

Edited text from the chat box: Building Futures in Rural Scotland

16:01:31 From laurie carruthers:

<https://www.seda.uk.net/seda-land>

16:01:43 From laurie carruthers:

Debbie Mackay, Head of Residential and Rural Planning for Scotland, Savills & director at Rural Housing Scotland. For full bio: <https://www.seda.uk.net/seda-land-conversations-04-23>

16:01:53 From laurie carruthers:

A New Vision for Land Use in Scotland – 6 Conversations report: <https://www.seda.uk.net/seda-land-conversations/report>

16:04:41 From laurie carruthers:

Frank Hambling, pupil, The Gordon Schools, Huntly reads 'Huntly – My Home'

16:06:31 From Gail Fraser:

Frank. Wonderful. Well done!

16:06:40 From Sophie Cooke:

Well done Frank.

16:06:44 From Maitri Tisch:

Thankyou Frank!

16:07:07 From Eleanor Fraser:

That was lovely Frank! Thanks!

16:07:07 From Lizzie Williams:

Amazing, Frank! We all want to move to Huntly.

16:07:10 From David Stewart:

That was wonderful - thanks Frank

16:08:25 From laurie carruthers:

Craig McLaren, Director of Scotland, Ireland and English Regions, Royal Town Planning Institute. For full bio: <https://www.seda.uk.net/seda-land-conversations-04-23>

16:08:35 From laurie carruthers:

Please put your questions for the panel in the chat box.


16:09:02 From laurie carruthers:

National Planning Framework 4 (NPF4): <https://www.gov.scot/publications/national-planning-framework-4/documents/>

16:09:41 From Frank Hambling:

Frank has to go home to do his homework now! He'd like to thank everyone for their kind comments :)

16:09:57 From Sophie Cooke:

Reacted to "Frank has to go home..." with 

16:10:14 From Gail Fraser to Everyone:

Rural Scotland Key Facts 2021:

Biennial compendium publication comparing and contrasting statistics on key policy topics such as People and Communities, Services and Lifestyle, Economy and Enterprise broken down by Remote Rural, Accessible Rural and the Rest of Scotland

<https://www.gov.scot/publications/rural-scotland-key-facts-2021/>

16:10:42 From Gail Fraser:

The National Planning Framework 4 and Rural Planning: RTPi Scotland Thinkpiece 2021
<https://www.rtpi.org.uk/news/2021/september/rtpi-scotland-publishes-rural-planning-policy-discussion-paper/>

16:12:49 From Gail Fraser:

The Role of Land in Enabling New Housing Supply in Rural Scotland (Savills for Scottish Land Commission)
<https://lnkd.in/e-TPB5Gx>

16:12:56 From kristine mackenzie:

will the presentations be made available

16:13:52 From laurie carruthers:

Ian Merrell, research fellow, Rural Policy, SRUC will talk about rural enterprise hubs. For full bio: <https://www.seda.uk.net/seda-land-conversations-04-23>

16:14:20 From Craig McLaren, RTPi:

Reacted to "Frank has to go home..." with 👍

16:14:30 From David Stewart:

I thought that was a great talk from Craig and I fully support a place based approach and public interest led development. My question would be who is responsible for moving us from where we are to where we need to be and what are their roles?

16:19:43 From laurie carruthers:

Ariane Burgess, MSP Scottish Green Party and convenor of the Parliament's Local Government, Housing and Planning Committee. For full bio: <https://www.seda.uk.net/seda-land-conversations-04-23>

16:19:53 From Donald McPhillimy:

The hubs look swish, state of the art. Are they expensive to build/ renovate?

16:23:15 From Andrew Tait:

Cornwall County Council has provided modern pod type development in one of their car parks. See Simon Reeves documentary on BBC I player an emergency solution but preventing homelessness.

16:23:35 From Ian Merrell (SRUC):

Hi Donald. There are many more examples of hubs/coworking spaces that are much smaller (dare I say informal). For example, some pubs are starting to look at running coworking spaces during quiet times. Village halls are another example of a space that could be used without huge capital overheads

16:24:04 From Ian Merrell (SRUC):

they do offer a good opportunity to repurpose old buildings (good examples of barns on farms being converted)

16:25:09 From Andy James:

Ariane, it would be great to try and get some investment to kick start a local wood fibre insulation industry. Would be a good fit with other forestry products, utilising waste wood. See Steico, Pavatex, etc.

