

# Glasgow's Draft Local Housing Strategy 2023 to 2028



## Foreword

I am pleased to present Glasgow's draft Local Housing Strategy for 2023 – 2028. This is an important strategy that is being developed at a pivotal moment as we seek to continue our recovery following the impacts of the Covid-19 pandemic, navigate the uncertainties and changes arising from the UK's exit from the European Union and the war in Ukraine, as well as address long-term issues and challenges for our city.

The draft Strategy sets out the strategic direction for the next 5 years that will allow Glasgow City Council and key partners to achieve our housing objectives. It offers a bold vision for the future that 'everyone in Glasgow will have access to an affordable, suitable, climate friendly home, which promotes good health and wellbeing and connects to communities and the opportunities the city offers'.

To achieve this vision, the draft strategy sets out 5 strategic priorities that seek to deliver the new homes required to meet Glasgow's housing needs and demand, invest in retrofitting and repurposing existing homes and buildings to improve conditions and sustainability, as well as tackling fuel poverty, and to meet the particular housing needs of our diverse communities, which includes preventing and reducing homelessness.

Glasgow City Council has engaged with many key partners and stakeholders, including Registered Social Landlords, Glasgow City Health and Social Care Partnership, housing developers and service providers to prepare this draft Local Housing Strategy. I would like to thank everyone for their help and contributions, and encourage everyone who lives in, wants to live and invest in Glasgow to share your views.



Councillor Kenny McLean,  
City Convener for the Economy, Housing, Transport and Regeneration City Policy  
Committee

<b>Contents</b>	<b>Page</b>
Introduction	1
Key Terminology	2
Purpose of the LHS	4
Glasgow's LHS Partners	5
Glasgow's LHS Vision	6
Glasgow's LHS Priorities	7
Glasgow's LHS Key Indicators	8
LHS Consultation and Engagement	8
LHS Context	9
Review of Glasgow's Housing Strategy 2017 – 2022	15
Key Housing Issues, Challenges and Opportunities	16
Glasgow's Housing Profile	19
Glasgow's Housing Supply Targets	23
LHS Priority 1: Delivering more homes and great places that reduce poverty and inequality and increase opportunity and prosperity for all	26
LHS Priority 2: Improving the energy efficiency of Glasgow's homes, reducing fuel poverty and supporting a Just Transition to Net Zero through decarbonising domestic heating and energy	31
LHS Priority 3: Improving the condition of Glasgow's homes and preserving Glasgow's tenements and built heritage	40
LHS Priority 4: Supporting people to live independently and well at home in the community	44
LHS Priority 5: Improving housing options, affordability and sustainability for tenants and owners, to prevent and reduce homelessness	49
Action Plan	55
Feedback	62

## Introduction

The Housing (Scotland) Act 2001 places a statutory duty on local authorities to prepare a Local Housing Strategy (LHS), which is supported by an assessment of housing need, demand and housing provision. Scottish Government Guidance was published in 2019 to assist local authorities with the preparation of Local Housing Strategies.

The Local Housing Strategy sets out the strategic direction, policies and plans that will enable Glasgow City Council and partners to identify investment and resources towards delivering high quality housing and services which will meet the needs and demand of Glasgow's citizens across all housing tenures.

The Local Housing Strategy also sets out the important contribution that housing makes to improving health and wellbeing, creating connected and sustainable places, tackling climate change, supporting economic growth and reducing poverty across Glasgow.

Glasgow's draft LHS 2023-28 builds on progress made through our 2017-22 strategy. It is an ambitious strategy, setting out how we want homes and communities to look and feel like in Glasgow going forward.

The document first explains the purpose of a LHS and notes our key partners and their main roles and responsibilities. It then sets out the LHS Vision and five overarching priorities. This is followed by an explanation of the LHS context, including the national and local strategic framework. A review of the previous housing Strategy (2017 to 2022) has been prepared and included. This is followed by a summary of the ten challenges and housing opportunities, including proposed actions, for Glasgow. The document concludes with a feedback section where you can share your views.

Our draft LHS vision is for better access to affordable, suitable and sustainable homes and housing options across Glasgow, which meet the needs and demands of our diverse population, and are well connected to local services, jobs and communities.

The draft Local Housing Strategy was prepared during a period of major changes and uncertainty, including the Covid-19 pandemic, the UK exit from the European Union and the war in Ukraine. All of these have had substantial impacts on Glasgow's economy and communities.

It is therefore a pivotal moment for Glasgow. Addressing the key challenges outlined in this document will improve outcomes for everyone across Glasgow. This strategy is for everyone who lives in, wants to live and invest in Glasgow.

## Key Terminology

In this draft Local Housing Strategy, there are terms which are used often to describe and denote important features, qualities and types of housing. Most are explained within the particular sections, for example 'sustainability' relates to both energy and thermal efficiency (how much energy is needed to heat and power homes) as well as reduced carbon emissions.

There are two key terms that are outlined throughout the strategy and these are 'affordable homes' and 'housing affordability'. There is significant debate over what is meant by these and there is no single, agreed definition or measure of 'affordable'. Here is an explanation of the meaning for these terms as they are used in this strategy.

### What we mean by an 'affordable home'

When this strategy talks about 'affordable homes' the term is used to mean any current or future home built or converted using public funding and offered for rent or for sale at a below market level. There are three broad types of homes that are included in this definition:

- **Social rent housing**

There are approximately 110,000 homes provided by Registered Social Landlords in Glasgow. The vast majority, over 98%, are social rented homes, let to tenants with Scottish Secure Tenancies.

- **Other affordable rent**

In Glasgow, there are over 1,900 affordable homes, just under 2% of all Registered Social Landlord homes, which are not social rent. Most of these (over 1,500) are 'mid-market rent' homes. This type of affordable home is aimed to help people on modest incomes, who have difficulty accessing social rented housing, buying their own home, or renting privately.

Mid-market rent is supported through the national mainstream grant-funded [Affordable Housing Supply Programme](#), as well as through innovative guarantee and loan models, including the National Housing Trust (NHT) initiative and the Local Affordable Rented (LAR) Housing Trust.

As well as Mid-Market Rent homes provided by Registered Social Landlords, Glasgow also has three developments with a total of 128 homes that are provided by the Local Affordable Rented (LAR) Housing Trust.

- **Affordable home ownership** (also referred to as low cost home ownership (LCHO))

In Glasgow, there are over 3,600 people and households that were supported to buy their home with public finance.

Through Glasgow's investment programme, just under 400 new homes for sale were provided through shared equity and shared ownership arrangements with Registered Social Landlords to assist people to become home-owners.

The national Low-Cost Initiative for First Time Buyers (LIFT) Open Market Shared Equity (OMSE) scheme helps first time buyers, and other priority groups, get onto the property ladder by providing an interest free loan towards the cost of a home. The Scottish Government provides funding of between 10% and 40% of the sale price and gets the same percentage back when the property is sold. Over eight years (2013 to 2021), 538 people and households were supported to buy a home in Glasgow through the LIFT OMSE scheme.

In Glasgow, over six years (2016 and 2022), just over 1,500 homes were bought with £37.5million assistance from the national Help to Buy (Scotland) scheme. This scheme was discontinued in 2021/22.

The First Home Fund was a Scottish Government shared equity pilot scheme which provided first-time buyers with up to £25,000 to help them buy a property that meet their needs and was located in the area where they wanted to live. It operated from December 2019 to March 2022. Over this period, 1,200 people and households were supported to buy their first home in Glasgow with support of £25.7million from the First Home Fund.

### **What we mean by 'housing affordability'**

In this strategy, 'housing affordability' is used in two connected ways. The first is as a principle, which guides our approach to addressing housing needs and demand and refers to a desired outcome – that a person or household is able to pay their rent or mortgage and have sufficient income remaining to feel that they are managing financially.

The second way is quantitative and considers the thresholds (at points) that households might find it difficult to pay their rent or mortgage, pay for the upkeep of their home, and also feel that they are not managing financially.

There are benchmarks and milestones that indicate when people and households may or are experiencing housing affordability pressures. These include:

- Percentage of income spent on housing (above 33%);
- Income levels after housing costs (if below a certain amount depending on the type of household);
- Low income levels – people and households in receipt of a minimum benefit entitlement;
- Debt levels;
- Housing maintenance costs; and
- Homelessness.

At the start of this strategy (2023), it is clear that more people and households in Glasgow face housing affordability pressures and these pressures are more acute due to wider economic changes. How we support these people and households through housing investment and support is a key challenge for the city.

## **Purpose of the LHS**

The Local Housing Strategy (LHS) is the main strategic document for housing in Glasgow. It is a statutory requirement (The Housing (Scotland) Act 2001). The document is renewed every five years and prepared in accordance with Scottish Government guidance (LHS Guidance 2019).

The LHS sets out the vision of Glasgow City Council and partners for the future of housing across all tenures and types of housing provision. The strategy aligns to the national housing strategy (Housing to 2040), as well as Glasgow's main statutory plans and strategies. It seeks to maximise investment, resources and opportunities for Glasgow, considering our local housing system and market context.

The main purpose of this strategy is to:

- set out an assessment of need and demand for all types of housing;
- provide clear strategic direction for housing investment including the development of new homes and investment in existing housing;
- define the housing contribution to place-making and place-mending, ensuring housing connects people to local services, jobs, the natural environment and community;
- define priorities and actions to improve the quality, condition and energy efficiency of homes in Glasgow, tackle fuel poverty and contribute towards a Just Transition to Net Zero;
- contribute to the integration of housing, health and social care services, and define the housing priorities and actions that support people to live independently and well at home in the community;
- set out the framework to prevent homelessness wherever possible and to resolve homelessness quickly and effectively when it occurs; and
- focus on the priorities and actions required to achieve the LHS vision.

## Glasgow's LHS Partners

Glasgow's LHS is developed and delivered with key partners and stakeholders, including community planning partners, tenants and residents. This section summaries the main roles and responsibilities of key internal and external partners:

Partners	Main role and responsibilities
<b>Glasgow City Council</b>	<ul style="list-style-type: none"> <li>The local strategic housing authority and the local planning authority responsible for preparing the LHS and Local Development Plan.</li> <li>The council does not own or manage any social housing stock following a large scale voluntary transfer to Glasgow Housing Association. Under Transfer Management of Development Funding (TMDF) arrangements, the council is responsible for directly managing Glasgow's Affordable Housing Supply Programme (AHSP) budget.</li> <li>Coordinating public capital funding streams, including the Scheme of Assistance, Private Sector Housing Grant and Affordable Warmth Area Based Schemes.</li> </ul>
<b>Health and Social Care Partnership</b>	<ul style="list-style-type: none"> <li>Jointly planning and delivering all of Glasgow's community health and social care services – for children, adults and older people, including homelessness and criminal justice services.</li> </ul>
<b>Registered Social Landlords (RSL) Sector</b>	<ul style="list-style-type: none"> <li>Over 60 RSL organisations own and manage over 110,000 affordable homes across Glasgow, including specialist homes let to specific client groups such as older people, people with disabilities, and veterans.</li> <li>Applying specialist knowledge and local insights to address housing needs and requirements.</li> <li>Investing significant capital and revenue in planned and reactive maintenance programmes for their existing housing stock.</li> <li>Developing, maintaining and updating long-term (30 years) business plans to undertake investment in new housing supply, as well and mitigate risks and ensure financial resilience of their organisations in response to the changing financial and policy environment.</li> </ul>
<b>Scottish Government</b>	<ul style="list-style-type: none"> <li>Providing national direction on Housing Objectives as well as for related priorities including health and wellbeing, Climate Change and sustainability.</li> <li>Providing public capital grant funding including for the Affordable Housing Supply Programme (AHSP) and Affordable Warmth Programme.</li> </ul>
<b>Private Housing Developers</b>	<ul style="list-style-type: none"> <li>Developing new market homes for sale and rent.</li> <li>Identifying new market development opportunities.</li> <li>Undertaking viability assessments and liaising closely with the Council to prepare planning proposals that fit with the City Development Plan and progressing to new housing development.</li> </ul>
<b>Construction Sector</b>	<ul style="list-style-type: none"> <li>Providing labour and skills to meet the needs of new development, including private and affordable homes, as well as retrofit improvement works to maintain or upgrade existing homes.</li> </ul>
<b>Property Factors</b>	<ul style="list-style-type: none"> <li>Organising maintenance and repairs to Glasgow's housing stock, where over 70% is in flatted developments with areas of common repairing responsibility.</li> </ul>

## **Glasgow's draft LHS Vision**

Developed through engagement with internal and external partners and stakeholders, the draft Local Housing Strategy vision for Glasgow is that:

"Everyone in Glasgow will have access to an affordable, suitable, climate friendly home, which promotes good health and wellbeing and connects to communities and the opportunities the city offers"

The Scottish Government's long-term national strategy, 'Housing to 2040', places housing at the centre of other national objectives that include: creating and supporting jobs, tackling the climate emergency, tackling poverty and inequality, meeting energy efficiency and fuel poverty targets, and creating connected, successful communities.

Glasgow's draft Local Housing Strategy Vision and Priorities are central to ambitions for the city:

- delivering more homes for Glasgow in sustainable places where connectivity to jobs and local services is easy;
- reducing carbon emissions and helping more people to find it easy and affordable to heat their home;
- improving the condition and management of homes;
- supporting people to live independently and well at home; and
- improving housing access and affordability, preventing homelessness and reducing inequality.

Glasgow's draft Local Housing Strategy seeks to address cross-cutting core principles related to 'Place', 'Planet' and 'People'. The strategy highlights the contribution of housing towards improving in our neighbourhoods and communities, reducing carbon emissions, and promoting good health and wellbeing.

The draft Local Housing Strategy is also vital contributing to Glasgow's economic recovery and renewal. It sets out how housing resources and investment are targeted and aim to contribute towards inclusive, sustainable growth, through creating jobs, training and opportunities as well as attracting investment and people to Glasgow.

## Glasgow's draft LHS Priorities

To achieve the proposed LHS vision and realise the wider ambitions set out in the Glasgow City Council's Strategic Plan 2022-27, the following five LHS priorities and 14 missions are proposed:

**LHS Priority 1:** Delivering more homes and great places that reduce poverty and inequality and increase opportunity and prosperity for all

1. Build and provide new low and zero carbon affordable homes to meet Glasgow's housing needs
2. Support the delivery of new homes for sale and rent to meet Glasgow's growing housing demand
3. Undertake local housing-led regeneration and development, including Glasgow's 8 transformational regeneration areas
4. Support wider place-based planning for infrastructure and services, including active travel, transport and heat in buildings

**LHS Priority 2:** Improving the energy efficiency of Glasgow's homes, reducing fuel poverty and supporting a Just Transition to Net Zero through decarbonising domestic heating and energy

1. Increase the overall average energy efficiency of housing in Glasgow
2. Reduce overall domestic carbon emissions in Glasgow
3. Reduce overall fuel poverty levels in Glasgow

**LHS Priority 3:** Improving the condition of Glasgow's existing homes and preserving Glasgow's tenements and built heritage

1. Increase investment to preserve Glasgow's tenements
2. Support owners to maintain and improve existing homes

**LHS Priority 4:** Supporting people to live independently and well at home in the community

1. Adapt more homes so they are suitable for people and households with particular needs
2. Increase the supply of affordable housing options to meet the needs of larger families and core social care groups

**LHS Priority 5:** Improving housing options, affordability and sustainability for tenants and owners, to prevent and reduce homelessness

1. Reduce homelessness in Glasgow
2. Support vulnerable tenants and families in the private rented sector to prevent homelessness wherever possible
3. Work with tenants to determine priorities and actions for improving affordability, standards and security within the rented sector

## Glasgow's LHS Key Indicators

The following are key indicators for measuring progress towards achieving the five proposed LHS Priorities and 14 Missions.

Indicators	Annual	By 2028
Number of new homes for sale and rent in Glasgow	2,600	13,000
Number of new affordable homes	1,300	6,500
Number of new homes for market sale and rent	1,300	6,500
Number of new affordable housing options for larger families	60	300
Number of new wheelchair adaptable homes	200	1,000
Number of adaptations funded to existing homes	2,600	13,000
Number of empty homes brought back into effective use	200	1,000
Number of homes retrofitted to improve energy efficiency	300	1500

## LHS Consultation and Engagement

The Housing (Scotland) Act 2001 requires that local authorities consult on their LHS, and the statutory Equality Duty on public bodies requires the involvement, consultation and engagement of as wide a range of local residents, tenants and communities of interest as possible.

Glasgow's draft Local Housing Strategy 2023-28 was developed through extensive engagement with key partners and stakeholders, which helped both to develop our research, analysis and insights, as well as identify the proposed main housing issues that should be prioritised for action.

We are seeking the views of local people, communities and wider stakeholders, on the most important housing issues, challenges and opportunities for Glasgow, and ideas and proposals for change and improvement.

## LHS Context

The Local Housing Strategy supports and helps deliver national housing outcomes and targets, whilst focusing on the needs, demands and priorities of local people and businesses, living, working and investing in Glasgow.

The Local Housing Strategy is set within the wider corporate and community planning framework for Glasgow City Council and its partners. It defines the housing contribution to local strategic priorities and provides a framework for meeting the targets set out in Scotland's Housing Strategy: 'Housing to 2040'.

The national and local strategic framework that will support and enable LHS delivery is set out in more detail below.

## National Strategic Framework

### Housing to 2040

Housing to 2040 is Scotland's long-term national housing strategy, which sets out four broad, interconnected themes:

- More homes at the heart of great places;
- Affordability and choice
- Affordable warmth and zero emissions homes; and
- Improving the quality of all homes.



Under these themes, the strategy sets out priorities and 20 actions. The Scottish Government has set a 10-year national target to deliver 110,000 additional affordable homes (to 2031/32).

The strategy also sets out key commitments, including:

- Proposals to bring forward zero emissions requirements for new build social rented homes;
- A Rented Sector Strategy published for consultation in 2022 that covers social and private and addresses issues of affordability and rent pressure; and
- Targets for private sector housing to achieve energy efficiency ratings and new legislation to establish a tenure-neutral Housing Standard.

