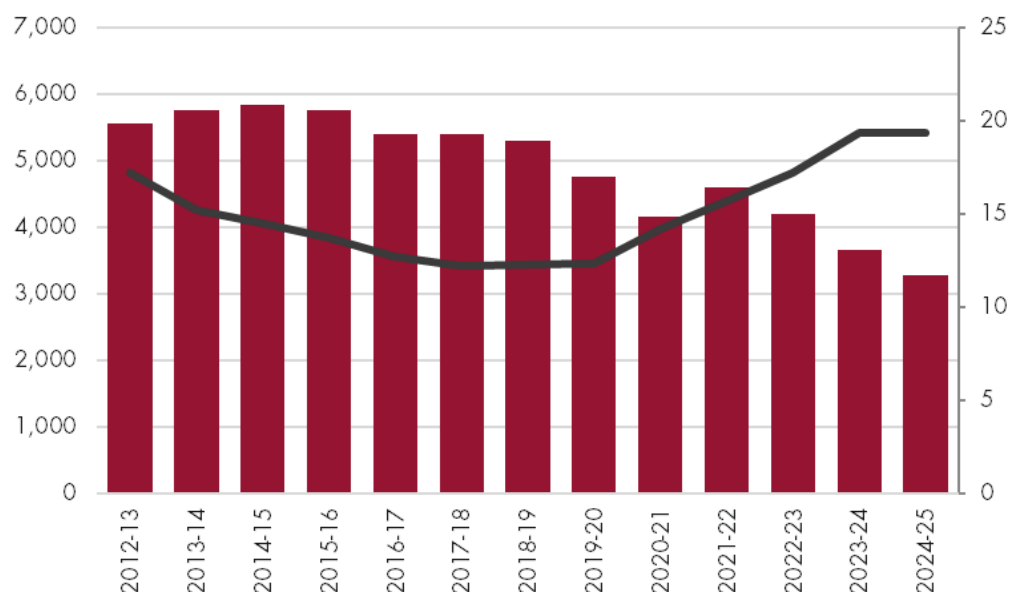
ⁱⁱⁱ The data from the Scottish government only goes back to 2012-13.

^{iv} The 2012-13 data refer to 'post 3 August 2009 major housing development decisions' rather than all decisions.

from 40 to 44 weeks.²⁸ This is nearly three times as long as the target for decisions on major housing developments, 16 weeks.²⁹

FIGURE 4: THE NUMBER OF PLANNING PERMISSIONS GRANTED FOR LOCAL HOUSING DEVELOPMENTS HAS FALLEN WHILE WAITING TIMES HAVE RISEN

Planning permissions granted for local housing developments (red bars, left axis) and average time taken in weeks for a decision (black line, right axis)



Source: Fabian Society analysis of 'planning application statistics 2024/2025 annual and quarterly (October 2024 to March 2025)' published in 2025 and 'planning performance statistics: annual report 2018-2019' published in 2019, both by the Scottish government

Looking specifically at the social and affordable housing tenure, there has been a significant drop in approvals since the last Scottish parliamentary election in 2021. In 2019-20, nearly 12,900 of social and affordable housing homes were approved. By 2024-25, this had fallen to 4,775 – a 63 per cent reduction.³⁰ This is further evidence of the difficult legacy that the next Scottish government will inherit if it wants to build more homes.

The collapse in housebuilding has been caused by government policy

The collapse of housebuilding in Scotland is due to unambitious, restrictive and counterproductive policy from the Scottish government over nearly two decades.

National Planning Framework

In 2003, an assessment of national policy in Scotland (and England) argued the 'planning system ... is likely to remain a vehicle more suited to preventing development than to promoting affordable housing'.³¹

But the current Scottish government have made matters far worse. The current National Planning Framework, introduced in 2023, is seen as a significant barrier to housing delivery. There are three major problems:

- **Housebuilding isn't a priority.** The need to build more homes is not even mentioned within any of the six overarching spatial principles in the framework or in the ministerial foreword.³²
- **It is too restrictive.** The Framework effectively allows development only on 'plan allocated sites', but few councils are allocating enough sites to develop. As a result, Scotland's largest developers have land with detailed planning consents for just 53,000 homes. This represents a housing pipeline of just three years' worth of completions.³³ A lack of viable land with permission to build homes means increasing supply to meet need is impossible.
- **It is too inflexible.** Too often, local authorities are required to use statistical techniques to determine the land needed for housing which are ultimately unsuited to predicting change – both in rural areas and places where demand for housing in the past was low but where significant economic potential exists.³⁴ This risks housing demand rapidly outpacing supply without any mechanism to adapt, resulting in high prices and a drag on growth.

Under-resourcing of the planning system

The planning system is clearly struggling to make timely decisions. The average local housing development approval takes twice as long as the target. It is also failing to ensure enough planning applications are approved. Two-thirds of planners in the public sector report lacking capacity either frequently or all the time.³⁵ Homes for Scotland find that 96 per cent of SMEs report detrimental impacts due to the speed of the planning process.³⁶

Recent reforms to planning policy, including the National Planning Framework 4, have introduced further complexity into the system without providing additional resources. There is evidence that the scale of application submissions have increased significantly in recent years – adding to the costs of a process where the result is uncertain.³⁷ This is difficult for developers to manage, particularly for SME developers who are critical to delivering rural housing and unlocking brownfield sites.³⁸

Funding for affordable housing

This collapse in social and affordable housing building during this parliament stems from the deep cuts to the Affordable Housing Programme in 2023-24 and 2024-25. In real terms, the Affordable Housing Supply Programme is now £197m smaller in 2025-26 than it was at the beginning of this parliament.³⁹ These funding cuts hit at the same time as rapidly rising inflation, labour challenges, and material shortages.⁴⁰ Evidence from Homes for Scotland suggests that over 1,800 affordable homes were stalled within months of the original cuts to the Affordable Housing Supply Programme.⁴¹

There will be long-term consequences of this failure. Reduced confidence from councils and housing associations due to policy changes will lead to lower delivery rates as the building of new homes cannot 'be turned on and off like a tap in response to shifting funding settlements'.⁴² And developers of social and affordable housing are now much less likely to undertake the long process of building new homes, because they face a risk that they could be faced with unexpected policy changes and a loss of financial support in the future.⁴³

Specifically in rural and island communities, the government has not acted to improve funding and finance for groups that provide more social and affordable homes. This is despite the rural and islands housing action plan, published in 2023, committing the Scottish government to deliver more affordable homes in these places by 2032.⁴⁴ There is a fragmented funding landscape that is complicated for organisations to access, including the:

- **Rural and Island Housing Fund**, currently open to March 2028. This fund has a budget of £37m and exists to support organisations to 'provide low-cost home ownership or homes for social rent'.⁴⁵
- **Rural Affordable Homes for Key Workers Fund**, launched in April 2023 and open for five years. This £25m fund helps 'councils and social housing providers to acquire or lease properties to meet need'.⁴⁶
- **Rural and Island Housing Grant Scheme**, announced in January 2025. This fund has a budget of £20m over four years to 'enable people, including first-time buyers and families, to own affordable homes in the places they want to live'.⁴⁷

Additional regulations on housebuilding

Everyone deserves to live in a home that is good quality and energy efficient. But setting too high a standard can translate into fewer homes. The SNP government has increased new build regulations, especially around energy efficiency and decarbonisation. These regulations have added thousands of pounds onto build costs, undermining development and

leaving people trapped in poor quality existing homes. One estimate suggested that regulation between 2019 and 2025 added around £7,000 per social home.⁴⁸ This was at a time when social housing providers saw their subsidy cut.