16:25:55 From Donald McPhillimy to Everyone:

Reacted to "they do offer a good..." with 👍

16:26:12 From Donald McPhillimy:

Reacted to "Hi Donald. There are..." with 😊

16:26:46 From marie stonehouse A&B Climate Action Network:

Ariana, did you see my co-hosted event with CHArts, Duthchas Beo, Revitalising reciprocity with the Gaelic Landscape-

16:28:09 From Gail Fraser:

Community led development is 'the key' to successful housing strategies - Meet The Board Blog – Norma Robson
<https://ruralhousingscotland.org/news/meet-the-board-norma-robson>

16:28:49 From Gail Fraser:

The Smart Clachan concept is being taken forward by Rural Housing Scotland and groups such as Comrie Croft and Stòras Uibhist.
<https://ruralhousingscotland.org/smart-clachan>
Tomduie Clachan
Uist Smart Clachan.

16:30:22 From Laurie Carruthers:

Sophie Cooke reads her poem 'Hillside & Hedge', commissioned for the event. Sophie produces film-poems on environmental and social themes and her novels are set in rural Scotland. She won the Genomics Forum Poetry Prize. Thanks to the Open University Scotland for sponsoring this event. www.sophiecooke.com
The text of Sophie's poem will be available on the SEDA Land website.

6:31:45 From Lizzie Williams

Reacted to "Sophie Cooke reads h..." with 👍

16:31:47 From Gail Fraser to Everyone:

And another beautiful poem. Thank you Sophie

16:31:55 From Iryna Zamuruieva:

Thank you for the wonderful poem, Sophie!

16:31:59 From Maitri Tisch:

Gorgeous poem, thanks, Sophie

16:32:00 From David Stewart:

Thanks Sophie

16:32:06 From Lizzie Williams to Everyone:

Reacted to "Sophie Cooke reads h..." with ❤️

16:32:21 From Laurie Carruthers:

Sam Parsons, estate director, Balcaskie Estate, Fife. For full bio and more info about Balcaskie: <https://www.seda.uk.net/seda-land-conversations-04-23>

16:32:25 From Marie Stonehouse A&B Climate Action Network:

Beautiful Sophie thank you

16:33:47 From Sarah Hobbs (Communities Housing Trust) to Everyone:

Picking up Ariane's point about home-grown, local building materials, this is something that Knoydart Foundation/Knoydart Forest Trust are doing (long-term planning with their timber stocks) who we're currently working with to provide further affordable housing there, in part using locally-grown timber. This has also been done at Ardgeal in the Cairngorms, a former forestry site: <https://www.chtrust.co.uk/ardgeal.html>

16:33:51 From Jim Stamper to Everyone:

What I have indicated in the survey would attract me to rural living it is not what I think is most important for rural areas. I believe hubs and work and good facilities for children, transport etc. are more important.


16:35:46 From kristine mackenzie to Everyone:

The issue with income generated to communities by windfarms is that whilst incentives such as a reduction in power costs to local residents may seem very appealing the funding may be better directed to local community led development organisations

16:35:55 From Scottish Ecological Design Association to Eleanor Fraser(Direct Message):

Replying to "Great thanks! I thin..."

16:38:07 From Ewen McLachlan - Assynt Development Trust to Everyone:

 wool insulation

16:38:14 From David Stewart to Everyone:

Thanks Sam - that was inspiring. Agree 100% on VAT and refurbishment.