Housing to 2040 sets out a specific vision for ensuring:

- A well-functioning housing system;
- High quality, sustainable homes;
- Sustainable communities; and
- Homes that meet people's needs.

## Scotland's National Performance Framework

The Scottish Government's National Performance Framework sets out 11 national outcomes that describe the desired features for Scotland's future.



have a globally competitive, entrepreneurial, inclusive and sustainable economy



are open, connected and make a positive contribution internationally



tackle poverty by sharing opportunities, wealth and power more equally



live in communities that are inclusive, empowered, resilient and safe



grow up loved, safe and respected so that they realise their full potential



are well educated, skilled and able to contribute to society



have thriving and innovative businesses, with quality jobs and fair work for everyone



are healthy and active



value, enjoy, protect and enhance their environment



are creative and their vibrant and diverse cultures are expressed and enjoyed widely



respect, protect and fulfil human rights and live free from discrimination

These 11 National Outcomes have a statutory basis in the Community Empowerment (Scotland) Act 2015 and align with the 17 UN Sustainable Development Goals. Glasgow's Draft Local Housing Strategy 2023-28 contributes towards all 11 National Outcomes, with a strong focus on tackling poverty, promoting good health and wellbeing, protecting and enhancing the environment and creating communities that are inclusive, empowered, resilient and safe.

## Fourth National Planning Framework (NPF4)



The Scottish Government is preparing a new spatial plan for Scotland, which will look ahead to 2045. The fourth National Planning Framework (NPF4) sets out a vision for what Scotland, as a place, could and should look like in 2045. It includes national planning policies and provides a plan for future development in Scotland.

NPF4 sets out six overarching spatial principles:

Just transition to Net Zero	Compact urban growth
Conserving and recycling assets	Rebalanced development
Local living	Rural revitalisation

Glasgow's Draft Local Housing Strategy has been informed by the spatial principles and policies set out in NPF4. Important concepts and approaches, including the '20 minute neighbourhood', the 'Place Principle', prioritising brownfield development, developing a 'fabric first' approach to decarbonising homes and communities, all feature within this draft LHS including in relation to the proposed missions, actions, targets and measures.

Informed by evidence from the Glasgow City Region Housing Need and Demand Assessment (2022), Glasgow City Council set a 'minimum all tenure housing land requirement' (MATHLR) following Scottish Government consultation with local authorities on the spatial strategy for NPF4. The MATHLR took into consideration:

- Housing Need & Demand Assessment evidence including all tenure housing estimates;
- Past housing development and completion rates in Glasgow; and
- Glasgow's Affordable Housing Supply Programme commitments and targets.

MATHLR targets set a minimum threshold for housing land allocations within the Local Development Plan.

Glasgow City Council's proposed 10 year Minimum All Tenure Housing Land Requirement is 21,350 units.

Local Housing Strategies are still required to set Housing Supply Targets based on the housing estimates produced within the HNDA. Setting the MATHLR does not impact on this requirement. However, Glasgow City Council's housing and planning services are working closely to ensure that housing delivery and land use planning are well aligned.

Other important national strategies, plans and legislation include:

- The Fuel Poverty (Targets, Definition, and Strategy) (Scotland) Act 2019, which introduced a new statutory target for reducing fuel poverty and is considered alongside the climate emergency;
- Scotland's national plan for 'Ending Homelessness Together', which is focused on eradicating rough sleeping, supporting the most vulnerable households and reducing time spent in temporary housing;
- Scotland's Heat in Buildings Strategy which sets out requirements for transitioning to net zero heating and energy
- The Local Heat and Energy Efficiency Strategies (Scotland) Order 2022 which sets out requirements for a local authority to prepare a new strategy covering heat networks and investment to improve energy efficiency and decarbonise heating.

## Local Strategic Framework

Glasgow City Council's Strategic Plan 2022-27 identifies four Grand Challenges for the council to deliver against. These are to:

- Reduce poverty and inequality in our communities;
- Increase opportunity and prosperity for all our citizens;
- Fight the climate emergency in a just transition to a net zero Glasgow;
- Enable staff to deliver essential services in a sustainable, innovative and efficient way for our communities.

The Plan outlines 12 Missions that will be undertaken to address these Grand Challenges. Missions are initiatives, which seek to address the Grand Challenges by putting forward concrete solutions; while also maintaining a clear, measurable, time-bound and realistic direction.

Grand Challenges	Missions
1: Reduce poverty and inequality in our communities	<ol style="list-style-type: none"> <li>1. End child poverty in our city using early intervention to support families</li> <li>2. Meet the learning and care needs of children and their families before and through school</li> <li>3. Improve the health and wellbeing of our local communities</li> <li>4. Support Glasgow to be a city that is active and culturally vibrant</li> </ol>
2: Increase opportunity and prosperity for all our citizens	<ol style="list-style-type: none"> <li>1. Support Glasgow residents into sustainable and fair work</li> <li>2. Support the growth of an innovative, resilient and net zero carbon economy</li> <li>3. Raise attainment amongst Glasgow's children and young people</li> </ol>
3: Fight the climate emergency in a just transition to a net zero Glasgow	<ol style="list-style-type: none"> <li>1. Deliver sustainable transport and travel aligned with the city region</li> <li>2. Become a net zero carbon city by 2030</li> </ol>
4: Enable staff to deliver essential services in a sustainable, innovative and efficient way for our communities	<ol style="list-style-type: none"> <li>1. Create safe, clean and thriving neighbourhoods</li> <li>2. Run an open, well governed council in partnership with all our communities</li> <li>3. Enable staff to deliver a sustainable and innovative council structure that delivers value for money</li> </ol>

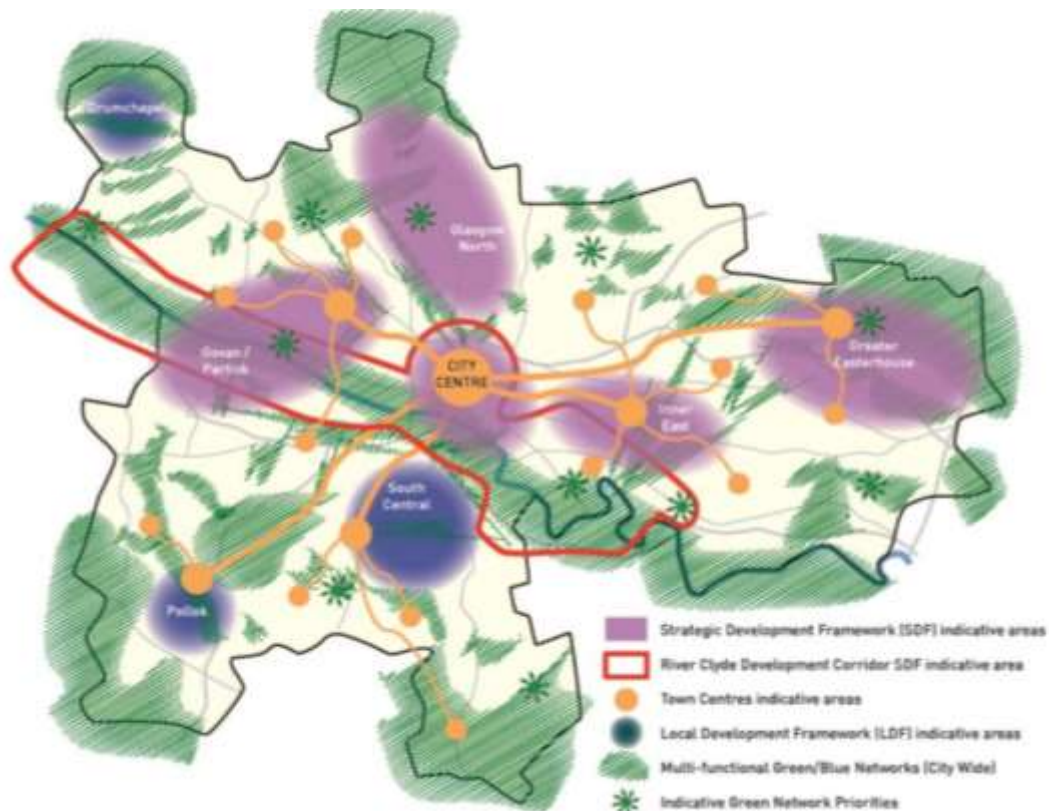
Glasgow's Draft Local Housing Strategy 2023-28 makes a critical contribution to all four Grand Challenges, with a particular focus on missions to improve health and wellbeing, support inclusive, resilient and sustainable economic growth, become a net zero carbon city by 2030, and create safe, clean and thriving neighbourhoods. Glasgow City Council's Strategic Plan includes 233 commitments to deliver actions in relation to these missions, of which 23 directly relate to Housing, and these are incorporated within this draft Local Housing Strategy 2023 to 2028.

# Glasgow City Local Development Plan

The Glasgow City Local Development Plan (LDP) sets the development framework, including a spatial strategy, policies and proposals for the future land use and infrastructure, including for new housing development. There is close alignment between the plan, Glasgow's Housing Strategy and the Strategic Housing Investment Plan. The LDP commits to monitoring through the Housing Land Audit (HLA) to ensure the city maintains a five-year supply of effective land for housing development.

## Strategic Development Frameworks

Glasgow's LDP sets out six key SDF for the city. These identify priority areas where a strategic approach is needed to co-ordinate development activity, direct investment and address emerging opportunities. Glasgow's Draft Local Housing Strategy 2023-28 seeks to align housing plans and investment with the place-based approach set out in the SDFs.



## Glasgow City Centre

The Glasgow City Centre SDF notes Glasgow City Centre has already begun its transition to become a more a people-centred, socially inclusive and climate resilient place. Future development and renewal are focused on ‘people, place and planet’ and will be crucial to attract more people to live, work, visit and invest in the city centre. The SDF proposes six Strategic Place Ambitions which seek to:

- Reinforce economic competitiveness
- Re-populate the centre
- Green the Centre and make it climate resilient
- Reconnect with surrounding communities and the riverside
- Repair, restore and enhance the urban fabric
- Reduce traffic dominance and create a pedestrian and cycle friendly centre

These ambitions and priorities are reflected in Glasgow's City Centre Recovery Plan and the City Centre Living Strategy. Actions from the City Centre Living Strategy will be integrated in LHS. Housing investment and the potential for residential repurposing alongside other transformative investment in active travel and transport are critical factors for delivering Glasgow's LHS Vision and Priorities.

### Glasgow's Climate Plan

The purpose of this plan is to set out the city's approach, pathway and strategic actions towards net zero carbon emissions, healthy biodiversity and climate resilience in Glasgow by 2030. Carbon emissions from housing are estimated to have reduced 44% from 2006 to 2018. Housing is responsible for an estimated 30% of emissions in Glasgow.



Glasgow's Climate Plan highlights how Glasgow City Council and its partners will invest in low carbon infrastructure that will be future and climate-proof, providing good-quality, low-carbon and affordable housing and energy.

### Housing, Health and Social Care

The Housing Contribution Statement (HCS) sets out the role of housing services in meeting the health and social care priorities that are outlined in the Glasgow City Integration Joint Board's Strategic Plan. It identifies how the housing sector will contribute towards responding to the following key challenges:

- Meeting the housing, health and social care needs of Glasgow's citizens;
- Preventing and addressing homelessness;
- Tackling deprivation and the cost of living crisis;
- Recovering from the Covid-19 pandemic;
- Meeting the housing, health and social care needs of asylum seekers and refugees living in Glasgow;
- The proposed implementation of a National Care Service in Scotland; and
- The provision of funding and resources to meet the housing, health and social care needs of Glasgow's citizens.

### Glasgow's Economic Strategy 2022-30

This strategy highlights Glasgow's unique strengths, alongside challenges and opportunities: high levels of graduates and skills but also many citizens who do not achieve their potential; high quality jobs but also people who are underemployed or in precarious employment; resilient and thriving neighbourhoods, but also significant levels of deprivation. To reduce poverty and inequality and increase opportunity and prosperity for all, it sets out 9 themes:

- Developing a Green Economy
- Growing our Economy
- Inward Investment and Internationalisation
- Innovation
- City Investment and financing
- Employability and skills
- A Fairer Glasgow
- Infrastructure and Place
- Supporting Key City Assets

## **Review of Glasgow's Housing Strategy 2017 to 2022**

It is important to look back on Glasgow's previous Draft Local Housing Strategy 2017 to 22 and consider the progress and lessons learned for preparing this strategy. The LHS 2017 to 2022 set out two main themes:

- Increasing supply and improving quality of housing available to Glasgow's people; and
- Improving access to appropriate housing for Glasgow's people.

Glasgow City Council and partners made significant progress delivering award-winning new low and zero carbon homes, stimulating housing development and inward investment in the city, adapting existing homes to meet the needs of our diverse households, retrofitting hard-to-treat homes, preventing homelessness, and safeguarding our older tenements. The following key outputs are a summary of some of the main achievements:

### **Delivering New homes**

- ✓ Over 10,000 new homes were delivered.
- ✓ 5,500 new homes were built for market sale and rent.
- ✓ Over 4,500 new affordable homes were provided. 76% were for social rent. Over 630 were for mid-market rent and 445 were provided as low-cost home ownership.
- ✓ £509million grant funding approved to deliver 178 new affordable housing projects to provide over 5,400 new homes.
- ✓ 780 homes (14.3%) were developed to meet particular housing needs and support people to live independently in the community. This includes the development of over 460 new wheelchair adaptable homes.

### **Adapting existing homes**

- ✓ 13,495 adaptations were completed with over £31million investment.
- ✓ 11,218 adaptations to social rented homes.
- ✓ 2,277 adaptations to private owned homes.

### **Retrofitting existing homes to improve energy efficiency and sustainability**

- ✓ 41 projects delivered through Energy Efficient Scotland Area Based Schemes.
- ✓ Over 1,400 homes improved energy efficiency.
- ✓ Over £12.2million grants invested.

### **Preventing, reducing and alleviating homelessness**

- ✓ Around 13,870 homeless households provided with settled homes.
- ✓ More than 80% of all households supported to avoid homelessness via the PRS Housing and Welfare Hub.

### **Safeguarding tenements and improving the quality of homes**

- ✓ South-West Govanhill Strategy invested £36.2million grant, 196 flats acquired and converted to affordable homes.
- ✓ Housing Initiative Areas are established in Calton and Priesthill to tackle property condition and management issues in 370 homes.
- ✓ Repairs joint initiatives underway in Haghill with Milnbank Housing Association, Ibrox/Cessnock with Govan Housing Association; and East Pollokshields with Southside Housing Association.

## Key Housing Challenges and Actions

This section sets out eight key housing challenges facing Glasgow, the LHS priorities to which they relate, alongside proposed key actions to address these.

### **I. Continuing to support Registered Social Landlords to deliver affordable, suitable and sustainable homes to meet needs (LHS Priorities 1-5)**

Glasgow has around 110,000 social rented homes provided by 61 Registered Social Landlords (RSL), the most social rented homes and RSLs in Scotland. This includes:

- Scotland's largest housing provider, Wheatley Homes Glasgow, own and manage around 44,000 homes in Glasgow and are a major employer for the city.
- 45 community-based housing associations (CBHA) that are anchored within neighbourhoods and communities providing
- 15 regional, national and specialist housing associations that bring experience, expertise and capacity to the city, helping to meet our diverse and growing housing needs.

This diverse and dynamic sector is a key asset for Glasgow. Glasgow's Place Commission highlights the importance of community-based housing associations as one of Glasgow's pre-eminent success stories for creating better places. The Council values the contribution these organisations have made through their knowledge, insights and links with tenants, residents and communities, to improving the lives of Glasgow's people since the late 1960s. The Council is keen to continue working closely in partnership with CBHAs, and to explore potential new ways of collaborating, to help achieve our housing and regeneration objectives, including new build and acquisitions as well as continuing and expanding work to tackle poor private and mixed tenure housing across the City.

Need and demand for social rented homes in Glasgow is high. In Glasgow, there is no single source of data to consider demand for social housing. Improving data and intelligence on housing need and demand is a key part of Glasgow's [Digital Housing Strategy](#). In 2022, Glasgow City Council engaged with RSL partners to collate and analyse housing register data to determine the nature and extent of need and demand for social housing in Glasgow. This covered 83,000 social rented homes, 77% of all social housing supply in Glasgow. This housing pressure analysis indicated there were over 64,000 applications held on RSL housing registers across the city and an equivalent of 10 applicants waiting on housing registers for every home let during the previous 12 months.

Like the Council and other businesses, RSLs are facing significant budget pressures and challenges. A vital consideration is how Glasgow City Council engages with and supports this diverse social housing sector to maximum benefit for Glasgow and our citizens.

Key actions include:

- Developing a Strategic Agreement with Wheatley Homes Glasgow to develop a programme of housing investment and development across the city.
- Making best use of strategic acquisitions to target open market purchases that increase supply of affordable homes, meet housing priorities and improve the management and condition of tenements.
- Developing a Digital Common Housing Register for Glasgow to improve access to housing, data collection and delivery of online services;
- Exploring the potential of developing a Digital Housing Data Framework with Registered Social Landlord partners;

## **II. Delivering Glasgow's affordable housing supply programme (LHS Priority 1)**

Glasgow has a significant capital investment programme through the Affordable Housing Supply Programme. However, development costs are increasing significantly, which is being driven by inflation. There are shortages within global supply chains of key components and raw materials. Uncertainties affect contracts and delivery as price guarantees are offered for shorter periods. It will be extremely challenging for Glasgow and its partners to continue to deliver a high volume of completed homes each year and meet our Housing Supply Targets for new affordable homes. We need to look at design and procurement, innovative delivery methods, partnership working, and planning policies, including consideration of an affordable housing policy.