The Scottish government plans to further increase regulation. New homes will be required to meet the Scottish Passivhaus standard from 2028. The Standard aims to deliver buildings with very low energy demand and emissions. Meeting the Passivhaus standards could add up to 8 per cent onto the cost of each home.⁴⁹

The Scottish government has also failed to give clarity on the level of accessibility and adaptability required from homes to ensure they are fit for the future. In 2023, the Scottish government consulted on a new Scottish Accessible Homes Standard through updates to building standards and guidance.⁵⁰ Ministers have yet to take any standard forward, providing greater uncertainty for developers who want to build homes.

Box 1: Construction skills in Scotland

The construction skills crisis is a significant barrier to getting Scotland building. There is extensive evidence of workforce and skills shortages in the construction sector in Scotland. Analysis of the Employer Skills Survey by the Fabian Housing Centre found that in 2024:

- 41 per cent of all vacancies in the construction sector are due to a lack of sufficiently skilled applicants. This is an increase of 260 per cent since 2011, when the first UK-wide employer skills survey was conducted.
- 1,126 construction firms in Scotland had a skills shortage vacancy, representing 8 per cent of all firms in the sector.
- 53 per cent of construction employers had funded or provided training over the last year in 2024, down from 66 per cent in 2011.
- Just 2.5 days of training per employee was provided by construction firms, down from 4.0 in 2011. This is around a third lower than the average for the Scottish economy.⁵¹

The situation in Scotland seems to be worse than across the rest of the UK. Fewer construction employers across the UK face skills shortage vacancies (6 per cent), more employees have received training (49 per cent), and the amount of training per employee is higher (2.9 days per employee).⁵²

Data from construction firms further confirms the recruitment and skills crisis. The Federation of Master Builders and Chartered Institute of Building found that a lack of skilled tradespeople was affecting the work of 72 per cent of construction firms in Scotland. This shortage has led to delays in construction (reported by 53 per cent of firms surveyed) and cancellations (40 per cent). Nearly 70 per cent of construction firms reported rising costs and higher prices due to skills shortages.⁵³

3. UNDERSTANDING PUBLIC OPINION

The housing emergency is clearly a major policy issue. It should therefore be a priority for any Scottish government. And as Scottish voters will soon elect a new parliament, it is more important than ever to investigate their perceptions of housebuilding and the extent to which they hold the current and previous governments accountable.

We worked with YouGov to survey 1,075 people in Scotland and supplemented this with a review of wider public attitudes evidence. This section summarises our findings.

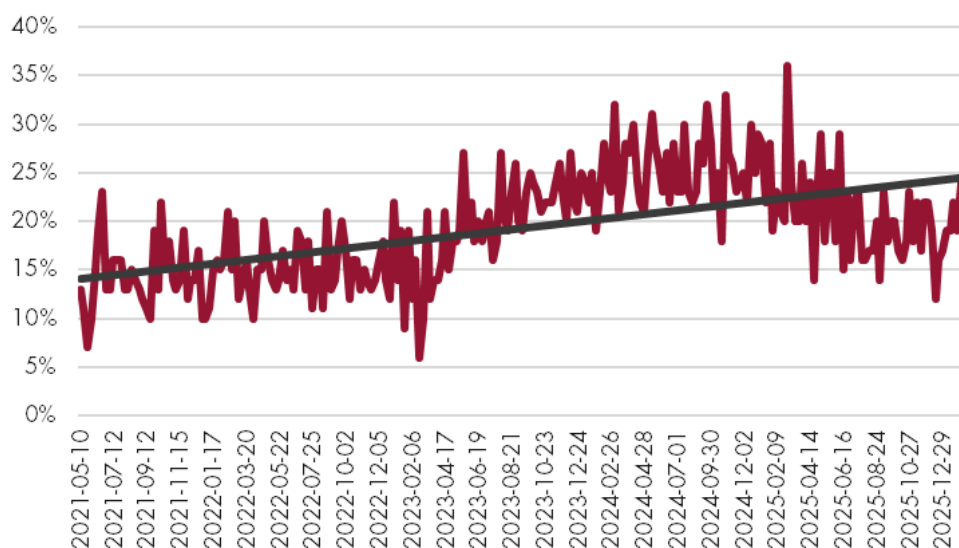
Housing is an important issue for Scottish voters

Concerns about housing have grown over the 2021 to 2026 parliament. In May 2021, in the first survey after the Scottish parliamentary election, 'housing' ranked as the seventh most important issue facing the country for Scottish respondents – selected by 13 per cent (in YouGov's Great Britain-wide survey).⁵⁴ As figure 5 shows, this figure has fluctuated, but it has generally risen over the parliament. By February 2026, housing was ranked as the fourth most important issue, selected by 27 per cent of Scottish respondents.^v

^v While the number of respondents is over 100 and can be reported, this specific sample is this data is not politically nationally representative of Scotland, as the overall sample is designed to be representative of GB overall. When this report was written, housing was ranked as the fourth most important issue in Scotland on 16 February 2026.

