

Changes in Priority?

The Scottish Home Zones Survey 2005



Executive Summary

- i. Home Zones are people-friendly residential streets based on ideas that developed originally in the Netherlands, and have become ordinary practice in many parts of northern Europe and elsewhere.
- ii. This report sets out the results of a survey into the scale and nature of Home Zone development across Scotland. The survey was carried out by the Home Zones Scotland Network, with the support of the Scottish Executive. The study was carried out by means of a short questionnaire. The conclusions of the report are those of the Home Zones Scotland Network.
- iii. All 32 Scottish local authorities were surveyed. The high response rate to the survey means that we can be relatively confident that the study gives a good reflection of local authority views on Home Zone development.
- iv. A secondary survey was distributed to housing associations, developers, architects, and builders. The response rate here was lower but showed a considerable degree of interest, and involvement, in Home Zone development.
- v. The survey identified a high degree of awareness of the Home Zones concept.
- vi. In total, the survey identified 26 Home Zones projects across Scotland, ranging from early planning stages through to completed projects. Home Zone development was widely spread geographically, with projects in Aberdeenshire, Caithness, Orkney and Skye as well as across the Central Belt.
- vii. A number of barriers to the future development of Home Zones were identified. For local authorities, the lack of funding was identified as the most common future requirement (77% of respondents), while design information was identified by developers as something that would assist Home Zone development (83% of respondents).
- viii. This report was launched at the Home Zones conference 'A Challenging Experience' held at the Scottish Executive, Victoria Quay, Edinburgh on Monday 26th September 2005.

1. Introduction

1.1 The Home Zones Scotland Network has been active promoting Home Zones since its first national conference in 1999. In that time it has been successful in having:

- initially recommended that the Scottish Executive set up the (ongoing) Home Zones pilot projects
- organised three very successful conferences and a number of local seminars
- generated media coverage of Home Zones
- maintained links between certain local authorities and a diverse set of NGOs (children, public health, transport, environment, community groups)
- provoked interest from developers, planners and architects
- provided Scottish input into a series of UK initiatives on Home Zones (e.g. IHIE guidelines, Home Zones News)
- helped to embed Home Zones as a key policy commitment of Scottish Executive transport policy.

1.2 The Scottish Executive made a ministerial commitment to the delivery of Home Zones at the conference held in November 1999. Since then the Executive has been conducting an evaluation of four pilot projects (located in Aberdeen, Dundee, Edinburgh and Thurso), passed legislation for the establishment of Home Zones in Scotland, and has published draft guidelines for the development of Home Zones.

2. Background to Home Zones

2.1 Home Zones are people-friendly residential streets that incorporate low traffic speeds, greater priority for pedestrians over motor vehicles, changes to the streetscape (e.g. planting, play equipment), and the support of local residents. Home Zones are based on ideas from the Netherlands, Germany and Scandinavia which offer a radical yet practical new vision for the streets where we live.

2.2 The **four** key elements of Home Zones are:

- **support and involvement of local residents.**
- **changes in priority – drivers must give way to pedestrians and cyclists.**
- **low speed limits of 10mph or less.**
- **environmental features such as signing, traffic calming, planting, street furniture, change of surface and so on, emphasising the change in status.**

3. Purpose and methods of the study

3.1 This study aims to give a current picture of the development of Home Zones across Scotland. With the Scottish Home Zone pilot projects coming to a close, seeking information from stakeholders was a natural process to follow. The study set out with the following objectives:

- **identify the extent of Home Zone planning and installation throughout Scotland.**
- **identify the barriers to Home Zones**
- **identify the needs and resources required for further Home Zone development.**

3.2 In order to meet these objectives, a survey questionnaire was drafted by the Home Zones Scotland Network, and agreed with the Scottish Executive. The survey was carried out on behalf of the both organisations.

3.3 Initially, the questionnaire was sent to the 32 local authorities in Scotland by post (with options being given of receiving the survey electronically or to give responses over the phone), with a six week response period. Local authorities had initially been surveyed by phone to establish who they regarded as their lead contact on Home Zones.

3.4 A secondary, general, survey was also sent out to housing associations, developers, architects, and builders. The secondary survey had a much larger group, with a sample of 300 located across Scotland. Those surveyed were asked to respond within three weeks.

3.5 The study was limited only by the response rate to the survey. While a high proportion of local authorities did reply (22 out of 32) and can therefore be seen to give a good picture of local authority views on Home Zones, the secondary survey results cannot be seen as definitive, as responses are likely to be self-selecting (in as much as those that did answer are perhaps more likely to come from those with an interest in Home Zone development). In total, there were 12 responses from developers and architects out of 121 questionnaires sent, and 30 responses from housing associations out of 168.

