

SFT OUTCOMES 2023

More homes at the heart of great places

PRIMARY OUTCOME

SECONDARY

OUR CORPORATE PRIORITIES

01

02

04

10

A CLEAR PICTURE OF
INFRASTRUCTURE NEEDS



NET
ZERO



SUSTAINABLE
PLACES



INCLUSIVE
GROWTH

Scottish society was built around towns and villages and yet today, many new-build houses and developments are located so far out of town centres that people must rely on private vehicles to access the facilities and services they need.

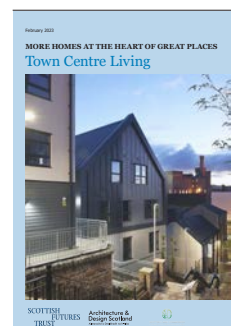
Encouraging more people to live in our town centres is a key policy aspiration for Scottish Government, local authorities and key partners and late last year, following the release of its Town Centre Action Plan Review, Scottish Government asked us to look at the barriers and constraints to town centre living and to identify some good practice case studies.

Town centre living builds upon strong foundations of strategic place planning and supports key principles around inclusion, active travel, affordable and independent living, walkable neighbourhoods, the wellbeing economy, net zero, and the re-use of existing built assets.

To help deliver the work, our Housing team established a working group with representatives from Scottish Government More Homes, Scottish Government Regeneration Unit, Scottish Land Commission, Architecture & Design Scotland, Scotland's Towns Partnership, and the Improvement Service to bring wider expertise into the work and offering challenge to the findings.

We consulted with organisations and individuals across the public, private and third sectors to gather real life experience from projects at every stage from designing, planning, financing, delivering and operating houses in a town centre context. We also identified a series of successful projects and approaches to town centre living that have delivered a wide range of activity across different types, tenures and locations.

In February 2023 the work was presented at the inaugural Town Centre Action Plan Forum – a joint Scottish Government and COSLA group established to drive and support delivery of the Town Centre Action Plan.



Town Centre Living



Following *publication of the report* it has been widely disseminated across social media, trade press and conferences/events, including housing, planning, architecture and regeneration. There has been strong support for the findings, and recognition of the need for action to overcome the barriers.

The work has helped to raise the profile of the important distinction between affordable housing and affordable living, the latter reflecting the reduced time and cost to use facilities and services in the places where people live.

"The Town Centre Living report provides an excellent focus to support delivery of the Town Centre Action Plan and guide the Town Centre Action Plan Forum. We are grateful to Scottish Futures Trust and all contributors for their work developing this and look forward to supporting next steps."

David Cowan, Head of Regeneration Unit, Scottish Government

[Special recognition to Architecture + Design Scotland and Scottish Land Commission who supported the research, analysis and production of the final written report.](#)