FIGURE 5: HOUSING HAS GROWN AS ONE OF THE MOST IMPORTANT ISSUES FACING THE COUNTRY OVER THE CURRENT PARLIAMENT

Question: Which of the following do you think are the most important issues facing the country at this time? Please tick up to three, Scottish respondents only



Source: Fabian Society analysis of 'Which of the following do you think are the most important issues facing the country at this time? Please tick up to three', a weekly tacker with between 971 and 5,226 GB adults per wave published by YouGov

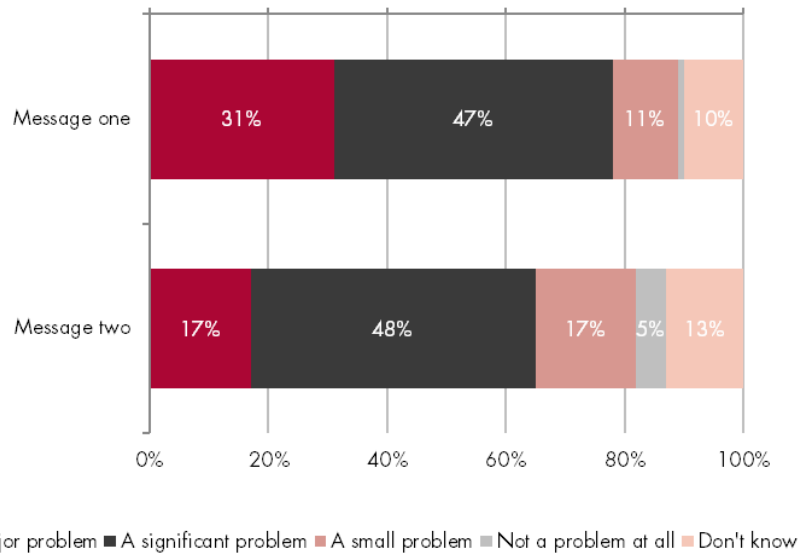
Scottish voters respond to messages about a 'housing emergency'. In our survey with YouGov, we tested two messages with respondents to understand the differences they may create in people's concern around lack of housing. The two messages were:

- **Message one:** 'There is a housing emergency in Scotland with 2.3m people experiencing poor-quality, unaffordable and insecure homes.'
- **Message two:** 'There are serious housing problems in Scotland, experienced by many people every day through poor-quality, unaffordable and insecure homes.'

After reading one of these messages, we asked respondents 'how much of a problem, if at all, do you think the current lack of housing is in Scotland?' Both messages had high levels of concern. Utilising the message of a 'housing emergency' had a higher proportion of respondents respond that the current lack of housing was either a major or significant problem (see figure 6).

FIGURE 6: WHEN PRESENTED WITH EITHER MESSAGE ABOUT THE HOUSING EMERGENCY, OVER THREE-QUARTERS OF RESPONDENTS SAID THE LACK OF HOUSING WAS A PROBLEM

Question: How much of a problem, if at all, do you think the current lack of housing is in Scotland?



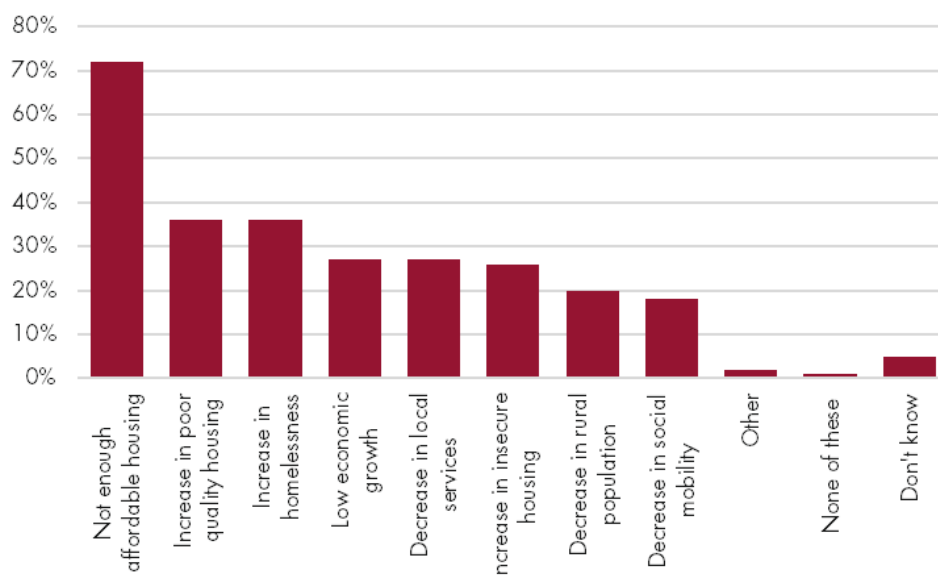
Source: Fabians/YouGov survey

For those in our survey who responded that the current lack of housing is either a major or significant problem in housing, we asked what consequences faced Scotland as a result. Respondents were allowed to select as many consequences as they wanted. We found:

- 72 per cent said 'there is not enough affordable housing'.
- 36 per cent said 'there has been an increase in poor quality housing'.
- 36 per cent said 'there has been an increase in homelessness'.

FIGURE 7: FOR SCOTTISH VOTERS CONCERNED ABOUT A LACK OF HOUSING, THE BIGGEST CONSEQUENCE IS INADEQUATE NUMBERS OF AFFORDABLE HOUSING

Question: You previously said the current lack of housing is a problem in Scotland. Which of the following consequences, if any, do you think Scotland is currently facing because of this? Please select all that apply.



Source: Fabians/YouGov survey

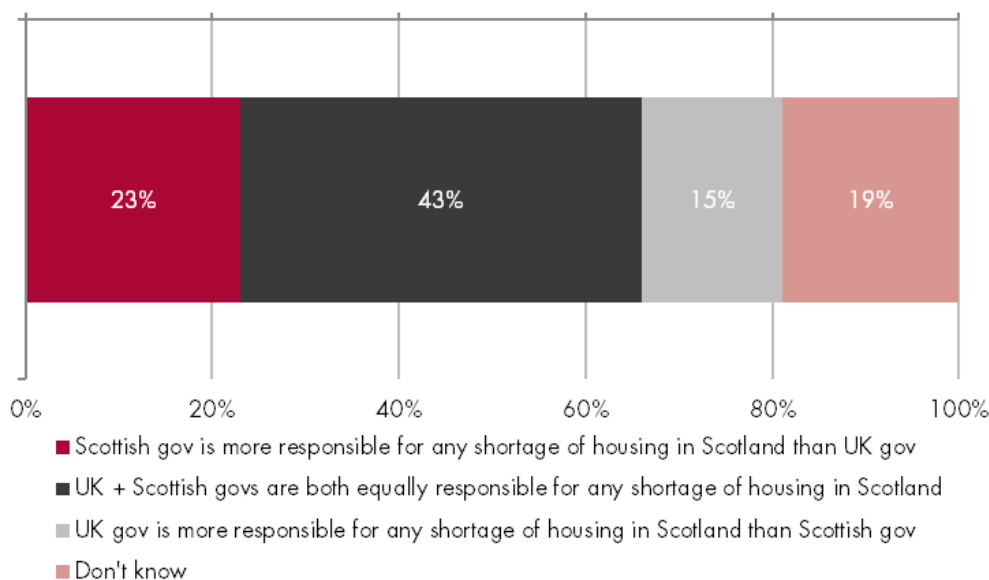
The current Scottish government is not trusted to deal with housing challenges

Housing is devolved, and the Scottish government has the powers it needs to address the housing emergency. The Scottish people largely recognise this, with a clear majority of respondents to our survey placing at least equal or greater responsibility for housing shortages with the Scottish government, compared to the UK government. As figure 8 below shows:

- 43 per cent said 'the UK and Scottish governments are both equally responsible for any shortage of housing in Scotland'.
- 23 per cent said 'the Scottish government is more responsible for any shortage of housing in Scotland than the UK government'.
- 15 per cent said the 'UK government is more responsible for any shortage of housing in Scotland than the Scottish government'.
- 19 per cent said 'don't know'.