Key actions include:

- Exploring the potential of alternative construction and delivery methods, including off-site manufacturing, to deliver new affordable homes and value for money.
- Scope the development and delivery of an affordable housing policy for the city, including consideration of a requirement for private sector developers to deliver affordable housing within developments, prioritising public land (for affordable housing) and increasing affordable housing in higher land-value areas such as the city centre.

## **III. Supporting strategic place planning (LHS Priority 1)**

Glasgow's eight Transformational Regeneration Areas will continue to be a major focus. This includes securing activation agreements and moving to post-development legacy planning. Glasgow's city centre recovery is also a major focus. A Scottish Cities Alliance research project examined the 'increased residential capacity and occupancy' in cities and the findings will inform our approach to supporting city centre living and increasing Glasgow's city centre residential population, with a key focus on housing's contribution to developing Glasgow's Property Repurposing Strategy and approach. A key emerging priority is the Glasgow Metro and how strategic housing planning and investment align with proposed routes and any future phased infrastructure development.

Key actions include:

- Continuing to deliver the TRA programme, including activation agreements for Red Road/Barmulloch TRA and East Govan/Ibrox TRA.
- Through housing-led regeneration and investment support the delivery of new build private sector homes that contribute to creating balanced, mixed tenure neighbourhoods, offering housing options and choice to meet the current and future needs of our communities
- Review the findings and recommendations of the SCA research project for increasing city centre residential capacity and occupancy.
- Support the development of business cases for the Clyde Metro project.

## **IV. Residential Repurposing and Empty Homes (LHS Priorities 1-3)**

Making the best use of existing buildings, assets and infrastructure, is a core strategic issue embedded across Glasgow City Council's main strategies and plans, including the LHS. Glasgow City Centre is undergoing a further transformation as we move to become a carbon neutral city and a more a people-centred, socially inclusive and climate resilient place. There are large-scale residential development projects underway and re-development proposals being explored. Glasgow has dedicated team and strategic approach for targeting long-term empty homes to bring back into effective use. The strategy will seek to extend this work, including within Housing Partnership Initiative Areas (HPIAs)

Key actions include:

- Identify pilot projects for repurposing property for residential use in the city centre
- Explore potential for delivery of affordable homes through city centre development proposals
- Expand our Empty Homes work to include making greater use of compulsory purchase orders, supporting the acquisition of tenements by RSLs, improving the performance of factors and enabling whole-block retrofits.

#### **V. Affordable warmth and fuel poverty (LHS Priority 2)**

Supporting our citizens during the cost of living crisis and reducing the number of households affected by fuel poverty are urgent priorities. Home safety and security and health and wellbeing are key concerns related to high energy costs. There are longer-term challenges to increase investment to improve the condition and energy efficiency of Glasgow's homes. Area Based Schemes are challenging to deliver. Criteria restrictions can limit the scope for projects in tenements with multiple ownership. Glasgow City Council has made a commitment to provide 100% grant funding, however, getting home-owners to participate is challenging.

Key actions include:

- Delivering Glasgow's Area-Based Schemes targeting investment towards hard-to-treat homes in fuel poor areas for external wall insulation and associated energy efficiency improvements.
- Work with community planning partners including Health Services, Fire and Rescue, to undertake targeted communications and campaigns promoting home energy safety information and advice.
- Develop a LA-Flex Scheme for Glasgow to attract Energy Company Obligation funding.

#### **VI. Retrofit and Pre-1919 tenements (LHS Priority 2-3)**

About a quarter of Glasgow's homes are pre-1919 tenement flats. Many need substantial investment for required repairs, maintenance and improvement works. It is estimated over £1billion is needed to undertake works. The Glasgow City Region is looking to develop a 10-year regional housing energy efficiency retrofit programme. This could support over 75,000 jobs and generate £4.4 billion in Gross Value Added (GVA) across the City Region. In addition to the employment and economic benefits, widespread insulation across the City Region could remove 10.7 million tonnes of carbon emissions per year.

Key actions include:

- Support work locally and at city region level to roll out a large-scale programme of Home Energy Retrofit, supporting decarbonised and more efficient home energy across the city region.
- Continue to engage with housing association partners through the tenement working group to develop pre-1919 retrofit specifications and investigate options for framework agreements and joint procurement.

## **VII. Delivering specialist housing and larger sized homes (LHS Priority 4)**

Across Glasgow, the highest housing need pressure is for 4+ bedroom homes. This is due to the increasing number of larger households needing and seeking family housing, existing supply levels and low turnover of tenancies. Developing larger affordable homes is challenging and grant benchmarks are less favourable financially. Strategic acquisitions through open market purchase are possible, however, this depends on availability. Increasing the supply of larger affordable homes contributes towards reducing poverty and inequality, including child poverty.

Key actions include:

- Increase the supply of affordable 4+ bedroom homes in Glasgow through the Affordable Housing Supply Programme.
- Investigate and implement opportunities to improve access to family housing through the promotion of initiatives such as the Housing Transfer Incentive Scheme.

## **VIII. Preventing and reducing homelessness (LHS Priority 5)**

Glasgow's Rapid Rehousing Transition Plan (RRTP) 2019-2024 sets out to support homeless people into ordinary, settled housing as quickly as possible. The plan also outlines the Glasgow Alliance, which is a new partnership and approach to end homelessness in the city by 2030. RSLs support the partnership to achieve these aims. Since the introduction of the RRTP, the number and proportion of lets to homeless households by RSLs have increased significantly. Looking ahead, due to the current cost of living crisis and socio-economic outlook, more people living in Glasgow may find themselves at risk of homelessness. Therefore preventing, reducing and alleviating homelessness will remain a significant challenge.

Key actions include:

- Continue to work in partnership with Glasgow City Health and Social Care Partnership and RSLs to prevent and provide housing for homeless households.
- Support the Glasgow Alliance to End Homelessness and their work to improve homelessness services in Glasgow, support Housing First as a model and reduce use of temporary accommodation.
- Ensure continued funding for Glasgow's Housing and Welfare Team (the PRS Housing and Welfare Hub) to extend and expand the service

## **IX. Reducing poverty and inequality, and increasing opportunity and prosperity**

In 2022, just Glasgow was working to recover from the Covid pandemic, rising inflation and energy prices hit the city's people, communities, businesses and organisations. They, like the council, face severe budget and financial pressures. This draft LHS seeks to support individuals, households and communities most vulnerable to the effects of the 'cost of living crisis'. This includes, working to mitigate the worst of the immediate financial impacts, particularly in relation to the rising costs of food and household fuel; preventing vulnerable individuals and households from falling into homelessness; and supporting people, families and households to permanently improve their financial circumstances. It also includes looking at how we can get maximum value from our housing investment, generating wider community benefits through training and employment opportunities.

Key actions include:

- Create training and employment opportunities for local residents through investment in new build and retrofitting homes

#### **X. Promoting good health and wellbeing in our communities**

Glasgow continues to have the lowest median age (36) of any council in Scotland, but we know there will be increasing demand on services from older people. We also have long-standing challenges associated with poor health, addictions and mental health issues, across the whole population but which are more concentrated in rented tenures. A key cross-cutting issue for this strategy is how we can tackle these long-term structural challenges to promote better health and wellbeing through targeted investment in new supply and existing homes to improve the quality and condition of Glasgow's homes.

Key actions include:

- Increasing supply of specialist supported housing as well as housing support services that enable more people to live safely at home for as long as possible

## Glasgow's Housing Profile

Glasgow is the heartbeat of the Scottish economy at the centre of a metropolitan city region. We are a talented, vibrant and dynamic city. This section sets out key features of Glasgow's people, households and housing.

### People and Households

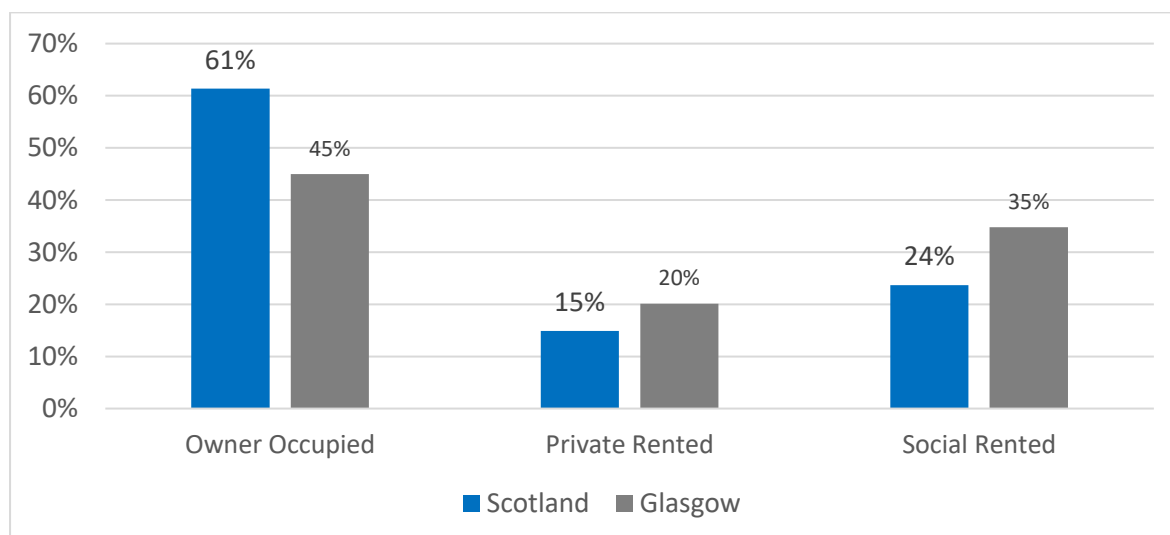
- In 2023, it is estimated Glasgow has 637,000 people and over 302,000 households.
- Over five years (2023-28), it is projected Glasgow will grow to include 7,373 more people and 6,311 more households (National Records of Scotland, 2018-Based Projections).

Glasgow's population is a younger and more diverse than other areas, with arrivals of new people each year. Glasgow is also the Scottish city with the highest concentration of people living in deprived circumstances, as measured by the Scottish Index of Multiple Deprivation (SIMD) 2020. There is a significant correlation of housing tenure and the 20% most deprived areas identified in the SIMD 2020, with around 80% of all social rented housing (around 88,000 households) in the 20% most deprived areas.

Deprivation and poverty are disproportionately experienced by various groups, including children, lone parents, minority ethnic groups, and disabled people (Glasgow Centre for Population Health, '*Health in a Changing City*', 2021). Overall, life expectancy in Glasgow has increased but remains lowest across Scotland's local authority areas. Glasgow has a significant proportion of larger households and families that require access to affordable housing.

### Housing Tenure

- In 2023, it is estimated Glasgow has 313,000 homes (about 12% of Scotland)
- Most homes (55%) are rented.



Since the mid-2000s, Glasgow has been growing. This is mostly due to more people arriving or returning to settle in Glasgow. People come for study and for work and then are attracted to stay. Glasgow also has a proud tradition of supporting people seeking asylum and refuge from conflicts and danger overseas. Most commonly, people look for available housing options in the rented sectors. From this time, the number of privately rented homes increased significantly to around 60,000. Since 2016, this figure has remained at about the same level but the demand for rented homes continues to increase. This is recognised as a key pressure for housing.

## Social Housing Need and Demand Pressure

In Glasgow, there is no single source of data to consider demand for social housing. In 2022, Glasgow City Council engaged with RSL partners to collate and analyse housing register data to determine the nature and extent of need and demand for social housing in Glasgow. This analysis covered 83,000 social rented homes, 77% of all social housing supply in Glasgow.

Analysis	All	1/2 apt	3apt	4apt	5+ apt
Applicants	64,583	30,502	18,967	10,321	4,793
% applicants	100%	47%	29%	16%	7%
Turnover (lets during the previous 12 months)	6,789	2,847	3,137	725	80
% turn	8.1%	11.1%	7.7%	5.0%	2.9%
Demand to Supply (applicant per 10 homes)	8	12	5	7	17
Demand to turnover	10	11	6	14	60

- There were 64,500 applicants on the housing registers of RSL providers in Glasgow
- Across Glasgow there were 8 applicants for every 10 RSL homes.
- 8.1% of homes were let to new tenants during the previous year.
- For every home let during the previous year there were on average 10 applicants on housing registers

An applicant may apply to register with more than one RSL provider. These figures and analysis are not an exact measure, however they indicate the type and extent of need and demand pressure for social rented homes in Glasgow. The analysis shows a high overall demand for social rented homes and significant demand pressure for larger sized homes (4+bedrooms) with on average 60 applicant on housing registers for every home let during the previous year.

## Glasgow's Housing Market

- In October 2022, the average sale price for a home in Glasgow was about £201,000 compared to £221,625 for Scotland.

Over 30 years (1990 to 2020), the average number of new homes delivered in Glasgow has varied. The 2000s were a peak period, with an average of over 3,000 new homes built each year. Housing development has always exceeded an average of at least 1,750 homes each year (over a five year period).

Homes built	1990-1995	1995-2000	2000-2005	2005-2010	2010-2015	2015-2020
Market Homes	1,209	1,749	2,277	2,460	843	1,149
Affordable Homes	560	964	999	842	1,013	1,056
All Homes	1,769	2,713	3,276	3,302	1,856	2,205

Over 20 years (2003 to 2022), average sales prices in Glasgow increased 91%, an average of around 4.6% a year, more than double the rate of inflation. Buying a home in Glasgow has become more expensive relative to the costs of buying other things. Average private rents increased by 41.7% in Glasgow over the period 2010 to 2021, about 4% each year. This was very similar to the rate of increase in housing market sales prices.

## Housing Conditions

- 51% of owner-occupied dwellings and 60% of private rented dwellings in Glasgow had critical disrepair

The Scottish Housing Condition Survey estimates the amount of critical disrepair in our housing stock. Critical disrepair means any issue with building elements that affects weather-tightness, structural stability or property deterioration. The most recent official figures (SHCS 2019 local authority tables) estimated 51% of owner-occupied dwellings and 60% of private rented dwellings in Glasgow had critical disrepair, with higher proportions of critical disrepair evident in older and flatted housing. A key challenge is addressing the condition of pre-1919 tenements and the investment required to maintain and improve these properties and homes. There are just under 10,000 pre-1919 tenement buildings within the city, which consist of about 70,000 flats and 5,200 commercial premises.

## Glasgow's Housing Supply Targets

- Glasgow's housing supply target is for 13,000 new homes over five years, 2023 to 2028.

A housing needs and demand assessment (HNDA) is an important evidence base which informs Glasgow's Local Housing Strategy and the [City Development Plan](#). The HNDA looks at:

- People and households (how many there are, how many more there are likely to be in the future)
- Features of the housing market (sales, prices and rents)
- Housing supply (types, tenures, and condition)
- Specialist housing and particular needs

A core function of the HNDA is to produce a 'Housing Estimate' of additional homes required. This is sum of two elements:

Existing needs	An estimate of the number of current households that do not have a suitable, settled home in Glasgow
Newly arising (future) needs	An estimate of the number of new households that will form or arrive in Glasgow

'Existing needs' includes homeless people living in temporary accommodation as well as people living in overcrowded homes that could form a new additional household. It does not include all people in overcrowded households because if they all move it frees up a home that can be used for someone else.

Newly arising needs uses the 2018-based principal household projections produced by National Records of Scotland. These are based on estimates of future natural change (births minus deaths) plus future migration (departures / arrivals) in Glasgow. Despite a lower average age compared to other local authority areas, natural change in Glasgow is projected to decline (more deaths than births). Future growth is based primarily on new inward migration, with more people arriving to settle in Glasgow than those that depart for elsewhere.

## HNDA Housing Estimate for Glasgow

The HNDA indicates Glasgow requires 28,959 additional homes over a 19-year period (2022 to 2040), an average of 1,524 additional homes per year. The HNDA also includes annual estimates. Growth is projected to be higher in earlier years. The average per year for 2023-2038 is 1,665 additional homes:

	HNDA - Housing Estimate	
	Average Per Year	Total 2023-2028
Market Homes	557	2,785
Affordable Homes	1,108	5,540
All Homes	1,665	8,325

The HNDA relies on a tool that uses incomes, prices and rent data to calculate how many of the total households are likely to be able to afford owner occupation, then how many of the remaining would be able to afford private rent, then below market rent (also known as mid-market rent), and finally those who are not expected to be able to afford any of the other tenures are assigned as social rent.

The HNDA Housing Estimate is a starting point for determining Housing Supply Targets. It relies on trend-based household projections which are linked to past changes in population rather than policy aspirations or other factors that could have a material impact on the pace and scale of housing delivery in the future, such as:

- local plans and strategies
- resources and planned investment
- patterns and rates of housing development and known capacity within the construction industry.

For Glasgow, there are a number of important things which impact the pace and scale of housing delivery.

### **Ambitions and Plans for Sustainable Growth**

[Glasgow City Region's Economic Strategy](#) sets out a bold vision: 'by 2030, Glasgow City Region will have the most Innovative, Inclusive and Resilient Economy in the UK'. The region accounts for a third of the national economy and is an engine of growth, one that has evolved to become a knowledge-based service economy. The Economic Strategy sets out opportunities and programmes for delivering change.

[Glasgow City Council's Economic Strategy](#) highlights major strengths of the city and substantial future ambitions, which include:

- Glasgow is recognised as one of the UK's fastest growing technology investment hubs. Three major 'National Development' proposals are set out within the draft National Planning Framework (NPF4), including:
- A Glasgow Metro to connect communities across the city and city region via modern and sustainable public transport
- The Clyde Mission to unlock the potential of the Clyde River as an engine of sustainable and inclusive growth in Glasgow and beyond
- increased infrastructure to improve rail capacity and connectivity on the main cross-border routes, the east and west coast mainlines, to effectively compete with air and road based transport between the major towns and cities in Scotland, England and onward to Europe.

[Glasgow City Centre Living Strategy](#) sets out a vision for enabling a sustainable, inclusive and diverse city centre population. The strategy includes six key objectives to achieve an overall aim for doubling the city centre population by 20,000 people.