16:38:17 From Gail Fraser to Everyone:

Rural Scotland Key Facts 2021:

Biennial compendium publication comparing and contrasting statistics on key policy topics such as People and Communities, Services and Lifestyle, Economy and Enterprise broken down by Remote Rural, Accessible Rural and the Rest of Scotland

<https://www.gov.scot/publications/rural-scotland-key-facts-2021/>

16:38:29 From laurie carruthers to Everyone:

Neil Sutherland, founder of Makar & board member of Highlands Rewilding. For full bio and more info about Beldorney Estate: <https://www.seda.uk.net/seda-land-conversations-04-23>

16:39:10 From Eleanor Fraser to Everyone:

Hi I saw somebody with their hand up, all questions can go in here, and then the panel will try their best to answer them in the Q and A

16:39:24 From Sarah Hobbs (Communities Housing Trust) to Everyone:

A short blog on communities who are recycling & repurposing buildings: <https://www.chtrust.co.uk/blog/in-with-the-old-communities-recycling-buildings-for-homes-and-the-planet>

16:39:30 From Maitri Tisch to Everyone:

the French govt. mandated that all new public buildings need to use at least 50% natural insulation. we need to do something similar in Scotland

16:42:00 From Eleanor Fraser to Everyone:

But yes just a reminder if you have any questions please put them in here! The questions will be collected and the panel will have a chance to answer them in the Q and A at the end.

16:42:29 From Andrew Tait to Everyone:

Insulated our roof with sheep wool 15 years ago. Great material and much nicer to work with than the rockwool we took out. Galloway Southern Ayrshire Biosphere running a project on local use of Scottish Blackface sheep wool

16:43:18 From Chris Stewart to Everyone:

VAT is difficult however there are other ways to balance the position such as a demolition levy (as proposed by the CIOB)of demolition fund (as proposed by the RIAS) which can be legislated in Scotland. The levy can be put in a fund to help buildings as risk etc.

16:44:31 From Jamie McIntyre to Everyone:

Much talk just now about Council Tax surcharge on second homes - but this has been the case for a while on Long Term Empty Property. However, where the property is not habitable, this incentivises demolition over restoration, which is entirely counter productive - like the VAT issue mentioned earlier.

16:44:45 From Malcolm Fraser to Everyone:

Also hemp - best for insulation

16:45:10 From laurie carruthers to Everyone:

Very inspiring and thought-provoking presentations. Interesting idea of the co-living @lan – from looking at the poll I'm sure we'll see how important housing is just now in rural Scotland. Do you know of any examples or any ideas for how to potentially combine enterprise hubs and housing?

16:46:27 From Ewen McLachlan - Assynt Development Trust:
Northwest2045.scot and assyntdevelopmenttrust.org

16:46:31 From laurie carruthers:
Ewen McLachlan, Development Officer, Assynt Development Trust. For full bio and more info about Assynt Glebe Land: <https://www.seda.uk.net/seda-land-conversations-04-23>

16:46:42 From Malcolm Fraser:
Flat VAT across construction is winnable - needs to be done at Westminster, but we've nearly succeeded before and there will be opportunities in the future.

16:47:13 From Nicola M:
If anyone is interested in sustainable net-zero buildings we manufacture carbon negative timber WikiHouse frames - <https://digitalwoodoo.co.uk/>

16:47:37 From Sarah Hobbs (Communities Housing Trust):
Replying to "Very inspiring and t..."

See Staffin (6 affordable homes with 3 different tenures, new NHS health centre, 2 commercial units/workshops) and Gairloch (25 affordable homes with 4 different tenures, GALE centre with community shop/café, community space, new garden shop with vet clinic, new Air Training Corps facility for education/training opportunities): <https://www.chtrust.co.uk/case-studies1.html>

16:48:32 From Norrie MacPhail:
In reply to Laurie Carruthers, an expanded Cohousing model can deal with both housing and employment opportunities.

16:49:29 From Gail Fraser:
Back to Ian McHargs maps!!

16:49:56 From Sara Donald (Knoydart Foundation):
Great points about reusing old buildings, we are really excited at the Knoydart Foundation to be working with CHT on our planned affordable housing project which has refurbishment of an old property at its centre.

16:52:00 From Ian Merrell (SRUC):
Replying to "Very inspiring and t..."

Thanks for the question. Spain are currently leading the way in rural coworking/coliving spaces which provide 'digital nomads' with places to live and work. In the UK, Devon has some interesting examples as they try to fill the niche for surfers!

16:52:46 From Nicola M
Replying to "If anyone is interes..."
They can also be built by hand, meaning communities can come together and get hands on building each others homes.