FIGURE 8: 66 PER CENT OF RESPONDENTS SAID THAT THE SCOTTISH GOVERNMENT HAD EQUAL OR GREATER RESPONSIBILITY FOR HOUSING SHORTAGES THAN THE UK GOVERNMENT

Question: Which of the following comes closest to your view?



Source: Fabians/YouGov survey

The current Scottish government is not trusted on housing challenges. When respondents were asked 'how much, if at all, do you trust [the SNP and John Swinney] to handle the issue of housing in Scotland?'

- 58 per cent said either 'not very much' or 'not at all'.
- 28 per cent of respondents overall trusted the SNP and John Swinney either 'a great deal' or a 'fair amount'.
- 14 per cent said 'don't know'.

Voters recognise the benefits of more homes being built in Scotland generally

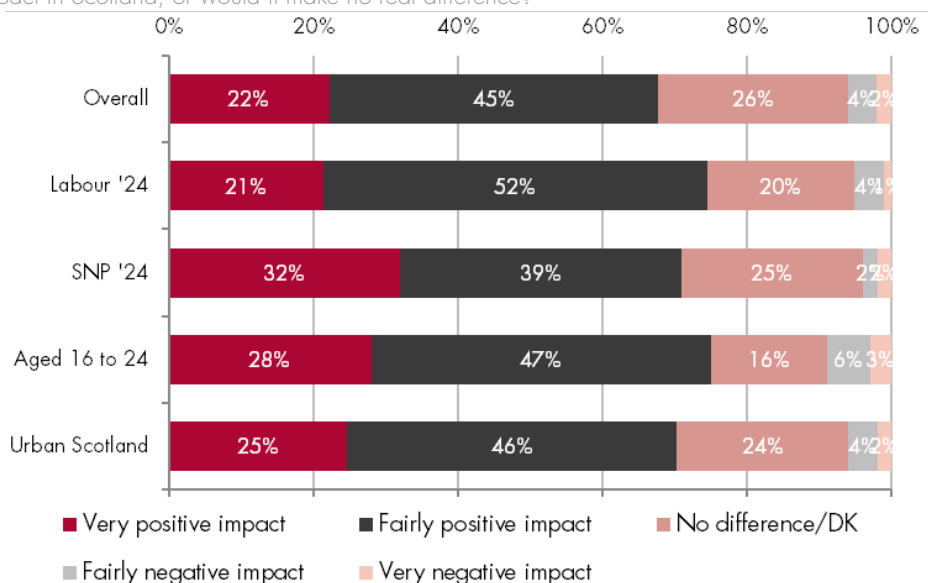
There is strong support for more housebuilding in Scotland. As figure 9 below shows, when we asked respondents about the impact of an increase in the supply of housing in Scotland:

- 67 per cent said it would have either a very or fairly positive impact.
- 6 per cent said it would have either a very or fairly negative impact.
- 16 per cent said it would make no difference.
- 10 per cent said don't know.

A large and diverse group of people thought increasing the supply of housing would have a positive impact. This includes those who voted Labour in 2024 (73 per cent), those who voted SNP in 2024 (71 per cent), respondents aged between 16 and 24 (75 per cent), and those who live in urban Scotland (71 per cent).

FIGURE 9: TWO-THIRDS OF RESPONDENTS BELIEVE THAT INCREASING THE SUPPLY OF HOUSING WOULD HAVE A POSITIVE IMPACT ON SCOTLAND

Question: Do you think an increase in the supply of housing would have a positive or negative impact in Scotland, or would it make no real difference?



Source: Fabians/YouGov survey

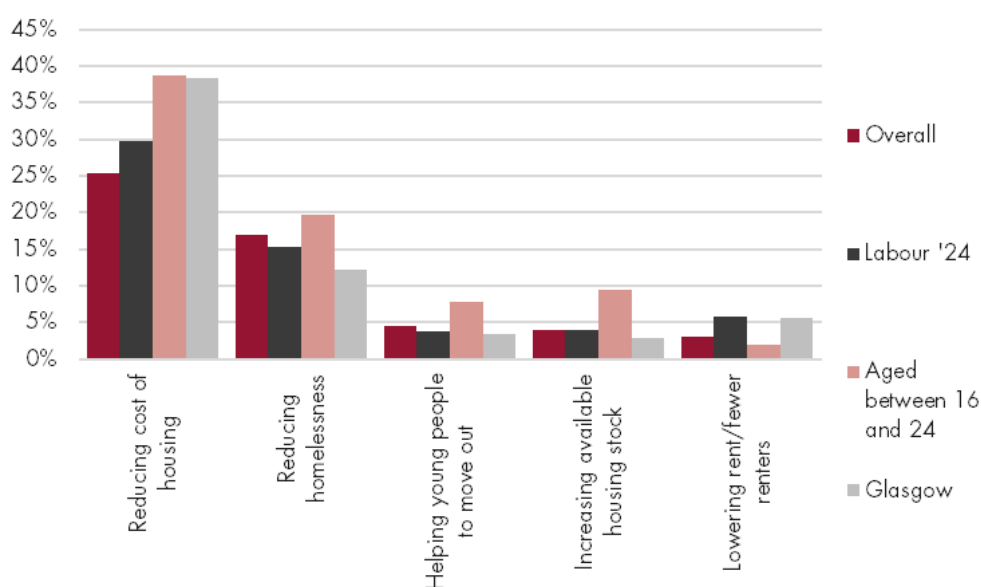
Tackling housing costs is important to Scottish voters. We asked respondents what 'would be the one biggest benefit of building more homes in Scotland' and allowed them to answer in their own words. Respondents provided a significant number of reasons, and YouGov categorised these answers into themes using AI. We found:

- 25 per cent said 'reducing [the] cost of housing', the most popular benefit. Another three per cent said 'lowering rent/allowing people to stop renting'.
- 17 per cent said 'reducing homelessness', the second most popular benefit.
- Five per cent said 'helping young people/allowing them to move out', with another two per cent saying 'housing families' among other issues.

Respondents were particularly likely to say ‘reducing [the] cost of housing’ if they voted Labour in 2024 (30 per cent), were aged between 16 and 24 (39 per cent), or lived in Glasgow (38 per cent).

