

Architecture & Design Scotland

Ailtearachd is Dealbhadh na h-Alba

BOARD STRATEGY DISCUSSION

9 Bakehouse Close, 146 Canongate, Edinburgh

1.30 pm on Monday 3rd October 2016

Present: Karen Anderson (KA), Andrew Burrell (AB), Sandy Beattie (SB), David Chisholm (DC), Martin Crookston (MC), Sue Evans (SE), Graham Hill (GH), Johnny Hughes (JH), Graham Ross (GR), Alan Sim (AS).

In attendance: Jim MacDonald (JMacD), Diarmaid Lawlor (DL), Heather Chapple (HC), Lynne Lineen (LL)

Apologies

None.

Corporate Strategy 2017-20

This meeting is set within the context of the preparation of the new corporate strategy for 2017/20. JMacD reiterated that the draft of the strategy currently out for consultation reflects the three priority themes identified in April. These will provide focus for much of our work over the next three to four years and as such will go a long way to determining the success of the next corporate strategy.

Against this background it is important the Board is satisfied that the outcomes we are seeking over this period are appropriate.

Housing

Since the last meeting, effort has been focussed on identifying what we should try to do. MC provided an overview of his pre-meeting with DL, GH, and AB. Headlines from this are that the actions identified did not match the description of the problem/ambition. For example if we want to have a role in influencing, who should this focus on and how should do it.

DL welcomed this position noting that the key challenge for us is that we can't achieve much on our own. In acknowledging this he highlighted recent discussion with Homes for Scotland on what aligned working would look like.

[DL graphic]

MC stressed that we need to be influencing key SG staff to ensure resources are forthcoming to support this work. KA acknowledged this but highlighted the leverage to be gained from aligned messages coming from across the sector.

AB emphasised the importance of ensuring our input is presented as proactive and seeking to enable good development. This is especially important in relation to avoiding the Planning Review becoming about making further change of its own sake.

JMcD outlined the importance of presenting solutions to the current problems that have the support of a range of partners. In this way we feel there is a greater likelihood of us being in position to affect change, e.g. through availability of resources.

SE questioned whether we have evidence to show that the 'market' is open to alternative delivery models. Action: A&DS to marshal what evidence there is, both for and against, e.g. resale value, sale price, design, external costs etc.

SB highlighted the problem of incorporating mixed-use development on most housing sites owing primarily to the nature of the developers bringing these forward.

AS – housing land supply and tenure are important but should be for others to lead on. The quality of space and layout, and to a lesser extent the quality of unit design, is where we should be.

Role of RICS in valuing new build property presents a significant obstacle

SB – many examples of developments which exhibit one or two qualities but few if any that exhibit a broad range of qualities. The importance of using control to achieve positive outcomes is key.

DL – focus on where existing infrastructure and planned public investment is to unlock potential sites. Important to distinguish between those things that we can do and those things that would be nice to do.

US example – JH. Reconnection to city centres? Clear evidence of benefits of both old and new mixed use places.

MC – wary of fixing one solution; SE – incremental un-coordinated growth of small settlements; case study topics: urban extension & new settlement.

KA: Are we clear about what we want to achieve in the next three years? JMcD/DL to prepare a clear indication of what this is including the obstacles to doing it.

A vehicle for us to influence that parallels health model.

“An awful lot better than it would have been otherwise”

Action: DL to take forward with input from sub-group.

Highest priority is afforded to this theme owing to external drivers.

Streets v Roads

SE led a workshop discussion to identify those things that we want to achieve over the next 3/4 years around streets v roads.

Starting point is the definition within Designing Streets.

What are the problems:

Guidance: Designing Streets; Roads Development Guide; Fitting Landscape;

Research: DoF/TFL

Answers:

Our focus:

Stewardship

AS led a workshop discussion

What difference do we want to make? What do we want to achieve? How will we make it measureable?

Difference?

Achieve?

Measure?

How do we get there?

Who do we influence?

Who do we work with?

Reflections

KA thanked everyone for their contributions and asked if the Board is content to prioritise housing over the other themes. The consensus was to retain the agreed focus on three themes for the time being and to review this in light of our ability to resource a programme of work.

Next meeting: 14th November 2016.