16:52:51 From Ian Merrell (SRUC):
Replying to "Very inspiring and t..."
<https://www.sende.co/> and <https://ruralco.live/> both good examples from Spain

16:53:39 From Robert Sproul-Cran:
Housing shortage and expense is worth discussing. It seems that another overlooked factor is the driving up of land price by free-market trading based on carbon credits, etc. Should

controls/limits be brought in? Otherwise, there will always be a chasm between highlands income and land value?

16:53:46 From Gail Fraser:

Good point Ewan. Pool resources and knowledge in central body.

16:53:59 From marie stonehouse A&B Climate Action Network:

Really hit the issues Ewan

16:54:05 From Nick Hobson:

was discussing the issue of the type of homes and their use with someone earlier today. Is there any data on the percentage of second homes/holiday homes across Scotland, particularly in rural areas ?

16:54:24 From kristine mackenzie:

Well said Ewan, hit the nail on the head

16:54:24 From Trevor Black:

Ewan, excellent points

16:54:26 From Nicola M:

Replying to "was discussing the i..."
AirBnB publish their data

16:55:32 From laurie carruthers:

Sophie Bancroft is a singer-songwriter who blends jazz and folk. She is a founder member of the award-winning Pathhead Music Collective. [https:// www.sophiebancroft.co.uk](https://www.sophiebancroft.co.uk)

16:55:41 From Nicola M:

Replying to "was discussing the i..."
Also with the short term let legislation there is a wealth of published data on this.

16:56:43 From Donald McPhillimy:

Ewan, you need a whole hour to yourself. I look forward to poring over the transcript.

16:57:24 From Sara Donald (Knoydart Foundation) to Everyone:

Brilliant Ewan! self building, joined up thinking, building at scale.... So many great points

16:58:38 From Donald McPhillimy:

How can more affordable building plots be made available for affordable homes for local people? Do we need a two tier system?

16:59:43 From Gail Frasers:

Beautiful Sophie! And lovely to recognise some of the Midlothian scenes 😊

16:59:57 From Maitri Tisch:

Beautiful, Sophie. Thankyou

17:00:09 From David Stewart:

That was fantastic Sophie

17:00:16 From Maitri Tisch:

Home. Belonging. A deep need in all of us.

17:00:22 From laurie carruthers:

Interesting talk from Sam and the presence of many communities in one place. How did you go about the process of engaging local communities in your plans? Any struggles or successes to mention?

17:00:41 From David Stewart:

Replying to "was discussing the i..."

Some information and data in this Scottish Govt consultation on the potential to increase council tax on second homes <https://www.gov.scot/publications/consultation-council-tax-second-empty-homes-thresholds-non-domestic-rates/pages/6/>

17:01:06 From Maitri Tisch:

Fabulous weaving of music and poetry in here. genius. thankyou

17:01:22 From David Stewart:

Reacted to "Fabulous weaving of ..." with 👍

17:01:30 From Nikki Sinclair:

Reacted to "Fabulous weaving of ..." with 👍

17:01:32 From Christina Noble:

Reacted to "Fabulous weaving of ..." with 👍

17:01:40 From Sara Donald (Knoydart Foundation):

Beautiful Sophie!

Recognised a lot of your images too.

I used to live in East Lothian too Debbie.

17:02:13 From Debbie Mackay (Savills):

Reacted to "Beautiful Sophie!

Re..." with 👍

17:03:25 From Norrie MacPhail:

Donald's point is critical - land ownership. Ewan's summary of a community provided solution is the way forward. Ariana - see to it please!

17:05:45 From Chris Stewart:

My experience is more urban but almost every community we consult with is fatigued, over consulted and complain nothing happens.

17:05:47 From Gail Fraser:

As a past rural community development trust chair we were always reinventing the wheel, especially when building a £3m hub. Learnt the hard way and our knowledge was never able to be shared. There must be better pooling of knowledge. How?

17:08:19 From Nicola M:

Replying to "How can more afforda..."

Super complicated with the financing of self build - need an affordable self build pathway

17:08:25 From Sophie Cooke to Everyone:

17:09:54 From Andrew Tait:

Planning over the years has used so much energy dealing with objectors. How can we more effectively encourage and give younger people who need housing a voice in the system?

17:10:47 From Nicola M:

Timber - look into what a company called Brimstone are doing - they are thermally treating wood to give softwoods a properties of hard wood

17:11:04 From Nick Hobson:

on wood products there is also CLT structural panels. BE-ST innovation centre in Hamilton doing a lot of research work on this.