FIGURE 10: THE BIGGEST BENEFIT OF NEW HOMES IN SCOTLAND FOR RESPONDENTS WAS LOWERING THE COST OF HOUSING

Question: In your own words, what do you think would be the ONE biggest benefit of building more homes in Scotland? Please be as specific as possible. Full results in the appendix



Source: Fabians/YouGov survey.

Voters are supportive of homes being built in their area – but concerns need to be acknowledged and addressed

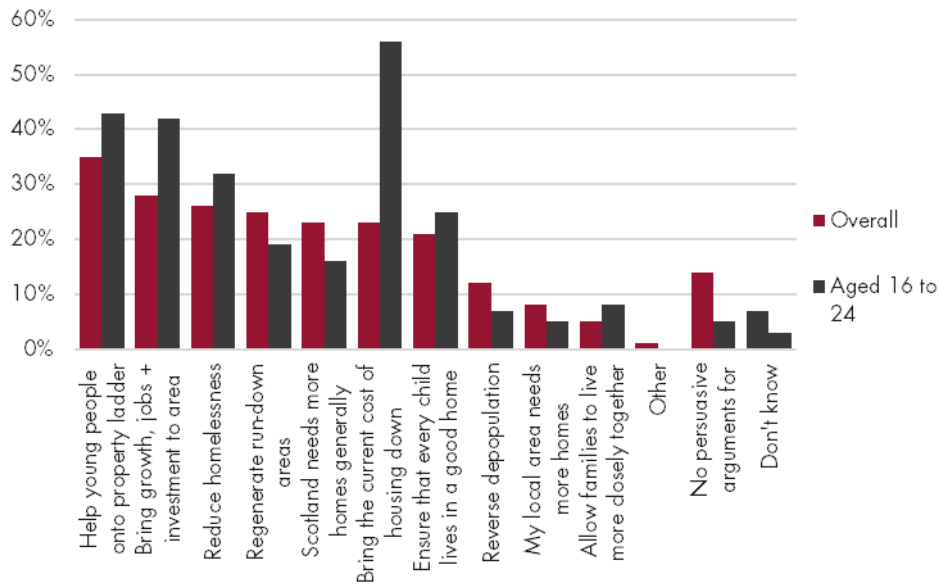
We also asked respondents specifically about building homes in their local area. We found the reasons for supporting new housing locally are slightly different, but still focused on the affordability of housing and the need to help people who are priced out of homes. For respondents overall:

- 35 per cent said ‘new homes will help young people onto the property ladder’.
- 28 per cent said ‘new homes will bring growth, jobs and investment to the area’.
- 26 per cent said ‘new homes will reduce homelessness’.

Another 23 per cent said that ‘new homes will bring the current cost of housing down’. This specific argument was very popular with respondents aged between 16 and 24, with twice as many (56 per cent) selecting it.

FIGURE 11: THE MOST POPULAR ARGUMENT FOR NEW HOMES IN THE LOCAL AREA WAS HELPING YOUNG PEOPLE ONTO THE PROPERTY LADDER

Question: Below are some arguments people have made FOR building new homes in your local area. Which, if any, do you find the most persuasive? Please select up to three.



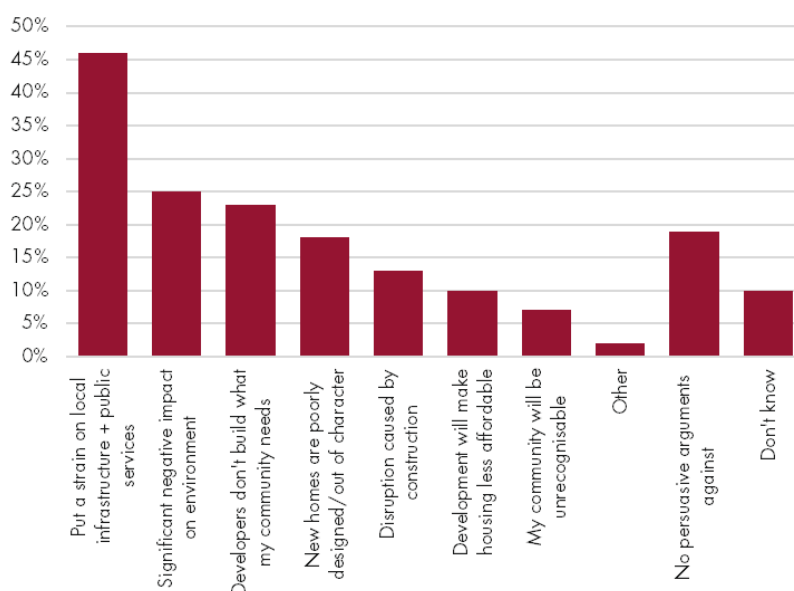
Source: Fabians/YouGov survey

It is important to consider what concerns people have about building more homes. When we asked respondents about the most persuasive arguments against building new homes in their local area, we found:

- 46 per cent said 'more homes will put a strain on local infrastructure and public services'.
- 25 per cent said 'new homes have a significant impact on the environment and green spaces'.
- 23 per cent said 'developers don't build the homes that my community needs'

FIGURE 12: THE MOST POPULAR ARGUMENT AGAINST NEW HOMES IN THE LOCAL AREA WAS THAT NEW HOMES WOULD PUT A STRAIN ON INFRASTRUCTURE AND PUBLIC SERVICES

Question: Below are some arguments people have made AGAINST building new homes in your local area. Which, if any, do you find the most persuasive? Please select up to three.

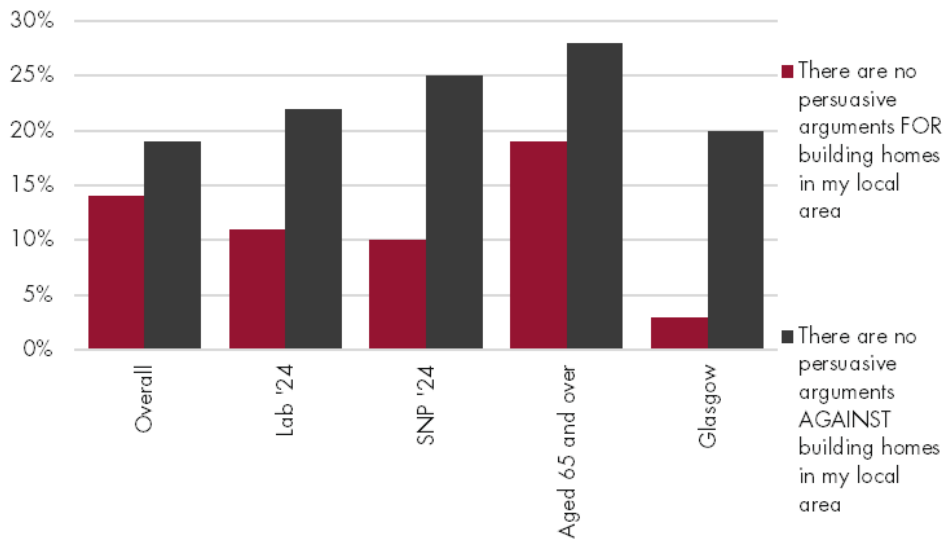


Source: Fabians/YouGov survey

These concerns must be addressed by planning and other housing reforms. But it is worth noting that more people said 'there are no persuasive arguments *against* building homes in my local area' (19 per cent) than said 'there are no persuasive arguments *for* building homes in my local area' (14 per cent). This particularly true of those who voted Labour in 2024, those who voted SNP in 2024, those aged 65 and over, and those who live in Glasgow (see figure 13).