## Resources and Planned Investment

Glasgow has guaranteed grant funding of £313million for delivering affordable housing over the first three years of the strategy, 2023 to 2026. The Strategic Housing Investment Plan 2023-28 identifies potential resources of up to £535million with capacity to deliver over 6,500 new affordable homes over this period.

## Past completions and development capacity

Glasgow City Council monitors all housing development in the city. Over 30 years (1990 to 2020) the average number of new homes delivered has varied. The 2000s were a period of significant development with over 3000 new homes provided each year. A severe contraction followed the Global Financial Crash in 2008. Housing development recovered and from 2015-2020 averaged at around 2,200 new homes each year. The average number of new homes delivered per year has but has remained always above an average of 1,750 per year over a 5-year period.

<b>Average homes built each year</b>	<b>1990-1995</b>	<b>1995-2000</b>	<b>2000-2005</b>	<b>2005-2010</b>	<b>2010-2015</b>	<b>2015-2020</b>
Market Homes	1,209	1,749	2,277	2,460	843	1,149
Affordable Homes	560	964	999	842	1,013	1,056
All Homes	1,769	2,713	3,276	3,302	1,856	2,205

## Setting Housing Supply Targets

Considering Glasgow's ambitions and plans for sustainable growth, known resources and planned investment, alongside evidence of past completions and development capacity, this strategy proposes an increase above the HNDA Housing Estimate and sets ambitious housing supply targets as follows:

	<b>Proposed Housing Supply Targets</b>	
	<b>Average Per Year</b>	<b>Total 2023-2028</b>
Market Homes	1,300	6,500
Affordable Homes	1,300	6,500
All Homes	2,600	13,000

## **LHS Priority 1: Delivering more homes and great places that reduce poverty and inequality and increase opportunity and prosperity for all**

Homes are integral to our sense of place. The quality and condition of homes influence how people feel about a place and likewise the quality and condition of a place affect how people experience their home. The 'place principle' is central to this strategy. This strategy seeks to support and create vibrant mixed communities and a better functioning housing system for all. To deliver LHS Priority 1, the following four missions are proposed:

1. Build and provide new low and zero carbon affordable homes to meet Glasgow's housing needs;
2. Support the delivery of new homes for sale and rent to meet Glasgow's growing housing demand;
3. Undertake local housing-led regeneration and development, including Glasgow's 8 transformational regeneration areas; and
4. Support wider place-based planning for infrastructure and services, including active travel, transport and heat in buildings.

### **Delivering more homes for Glasgow**

Over five years, 2023 to 2028, we estimate that Glasgow will need at least 8,325 more homes to accommodate people and households. Based on the number of homes completed previously, more homes are needed. Therefore, we have set a *proposed* housing supply target to deliver 13,000 homes over this period, of which 50% will be affordable.

### **Delivering new affordable homes**

From 2023 to 2028, the city is planning for over £500million grant investment that would support the delivery of 6,500 new affordable homes. Land for housing development is a key factor for delivery. Glasgow City Council owns property and land. One of the important ways in which Glasgow City Council enables the delivery of new affordable homes is through identifying land and property that can be sold by City Property to developing RSLs through the Nominated Disposals process.

Glasgow's five-year Strategic Housing Investment Plan (SHIP) is updated each year. The plan sets out all potential projects for delivering new affordable homes in the city and includes existing commitments and new projects. The majority of affordable homes are planned for social rent. Other affordable homes include Mid-Market Rent (MMR), which addresses a key housing pressure targeted towards people on modest incomes, who have difficulty accessing social rented housing, buying their own home, or renting privately. Due to differing funding arrangements, MMR can deliver more homes for less grant subsidy, as well as contribute to creating vibrant, mixed communities.

The SHIP outlines major strategic and high-profile sites, which are important not only for delivering a high volume of new affordable homes, but also contribute towards area regeneration priorities by linking with other investment in relation to improving infrastructure and amenities. Across these strategically important housing initiatives, there is a balance of tenure planned to ensure that there is provision for meeting affordable housing needs and market demand. Following residential design guides and good practice for place-making, developments are planned to deliver a consistent design so that the tenure of individual homes is not distinguishable.

As well as building, new homes can be delivered through open market purchases of existing homes. Glasgow's strategic acquisition programme provides support to RSL partners to buy

homes in the private market and convert these to a social tenancy. This can be an efficient and value for money option and achieve the following:

- increasing affordable housing supply in priority areas across the city;
- enabling investment and improvement of mixed-tenure tenement flats; and
- providing larger homes (4+ bedrooms) suitable for larger households and families, in areas where there are shortages and limited options for development.

### **Delivering new market homes for Glasgow**

Private developers build new homes for market sale and private rent. Glasgow has a diverse mix of private developer operating in the city including: Volume housebuilders (delivering large numbers of homes on major sites); area regeneration specialists; as well as small and medium housebuilders.

From 2016 to 2021, over 100 projects were completed by over 50 different private developers, which delivered about 5,500 new market homes for sale and rent across Glasgow. A total of 79% of homes were delivered on major housing sites (50 homes or more) and about 30% were built on 'non-urban' sites. Major areas for new market sale and private rent housing included:

- Community Growth Areas in North East Glasgow (Robroyston; Easterhouse/Gartloch; Baillieston/Broomhouse/Carmyle);
- Transformational Regeneration Areas at Toryglen and Laurieston;
- The final phases of the long-term new neighbourhood regeneration at Oatlands; and
- Large developments near the M77 at Darnley and Pollok.

### **New Types and Models of Housing Delivery**

Build to Rent is a relatively new form of housing delivery that offers purpose-built accommodation for rent within high-quality, professionally managed developments. By 2022, Glasgow City Council had approved 9 projects, of which one was fully complete and operational. The remaining 8 projects have potential to deliver over 3,300 Build to Rent homes. There are other projects proposed through the planning system, which have a potential to deliver around 1,900 Build to Rent homes.

Due to the availability of sites close to the city centre and a focused planning framework, Glasgow is considered a prime location for Build to Rent. The proposed developments are high-density and can contribute towards the City Centre Living Strategy ambition for doubling the city centre population. It is important that these development proposals are considered alongside other methods of housing delivery as part of an integrated approach that promotes sustainable, inclusive growth and regeneration, particularly within Strategic Development Framework areas and Glasgow city centre.

### **Purpose Built Student Accommodation**

There are estimated to be around 130,000 further and higher education students studying in Glasgow. About half are estimated to live within Glasgow City Council's boundary. Traditionally, students lived in halls of residence, at home, in Houses in Multiple Occupancy (HMO) or private rented accommodation. Over the past 15 years, purpose built student accommodation (PBSA) has become an increasingly popular development model, which primarily attracts post-graduate and international students.

Glasgow City Council expects purpose-built student accommodation to provide students with high quality accommodation, including on-site amenity spaces and communal facilities. It must also be designed to benefit its surroundings and include public spaces which are accessible to the wider community. Glasgow's City Development Plan includes supplementary guidance on [meeting housing needs](#). [Section 2, 'Student Accommodation'](#), of

this guidance was revised and adopted in October 2021. This sets out the requirements for considering plans for new purpose built student accommodation developments, which include the following criteria: Location; Design; Amenity; and Management and Security.

### Self and Custom Build Housing

Glasgow City Council is one of the first local authorities across Scotland to promote self and custom build as an affordable housing option. The Council has established an award-winning and popular pilot scheme at Bantaskin Street, within the Maryhill Transformational Regeneration Area (TRA). Glasgow City Council sought to tackle the three main barriers:



land availability	For the Bantaskin Street pilot, the Council released six fully serviced plots at very affordable fixed prices.
Finance	We worked with Buildstore and Glasgow Credit Union to bring more lenders into Scotland and to provide a savings approach to help people raise the money required for deposits
Planning	The Council simplified the process, introducing a Design Code and Plot Passport

The Council has a Self-Builders Register for people to note interest in opportunities and there are over 400 people registered. There is potential to scale up people led housing development in Glasgow to meet our needs and demands, particularly for new affordable homes. We will examine at options to develop new policy that could boost supply and delivery of custom and self-build opportunities in the city.

### Property Repurposing Strategy

It became clear over 2020 that the Covid-19 pandemic would have long-lasting impact on city centres. Hybrid working and learning are likely to remain in some form post-pandemic, changing patterns and volume of commuting to work, with particular impacts on town and city centre businesses including retail, food, and hospitality.

Repopulating the city centre is a key challenge and opportunity for the city. Glasgow has set out an ambition to double its city centre population by 2035. Glasgow has significant centrally located retail, leisure, culture and heritage opportunities as well as access to further and higher education institutes, which is driving demand for housing and investment.

There is significant potential for repurposing older offices to contribute to meeting housing needs and demand. In 2022, Glasgow City Council considered research that estimated there are around 400 buildings built pre-1960 for which demand to use for commercial activity has declined substantially in favour of newer, more flexible space, with communal/high quality amenity provision, and space that is responsive to the net zero carbon agenda.

Residential repurposing of these city centre buildings will be challenging. There are technical, practical and fiscal barriers that include VAT on conversions, conservation issues and costs associated with meeting achieving high levels of energy efficiency and building thermal performance alongside decarbonising the heat and energy supply to meet out Net Zero ambitions.

### Tackling Long-Term Empty Homes

In 2019, Glasgow agreed a three-year [Empty Homes Strategy](#), which relates to the housing strategy. Long-term empty homes are a serious problem. They can become neglected and in a poor state of repair. Empty homes in tenements can cause problems which prevent vital maintenance and improvement works being undertaken. Glasgow's strategic approach to tackling empty homes aims to:

- ✓ To bring long-term empty homes back into effective use;
- ✓ To tackle environmental blight and improve neighbourhoods;
- ✓ To safeguard tenements and facilitate common repairs work; and
- ✓ To identify suitable housing for particular groups such as larger families, homeless people and those with a variety of support needs.

There are several mechanisms that the Council uses to achieve these aims which include:

- Council Tax records and powers to identify and target long-term empty homes;
- Strategic acquisition through open market purchase; and
- Compulsory purchase order powers.

The Housing (Scotland) Act 2010 enables local authorities to use Council Tax records to identify long-term empty homes and bring them back into use. Glasgow's Empty Homes Officers (EHOs) work with Financial Services to identify these homes. The Local Government Finance (Unoccupied Properties etc.) (Scotland) Act 2012 gives local authorities the power to vary Council Tax for long-term empty homes. Glasgow City Council charges a 100% premium on long-term empty homes (those that are empty for more than 12 months and not actively being marketed for sale or let.)

The number of empty homes varies over time, with properties falling empty and being brought back into use. Based on Council Tax data, on average just over 1% of Glasgow's homes are empty (around 3,500 homes), of which over 60% are private housing.

Glasgow's Empty Homes Strategy set a target to bring 200-250 empty homes back into effective use every year. As of April 2022, 677 homes had been brought back into effective use. The table below sets out the number of homes brought back into effective use by financial year and length of time empty.

DURATION	2019-2020	2020-2021	2021-22	2019-22
< 6 Months	0	0	0	0
6-12 Months	0	0	0	0
1-2 years	0	2	59	61
2-5 years	272	88	108	468
5-10 years	34	24	56	114
>10 years	17	10	7	34
<b>TOTAL</b>	<b>323</b>	<b>124</b>	<b>230</b>	<b>677</b>

A review of the Empty Homes Strategy is planned for 2023.

## Glasgow's Transformational Regeneration Areas

Glasgow's Transformational Regeneration Areas (TRA) are one of the most ambitious long-term urban renewal programmes in the UK with a total estimated expenditure of £665million.



**Transforming Communities: Glasgow (TC:G)** is a Special Purpose Vehicle (SPV) regeneration company formally established as a strategic partnership between the Council, Glasgow Housing Association and the Scottish Government that oversees the delivery of a regeneration and development programme across Glasgow's eight identified Transformational Regeneration Areas (TRAs).

The TRA Programme aims to deliver over 140 hectares of land for new housing, the demolition of 9,500 ineffective units and replacement with 5,000 new, high quality homes within sustainable, mixed-tenure communities. Most of the TRAs are in parts of the city that did not benefit significantly from previous investment and have challenges associated with lower housing demand, quality and choices, as well as the need to deliver improvements to public realm and economic regeneration.

### Clyde Gateway

Clyde Gateway is an urban regeneration company that secures inward investment and improvement for the people and communities across the east end of Glasgow and South Lanarkshire. Clyde Gateway covers 840 hectares, including the communities of Bridgeton, Dalmarnock and Rutherglen and is a partnership of Glasgow City Council, South Lanarkshire Council and Scottish Enterprise with funding from the Scottish Government. It is identified within the National Planning Framework as a key regeneration priority.

There has been a significant capital investment to improve roads, remediate contaminated land and upgrade services and utilities which included: The M74 completion, East End Regeneration Route, Commonwealth Games Village and other large scale housing led regeneration programmes such as Dalmarnock Riverside. These will greatly enhance the area's infrastructure and facilities for decades to come. This area, which is included as part of Glasgow's Local Development Plan, Inner East Strategic Development Framework, will remain a key area for this Draft Local Housing Strategy to target housing investment and area regeneration.

### Wider Place-Based Planning for Infrastructure and Services

Connecting Glasgow's homes, neighbourhoods, and communities, to all the opportunities and amenities on offer living in Glasgow is an important priority. Glasgow City Council has a set of new transport plans for the city which aim to develop and improve this connectivity:

- |                                   |                                |
|-----------------------------------|--------------------------------|
| ✓ Glasgow Transport Strategy      | ✓ Liveable Neighbourhoods Plan |
| ✓ City Centre Transformation Plan | ✓ Active Travel Strategy       |

In January 2022, the Scottish Government confirmed support of proposals for a Clyde Metro, which was set out in the Strategic Transport Projects Review 2. This could deliver investment and improvements to Glasgow's public transport system, which may provide significant opportunities for people living, working and accessing jobs, services, education and health across the City Region. Glasgow City Council is working with Transport Scotland, Strathclyde Partnership for Transport and regional partners, to progress the Clyde Metro. The housing development and investment proposals set out in this strategy and associated Strategic Housing Investment Plans will seek to link in with Glasgow's plans for connecting people and communities living in Glasgow as well as the proposals for Clyde Metro.

## **LHS Priority 2: Improving the energy efficiency of Glasgow's homes, reducing fuel poverty and supporting a Just Transition to Net Zero through decarbonising domestic heating and energy**

Scottish Government has set a target date in law for net zero emissions of all greenhouse gases by 2045, as well as targets for tackling fuel poverty and for homes to achieve energy efficiency ratings. Glasgow is committed to becoming a Net Zero Carbon City by 2030 and having net-zero emissions by 2045. A just transition is both the outcome – a fairer, greener future for all – and the process that must be undertaken in partnership with those impacted by the transition to net zero. Looking at how we heat and power our homes and buildings is a key part of this journey.

Glasgow has approximately 313,000 homes and we aim to build at least 13,000 additional homes over five years (2023 to 2028). Our approach in this housing strategy is:

- to make sure new affordable homes meet the highest sustainability standards possible;
- to target investment in existing homes to reduce carbon emissions and improve energy efficiency through retrofit\*; and
- to prioritise investment for safeguarding Glasgow's pre-1919 tenements and preserving Glasgow's built heritage.

We use the term 'retrofit' to describe any works to adapt existing homes to reduce carbon emissions and improve energy efficiency, using technologies and materials.

The challenge is significant. For this LHS Priority, the strategy sets out three key missions:

- ✓ We will increase the overall average energy efficiency of housing in Glasgow;
- ✓ We will reduce overall domestic carbon emissions in Glasgow; and
- ✓ We will reduce overall fuel poverty levels in Glasgow.

### **Improving the Energy Efficiency of Glasgow's Homes**

Energy Performance Certificates (EPCs) and EPC Bands are calculated using the [Standard Assessment Procedure \(SAP\) for energy rating of dwellings](#) 2012 methodology.

- In 2014, just over half of Glasgow's homes (52%) were estimated to be EPC Bands A-C.
- By 2022, it is estimated that this has increased 10%.

The estimates indicate that this steady progress has been achieved by mainly by increasing the EPC rating of homes that were previously in EPC Bands D and E. In 2022, around 2.6% of homes are estimated to be in EPC Bands F-G, a modest improvement on 2.8% in 2014.

<b>EPC Bands</b>	<b>2014</b>	<b>2022</b>
A-B	5.0%	11.4%
C	46.9%	50.7%
D	35.0%	27.0%
E	10.3%	8.3%
F-G	2.8%	2.6%
All	100.0%	100.0%

## Energy Efficiency Targets: Private Homes

The Scottish Government's long-term national strategy, Housing to 2040, sets out commitments to:

- Bring forward regulations requiring private rented sector properties to achieve an equivalent to EPC C by 2028.
- Consult on proposals for regulations from 2023-25 to require owner-occupied private homes to meet a minimum level of energy efficiency (equivalent to EPC C) by 2035.

Using the Home Analytics database, developed by the Energy Saving Trust, it is possible to set out an estimate of the percentage of homes within each EPC Banding by tenure.

EPC SAP Bands	Owner occupied	Private Rented	Social Rented	All
A-B	9.7%	12.8%	13.2%	11.4%
C	41.4%	48.4%	64.8%	50.7%
D	34.0%	27.9%	16.6%	27.0%
E	11.2%	8.1%	4.3%	8.3%
F-G	3.6%	2.8%	1.1%	2.6%
All	100.0%	100.0%	100.0%	100.0%

- In 2022, it is estimated that approximately 54% (109,000) of all private homes achieve a rating of EPC Band C or above.
- There are estimated to be 93,000 privately owned homes which require investment to achieve an EPC Band C or above.
- 70% of these are estimated to already achieve EPC Band D and 22.5% achieve an EPC Band E.