4. Home Zones in Scotland: The Results

4.1 The survey found there was a high level of awareness of Home Zones. This was attributed to training sessions, Scottish Executive seminars and publications, Home Zones for Scotland Network conferences, general information in trade literature (such as 'Inside Housing'), and press articles.

4.2 The survey found that there are currently 26 Home Zones projects in Scotland, ranging from being at feasibility study stage to having been completed. The results of the study turned up quite a few projects that had yet to make it on to the radar of the relevant local authority.

Table 1: Known Home Zone projects in Scotland

Scotland's Home Zone Projects¹					
Local authority area	Location	Lead organisation	Whether new-build or on existing streets	Status	Notes
Aberdeenshire	Glengarioch Phase 1: Oldmeldrum	Grampian Housing Association	New-build	Work in progress	Completion anticipated in April 2006
Aberdeenshire	Kingseat, Newmachar	Grampian Housing Association	New-build	Out to tender	Start on site January 2006 with date of completion December 2006
Aberdeenshire	'South Dunes' Development, Eigie Road, Balmede	Stewart Milnes Homes	New-build	Work in progress	Nearing completion
Aberdeenshire	Sutherland Place, Portsoy	Unknown	New-build	Work in progress	
Dundee ²	Located on the site of the former Dundee Royal Infirmary	Dundee City Council and H&H Properties	Existing streets/partial new-build	Work in Progress	New-build work completed/Work still to be completed on other parts of the project
East Dunbartonshire	Phase 1: Meiklehill Road Phase 2: Lammermoor Road Phase 3: Ivanhoe Drive All in Millhead	Unknown	New-build	Outline planning application submitted	About to submit detailed planning application for Phase 1
East Lothian	Langriggs, Haddington	East Lothian Council	Existing streets	Work in progress	95% complete
Edinburgh	Wauchope, Craigmillar	Page & Park Architects	New-build	Design complete	Submission for planning permission to take place in September
Edinburgh	Plot 2b Western Harbour, Newhaven Place	FM Developments	New-build	Work in Progress	On site for one year, 18 months from completion
Edinburgh	Harvester Way, Westerhailes	Capital City Homes	New-build/partial existing	Work in progress	
Falkirk	The Drum, Bo'ness	Stewart Milne Homes	New-build	Completed	Date: 2004

¹ The pilot projects at Tillydrone (Aberdeen) and Caledonian Crescent (Edinburgh) were abandoned.

² Information from Home Zones Scotland Network. Local Authority did not respond to survey.

Fife	Berry Street, Bolan Square, Lochgelly	Ore Valley Housing Association	New-build	Planning application submitted	Tender documents about to be issued
Fife	John Knox Housing Development, St. Andrews	Thomas Mitchell Homes	New-build	Work in progress	
Glasgow	East Govan & Ibrox at Kintra Street	The Cruden Group	New-build	Work in progress	Has planning permission and has appointed contractor. Not designated a Home Zone.
Glasgow	Kildermorie	unknown	New-build	Feasibility study	
Glasgow	McCulloch Street	C.D. Environmental Design	Existing streets	Work in progress	Nearing completion
Highland	Campbell's Farm, Broadford, Isle of Skye	Robertson Homes	New-build	Initial design work	
Highland	Homefarm, Portree, Isle of Skye	unknown	New-build	Granted planning permission Out to tender	
Highland	Ormlie Community Association	Ormlie Community Association	Existing streets	Work in progress	Some areas are complete
Inverclyde ³	Robert Street, Port Glasgow	Unknown	Existing streets	Unknown	
Midlothian	Wester Cowden, Dalkeith	George Wimpey	New-build	Finalisation of design stage	
Orkney Islands	Citadel Development, Stromness, Orkney Isles	unknown	New-build	Preliminary design completed	
Orkney Islands	Wellington Street Development	Orkney Housing Association	New-build	Work in progress	Expected completion March 2007
Perth & Kinross	Muirton, Perth	Perthshire Housing Association	New-build	Work in progress	
Stirling	Craighall, Raploch	Raploch Urban Regeneration Company	Existing streets	Submitted for planning permission	
West Dunbartonshire	New Bonhill, Braehead, Dumbarton	Unknown	Existing streets	Feasibility Study	

³ Information from Home Zones Scotland Network. Local Authority did not respond to survey.