FIGURE 13: RESPONDENTS ARE MORE LIKELY TO SAY THERE ARE NO PERSUASIVE ARGUMENTS *AGAINST* BUILDING THAN *FOR* BUILDING

Question: Below are some arguments people have made FOR building new homes in your local area. Which, if any, do you find the most persuasive? Please select up to three. and below are some arguments people have made AGAINST building new homes in your local area. Which, if any, do you find the most persuasive? Please select up to three.



Source: Fabians/YouGov survey

4. RECOMMENDATIONS

Since 2007, the Scottish government has pushed Scotland into the grip of a housing emergency. Housebuilding has collapsed. Nine of the 10 worst years since 1948 for completions have occurred since the SNP took office. As a result, house prices and rent increases have outpaced wages. In turn, this means more people in poverty, more people in temporary accommodation, higher need for social and affordable housing, difficulties for first-time buyers, and an ageing and declining population in rural areas.

While the SNP government has accepted that there is a housing emergency, little has changed. The next government will face a difficult inheritance of declining housing starts and permissions granted.

The next Scottish government must get the country building again. Ministers cannot condemn Scotland to five more years of a housing emergency. The public demand a government that acts.

To tackle the housing emergency and cut housing costs, the next Scottish government should:

1. Commit to an all-tenure housing target of 350,000 homes completed by 2036, including at least 33,000 in 2030-31

Since 2007, the Scottish government has had several housing targets. An all-tenure target is important because Scotland is building too few homes of every type, including those for market sale. It is also important because unless there is sufficient supply of homes for market sale, Scotland will be unable to deliver enough social and affordable homes – even with additional grant subsidy (see recommendation 2).

The current overall target is to increase delivery across all tenures by at least 10 per cent each year over three years. This is inadequate: it would leave housebuilding below the rates that the SNP inherited when it first took office, and does not correspond to a trajectory of housebuilding over the long-term that will be sufficient to tackle the shortfall over the past two decades.

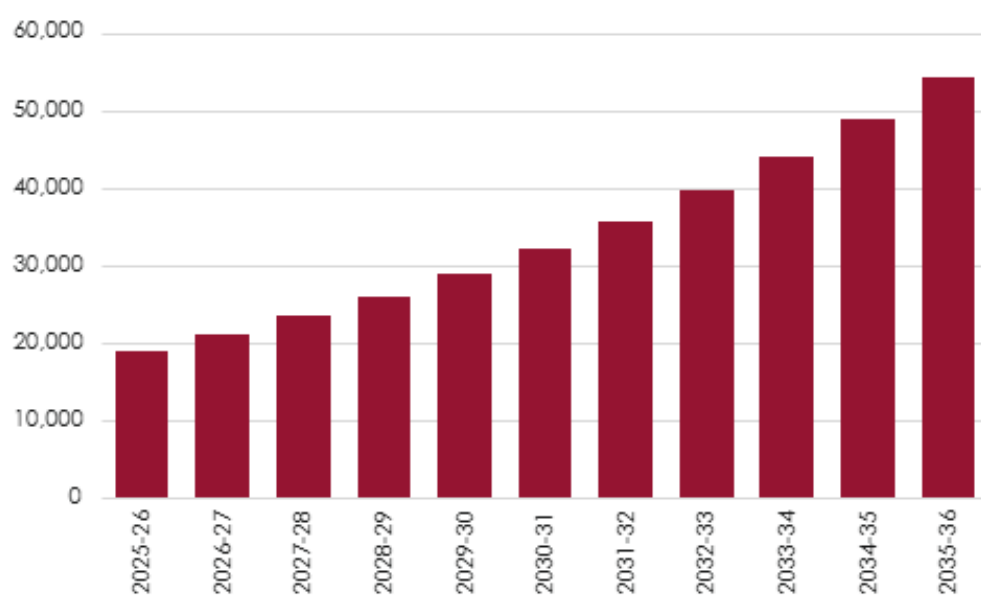
The next Scottish government should commit to an all-tenure housing target of 350,000 homes completed by 2036, including at least 33,000 in 2030-31. This national target should be linked to new local authority housing targets, based on a combination of existing stock, affordability, and need.

The existing affordable homes target should effectively be maintained, with an ambition to build 110,000 social homes between 2026 and 2036.

Achieving this all-tenure target would result in 78 per cent more homes built over the next decade than during the previous 10 years. This is more ambitious than the current Scottish housing target, but would require a smaller proportional increase in housebuilding than England's housing target.^{vi}

It would require a sustained, significant increase in the number of houses built each year – particularly in the second half of the decade (see figure 14). To deliver these annual increases, the next government should set an interim target of 33,000 homes completed in 2030-31, the final full year of the next parliament. Without such a target for all tenures, policy and regulation may be too weak to unlock necessary levels of housing development. This would reduce incentives to take the difficult decisions necessary to achieve the 350,000 homes during the post-2031 parliament.

FIGURE 14: TO BUILD 350,000 HOMES BY 2036, SCOTLAND WILL NEED TO COMPLETE AROUND 33,000 IN THE FINAL FULL YEAR OF THE NEXT PARLIAMENT.



2. Undertake planning reform to simplify decision making and build more homes where infrastructure already exists

^{vi} This assumes that England's 1.5m homes target would apply to this parliament and the next one, requiring 3m homes to be built over a decade.

Scotland's national planning framework 4 is a significant barrier to housing delivery and tackling the housing emergency.⁵⁵ The framework does not prioritise lower housing costs or set out how planning can enable them. There is only enough land with detailed planning permission for three years of development, even at the current low rates of building. As discussed above, the framework prevents quick decision making for both local and major developments.⁵⁶ Delays add risk and costs to development that particularly discourages SMEs and community-led development.