For some private homes, there is potential for improving EPC ratings through lower cost measures, including improved insulation. However, the estimated 93,000 private, owner occupied and rented homes, will include solid-wall sandstone tenement flats which require specialist insulation measures to improve energy efficiency which are generally more expensive and technically challenging.

## Single Building Assessments

Following the Grenfell Tower fire, the Scottish Government established the Building and Fire Safety Ministerial Working Group. This group proposed the Single Building Assessment programme, which was introduced as a pilot in 2021. A Single Building Assessment is a comprehensive inspection of whole blocks of domestic residential buildings – looking at fire safety and suitability for mortgage lending. There is no cost to property owners for these assessments, which identify what needs to be mitigated or remediated on a building-by-building basis, and in line with the most current building standards.

## Scottish Safer Building Accord

Some of the country's largest housing developers have agreed to work with the Scottish Government and others to address cladding issues, giving affected homeowners a clear path to ensuring their homes are safe. Under the Scottish Safer Buildings Accord, developers will be expected to fund works to properties they built to address safety issues identified through the Scottish Government's Single Building Assessment programme. Public funding will be prioritised for buildings that are not linked to an existing developer, also referred to as 'orphan buildings'.

## Cladding systems

In June 2022, changes to requirements on fire safety of cladding systems were introduced in Scotland through the [Building \(Scotland\) Amendment Regulations 2022 \(legislation.gov.uk\)](https://www.legislation.gov.uk). Under the legislation, developers are banned from using combustible cladding on high-rise buildings. Since 2005, new cladding systems on high rise blocks of flats have either had to use non-combustible materials or pass a large-scale fire test. The building standards legislation removes the option of a fire test, completely prohibiting such materials from use on domestic and other high-risk buildings, such as care homes and hospitals, above 11m.

## Energy Efficiency Standard for Social Housing (EESH)

The Energy Efficiency Standard for Social Housing (EESH) aims to improve the energy efficiency of social housing in Scotland. The EESH was introduced in March 2014 and set a first milestone for social landlords to meet for social rented homes by 31 December 2020. A second milestone (EESH2) was confirmed in June 2019, for social rented houses to meet by December 2032. The EESH2 milestone is that: "All social housing meets, or can be treated as meeting, EPC Band B (Energy Efficiency rating), or is as energy efficient as practically possible, by the end of December 2032 and within the limits of cost, technology and necessary consent." In addition, no social housing below EPC Band D should be re-let from December 2025, subject to temporary specified exemptions.

EPC SAP Bands	Social Rented	All
A-B	13.2%	14,500
C	64.8%	72,000
D	16.6%	18,500
E	4.3%	5,000
F-G	1.1%	1,000
All	100.0%	111,000

- 78% of Glasgow's social rented homes are rated as EPC band C or higher, indicated good energy and thermal efficiency.

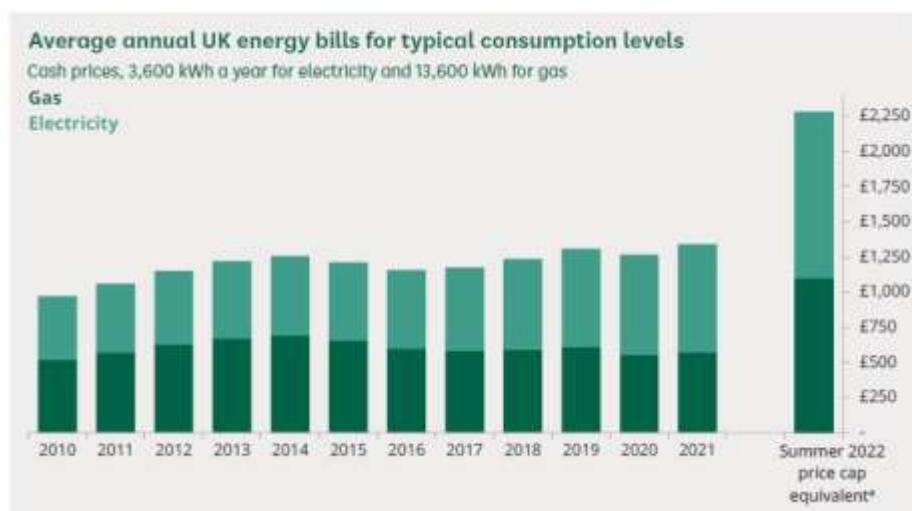
To achieve EPC Band B or higher requires additional investment to achieve ultra-high levels of insulation and airtightness combined with new, low and zero carbon heating and energy systems. In 2020, the Scottish Government introduced the Social Housing Net Zero Heating Fund launched in 2020 to support Registered Social Landlord projects to deploy new heating systems.

A key challenge for RSL providers, and for Glasgow City Council's commitment to a Just Transition to Net Zero, is to maintain housing affordability and ensure that social tenants will not pay disproportionately for energy efficiency improvements through their rent.

The Scottish Government proposes to review the EESH2 in 2023 to strengthen and realign the standard with the target for net zero heat in houses from 2040, as set out in the [Climate Change Update](#), the [Heat in Buildings Strategy](#), and the [Housing to 2040 Route Map](#). The review will look at progress towards EESH2, elements of the standard, air quality, alignment with the net zero target, and how the standard fits with changes needed across other tenures.

## Decarbonising Glasgow's homes and a Just Transition to Net Zero

Most homes in Glasgow (86%) have mains gas central heating (See: <https://scotland.shinyapps.io/sq-scottish-energy-statistics>). Gas heating using an efficient boiler has tended to be a more affordable heating option. Government research indicates that over the past decade, up to 2021, gas prices were stable or falling. However, they began to increase from 2021. Electricity prices increased for much of the last decade. (See: <https://researchbriefings.files.parliament.uk/documents/CBP-9491/CBP-9491.pdf>)



Fuel price increases from 2021 mean that the cost of home heating using mains gas and other energy sources has increased significantly for all households. The Scottish Government has declared a Climate Emergency and set a target for a million homes (about 40% of all homes in Scotland) to be converted to use zero emission heating by 2030. Changing primary home heating fuel to a low or zero carbon option involves significant costs and may not reduce fuel bills by the same amount. We need to look at how this can be funded and make sure that we only take forward actions that are affordable and do not increase the risk of fuel poverty.

### Glasgow's retrofit challenge

Glasgow is committed to a just transition to Net Zero. This means meeting the retrofit challenge to reduce carbon emissions and increase energy efficiency of our existing homes, whilst also reducing fuel poverty. - To do this requires skills, research, innovation and commitment. Perhaps most of all it requires partnership: between housing association and organisations, sharing knowledge, ideas and good practice; and with people to learn from their experiences and insights of living in Glasgow.

In recent years, a number of successful and award-winning retrofit projects were completed, improving homes to meet Enerphit [passivhaus](#) standards, including:

- **Cedar Court, Woodside Multi-Storey Flats – Queens Cross Housing Association**

In 2019, Queens Cross Housing Association (QCHA), working with Passivhaus Trust members, Collective Architecture, and Engie as a contractor, undertook a £16million refurbishment and thermal upgrade of three, 22 storey flats. The project was the largest of its kind in Scotland. Overall, it achieved an 80% reduction in energy demand for 314 homes. At the request of tenants, 'Winter Gardens' were created by enclosing existing balconies to enable use all year round as well as safe, usable communal spaces for children to play and residents' communal activities.

- **Niddrie Road Enerphit Project – Southside Housing Association**

This project involved a detailed retrofit of a typical tenement, with eight single bed flats in one traditional tenement close on Niddrie Road in Strathbungo East, the southside of Glasgow. This project features ultra-high levels of insulation and airtightness combined with new heating and ventilation systems. These measures will drastically reduce energy bills for the tenants while providing them with a comfortable and healthy internal environment

See video '[Niddrie Road: A blueprint for energy-efficient traditional tenements?](#)'

## **The Glasgow Standard**

[The Glasgow Standard](#) was formally adopted in 2018. It outlines a design schedule and requirements for all new build housing funded through the Affordable Housing Supply Programme (AHSP), standards for internal and external spaces, accessibility and sustainability. As a result, our affordable homes provide more liveable spaces, suitable to meet a wide range of diverse needs, and are energy efficient and affordable to heat.

One of the sustainability options developed as part of this policy was to develop to Passivhaus Certified Standard. This demonstrates the ambitions of Glasgow City Council and our RSL partners who have embraced the standard and potential for change in delivering zero-carbon homes. Examples include:

- **Cunninghame House, Shettleston**

Completed in 2019, this was one of the first affordable housing developments in Scotland to achieve Passivhaus standard. Located within a densely built-up, busy area in the heart of Glasgow' East End community, this innovative project, combining retrofit and new-build, and applying the Glasgow Standard, was designed to provide easy access for people with mobility needs and built to ensure minimum energy was required for heat and power. Traditional skills, such as stone masonry, were married with modern methods of construction using off-site manufacturing to achieve a stunning and multi-award winning development. 13 new, energy efficient, one and two bedroom flats, were created in the church itself, while the attached vestry is now a three bedroom house. The new five storey apartment block, built to Passivhaus standard and comprising five two bedroom flats, was constructed on the site of the church hall. A light, fully glazed link corridor enclosing the stairwell and lift connects the old to the new. ([www.shettleston.co.uk/about-us/development/](http://www.shettleston.co.uk/about-us/development/))

- **Springfield Cross**

In 2014, Glasgow hosted the 20<sup>th</sup> Commonwealth Games. The Athletes Village was rightly celebrated as a centre-piece of the regeneration masterplan and is now home to over 700 Glasgow residents living in a vibrant, sustainable community. Work continues to transform the area. This West of Scotland Housing Association development, working with CCG, at Springfield Cross is located on the edge of the Commonwealth Village, next door to Celtic Park and the Emirates Arena. Built to passivhaus standards, it is an ultra-low energy building requiring minimal energy for heating and cooling, which means low fuel bills for tenants. The project, the largest of its kind in Glasgow at time of development, comprises 36 flats over six storeys, created and built to meet *Passivhaus* standard, which reduces the building's carbon footprint and contributes towards reducing Glasgow's housing carbon emissions (<https://c-c-g.co.uk/project/springfield-cross-dalmarnock/>)

## Fuel Poverty, Safety and Security

In Scotland, following the Fuel Poverty (Targets, Definition and Strategy) (Scotland) Act 2019 ("the Fuel Poverty Act"), fuel poverty is defined as having two elements. A household is considered fuel poor if:

- *after housing costs* have been deducted, more than 10% (20% for extreme fuel poverty) of their net income is required to pay for their reasonable fuel needs; and
- after further adjustments are made to deduct childcare costs and any benefits received for a disability or care need, their remaining income is insufficient to maintain an acceptable standard of living, defined as being at least 90% of the UK Minimum Income Standard (MIS)

We understand fuel poverty as being driven by a combination of four factors. The table sets out the factors and main trends for Glasgow.

Fuel Poverty Factors	Glasgow Trends
<ul style="list-style-type: none"> <li>• income (earnings and benefits)</li> </ul>	Median average incomes have increased though at a significantly lower rate than energy costs.
<ul style="list-style-type: none"> <li>• energy costs</li> </ul>	On 24 <sup>th</sup> November 2022, OFGEM announced its price cap will rise to an annual level of £4,279 in January 2023. The Energy Price Guarantee protects consumers reducing the unit cost of electricity and gas so that a typical annual dual fuel direct debit bill remains at £2,500 in January 2023 and rises to a new level of £3,000 in April 2023. The UK Government 2022 Autumn Statement announced the Energy Price Guarantee will be extended to April 2024.
<ul style="list-style-type: none"> <li>• Buildings' poor energy efficiency</li> </ul>	RSLs have invested significant resources as part of long-term plans to improve the condition and energy performance of their homes.  Steady progress has been made in Glasgow to improve energy efficiency of privately owned homes, with a strong focus on 'fabric first' through the Area Based Schemes. However, there remains a significant number of homes that have a low energy efficiency rating.
<ul style="list-style-type: none"> <li>• how energy is used in the home</li> </ul>	The largest share of energy used in the home is for space heating. It accounts for about three quarters (75%) of all energy use in the home.

For Glasgow, the most recent official measure of fuel poverty (in the Scottish House Condition Survey 2019) estimated 25% of all households (around 73,000) were in fuel poverty. This estimate predates the impacts of COVID-19 and the significant energy prices and inflation pressures in 2022. Considering these factors and trends, we can be reasonably certain that as of January 2023, significantly more than 25% of households in Glasgow would meet the definition of being fuel poor.

Homes and households at risk of fuel poverty are not a single group and a range of circumstances contribute to the risks faced. These include:

- Low incomes
- renters,
- Pre-payment meters,
- No central heating
- young households (aged 16-24)
- Single parents
- 15% most deprived areas
- long term health conditions

### Keeping safe when keeping warm

Getting an up-to-date measure of fuel poverty is important in order to understand the scale of need in Glasgow. However, it is secondary to responding to the immediate pressures on costs of living. Under these pressures, people face hard and unenviable choices. This may include sacrificing heat for other essential living items, which can worsen health and wellbeing.

People may consider using portable heating devices as an alternative to heating systems. It is vital that people follow proper guidelines and instructions to ensure safety. Every year people die and are injured in their homes as a result of fires caused by heating appliances. Many of these fires involve portable heaters. Any type of portable heater can start a fire if it is misused. Scottish Fire and Rescue Services provide useful guides to heating sources in the home to make sure you are safe when you are keeping warm, see:

[www.firescotland.gov.uk/your-safety/at-home/heating-and-gas-safety/](http://www.firescotland.gov.uk/your-safety/at-home/heating-and-gas-safety/)

Energy theft is when someone tampers with an electricity or gas meter so that it doesn't record how much gas or electricity is being used. This is both illegal and dangerous. There is a risk that increased pressures of rising fuel costs may contribute to more incidences of energy theft and this is a key home safety and security issue.

### Addressing the Four Factors of Fuel Poverty

Factors	What we can do	Impacts	How we can measure
income (earnings and benefits)	Financial inclusion services to support people to maximise their income from entitlements to benefits and employability support to increase earnings from employment.	<b>HIGH</b> The success of support services such as the PRS Housing and Welfare Hub make substantial contributions to household incomes. They can also offer advice and support for reducing fuel debts and other debt burdens.	<ul style="list-style-type: none"> <li>✓ The number of households provided with financial inclusion support services</li> <li>✓ The amount (£) secured for households as a result of financial inclusion support.</li> <li>✓ The amount (£) of fuel debt reduced as a result of financial inclusion support.</li> </ul>
energy costs	<p>Offer free, impartial and expert advice on supplier switching</p> <p>Investing in alternative energy and heating systems.</p> <p>Explore options for setting up a public interest energy producer/supplier to offer affordable energy.</p>	<b>LOW/MEDIUM</b> There are reduced options available that offer significant cost savings from switching energy supplier that would offset price increases. However, there is potential for exploring alternative energy provision, both for individual and for multiple households.	<ul style="list-style-type: none"> <li>✓ The number of households provided with advice.</li> <li>✓ The number of households investing in alternative heating systems.</li> </ul>
poor energy efficiency	Investing to improve buildings fabric and insulation.	<b>MEDIUM/HIGH</b> Investing in improving the fabric and insulation of homes is a	<ul style="list-style-type: none"> <li>✓ The number of homes receiving Area Based</li> </ul>

Factors	What we can do	Impacts	How we can measure
		cornerstone of Area-Based Schemes and reduces the impact of the building on fuel poverty. The challenge is to scale up the approach to support more households across Glasgow.	Schemes improvement works. ✓ The average energy efficiency gains for all homes improved through the Area Based Schemes programme. ✓ The overall average energy rating for Glasgow's homes.
how energy is used in the home	Work with community-based organisations to advise people on effective measures to reduce heat loss Work with partners to promote key messages on safety and security	<b>MEDIUM / HIGH</b> Targeted information and advice can help promote straightforward energy saving measures that are safe and low cost for households.	✓ the number of targeted information campaigns ✓ the number of households and priority areas targeted with information

### The Fuel Poverty Gap

Where a household is in fuel poverty, the fuel poverty gap is the annual amount that would be required to move the household out of fuel poverty. In 2019, the median fuel poverty gap (adjusted for 2015 prices) for fuel poor households was £700 (in other words, on average a fuel poor household would need an additional £700 per year to no longer be in fuel poverty). The Scottish Government aims to reduce the fuel poverty gap across all local authority areas. A key task for Glasgow will be developing and monitoring a robust measure for the fuel poverty gap alongside other key measures and indicators.

### Affordable Warmth Area Based Schemes

- From 2017 to 2022, there were 41 Area Based Schemes projects delivered across Glasgow using £12.2million grant funding to retrofit over 1,400 homes with external wall insulation.

The Scottish Government's Energy Efficient Scotland: Area Based Schemes provide grant funding for delivering energy efficiency measures to owner occupied and private landlord owned properties. The funding is available to assist owner occupiers and private landlords to participate in planned projects. Grant funding is provided to owners and private landlords in wholly owned project areas and to those participating in a programme of works in mixed tenure blocks carried out by a RSL. Following Scottish Government criteria, Glasgow's Area Based Schemes programme is targeted towards areas that are:

- within the bottom 25% of the Scottish Index of Multiple Deprivation; and
- have properties that are mainly council tax bands A-C.

The Area Based Schemes is entirely voluntary. Projects proceed if there are enough owners willing to participate. This is challenging in multiple tenure blocks of flats where title deeds require the participation of all owners for works to proceed. Private landlords may participate in a project if they own three or less properties other than their main residence. They are allowed one full EES grant contribution across Scotland.

The Council procures works using the Scotland Excel Contractor Framework. Home Energy Scotland (HES) is a key partner and act as a first point of contact for participating owners to

help the access all eligible services, including free impartial and independent advice to help reduce their fuel bills and make more effective use of the money they spend on fuel.

Glasgow City Council is looking at introducing a LA Flex Scheme. This would provide an opportunity for individual owners to act independently to carry out energy efficiency measures to their property and benefit from Energy Company Obligation (ECO) funding to help reduce the overall cost of the installation.