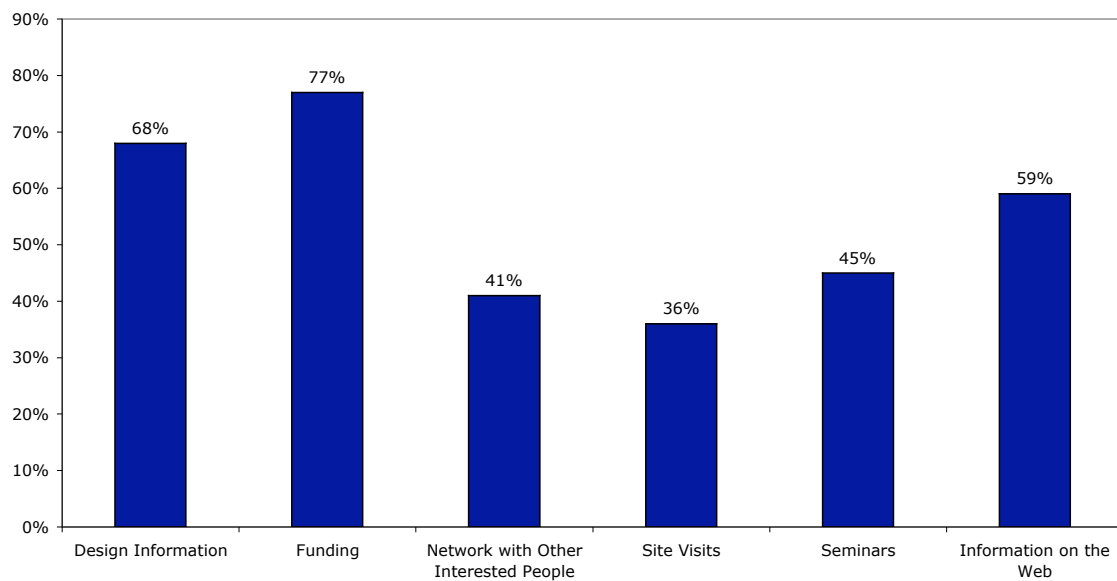
5. Barriers to the development of Home Zones

- 5.1 Many of the questionnaire responses provided valuable information as to what barriers currently exist and require attention in order for Home Zones to be feasible for any community or development who may wish to install them.
- 5.2 Lack of funding was identified as the most common barrier both within local authority responses as well as those who responded to the general survey. This was seen to be a very large barrier for retrofit schemes, as (unlike new-build developments) retrofits do not generate any income.
- 5.3 It was expressed by several local authorities that they were awaiting the results of the Scottish Executive pilot projects before taking any action or policy decisions. Additionally, there was a desire expressed by one of the local authorities for pedestrian priority on the roads to be established before Home Zone development will occur.
- 5.4 Several interested Housing Co-ops and Housing Associations expressed they experienced a lack of assistance and support from local roads departments and generally within their local authority. One in particular found that while there was early support from their local authority, they later "appeared to be obstructive". Another complained that the "local road department provided no assistance and had little knowledge of [Home Zones]".
- 5.5 One housing association was very specific in the barriers they are currently encountering:
- " i.) A traffic order must be raised which can take up to 2 years to approve*
 - " ii.) That the entire street must be designed as a home zone and not just the central portion where there is local support for a home zone. Some local residents are not keen on the home zone in their area, and so this blocks the area of the street who wish to install the home zone.*
 - " iii.) Hammer heads must be provided to avoid designating the entire road and these are too expensive.*
 - "iv.) We do not know whether the council will adopt the finished road."*
- 5.6 Another housing association found that consultants were not keen to become involved.

6. Requirements for future development of Home Zones

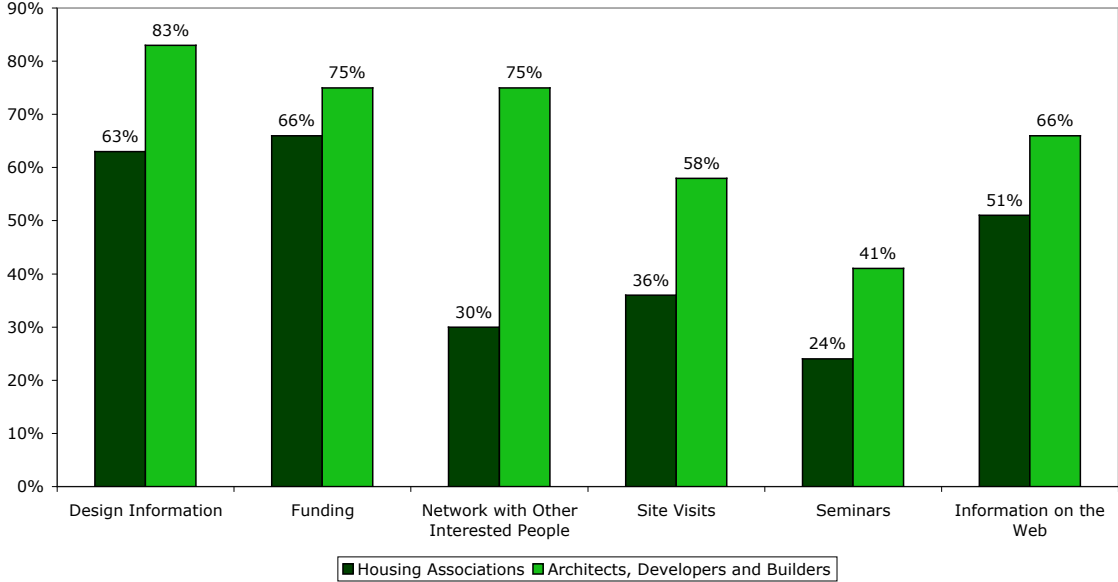
- 6.1 The survey asked all respondents what support, advice or information they would like to see in order for them to further the development of Home Zones in Scotland.
- 6.2 Chart 1 illustrates the requirements for local authorities to further develop Home Zones in the future. 77% of the local authorities who responded to the questionnaire would welcome greater funding put towards Home Zones. Design information was the next requirement (68%) and closely followed by information being supplied on the web (59%).