17:11:33 From Chris Stewart:

Agree Neil - we need buildings which are long life loose fit.

17:11:39 From Dennis Overton:

Ewen mentioned community owned self build company; we're contemplating same in Morvern. We should compare notes. Anyone recommend exemplars of best practice?

17:11:45 From kristine mackenzie:

the reliance on volunteer contributions in small rural communities is considerable in order for communities to adapt and thrive needs skilled operatives e.g. development officers/ anchor organisations, this needs funding.

17:11:53 From Nicola M

Sustainable material information needs to be transparent for people to be able to make informed choices

17:12:09 From Alison Hanna:

Just to highlight a limitation of for the use of timber as a cladding material. PI insurers are restricting use of timber as cladding by making it uninsurable since Grenfell. Perhaps government need to do something to remove these limitations.

17:12:40 From Gordon Duffy

I think others involved in development must have more agency in 'Planning', this could meet the shortfall in officers...determination is too focussed on teams unaccountable / distant from the community . I find it hard to believe that NFP4 will be our salvation.

17:13:49 From Maitri Tisch:

we are fortunate also to have the resource which is BE-ST

17:13:51 From Arc Architects:

The question about the French precedent is why we cannot direct public procurement towards net zero carbon targets for embodied carbon, The SG and other public sector bodies has a key role in procurement to create a market, that will incentivise investment. It comes back to the problem of public procurement in Scotland being outdated.

17:13:53 From Maitri Tisch:

Built Environment - Smarter Transformation

17:14:33 From Nicola M to Everyone:

Its harder with sustainable materials as property finance/mortgages are still wary of new MMC

17:16:38 From Alison Hanna

I work in a Creative Hub called Wasps in Inverness and its excellent. Check it out.

17:17:09 From Gail Fraser

Multi-purpose flexible buildings is the way forward. We asked for this in the last Conversation related to tourism too. A place for rangers - such key contributors.

17:17:31 From Maitri Tisch:

Arianne - Sam Patterson at BE-ST has done a lot of work and shared those statistics about the French govt. and natural insulation.

17:17:35 From Robert Sproul-Cran:

This seems pretty pivotal - can anyone comment on this? - "Its harder with sustainable materials as property finance/mortgages are still wary of new MMC" - from Nicola M

17:19:28 From Ariane Burgess:

Thanks Maitri - I'm in touch with BE-ST. I'm planning to do a podcast month on construction at some point.

17:20:10 From Gail Fraser:

Community spaces also essential to combat loneliness and isolation. Can make working from home much more attractive if there is a hub/community space.

17:20:13 From Nicola M:

Replying to "This seems pretty pi..."

Yeah its really prohibitive to building in more sustainable MMC - needs gov support to risk mitigate homes build with MMC to promote the build methodology and make it more mainstream

17:20:14 From Ariane Burgess:

@Ewan - what was the Irish Gov budget for the hubs?

17:21:30 From Gail Fraser:

Community led development is 'the key' to successful housing strategies - Meet The Board Blog – Norma Robson
<https://ruralhousingscotland.org/news/meet-the-board-norma-robson>

17:21:31 From Donald McPhillimy:

Ireland's west coast is a highly populated area for historic reasons. Unlike Scotland.

17:22:03 From Neil Sutherland Highlands Rewilding Ltd:

MMC and funding can be solved with companies offering specific warranty provision such as from the Structural Timber Association STA or Building Offsite Property Assurance Scheme BOPAS

17:22:07 From Sara Donald (Knoydart Foundation):

It is embarrassing how behind we are with Broadband and it isn't only limited to Rural areas

17:22:09 From Ewen McLachlan - Assynt Development Trust:

<https://www.youtube.com/watch?t=1&v=9p0e9qk-sHl&feature=youtu.be>

17:22:18 From Ewen McLachlan - Assynt Development Trust:

Clare island.

17:24:53 From Ian Fraser:

MMC and funding can be solved with companies offering specific warranty provision such as from the Structural Timber Association STA or Building Offsite Property Assurance Scheme BOPAS

17:24:54 From Gail Fraser:

Is fabric first practical when the total cost to retrofit all home to a high standard is 5 X Scotland's annual GDP?