The next Scottish government should undertake planning reform to simplify decision making and build more homes where infrastructure already exists. The next government should state that greater housing delivery is a priority within the 'spatial principles' of the next national planning framework. Planning reform should be completed within the first two years of the next parliament, enabling the changes to have an impact by the 2031 election.

Within the next national planning framework, the Scottish government should introduce:

- **A presumption in favour of sustainable development.** The planning system should encourage and support sustainable development. This requires planning permission to be given unless there are clear, significant, and well-evidenced negative impacts of a development (or conflicts with national policy). This was previously included in the national planning framework, but was removed in 2023. This presumption would apply when a planning authority lacks an up-to-date local plan or when there is inadequate five-year land supply to meet housing need.
- **The 'grey belt' for 'good' development.** Development should be unlocked on low-quality land that is currently protected by the green belt, while protecting land with genuine ecological and environmental value. Protections should no longer apply to land situated within the green belt that has previously been developed. The 'grey belt' should also cover land that is situated near development and infrastructure or at the periphery of a community – even if it is not already built on. Development on this land should have a higher proportion of affordable housing than stipulated by the local plan, must include new infrastructure and public services, and improve access to green spaces or create new ones. However, these reforms would not apply to land with other environmental protection, even if already developed. Examples of such protection include the National Parks, registered parks and woodlands, Sites of Special Scientific Interest and National Scenic Areas.
- **Support for urban densification.** More homes should be built in Scotland's major urban centres. There should be a presumption in

favour of urban densification in Edinburgh and Glasgow providing it meets appropriate design and sustainability criteria. This would enable developers to maximise the use of urban land through redevelopment of existing low-density plots, upward extensions and infill development. Mansard roofs, development to fill gaps in existing roof lines, and higher buildings on street corners should be encouraged.

- **Simpler rules for brownfield local developments.** It should be easier to secure permission and build on brownfield sites with fewer than 50 homes, or where the site is smaller than two hectares.⁵⁷ Regulations including biodiversity net gain, road construction consent and bonds, and other statutory consents should be proportionate. There should be fewer statutory consultees for brownfield local developments, with Transport Scotland and Scottish Water maintained.
- **A new town in Scotland.** New towns offer the opportunity to build high-quality homes, at scale, in sustainable communities. The next Scottish government should task an independent group with identifying the location, number of homes, necessary infrastructure, and precise delivery mechanisms of a new town, which will unlock economic growth and meet housing demand. This is likely to be a planned publicly-led urban extension on designated land like the previous new towns in Scotland, but the Scottish government should be willing to support a standalone community. The Scottish government should establish a development corporation as swiftly as possible and require work to start on this new town by 2031.

The next Scottish government should also allow local authorities to set planning fees freely to recover their costs rather than limiting fees centrally. This freedom will be matched by a requirement that the income from these fees is used only for relevant planning functions. This will enable councils to invest in quicker and better decision making.

3. Reform affordable and social housing funding to deliver thousands more homes

The affordable housing supply programme is the main grant support mechanism for delivering 110,000 affordable and social homes by 2032. Despite rising building costs, the Scottish government has imposed a 20 per cent real terms cut in funding for the affordable housing supply programme since 2021.⁵⁸ As a result, the number of social and affordable homes delivered has fallen by 29 per cent since 2022-23. And this is unlikely to change, as there have been fewer permissions granted and fewer starts of affordable and social homes since the pandemic. The lack of long-term certainty over funding for registered providers, and the increasing need to

invest in exist stock, has created a difficult context for any government to increase supply. Without rapid change, this target will be missed.

The next Scottish government should reform affordable and social housing funding to deliver thousands more homes. In the first Scottish budget after the next election, the government should:

- **Announce a five-year grant funding settlement** for the affordable housing supply programme, aiming to invest £6.5bn in real terms over five years. There should be a proposed settlement for a further five years after 2032.
- **Provide benchmark levels of subsidy** that reflect build costs while allowing for flexibility to account for regional or geographic variation. These benchmarks should increase with inflation each year.
- **Establish a long-term Social Housing Quality Fund.** Over a decade, £500m should be available to housing associations and councils to improve the quality of their stock and meet new standards, with the spending profile of the fund announced from the start. As far as possible, spending decisions should avoid competitive bidding processes that waste resources and create uncertainty.

This package will provide a long-term, stable settlement for social and affordable housing supply, giving registered providers greater certainty on which to base investment decisions and unlock new capacity to build thousands of new homes.

4. Deliver a fully operational More Homes Scotland in 2027

In January 2026, the Scottish government announced plans to create More Homes Scotland, a national housing agency to deliver new homes more quickly and affordably.⁵⁹ As yet, there are few details on the responsibilities, powers, or funding. However, the current government's aim is for it to be fully operational by the 2028-29 financial year. Two years is too long and unnecessary. It fails to meet the urgency of the challenge and will minimise its impact over the lifetime of the next parliament.

The next Scottish government should deliver a fully operational More Homes Scotland in 2027. More Homes Scotland should drive forward development across the country, particularly large-scale developments or in areas where there is little current interest from private developers (ie rural and island communities). Working with local authorities and the Convention of Scottish Local Authorities, the agency should provide expertise and advice to increase planning capacity across the country. The agency should have the finance and land assembly powers to support a

significant increase in housebuilding across all tenures, helping to create thriving places across Scotland. This should include:

- **Overall responsibility for the allocation of the affordable housing supply programme**, subject to the changes outlined in recommendation 2. More Homes Scotland would manage the allocation of funding according to the priorities of the Scottish government. It would be able to undertake strategic partnerships with specific providers, support councils in their allocation of investment, fund individual schemes, and support regeneration or estate renewal programmes. This would mirror the work of Homes England.
- **Low-cost lending, equity partnerships, joint ventures, and guarantees**. More Homes Scotland would provide patient public investment for social housing providers, small housebuilders, community organisations, and transformational large-scale sites. The Scottish government should reallocate the housebuilding-related activity of the Scottish National Investment Bank to this new agency. By coordinating public investment, it will be able to unlock thousands of homes while delivering long-term value for money and a return for the Scottish government. This patient investment should be provided in ways to attract private investment in housebuilding and help organisations that otherwise would struggle to secure funding.
- **Investment in site preparation and remediation**. More Homes Scotland should be required to significantly increase the availability of land for housing in collaboration with councils. Funding should be provided to support land remediation. Where necessary, More Homes Scotland should be responsible for the coordination of planning and infrastructure delivery on large sites, particularly access roads and utilities that are necessary for site progression. Working alongside local authority planners, this would unlock development and tackle viability challenges.
- **Simplified compulsory purchase powers**. More Homes Scotland should have the power to purchase land on a temporary basis without paying 'hope value' – compensation that comes from the prospect of planning permission. This would enable it to assemble the land, improve it where necessary, and then sell it to public, private and non-profit developers. More Homes Scotland would be able to capture any value uplift from development, recoup it from land sales, and reinvest it.