## **LHS Priority 3: Improving the condition of Glasgow's homes and preserving Glasgow's tenements and built heritage**

For this LHS Priority, the strategy sets out two key missions:

1. Increase investment to preserve Glasgow's tenements; and
2. Support owners to maintain and improve existing homes.

Over 70% of homes in Glasgow are flats and include 77,000 pre-1919 tenements, which make up about a quarter of the city's housing supply. These iconic sandstone buildings are critical for meeting housing needs and demand.

The challenge is significant. For this LHS Priority, the strategy sets out two key missions:

- ✓ We will increase investment to preserve Glasgow's tenements; and
- ✓ We will support owners to maintain and improve existing homes.

Section 26 of the [Tenements \(Scotland\) Act 2004](#) defines a tenement as:

"Two or more related but separate flats divided from each other horizontally. The definition is framed broadly in order to include not only traditional tenement properties, but also four-in-a-block houses and larger houses which have been subdivided".

Glasgow's tenements include:

- Traditional sandstone tenements, 2 to 5 storeys high, built between 1840 and 1919. They are found within the city centre and the original former burghs;
- Four-in-a-block tenements built originally by Glasgow Corporation and some private builders between 1919 and 1939;
- Any 2 to 4 storey tenement "walk up" flats built after 1920;
- Multi storey and deck access, maisonette blocks, mainly in the ownership of Glasgow Housing Association and other Registered Social Landlords operating in the city;
- Any new build flats with communal features built on vacant sites and gap sites by housing associations from the early 1980s onwards; and
- Private flats, 2 or more storeys, with or without lifts, built after 1945.

### **Why focus on 'Pre-1919' buildings?**

Buildings constructed before 1919 used traditional, solid wall construction methods and materials, including wood and stone. These require specialist insulation measures to improve energy efficiency (to retain more heat so as to use less energy), which are generally more expensive and technically challenging. Glasgow's pre-1919, blonde and red sandstone tenements also have a distinct appearance. Many are located within conservation areas designated to protect the unique character and heritage of these places.

Solid wall buildings have no cavity to fill with insulation. To insulate these homes, there are broadly two options: External wall insulation (EWI) and internal wall insulation (IWI). EWI is generally considered to be lower risk and an easier solution technically as it creates fewer potential problems with moisture build-up within the walls. However, it is more expensive and unsuitable for Glasgow's pre-1919 sandstone tenements. IWI requires space to install and can lead to moisture build-up in external walls (interstitial condensation), as exterior walls stop receiving heating and become more likely to attract and retain moisture ([Under One Roof - External brick and block walls](#)).

## **Pre-1919 tenements**

Glasgow has about 77,200 pre-1919 tenement homes. These include:

- 61,300 are flats in 7,700 traditional tenement buildings;
- 6,800 flats have been created through the conversion of around 2,200 townhouses and terraced properties;
- 9,100 are villas/terraced properties which remain in their original form; and
- About 5,900 commercial units, mostly ground floor shops, within these traditional tenement buildings and a further 900 commercial units within townhouses/terraces.

Glasgow partnered with IRT Surveys to survey around 500 pre-1919 buildings, using drones, digital cameras and thermal imaging technology. This enabled detailed roof inspections and investigation of defects in the stonework of the buildings. Surveyors also inspected the buildings to consider structural issues and the condition of the common closes. The surveys found:

- Around 5% of the buildings surveyed were found to be in a state of serious disrepair;
- Roofs in particular were highlighted as an area requiring attention due to their age and lack of maintenance; and
- Stonework defects, particularly at higher levels resulting from gutter and roof disrepair.
- About a third of all buildings did not have a factor.

Glasgow City Council works in partnership with RSLs and engages private owners to invest and improve tenements. Current funding levels are insufficient to meet the current and future needs of our older tenement stock. More area initiatives are required and with some of the main component parts of the properties reaching or nearing the end of their recommended life cycle, demand from owners for financial support will increase. Safeguarding the pre-1919 tenement stock will require a number of key enablers including:

- ✓ Developing a long-term funding package;
- ✓ Developing retrofit expertise and capacity;
- ✓ Piloting and extending Housing Partnership Initiative Areas;
- ✓ Putting forward the case for legislative changes; and
- ✓ Providing digital access to free, impartial, expert advice and information.

## **Glasgow's Housing Partnership Initiative Areas (HPIAs)**

Housing initiatives are progressing in areas where the pre-1919 tenement housing is in poor condition, mainly due to a lack of factoring and property maintenance, and there are high concentrations of private rented properties. Housing Initiative areas include: Calton; Govanhill; Haghill; Ibrox/Cessnock; and Priesthill.

The learning from developing and delivering these programmes has greatly informed the thinking around how the Council can best maintain the city's pre-1919 housing. This partnership approach has helped shape a targeted, open market acquisition programme, enabling RSLs to gain majority control in tenements in need of major repairs that have no property management service or effective maintenance regime in place.

## **Ibrox Cessnock HPIA**

This was the original pilot area for thermal imaging drone surveys. It covers 33 blocks, 295 buildings and around 2,800 flats. There was a high concentration of private rented homes (over 50% of all tenure). Many tenement homes were in a poor state of repair and there were significant issues of environmental decline including abandoned shops on the ground floor of many tenement buildings, non-functioning back courts and improper disposal of bulk

waste. The local housing market showed signs of dysfunction and there were a significant number of sales at auction where people were effectively “buying blind”, unaware of the true state of repair of maintenance and investment requirements of the homes they were purchasing.

The Council is partnering with Govan Housing Association to address these issues. This approach includes Govan HOME Team (Govan Housing Association), who are working with Glasgow City Council's street cleansing services to remove litter and bulk items. In many areas across Glasgow, RSLs are undertaking street cleansing, removing litter and bulk items, free of charge for tenants and residents, contributed towards better quality places and environments.

## Factoring in Glasgow

The majority of tenement properties in Glasgow have been managed over a long number of years on behalf of owners by established property factoring companies. Since 2012, by law all property factors must be registered by the Scottish Government. The property factor will either be a private company or a RSL. In some tenements, the name of the property factor is written into the Title Deeds because that company was involved in the management of the letting and maintenance of the property at the time the tenement was constructed. One of the major findings of the Glasgow Factoring Commission in 2014 was the need for establishing effective property management to repair and maintain properties in common ownership.

What helps	What hinders
<ul style="list-style-type: none"> <li>• Common building insurance</li> <li>• Maintenance plans</li> <li>• Sinking funds</li> </ul>	<ul style="list-style-type: none"> <li>• If the majority of owners disagree</li> <li>• If owners are unwilling or unable to pay</li> <li>• Poor or inconsistent repairs</li> </ul>

## Raising standards of maintenance and repair across all homes

Glasgow's first Housing Associations (RSLs) emerged in the 1970s and showed there was a different way to preserve buildings, neighbourhoods and communities. The previous approach involved either demolition or wholesale rehabilitation. As a result, households had to move out of their dwellings and buildings were vulnerable to vandalism while work was carried out. This successful approach seeded a movement for housing and area rehabilitation, which grew in Glasgow. There are lessons about the importance of supporting people to remain within communities and undertaking timely works to maintain and improve homes, which still resonate today.

One of the key challenges is to avoid buildings reaching a dangerous point. This is not easy where so many buildings have not been maintained by owners for a long time. The Council's Building Standards and Public Safety services intervene to act when a building is deemed dangerous. This often requires a property to be evacuated for a long period of time, which could have been avoided in some cases had regular maintenance and repair taken place.

It is a legal requirement under the Tenement (Scotland) Act 2004 for individual owners to have building insurance but not a common policy for their property. When fires or flooding occur in tenement buildings and impact adjoining tenements, often the properties affected have not had common building insurance policies in place. This means multiple owners having different insurers leading to complex negotiations and delays, some owners being under insured and others with no insurance in place.

Reducing carbon emissions and improving energy efficiency of Glasgow's homes are important priorities. It is critical that any investment is protected by first ensuring that buildings are maintained in a good state of repair. Climate Change is a major long-term threat. More severe and unpredictable weather patterns, particularly the prospect of more rain and wind, are likely to have a greater impact on older housing stock, accelerating disrepair. Before installing any energy efficiency measures, a building must be wind and watertight and in a good state of repair.

### **Preserving Glasgow's Built Heritage**

There are many historic buildings across Glasgow that have been converted into homes. Often, due to these buildings age and more complex arrangements with multiple owners, the maintenance and condition of these buildings can deteriorate badly. Glasgow City Council works with Glasgow City Heritage Trust and Historic Environment Scotland to preserve and protect Glasgow's unique and iconic buildings and architecture. Examples include:

- **33 Dalintober Street/53 Morrison Street**

The building was designed by architect James Ferrigan as a warehouse for the Scottish Co-operative Wholesale Society. In 1999, the building was converted to 60 flats and 4 commercial units. A survey discovered that the 100 year-old roof was beyond repair and needed replaced. Without this, the building would deteriorate, homes would suffer from dampness and rot, and become difficult to sell. The total repairs cost was £1.135 million which threatened the future of the building. Glasgow City Council funded half of the restoration costs and further funding was provided by Glasgow City Heritage Trust.



### **The Linen Bank (Southside Housing Association)**

The former British Linen Bank in Glasgow is a Category A-listed building, built in 1900. It is one of the last remaining examples of traditional Gorbals tenement buildings and retains original stone carvings and iron work. Southside Housing Association (SHA), with support from Glasgow City Council, Glasgow Building Preservation Trust, and Historic Scotland, carried out extensive works both internally and externally to renovate the building. A total of £2.4million was invested in the restoration. As well as bringing back original features such as the former bank windows and shopfront and missing turret and chimneys, the restoration also introduced artwork to the building designed by Gorbals Art Project. The upper floors are now six desirable family homes, and the ground floor includes commercial and community spaces that function as an important social hub for the local area. This iconic building is an important feature within the wider £140m revitalisation of the Gorbals area.

## **LHS Priority 4: Supporting people to live independently and well at home in the community**

This strategy is about people living in Glasgow. It has a strong focus on meeting needs and demand: what we can do to enable homes to be built, of the right type and in the right places, to fit our growing population; and what we can do to enable homes to be adapted to be more suitable to support people to live independently and well in the community.

This LHS Priority sets out two missions:

- ✓ Increase the supply of affordable housing options to meet the needs of larger families and core social care groups; and
- ✓ We will adapt more homes so they are suitable for people to live independently in the community.

Glasgow's draft Local Housing Strategy supports the Glasgow City Integration Joint Board's (Glasgow City Health and Social Care Partnership) Strategic Plan, which aim to ensure that Glasgow's people will have access to good quality and appropriate housing that matches their needs and is responsive to the needs of the changing demographic profile of the city. The six Strategic Plan priorities are:

1. Prevention, early intervention and well-being
2. Supporting greater self-determination and informed choice
3. Supporting people in their communities
4. Strengthening communities to reduce harm
5. A healthy, valued and supported workforce
6. Building a sustainable future

A Housing Contribution Statement was prepared as part of Glasgow City's Integration Joint Board's Strategic Plan. The statement outlines a range of housing, health and social care challenges and how the housing sector can contribute towards meeting the six priorities that are outlined in the plan.

### **Providing new specialist housing**

As Scotland's largest city, Glasgow has a more diverse mix of people and a wider range of needs. The proportions of people living in Glasgow with particular needs are higher than for Scotland across three core care groups ([www.nrscotland.gov.uk/files/statistics/council-area-data-sheets/glasgow-city-council-profile.html](http://www.nrscotland.gov.uk/files/statistics/council-area-data-sheets/glasgow-city-council-profile.html))

- mental health condition is 48% higher;
- learning disability 20% higher; and
- physical disability 16% higher.

Within Glasgow, a higher proportion of people living in the North East have identified mental health and physical disability care needs.

### **Social Care Housing Investment Priorities**

Glasgow Health and Social Care Partnership work with Housing Services to set out Social Care Housing Investment Priorities (SCHIP). These identify the key priorities for developing additional specialist housing options to meet the needs of five main social care groups:

Core Care Group	Priority Needs
Learning disability	Young people becoming adults People moving after long-stays in hospital People within the autistic spectrum
Physical disability	People who are wheelchair users
Mental Health	People moving after long-stays in hospital
Older People	People with frailty People with dementia
Children and Families	Children and Young People looked after moving on from residential care Children and Young People looked after who are young parents

This LHS sets out a joint target between housing, health and social care, to deliver 300 new properties, new build and refurbished, to facilitate core care group needs.

### Learning Disability

Around 3,700 people in Glasgow (0.6%) have a learning disability and about 13,600 (2.1%) have a learning difficulty. There are around 2,200 adults with learning disability known in Glasgow Social Work Services. Around 1 in 5 are known to be on the autistic spectrum. About two-thirds are known to live in mainstream housing, half of whom with identified support services. About 21% are known to live in specialist housing, most of whom are in supported accommodation. Less than 5% are known to live in adult residential care homes (see [Scottish Commission for People with Learning Disabilities](#)).

As outlined in the SCHIP, Glasgow City Health and Social Care partners forecast that there will be a significant increase in the number of young people with learning disabilities requiring high levels of support and in most instances. These needs will not be easily met by mainstream housing (either social rented or owner occupied).

There is an identified need and commitment within the Glasgow City Integration Joint Board's Strategic Plan for developing specialist housing, which would be designed to meet the needs of young people with a range of complex social, health/nursing needs and severe mobility problems. The type of development is a Core and Cluster model, which involves individual homes with a 24/7 Care & Support Service delivered on site and to individual homes including overnight support. The individual homes should be designed as fully adapted, barrier free and have enhanced features to allow for more space and privacy, such as heavy-duty wall materials, safety glass and noise cancelling insulation.

### Physical disability

Based on the Horizon Housing Study, [Still Minding the Step \(2018\)](#), the Housing Need and Demand Assessment for Glasgow City Region estimated there may be demand for between 10,000 and 12,4000 wheelchair accessible and adaptable homes and about 30% of this need and demand may be in Glasgow. Glasgow has set a target for 10% of all homes within new affordable housing developments of 20 homes or more to be fully wheelchair adaptable.

### Mental health

The proportion of people with mental health needs is estimated to be about 50% higher in Glasgow than for all of Scotland. Current demand for accommodation based Mental Health services in Glasgow outstrips supply. For many people with acute mental health needs this

leads to extended stays in psychiatric hospital settings. Glasgow's key aim is to move away from hospital wards to community alternatives for people requiring longer term, 24/7 care. There is an identified need for single person Supported Living service models with on-site staff support 24/7. This would be accommodation-based services for individuals with severe and enduring Mental Health issues. Supported Living services can be stand alone with a 24-hour staff presence or clustered properties close to a staff base.

### **Older People**

There are projected to be more older people, aged 65 and over, living in Glasgow in coming years. As part of a focus on 'maximising independence', we are looking at alternative ways of supporting more older people to live independently at home or in a homely setting within the community. This means looking at new models and considering where existing supported housing (such as sheltered and very sheltered homes) can be redesigned. There are opportunities for greater use of new smart technologies, which are outlined in [Glasgow's Digital Housing Strategy](#).

This LHS sets out a joint target between housing, health and social care, to deliver 90 homes within specialist housing developments for older people (by 2028). These will be for older people at risk of admission to or long-stay within to hospital or residential care. The model will include clustered Supported Living developments across the city and aim to support people moving on from a range of settings: Care Homes; Hospital; Intermediate Care; and mainstream general needs housing.

### **Children and Families**

- There are around 2,300 looked after children and young people in Glasgow.
- About 7% are looked after in children's houses. There are over 20 across Glasgow.
- About 27% are looked after by foster carers.

Meeting the housing and support needs of care experienced young people is fundamental to delivering on 'The Promise' for transforming Scotland's care system to make sure care experienced children grow up loved, safe and respected. Securing suitable accommodation options for care leavers is about much more than finding them a place to stay. Care leavers should be made aware of the full range of options available to them; including having the opportunity to remain in their care setting until they are ready to move. Glasgow City Council follows the 'Housing Options Protocols for Care Leavers' to ensure that young people are supported through their transition out of care and provided with a range of appropriate and sustainable accommodation options.

Aftercare services support young people becoming adults who are ready to move on to living independently in their own home for the first time. Aftercare can begin from 16 years, though the local authority has a legal duty to meet assessed need for supported accommodation until the age of 21 and possibly up until 26 years old. Across Glasgow, there is an identified need for more supported tenancy housing. This is an option for looked after young people looking to live independently in their own home who require additional support in making their first move. This is mainstream, 1-bedroom and 2-bedroom housing, where a young person becomes a tenant of a RSL.

This LHS sets out a joint target between housing, health and social care, to deliver 80 Aftercare specialist housing properties to help care experienced young people build independence, support young people with complex needs, as well as young parents.

### **Glasgow's Unpaid Carers**

More than a quarter of Glasgow adults, 28.6%, live with a limiting long-term illness or condition. It is estimated around 74,000 adults in Glasgow are unpaid carers, looking after a

partner, relative or friend who cannot manage without help because of an illness (including mental illness), addiction, frailty or disability. A carer may or may not live together with the cared for person. There is also a significant number of young carers (about 2.5% of all children under 15 years of age). The Scottish Government recognises that there are at least 44,000 young carers in Scotland and [29,000 of them are under 16](https://www.gov.scot/publications/scotlands-carers/) (see: [www.gov.scot/publications/scotlands-carers/](https://www.gov.scot/publications/scotlands-carers/)). Glasgow's unpaid carers are vital. This Strategy seeks to work with housing providers and health and social care partners to recognise and support carers to access appropriate housing options, services and support so they can continue to care, as long as they so wish, and have a life alongside caring.

### **Adapting Existing Homes to Meet Particular Housing Needs**

- ✓ From 2017 to 2022, across Glasgow approximately 13,500 standard and specialist adaptations were completed with investment of around £31million.
- ✓ Approximately 11,200 were to support tenants within housing association homes (£13.220million).
- ✓ Approximately 2,300 were to support people living in privately owned homes (£9.258million).