17:25:12 From Andy Woodburn

Community Hubs - the community controlled housing associations often operate on this basis, certainly in urban areas but no reason why not in rural areas. After housing provision, HAs often initiate and build small scale workshops and other economic development approaches, also social care and welfare. Have led innovation in construction and design for 40 years. Brings community together, and locally controlled by local tenants and other residents. Seriously undervalued sector in Scotland for the delivery of all aspects

17:26:38 From Ewen McLachlan - Assynt Development Trust:

Replying to "@Ewan - what was the..."

They invested over €100m in developing state-of-the-art remote working facilities in every county in Ireland.

17:27:13 From Neil Sutherland Highlands Rewilding Ltd:

MMC Modern Methods of Construction - basically digitally enabled off-site manufacture and assembly - huge potential in solving the premium cost involved in delivery of homes in remote rural regions. Also we could have workshops across rural Scotland manufacturing for a local market

17:28:04 From kate@westmosside.com:
Who will fund the facilitation?

17:28:06 From Maitri Tisch:
Thankyou Arianne for your contributions

17:28:21 From Sara Donald (Knoydart Foundation):
Such a good point Sam, the economics and practicalities of retrofitting older buildings can be challenging as can rehousing tenants with a shortage of available housing.

17:28:25 From Ann Marie and Laura - Coigach Community Development Company to Everyone:
Jake Ryan is the Head of Regional Development and Innovation Unit with the Irish government and Stephen Carolan is the Connected Hubs Manager with the Western Development Commission. (They were speaking at the Rural Housing Conference.) There's a website: www.connectedhub.ie

17:28:56 From nick domminney:
Arianne. Following COP26 SEDA made 20 recommendations for decarbonising construction to Patrick Harvie, including retrofitting, of course. We eventually got an acknowledgement after a year. Since then Patrick invited SEDA to join a committee considering related issues but nothing substantive. Would you encourage the Green minister to take us up on our offer to develop such a strategy? It is vitally important.

17:31:01 From Maitri Tisch:
good points thanks, Craig - about means of getting folk involved

17:31:55 From Gordon Duffy:
Short movie showing passive solar timber kiln developed for Ligna Alba CIC by Studio DuB for drying locally available timber.
Peer reviewed by Napier University and moving forward to prototype.
https://youtu.be/OuiKUzL_hml

17:31:59 From Sam Parsons to Everyone:
Craig, the rural areas have huge capacity to absorb low density, small and micro housing development without negatively impacting. How can this be fast tracked without the treacle of planning which is often better suited to larger developments and also arguably a more efficient use of the diminished planning resources. Using expensive consultants on small scale often exhausts resources before they get off the ground.

17:32:13 From Chris Stewart to Everyone:
Agree consultation is changing, lots of great points and ways forward.

17:34:36 From Ian Fraser to Everyone:
Replying to "@Ewan - what was the..."
Here is a recent article about the remote working hubs in Ireland <https://www.rte.ie/brainstorm/2023/0227/1359100-do-remote-working-hubs-really-benefit-rural-communities/>

17:34:58 From Gail Fraser to Everyone:
Do we have a joint planning and architecture qualification in the UK? It is very popular and respected in Holland.

17:36:38 From Gordon Duffy to Everyone:
Replying to "Do we have a joint p..."
We really should!

17:38:16 From Sara Donald (Knoydart Foundation) to Everyone:
Great point Sam

17:38:40 From Gordon Duffy to Everyone:
Replying to "Agree consultation i..."
The present 'Consultation' model is so not fit for purpose.