5. Introduce a reasonable 'New Homes Standard' that requires every new build to be fit for the future

Everyone deserves to live in a high quality, energy efficient and affordable to run home. But in recent years, the SNP government has increased new build costs, adding thousands of pounds onto the expense of building a home – especially for social housing providers who have seen their subsidy cut. In the next parliament, the Scottish Passivhaus standard could add up to 8 per cent onto the cost of each home.⁶⁰ At the same time, the Scottish government has failed to ensure that enough new homes are accessible and adaptable – leaving thousands of disabled and older people trapped in unsuitable homes. There needs to be a reset in regulation – focused on ensuring that high-quality and energy efficient homes can be built.

The next Scottish government should introduce a reasonable ‘new homes standard’ that requires every new build to be fit for the future. The standard should have the following:

- **An explicit purpose to ensure that more families live in energy efficient, high-quality and affordable to run homes.** By enabling development of new builds, it should support people to move out of existing substandard homes that are, for example, expensive to heat. This means raising the standards of housebuilding in Scotland without undermining the viability of development.
- **A *voluntary* Passivhaus Standard rather than a mandatory one.** There is little case for making this standard mandatory in the middle of a housing emergency: the build costs involved are significant, and the savings from reduced running costs insufficiently large. A voluntary standard would avoid any negative impacts on supply from increased build costs, particularly from social housing providers. It would not affect the next Scottish government’s overall commitments to energy efficiency and low running costs. And Scotland’s new homes would remain incredibly energy efficient and cheaper to run, especially compared to existing properties.
- **No unnecessary build requirements.** It should cut the cost of building homes by identifying existing build requirements that are unnecessary for every house to meet. Efforts should be made to encourage standardisation and repetition of housing frames and other specific internal designs to enable efficiency savings.
- **A cross-tenure design standard on the accessibility and adaptability of new homes.** There should be a basic standard that all homes should be required to meet, similar to the M4(1) regulations in England.^{vii} There should be a requirement to deliver a proportion of

^{vii} The M4(1) Standard in England requires all homes to have step and obstruction-free access to the property, parking and any communal facilities outside of the property; step and obstruction-free access to all parts of the dwelling on the entrance floor; wider doorways and circulation space throughout the property; and, switches, sockets and controls that are accessible to those with limited reach.

wheelchair accessible and adaptable properties on each site, unless there are serious practical challenges.

- **Long-term commitment.** The next Scottish government should commit to this new Standard for a decade and avoid changing it. This would give developers, including housing associations and councils, certainty.

6. Encourage greater affordable housing supply in rural, remote and island areas of Scotland

Rural Scotland is facing a particularly acute housing emergency, with a decades-long undersupply of good quality and affordable homes of all tenures. High housing costs result in young people being forced to move away while families cannot afford to come back to their hometown. This has led to an ageing rural population and, in some communities, depopulation – alongside closing public services and workforce recruitment challenges.⁶¹ The Scottish government has failed to ensure that either planning policy or funding meets the scale of the challenge.

The next Scottish government should encourage greater affordable housing supply in rural, remote and island areas of Scotland. They should:

- Establish a statutory ‘right to build’ for community-led, cooperative and self-build groups in rural, remote and island areas of Scotland. Where proposals from these groups met certain simplified design and sustainability criteria, planning authorities would be required to approve them. The right to build should be limited to sites of fewer than 12 homes. The criteria should be established nationally, in consultation with relevant councils and affected builders. It should contain flexibility to tailor schemes to local need and communities. A ‘right to build’ would dramatically reduce planning risk and approval times, enabling groups to be confident their scheme will go ahead when seeking land or funding. It would also help rural, island and remote communities better adapt to depopulation or match housing development to growing housing need arising from new economic opportunities.
- Create a single, permanent ‘Building Rural and Island Housing Fund’ worth £20m a year. This would require the merger of the Rural and Island Housing Fund, the Rural Affordable Homes for Key Workers Fund, and the Rural and Island Housing Grant Scheme. This new fund should focus on supporting organisations to build homes for low-cost home ownership and for social rent in rural areas. It should enable delivery of new supply, particularly on small sites or by bringing empty and derelict properties into use again. Funding should be available for feasibility work, infrastructure

improvements, and community assets where required. The fund should be flexible as to who can bid for funding, have simple application processes to help community groups, and be aligned to housing needs identified by places, councils, and businesses. Responsibility for the fund should with More Homes Scotland once it has been established.

- Re-establish rural home ownership grants. This scheme was a success, albeit it on a small scale.⁶² These grants helped individuals and families in rural areas to build their own home or bring a property back into use where they could otherwise not afford to buy. It resulted in new affordable homes at a lower grant rate than other schemes in very small communities – and enabled hundreds of people to own their home. To increase the effectiveness and demand of the scheme, councils could release individual serviced plots from public land that could be bought or leased cheaply.
- Establish a holiday lets and empty homes transition scheme. Increasing the supply of affordable homes in rural and island areas requires better use of existing stock. There should be a limited number of permits for second homes in each community, set by local authorities. These permits should be auctioned off regularly to raise funding for affordable housing. The government should trial compulsory sales orders in rural and island communities, requiring land and homes that has been vacant or derelict for a long time to be sold by auction and put back into use.⁶³

APPENDIX

	Overall	Labour '24	Aged between 16 and 24	Glasgow
Reducing cost of housing	25%	30%	39%	38%
Reducing homelessness	17%	15%	20%	12%
Helping young people to move out	5%	4%	8%	3%
Increasing available housing stock	4%	4%	9%	3%
Lowering rent/fewer renters	3%	6%	2%	6%
Helping local people	2%	3%	0%	1%
Boosting the economy	2%	1%	1%	1%
Housing families	2%	3%	1%	3%
Helping people get onto the housing ladder	2%	2%	4%	2%
Increasing the available social / council housing	2%	2%	0%	1%
Giving people housing security	2%	3%	1%	1%

Reducing the number of people in unsuitable housing	2%	2%	0%	2%
Providing stability / having somewhere to live	2%	2%	3%	2%
Creating more jobs	2%	1%	0%	1%
Reducing people in temporary accommodation	1%	2%	2%	2%
Improving quality of living / wellbeing	1%	1%	0%	0%
Helping the environment	1%	0%	0%	1%
Giving people more choice	0%	1%	0%	0%
Other	6%	6%	4%	4%
Not applicable - there are no benefits	6%	3%	2%	2%
Not applicable - we should not prioritise building more homes	3%	3%	1%	1%
Don't know	10%	9%	3%	12%

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