Glasgow's [Joint Protocol Housing Solutions and Adaptations](#) was developed by Housing, and Health and Social Care Partners within Glasgow to support the delivery of a person-centred, equitable, tenure-neutral approach, to the provision of housing based solutions that support people to live independently within the community. The Protocol aims to create a seamless, end to end Housing Solutions and adaptations service, which supports people to stay at home for as long as possible, preventing unnecessary hospital admissions, supporting people to get home from hospital, and helping people make the right housing choices.

The Protocol sets out five key principles:

- Explicit person-centred approach to identifying effective outcomes and - meeting needs;
- Promotion of a shared responsibility, to support service users to identify their outcomes, and meet their needs;
- Early intervention and avoidance of 'crisis' response;
- Minimum intervention in order to maximise independence; and
- Promotion and full exploration of rehousing opportunities as a first stage.

### **Supporting People through Care and Repair**

Glasgow Care and Repair Service is provided by Southside Housing Associations. It provides a range of services city wide, offering practical assistance, advice and information to older and disabled people living in Glasgow. Glasgow Care & Repair also carry out small repairs for Southside, Govanhill, New Gorbals, Thenue, Linthouse, Blackwood, Rosehill and Whiteinch & Scotstoun Housing Associations.

A review, which was completed during 2021, outlined that Care and Repair provides a valuable service to private owners over the age of 65 years old and those with a disability. It supports vulnerable people in complex that involve repairs, maintenance and adaptations, as well as supporting hospital discharge a keysafe fitting service.

### **Gypsy Travellers**

The term 'Gypsy/Travellers' refers to distinct groups – such as Roma, Romany Gypsies, Scottish and Irish Travellers – who consider the travelling lifestyle part of their ethnic identity. The 2011 census was the first to include an option for Gypsy/Travellers in the ethnicity category. Census responses indicated there were just over 4,200 people in Scotland identifying as 'White: Gypsy/Traveller', of which 10% resided in Glasgow. Organisations that

work with Gypsy/Travellers believe Scotland's community comprises 15,000 to 20,000 people.

Within the Glasgow City Council area, there are no dedicated local authority owned sites for 'Gypsy / Travellers'. The Glasgow City Region HNDA does not find evidence of unmet need for sites for the gypsy traveller community within the Glasgow City area.

### **Travelling Showpeople**

Travelling Showpeople are a distinct community in Glasgow that have a long association with the city. Around 80% of the Scottish Travelling Showpeople community is estimated to be located in Glasgow. Historically, showpeople stayed on established regularly leased sites in the winter months, vacating these to travel during the summer season. As the travelling pattern has changed, Travelling Showpeople tend to occupy around sites across the Greater Glasgow area on a permanent, year-round basis.

The Scottish Showmen's Guild has expressed concern about the difficulties in acquiring yard sites and negotiating the planning process, as well as experiences of discrimination. Leasing land has become more difficult due to larger scale regeneration initiatives of vacant and derelict sites. It is important that the needs of current site occupants are addressed and that alternative sites can be identified, where needed.

There is a need to understand specific housing-related need which cannot be met or is unlikely to be met on existing sites for Travelling Showpeople. There is also a need to ensure that permanent residents have fair access to education, health and social care opportunities.

## **LHS Priority 5: Improving housing options, affordability and sustainability for tenants and owners, to prevent and reduce homelessness**

For this LHS Priority, there are three missions:

1. Reduce homelessness in Glasgow;
2. Support vulnerable tenants and families in the private rented sector to prevent homelessness wherever possible; and
3. Work with tenants to determine priorities and actions for improving affordability, standards and security within the rented sector.

In 2018, the Scottish Government set out its plan to 'End Homelessness Together'. Since 2018, the focus has been on supporting homeless people into ordinary, settled housing as quickly as possible. Homelessness in Glasgow has a long and challenging history. Two decades ago, Glasgow set out on a journey to change how we prevent, alleviate and reduce homelessness, with the closure of the large-scale hostels. Glasgow's Rapid Rehousing Transition Plan 2019-2024 aims to help us to work towards completing the journey, and to transform both the quality of our service and the outcomes experienced by people affected by homelessness.



### **Vision for rapid rehousing**

Homeless people in Glasgow access settled housing at a rapid pace and with flexible, personal support services which enable housing sustainment and long-term success



**To deliver this vision for rapid rehousing, our objectives will be:**

1. To prevent homelessness wherever it is possible to do so
2. To ensure that all homeless households in Glasgow access settled housing quickly and effectively
3. To upscale Housing First as the optimum model for homeless households with complex needs
4. To work with Alliance partners to reduce the scale of temporary accommodation in the City
5. To invest City resources in the delivery of person-centred housing support services

**To achieve these objectives, over the next 5 years, City partners will:**

1. Reduce time in temporary accommodation by more than 50%
2. Eradicate the use of bed and breakfast accommodation for homeless people
3. Reduce the supply of temporary furnished flats by 1,000 units
4. Reduce the supply of hostel provision by 500 units
5. Develop 600 Housing First tenancies for the City's most complex and disadvantaged service users
6. Invest savings in the delivery of person-centred floating support services

**Achieving the transition to rapid rehousing will result in:**

- Transformation of the experiences and outcomes achieved by homeless people in Glasgow
- Significant reductions in temporary accommodation and movement away from unsuitable accommodation
- A system change in the homeless commissioning model from accommodation based services to community based support services
- Net savings in public expenditure on homelessness of up to £70M



From 2016 to 2021, 13,870 homeless households in Glasgow secured a settled home, about 63% of all that were assessed as homeless during this time. Since 2017, the total number of lets by RSLs to homeless households has increased by 50%. During 2021/22, over 3,300 homeless households were provided with settled, secure tenancies. Glasgow's Draft Local Housing Strategy aims to support all the objectives set out in the Rapid Rehousing Transition Plan. Over the lifetime of this housing strategy, we aim to prevent and further reduce homelessness so that by 2030 we have ended homelessness in Glasgow.

## **Preventing Homelessness**

Glasgow's Private Rented Sector Housing and Welfare Hub started in 2017 as a financial inclusion project with a single officer seconded to the Council from Wheatley Homes Glasgow (formerly Glasgow Housing Association). Since then, it has grown and developed to deliver its unique 'hub model' approach to meet identified housing and welfare needs and demand.

The PRS Housing and Welfare Hub supports families living in Glasgow's private rented sector and landlords. Private sector rents in Glasgow have increased at a rate above inflation, particularly since 2015. Housing benefit payments and household incomes have not increased at the same rate. This contributed to housing affordability pressures across Glasgow. Households most vulnerable in private tenancies are families on low income or benefits and people with no recourse to public funds, including refugees.

The 'Benefit Cap' was first introduced in the Welfare Reform Act 2012. The cap limits the total amount of benefits that workless households can receive to £20,000 per year (£13,400 for households without dependent children). Groups most likely to be affected by the Benefit Cap are larger families and lone parents with three or more children.

The PRS Housing and Welfare Hub combines:

- Housing Advice – provision of housing advice that focuses on the prevention of homelessness;
- Financial inclusion – looking at rents, payment arrangements, income from Social Security and employment;
- Property services – looking at the quality and suitability of accommodation, including compliance with the statutory Repairing Standards for private rent; and
- Support services – looking at wider needs, including health and wellbeing, and social care

The PRS Housing and Welfare Hub's unique integrated "people and property service" advises of any works required to ensure that property repairing standards are met and advises landlords and tenants of the relevant support that is available. Critically this includes improving the safety of family homes and ensures adequate smoke and carbon monoxide detection is in place. Landlord registration is also checked and verified, and enforcement action is taken where necessary.

The PRS Housing and Welfare Hub provides holistic support to tenants, including income maximisation which generates additional income from Social Security of around £40,000 per month. As well as Social Security, the PRS Housing and Welfare Hub helps people access employability services and routes to work/training to help them back into employment. It is often the first service to have direct contact with a vulnerable person and family and their home environment. As a visiting service, the team has a key protection role to make referrals to statutory services where required, including social care as well as Fire and Rescue.

The single biggest impact of the PRS Housing and Welfare Hub is homeless prevention. Over 80% of all people are supported to prevent homelessness. This brings benefits in avoiding short-term costs of providing temporary accommodation, which are estimated to be over £14million since 2017. Perhaps more importantly, it reduces the long-term costs associated with experience on homelessness, particularly for children and young people.

### **Prison Leavers**

Glasgow's RRTP 2019-24 identified prison leavers as a key priority group. Prison leavers are more likely to make repeat Homeless Applications, lose contact after the initial homelessness assessment, and are less likely to have a settled housing outcome of a Scottish Secure Tenancy with a Registered Social Landlord. Glasgow Health and Social Care Partnership has a Prison Casework Team located in HMP Barlinnie that works with people leaving prison to determine their housing needs. Glasgow's Housing First Service works with homeless people with complex support needs, which includes people with experience of living in institutions, including care homes, secure hospitals and prison.

### **Supporting People Seeking Asylum and Refugees**

Mears Group delivers an Asylum Accommodation and Support Contract on behalf of the Home Office. The contract requires Mears to provide an accommodation service and associated support to asylum seekers in Glasgow whilst their application for asylum is being considered. In March 2022, there were around 4,500 people seeking asylum in Glasgow and 500 refugees. During 2022, there was a significant increase in the number of refugees arriving as a result of the conflict in Ukraine. The majority of people granted leave to remain present and seek support from Glasgow City Health and Social Care Partnership's Homelessness Services.

### **Tackling Domestic Abuse and Preventing Homelessness**

Domestic abuse is a major cause of homelessness across Scotland and Glasgow. This is not only through direct individual experience of fleeing violence, but also associated post-trauma behaviours, including symptoms such as drug and alcohol use, and increased vulnerability. The Glasgow Violence Against Women Partnership is a city-wide multi-agency partnership concerned with preventing and eradicating all form of violence against women. The GVAWP has a role in supporting the delivery of Equally Safe, the Scottish Governments strategy to tackle violence against women and girls.

### **Changing Temporary Accommodation**

The Council has statutory duties under the Housing (Scotland) Act 1987 to provide emergency accommodation to any household that it believes to be homeless. The COVID public health emergency placed significant pressures on the Council to ensure continued access to emergency accommodation for people that needed it. Glasgow City Health and Social Care Partnership is working to reduce the need to use emergency accommodation including the use of hotels and bed and breakfast accommodation.

Glasgow City Health and Social Care Partnership's Rapid Rehousing Transition Plan 2019-2024 commits the Council to ending the use of bed and breakfast to accommodate homeless households. Due to the pandemic, a new service model was developed incorporating the Homelessness Health Services and additional Social Work Services. This includes a multi-disciplinary city centre complex needs team that ensures targeted early intervention wherever necessary.



The Rapid Rehousing Transition Plan (RRTP) set out an ambition to close the Bellgrove Hotel due to concerns regarding the standard of care and accommodation to a vulnerable group of men. The Bellgrove Hotel is a listed building, originally built in the 1930s to provide accommodation for working men. In more recent years it became a hostel. The Bellgrove Hotel closed during 2022 and Wheatley Group acquired the building.

Glasgow City Health and Social Care Partnership, Glasgow City Council and the Wheatley Group worked together to move 50 men who were living there to housing that met their needs and provided the appropriate support. The site now forms part of the next phase of regeneration of the Gallowgate, driven by Transforming Communities: Glasgow and by local people through a local delivery group, with plans for new affordable homes.

## **Moving to settled homes as quickly as possible**

There are 61 RSLs operating in Glasgow. An important area for improvement identified in Glasgow was how homelessness services make referrals to housing associations for homeless households seeking settled homes. Two key projects were set-up to address this area for improvement.

### **Local Letting Communities and Plans**

Local Letting Communities and Plans are designed to be a practical framework that allow Homelessness Services and the wider Health and Social Care Partnership to engage all housing associations within defined areas to agree and deliver shared goals for rehousing homeless people in settled tenancies. Across Glasgow, there are 10 identified Local Letting Communities. The partnership forums, and the commitment of local housing associations, have been key for increasing the overall number of settled tenancies and homes provided for homeless people.

### **Glasgow Matching Project**

In 2021/22, a joint 'test of change' project was undertaken with Wheatley Group, Govan based community-controlled housing associations and Glasgow City Health and Social Care Partnership. This project explored ways to improve the matching housing options for homeless households. The project achieved the following:

- >50% increase in lets to homeless households
- 14% reduction in offer refusals

The success of the project hinged on partnership working with dedicated support within Community Homeless Teams to enable effective conversations with prospective tenants about their housing options.

## **Housing First for homeless people with complex needs**

'Housing First' is a simple but radically different approach to tackling homelessness. It means providing permanent, mainstream accommodation as the first response for people experiencing homelessness who have multiple and complex needs including experiences of trauma, mental health problems and addiction. Glasgow was one of the 'pathfinder' Housing First local authorities, working to make Housing First a reality on a much bigger scale than had previously been known. This involved finding new and collaborative ways to understand and establish the relationships, structures and processes needed. Glasgow's Rapid Rehousing Transition Plan 2019-2024 prioritises the Housing First approach. By July 2022, 264 Housing First tenancies have been provided by RSLs in Glasgow.

### John's Story

John had a history of drug and alcohol related health issues. He had lost his previous home with a housing association due to anti-social behaviour. He had slept rough on the streets before being admitted to the Glasgow Drug Crisis Centre. He responded well to the support provided and developed good relationships with health services. Following this, he moved on from the supported accommodation, which caused significant anxiety and worry.

John was referred to the Housing First Service. He was allocated a new home with a housing association. The Housing First team supported John to manage his anxiety and health related issues. Other partners and services worked to support John and help him integrate into the local community where he stays.

Throughout his journey, John expressed his fondness for animals. He began to volunteer with the Dogs Trust, helped by Housing First support worker and he continues to volunteer. John has improved his confidence and health and continues to live in his home.

### Glasgow Alliance to End Homelessness

The Alliance was set up in 2019. It brings together Glasgow City Health and Social Care Partnership (HSCP), third sector and independent organisations, and local people with personal experience of being homeless with the aim of transforming homelessness services.



The Alliance sets out plans to support the ending homelessness together objectives and these include key focuses on:

- ✓ Enhancing outreach housing support;
- ✓ Learning from Covid responses to ensure there is no return to rough sleeping;
- ✓ Points of transition such as leaving institutions;
- ✓ co-designing new models of community-based support that are trauma-informed; and
- ✓ tackling stigma by valuing homeless people's voices, stories and insights.

### Supporting Tenants

Glasgow's Tenant-Led Housing Commission (Private Rented Sector) was set up to investigate the nature and extent of private rented sector housing across Glasgow and how it functions to meet different housing needs and demand including consideration of housing supply options, conditions and repairs, energy efficiency, rents and affordability.



Glasgow City Council engaged Tenants Information Services (TIS), through the 'Engage Influence Change' (EIC) project, to help coordinate and support the Commission.

The Commission set out 16 recommendations. These are taken forward in this draft Local Housing Strategy across the relevant themes.

Under LHS Priority 1, this strategy considers options for planning policy to address affordable housing as well as issues of affordable rent. Under LHS Priorities 2 and 3, this strategy considers actions to address landlords, including targeted enforcement to improve the quality of housing and standards of management.

Under LHS Priority 4, this strategy highlights the importance of aids and adaptations for supporting independent living and notes the specific challenge for improving knowledge and information regarding accessibility within the private rented sector.

Under LHS Priority 5, this strategy considers the recommendation for preventing homelessness for vulnerable private tenants and families and highlights the importance of developing advice and information as well as formal networks for engaging and supporting private sector tenants. Such networks would be key to tackling any discriminatory practice.

As a key priority, this strategy proposes to set out a framework to monitor and evaluate progress in delivering Glasgow's Tenant-Led Housing Commission (Private Rented Sector).

## Draft Action Plan

This draft action plan is developed based on the challenges and priorities identified in this strategy and sets out proposed actions. The actions will be implemented by partners. The draft action plan sets out indicative timescales for delivery: short term – within 1 year; Medium term - within 3 years; longer term – 5 years and beyond.