17:38:49 From Ian Merrell (SRUC) to Everyone:
For those interesting in learning more about hubs, this link has a wide mix of resources, mainly from my own research: <https://nicre.co.uk/research-and-evidence/exploring-rural-enterprise-hubs/>

17:42:55 From kristine mackenzie:
Twenty years ago when croft tenancies could not be given away and buildings left derelict, who would have envisaged the level of demand today, or the idea that new crofts might be made available? Today for many young families lucky enough to have access to crofts the CAGGS grant scheme is a lifeline and should not be forgotten

17:44:06 From Malcolm Fraser:
Land. Enable Local Authorities to identify land, in existing communities, award itself outline Planning Permission and buy it up at Existing Use Value

17:46:37 From Ian Fraser:
The Irish government has invested €150 million in developing remote working facilities including remote working hubs. The number of hubs and broadband connection points that are already up and running is nearly 650. <https://www.irishtimes.com/business/work/2023/03/21/remote-work-in-the-west-i-thought-i-came-here-for-the-job-but-the-quality-of-my-life-is-so-much-better/>

17:48:19 From Gail Fraser:
How do we break the monopoly of the mass house builders?

17:49:11 From Maitri Tisch:
Great to hear about Northwest 20-45, Ewan

17:51:23 From Laurie Carruthers:
Pauline Prior-Pitt reads her poem 'If I had known that she would call'.

Pauline is an award winning poet from North Uist who regularly appears on radio and television. <https://www.pauline-prior-pitt.com>

The text of Pauline's poem will be available on the SEDA Land website. Copies of her collections can be bought from her website including this poem

17:51:24 From David Stewart:
Quick plug for Scottish Land Commission on Public Interest Led Development https://www.landcommission.gov.scot/downloads/5dd6c7fbf1d02_Land-Lines-Public-Interest-Led-Development-Steven-Tolson-March-2018.pdf

17:51:38 From Andrew Tait:
Difficult to break dominance of volume house builders but allocating smaller sites with elements of plot self build might help a bit. Interestingly a lot of European countries don't have volume house builders and the place making is much better for it.

17:51:51 From Sara Donald (Knoydart Foundation):
Policy around public funding can be barriers to using local crafts people/ contractors. It would be great if communities could have more control over bolstering their own economies and in many cases providing upskilling opportunities for local workforce within projects.

17:53:44 From Gail Fraser:

Another beauty Pauline. Thank you so much!

17:54:02 From Sara Donald (Knoydart Foundation):
Beautiful Pauline

17:54:03 From Gail Fraser:
If only the poets and musician could design our places!

17:54:09 From Eleanor Fraser:
very beautiful thanks Pauline

17:54:09 From David Stewart:
Reacted to "Beautiful Pauline" with 👍

17:54:42 From Lynne Hendry:
More scope for RLUPS ?<https://www.gov.scot/publications/scotlands-third-land-use-strategy-2021-2026-getting-best-land/pages/4/>

17:54:43 From laurie carruthers:
Thank you Pauline!

17:55:07 From David Stewart:
Thanks everyone -an excellent event - and thanks Debbie - expertly chaired.

17:55:14 From Andy Woodburn:
Thanks Debbie for chairing this event so well, and for all the speakers

17:55:18 From marie stonehouse A&B Climate Action Network:
Thank you Pauline and everyone!

17:55:19 From Craig McLaren, RTPi:
Thanks for chairing the event so well Debbie!

17:55:23 From Taso Markopoulos:
Thank you for a great event.

17:55:33 From Anna Gardiner:
Reacted to "Thanks Debbie for ch..." with 🙌

17:55:34 From Peter Ranson:
Reacted to "Thanks everyone -an ..." with 👍

17:55:40 From David Stewart:
Reacted to "Thanks Debbie for ch..." with 👍

17:55:45 From kristine mackenzie:
Reacted to "Policy around public..." with 👍

17:55:52 From laurie carruthers:
Check out the SEDA Land resource pages: <https://www.seda.uk.net/seda-land-home-page>

17:55:53 From jill andrews:
Thanks to all. Provoking and engaging!

17:55:55 From Chris Stewart:
Thanks Debbie, Gail and everyone involved.

17:55:55 From Louise Logue:
Fascinating thanks!

17:56:34 From laurie carruthers:
Join SEDA to help advance sustainable design in Scotland [https://www.seda.uk.net/
become-a-member](https://www.seda.uk.net/become-a-member)

Or subscribe to our newsletters for information on future events. [https://
www.seda.uk.net](https://www.seda.uk.net)

17:56:46 From Martin Lambie (OCA):
Many thanks everyone

17:56:49 From Sara Donald (Knoydart Foundation):
Thank you for a brilliant event.

17:56:52 From Catriona Hill:
Thank you