Chart 1
Future Requirements: Local Authorities



- 6.3 Chart 2 illustrates the requirements for developers, architects, and housing associations to further develop Home Zones.
- 6.4 83% of developers and architects who responded to the survey would welcome more information on the design of Home Zones. This was closely followed by funding and networking with other interested parties (75%).
- 6.5 66% of the housing associations who responded felt funding was a key requirement for the future development of Home Zones, with design information (63%) and having information available on the web (51%) being the next two priorities.

**Chart 2
Future Requirements: General Survey**



7. Conclusions

7.1 A number of key conclusions were drawn from the survey results.

- The finding that there are at least 26 Home Zone projects in varying stages of development was significantly above that previously known about by the Home Zones Scotland Network.
- There is a great deal of interest in Home Zones throughout the stakeholder groups. While different audiences have experienced varying needs and challenges, the majority of those who responded were positive about Home Zones and wished for more information to be available in the future.
- Of the constraints on Home Zone development, the lack of funding was the most notable and was present throughout the range of those surveyed, and was identified as being a particular constraint with regard to retrofit projects. Design information was identified as the second most common requirement.
- Local authorities are watching for the results of the Scottish Executive pilot projects and are clearly looking for a steer from the Scottish Executive.
- Pedestrian priority was identified by some respondents as necessary for the further development of Home Zones.
- Some local authorities were felt to be barriers to some housing associations who wished to install Home Zones, while other local authorities were identified as being very supportive.
- More information and networking is needed throughout the stakeholder groups. This includes site visits, website information and networking.

Appendix 1: survey responses

Local authorities that returned completed survey questionnaires

Aberdeen City Council
Angus Council
Argyll & Bute Council
City of Edinburgh Council
Clackmannanshire Council
Comhairle nan Eilean Siar
Dumfries & Galloway Council
East Dunbartonshire Council
Falkirk Council
Fife Council
Glasgow City Council
Midlothian Council
Moray Council
North Ayrshire Council
North Lanarkshire Council
Perth & Kinross Council
Scottish Borders Council
South Ayrshire Council
South Lanarkshire Council
Stirling Council
West Dunbartonshire Council
West Lothian Council

Local authorities that did not respond

Aberdeenshire Council
Dundee City Council
East Ayrshire Council
East Lothian Council
East Renfrewshire Council
Highland Council
Inverclyde Council
Orkney Islands Council
Renfrewshire Council
Shetland Council

General survey responses

Pentland Housing Association
One Valley Housing Association
Dunbritton Housing Association
Grampian Housing Association
Ochil View Housing Association
Kingsridge Cleddans Housing Association
Cernach Housing Association
Forth Housing Association
Easthall Park Housing Co-op
Tenants First Housing Co-op
Govan Housing Association
Lochalsh and Skye Housing Association

Horizon Housing Association
Clydebank Housing Association
Williamsburgh Housing Association
Molendinar Park Housing Association
Lochaber Housing Association
Key Housing Association
Tollcross Housing Association
Paisley South Housing Association
Rural Stirling Housing Association
Manor Estates Housing Association
Lochfield Park Co-op
Lister Housing Co-op
Blairtunmock Housing Association
Antonine Housing Co-op
Orkney Housing Association
Hillhead Housing Association 2000
Cadder Housing Association
Page & Park Architects
George Wimpey
C.D. Environmental Design
Urban Design Futures
Anderson Bell Christie
Home Housing
Craignish Design – Landscape Architects
David Wilson Associates
Connon Design Associates
Grazyna Portal Landscape Architect
Stewart Milne Homes
Atrium Homes
Cooper Cromar

General survey responses – received after deadline

The following responses were received after the deadline and were not incorporated in the survey results. These responses did not identify any further Home Zone projects not previously mentioned above:

Mike Hyatt Landscape Architects
Ian White Associates
Partick Housing Association

HomeZones
for SCOTLAND
Network

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