Local Housing Strategy (LHS) Priorities	Related LHS Strategic Challenges	Glasgow City Council Strategic Plan - Grand Challenges and Missions
<p><b>LHS Priority 1:</b> Delivering more homes and great places that reduce poverty and inequality and increase opportunity and prosperity for all</p> <p><b>LHS Priority 2:</b> Improving the energy efficiency of Glasgow's homes, reducing fuel poverty and supporting a Just Transition to Net Zero through decarbonising domestic heating and energy</p> <p><b>LHS Priority 3:</b> Improving the condition of Glasgow's homes and preserving Glasgow's tenements and built heritage</p> <p><b>LHS Priority 4:</b> Supporting people to live independently and well at home in the community</p> <p><b>LHS Priority 5:</b> Improving housing options, affordability and sustainability for tenants and owners, to prevent and reduce homelessness</p>	<p>I. Supporting Glasgow's Social Housing Providers to continue to deliver affordable, suitable and sustainable homes to meet needs (LHS Priorities 1-5)</p> <p>II. Delivering Glasgow's affordable housing supply programme (LHS Priority 1)</p> <p>III. Supporting strategic place planning (LHS Priority 1)</p> <p>IV. Residential Repurposing and Empty Homes (LHS Priorities 1-3)</p> <p>V. Affordable warmth and fuel poverty (LHS Priority 2)</p> <p>VI. Retrofit and Pre-1919 tenements (LHS Priority 2-3)</p> <p>VII. Delivering specialist housing and larger sized homes (LHS Priority 4)</p> <p>VIII. Preventing and reducing homelessness (LHS Priority 5)</p> <p>IX. Reducing poverty and inequality, and increasing opportunity and prosperity</p> <p>X. Promoting good health and wellbeing in our communities</p>	<p><b>1. Reduce poverty and inequality in our communities</b></p> <ul style="list-style-type: none"> <li>- End child poverty in our city using early intervention to support families</li> <li>- Improve the health and wellbeing of our local communities</li> </ul> <p><b>2. Increase opportunity and prosperity for all our citizens</b></p> <ul style="list-style-type: none"> <li>- Support Glasgow residents into sustainable and fair work</li> <li>- Support the growth of an innovative, resilient and net zero carbon economy</li> </ul> <p><b>3. Fight the climate emergency in a just transition to a net zero Glasgow</b></p> <ul style="list-style-type: none"> <li>- Deliver sustainable transport and travel aligned with the city region</li> <li>- Become a net zero carbon city by 2030</li> </ul> <p><b>4. Enable staff to deliver essential services in a sustainable, innovative and efficient way for our communities</b></p> <ul style="list-style-type: none"> <li>- Create safe, clean and thriving neighbourhoods</li> </ul>

<b>LHS Priority 1</b>	Delivering more homes and great places that reduce poverty and inequality and increase opportunity and prosperity for all
<b>Missions</b>	<ol style="list-style-type: none"> <li>1. Build and provide new low and zero carbon affordable homes to meet Glasgow's housing needs</li> <li>2. Support the delivery of new homes for sale and rent to meet Glasgow's growing housing demand</li> <li>3. Undertake local housing-led regeneration and development, including Glasgow's 8 transformational regeneration areas</li> <li>4. Support wider place-based planning for infrastructure and services, including active travel, transport and heat in buildings</li> </ol>

<b>Actions</b>	<b>Delivery Period</b>	<b>Lead / Partners</b>	<b>LHS Key Challenges (I – X)</b>	<b>GCC Strategic Plan 2022-27 Grand Challenge (GC) / Mission (M)</b>
Deliver Glasgow's Affordable Housing Supply Programme	Annual	GCC Housing RSLs	I, II, III, VII	GC4 / M1, GC3 / M2
Develop a Strategic Agreement with Wheatley Homes Glasgow to develop a programme of housing investment and development across the city.	2023/24	GCC / Wheatley Group	I, III	GC4 / M1,
Undertake strategic acquisitions to target open market purchases that increase supply of affordable homes, meet housing priorities and improve the management and condition of tenements.	Annual	GCC Housing RSLs	I, II, III, VII	GC4 / M1, GC3 / M2
Explore the potential of alternative construction and delivery methods, including off-site manufacturing, to deliver new affordable homes and value for money.	2023/24	GCC / RSLs	I, II, III, VII	GC4 / M1, GC3 / M2
Scope the development and delivery of an affordable housing policy for the city, including consideration of a requirement for private sector developers to deliver affordable housing within developments, prioritising public land (for affordable housing) and increasing affordable housing in higher land-value areas such as the city centre	2024/25	GCC Housing, Planning, City Building	I, II, III	GC4 / M1
Continue to deliver the TRA programme, including activation agreements for Red Road/Barmulloch TRA and East Govan/Ibrox TRA.	Annual	TC: G	I, II, III	GC4 / M1
Ensure connected places through integration of housing and transport strategy, including case for Clyde Metro	Annual	GCC	I, II, III	GC4 / M1, GC3 / M2

<b>Actions</b>	<b>Delivery Period</b>	<b>Lead / Partners</b>	<b>LHS Key Challenges (I – X)</b>	<b>GCC Strategic Plan 2022-27 Grand Challenge (GC) / Mission (M)</b>
Work with partners to deliver City Centre Repurposing building on intelligence gathered through research, such as SCA project	2023/24	GCC Housing, City Centre team, Planning	I, II, III	GC4 / M1
Identify pilot projects initially for repurposing property to residential in the city centre and explore delivery of affordable homes through city centre development proposals	2024/25	GCC Housing, Planning	I, II, III	GC4 / M1
Create training and employment opportunities for local residents through investment in new build and retrofitting homes	Annual	GCC Housing, RSLs	I, II, III	GC2 / M1 GC4 / M1
Deliver projects to unlock the development potential of vacant and derelict land	Annual	GCC Housing, Planning	I, II, III	GC4 / M1
Complete the Maryhill TRA self-build pilot and build on learning from the pilot to develop a self build approach for the city	2024/25	GCC Housing	I, II, III	GC4 / M1

<b>LHS Priority 2</b>	Improving the energy efficiency of Glasgow's homes, reducing fuel poverty and supporting a Just Transition to Net Zero through decarbonising domestic heating and energy
<b>Missions</b>	<ol style="list-style-type: none"> <li>1. Increase the overall average energy efficiency of housing in Glasgow</li> <li>2. Reduce overall domestic carbon emissions in Glasgow</li> <li>3. Reduce overall fuel poverty levels in Glasgow</li> </ol>

<b>Actions</b>	<b>Delivery Period</b>	<b>Lead / Partners</b>	<b>LHS Key Challenges (I – X)</b>	<b>GCC Strategic Plan 2022-27 Grand Challenge (GC) / Mission (M)</b>
Deliver Glasgow's Area-Based Schemes targeting investment towards hard-to-treat homes in fuel poor areas for external wall insulation and associated energy efficiency improvements	Annual	GCC Housing	V, VI	GC2 / M2 GC3 / M2
Work with community planning partners including environmental health, Fire and Rescue, to undertake targeted communications and campaigns promoting home energy safety information and advice.	2023/24	GCC Housing, Fire and Rescue, Env. Health	V	GC4 / M1
Develop a LA-Flex Scheme for Glasgow to attract Energy Company Obligation funding.	2023/24	GCC Housing	V	GC4 / M1 GC2 / M2 GC3 / M2
Support work locally and at city region level to roll out a large-scale programme of Home Energy Retrofit, supporting decarbonised and more efficient home energy across the city region.	2024/25	GCC Housing	V	GC2 / M2 GC3 / M2
Continue to support the provision of free and impartial energy advice, assistance and advocacy services to all households in the city	Annual	GCC Housing	V	GC4 / M1
Explore options for setting up a public interest energy producer/supplier to offer affordable energy.	2024/25	GCC Sustainability, Housing	V	GC2 / M2 GC3 / M2
Support the development of Glasgow's Local Heat and Energy Efficiency Strategy (LHEES)	2023	GCC Sustainability, Housing	IV, VI	GC3 / M2
Work with partners to identify and promote projects where renewables and district heating is a cost effective solution to affordable warmth and assist organisations to apply for external funding	2024/25	GCC Sustainability, Housing	IV, VI	GC3 / M2

<b>LHS Priority 3</b>	Improving the condition of Glasgow's homes and preserving Glasgow's tenements and built heritage
<b>Missions</b>	<ol style="list-style-type: none"> <li>1. Increase investment to preserve Glasgow's tenements</li> <li>2. Support owners to maintain and improve existing homes</li> </ol>

<b>Actions</b>	<b>Delivery Period</b>	<b>Lead / Partners</b>	<b>LHS Key Challenges (I – X)</b>	<b>GCC Strategic Plan 2022-27 Grand Challenge (GC) / Mission (M)</b>
Expand our Empty Homes work to include making greater use of compulsory purchase orders, supporting the acquisition of tenements by RSLs, improving the performance of factors and enabling whole-block retrofits	Annual	GCC Housing, RSLs	IV, VI	GC3 / M2
Engage with housing association partners through the tenement working group to develop pre-1919 retrofit specifications and investigate options for framework agreements and joint procurement.	Annual	GCC Housing, RSLs	IV, VI	GC2 / M2 GC3 / M2
Administer Glasgow's Scheme of Assistance and allocation of Private Sector Housing Grant to target maintenance and improvement of private properties	Annual	GCC Housing	IV, VI	GC4 / M1
Continue to deliver Housing Partnership Initiative Area (HPIA) projects, working with RSL partners on an area basis to tackle problematic private sector housing in poor condition	Annual	GCC Housing, RSLs	IV, VI	GC4 / M1
Carry out inspections to monitor property standards in the private housing sector.	Annual	GCC Housing	IV, VI	GC4 / M1
Encourage owners to carry out works and to maintain their properties on a voluntary basis and make use of its statutory powers to carry out enforcement action if it is deemed necessary including expanding the use of 'missing shares	Annual	GCC Housing	IV, VI	GC4 / M1
Promote the under one roof property factoring and maintenance website	Annual	GCC Housing	IV, VI	GC4 / M1
Make referrals to the licensing committee seeking the removal of poorly performing landlords from the register where there has been a failure of compliance with statutory notices, the fit and proper person test and other relevant legislation or requirements	Annual	GCC Housing	IV, VI	GC4 / M1

<b>LHS Priority 4</b>	Supporting people to live independently and well at home in the community
<b>Missions</b>	<ol style="list-style-type: none"> <li>1. Adapt more homes so they are suitable for people and households with particular needs</li> <li>2. Increase the supply of affordable housing options to meet the needs of larger families and core social care groups</li> </ol>

<b>Actions</b>	<b>Delivery Period</b>	<b>Lead / Partners</b>	<b>LHS Key Challenges (I – X)</b>	<b>GCC Strategic Plan 2022-27 Grand Challenge (GC) / Mission (M)</b>
Administer Glasgow's Scheme of Assistance and funding to deliver adaptations for private and social rented homes	Annual	GCC Housing / HSCP / RSLs	VII, X	GC1 / M3
Increase the supply of affordable 4+ bedroom homes in Glasgow through the Affordable Housing Supply Programme.	Annual	GCC Housing / RSLs	II, VII, X	GC1 / M3
Investigate and implement opportunities to improve access to family housing through the promotion of initiatives such as the Housing Transfer Incentive Scheme.	Annual	GCC Housing / RSLs	II, VII, X	GC1 / M3
Monitor and Respond to the Implementation of the National Care Service.	2023/24	HSCP / GCC Housing	VII, VIII, IX, X	GC1 / M3
Implement Glasgow's Digital Housing Strategy;	2023/24	HSCP / RSLs / GCC Housing	IX, X	GC1 / M3

<b>LHS Priority 5</b>	Improving housing options, affordability and sustainability for tenants and owners, to prevent and reduce homelessness
<b>Missions</b>	<ol style="list-style-type: none"> <li>1. Reduce homelessness in Glasgow</li> <li>2. Support vulnerable tenants and families in the private rented sector to prevent homelessness wherever possible</li> <li>3. Work with tenants to determine priorities and actions for improving affordability, standards and security within the rented sector</li> </ol>

<b>Actions</b>	<b>Delivery Period</b>	<b>Lead / Partners</b>	<b>LHS Key Challenges (I – X)</b>	<b>GCC Strategic Plan 2022-27 Grand Challenge (GC) / Mission (M)</b>
Continue to work in partnership with Glasgow City Health and Social Care Partnership and RSLs to prevent and provide housing for homeless households.	Annual	GCC Housing, HSCP, RSLs	VIII, IX, X	GC1 / M3
Support the Glasgow Alliance to End Homelessness and their work to improve homelessness services in Glasgow, support Housing First as a model and reduce use of temporary accommodation.	Annual	GCC Housing, HSCP, RSLs	VIII, IX, X	GC1 / M3
Deliver Glasgow's Rapid Rehousing Transition Plan	Annual	GCC Housing, HSCP, RSLs	VIII, IX, X	GC1 / M3
Ensure continued funding for Glasgow's Housing and Welfare Team (the PRS Housing and Welfare Hub) to extend and expand the service	Annual	GCC Housing, HSCP, RSLs	VIII, IX, X	GC1 / M3
Provide Housing and Support to Asylum Seekers and Refugees	Annual	GCC Housing, HSCP, RSLs	VIII, IX, X	GC1 / M3
Work with Scottish Government to provide settled accommodation as part of the Ukraine Sponsorship Scheme in Scotland	Annual	GCC Housing, HSCP, RSLs	VIII, IX, X	GC1 / M3
Develop a local social lettings agency	Annual	GCC Housing, RSLs	VIII, IX, X	GC1 / M3
Establish a tenant-led forum/platform for meaningful engagement with Glasgow's private rented sector tenants	2023/24	GCC Housing	IX, X	GC1 / M3
Identify opportunities to support and upskill tenants to communicate confidently and influence the housing services they receive	2023/24	GCC Housing	IV, VI, IX, X	GC1 / M3

## Feedback

### 1. Introduction

Glasgow's Draft Local Housing Strategy is our main plan for housing, setting our key partnership priorities and goals for the next five years, 2023-28. We want people to share their views on our proposed vision, outcomes, targets, as well as key housing issues and actions. We are interested to find out the view of anyone living or wanting to live in Glasgow, as well as any group or organization with an interest in housing in Glasgow.

If you require any additional information about this survey or would like this document in an alternative format or community languages, please contact:  
housing.strategy@glasgow.gov.uk

Glasgow City Council is now required to process personal information in line with the General Data Protection Regulation (GDPR). For more information about this please visit: <https://www.glasgow.gov.uk/index.aspx?articleid=22793>.

### 2. About the strategy

Before starting this questionnaire:

Q1: Did you read the Draft Local Housing Strategy?

- ☐ Yes
- ☐ No
- ☐ Don't know / cannot remember

Q2. To what extent do you agree or disagree with the following statements about the Strategy?

	Strongly agree	Tend to agree	Neither agree nor disagree	Tend to disagree	Strongly disagree	Don't know / no opinion
It was easy to read	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
It was easy to follow	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
It was comprehensive	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

### 3. Vision

Glasgow's Draft Local Housing Strategy 2023-28 sets out a vision:

"Everyone in Glasgow will have access to an affordable, suitable, climate friendly home, which promotes good health and wellbeing and connects to communities and the opportunities the city offers"

Q3. Is the vision clear?

- ☐ Yes
- ☐ No
- ☐ Don't know / no opinion

Q4. To what extent do you agree or disagree with the vision?

- ☐ Strongly agree
- ☐ Tend to agree
- ☐ Neither agree nor disagree
- ☐ Tend to disagree
- ☐ Strongly disagree
- ☐ Don't know / no opinion

Please share any comments on the vision

#### 4. LHS Priorities

Glasgow's Draft Local Housing Strategy 2023-28 sets out five Priorities. We want to find out how these matter to you. Please tell us how important these are to you.

Q5. How important or otherwise, would you say each of the LHS Priorities are to you?

	Very important	Fairly important	Not very important	Not at all important	Don't know / No opinion
<b>LHS Priority 1:</b> Delivering more homes and great places that reduce poverty and inequality and increase opportunity and prosperity for all	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>LHS Priority 2:</b> Improving the energy efficiency of Glasgow's homes, reducing fuel poverty and supporting a Just Transition to Net Zero through decarbonising domestic heating and energy	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>LHS Priority 3:</b> Improving the condition of Glasgow's homes and preserving Glasgow's tenements and built heritage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>LHS Priority 4:</b> Supporting people to live independently and well at home in the community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>LHS Priority 5:</b> Improving housing options, affordability and sustainability for tenants and owners, to prevent and reduce homelessness	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Q6. Please share your views on the LHS Priorities.

#### 5. Housing Supply Target

Based on the Glasgow City Region Housing Need and Demand Assessment, Glasgow's Draft Local Housing Strategy 2023-28 sets a Housing Supply Target to deliver 13,000 additional homes over the next five years, of which half (50%) are to be affordable homes.

Q7. To what extent do you agree or disagree with the proposed Housing Supply Targets?

	Strongly agree	Tend to agree	Neither agree nor disagree	Tend to disagree	Strongly disagree	Don't know / no opinion
Housing Supply Target to deliver 13,000 new homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Q8. Please share any comments on the proposed Housing Supply Targets?

## 6. Key Housing Issues

Q8. What are your views on how we can ensure that there is sufficient accommodation of the right type and in the right places to meet the housing needs of students in Glasgow and support vibrant mixed communities?

Q9. What are your views on the challenges and opportunities to achieving a high quality and sustainability standards for all new build, including affordable and market for sale, housing developments in Glasgow?

Q10. Do you think that a target or a quota policy for new affordable housing developments would help to increase the supply of larger sized affordable homes? Please tell us your views.

Q11. What do you think is the most urgent housing issue in Glasgow that needs to be addressed and why?

## 7. Engaging Partners

Glasgow's Draft Local Housing Strategy 2023-28 is a partnership plan that seeks to engage everyone, individuals, groups and organisations, across Glasgow, to work together to achieve the vision and outcomes.

Q12. What key action or actions do you think you or your group / organisation can take to contribute towards meeting Glasgow's Draft Local Housing Strategy vision and outcomes?

## 8. About You

Q13. Please tell us if you are responding as an individual or on behalf of a group or organisation.

- ☐ Individual                      ☐ Group                      ☐ Organisation

Q14. If group or organisation, please provide the name of the organisation and a brief description

Group / Organisation name:

Description of Group / Organisation:

If you are responding as an individual, please can you provide us with information about you to assist us with monitoring and evaluation

Q15. Do you live in Glasgow?

- ☐ Yes  
☐ No

If Yes, please provide your postcode district, for example: G42

Q16. Age

- ☐ 16-24                      ☐ 45-54  
☐ 25-34                      ☐ 55-64  
☐ 35-44                      ☐ 65+

Q17. Which of the following describes how you think of yourself?

- ☐ Male  
☐ Female  
☐ In another way

Q18. Do you have any long-term illness, health problem or disability which limits your daily activity or the work you can do?

- ☐ Yes
- ☐ No
- ☐ Don't know / no opinion

If yes, please provide more details:

Q19. Which of the following best describes your ethnicity?

- |  |  |
|--|--|
| <input type="radio"/> Scottish               | <input type="radio"/> Bangladeshi            |
| <input type="radio"/> British                | <input type="radio"/> Other Asian background |
| <input type="radio"/> Irish                  | <input type="radio"/> Caribbean              |
| <input type="radio"/> Other white background | <input type="radio"/> African                |
| <input type="radio"/> Mixed background       | <input type="radio"/> Other black background |
| <input type="radio"/> Indian                 | <input type="radio"/> Chinese                |
| <input type="radio"/> Pakistani              |  |

Any other background (please specify)