

**STRATEGIC ENVIRONMENTAL
ASSESSMENT**

**LOCAL HOUSING STRATEGY
ENVIRONMENTAL REPORT**

**GLASGOW CITY COUNCIL
SEPTEMBER 2011**

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1. INTRODUCTION

1.1 Purpose of this Environmental Report

Glasgow City Council is preparing its new Local Housing Strategy (LHS) 2011-16 which will set out the strategic direction for the development of housing and housing services in the city. The Housing (Scotland) Act 2001 requires each local authority to develop a LHS.

A Strategic Environment Assessment (SEA) is being carried out in parallel with the development of the LHS. This is in line with the requirements of the Environmental Assessment (Scotland) Act 2005.

As part of the preparation of the Local Housing Strategy, Glasgow City Council is carrying out a Strategic Environmental Assessment (SEA). SEA is a systematic method for considering the likely environmental effects of certain PPS. SEA aims to:

- integrate environmental factors into PPS preparation and decision-making;
- improve PPS and enhance environmental protection;
- increase public participation in decision making; and
- facilitate openness and transparency of decision-making.

The purpose of this Environmental Report is to:

- provide information on the Local Housing Strategy
- identify, describe and evaluate the likely significant effects of the PPS and its reasonable alternatives;
- provide an early and effective opportunity for the Consultation Authorities and the public to offer views on any aspect of this Environmental Report.

SEA is required by the Environmental Assessment (Scotland) Act 2005 and the key activities are outlined in the table below with progress to date.

SEA Action/Activity	When carried out	Notes
<p>Screening Determining whether the PPS is likely to have significant environmental effects and whether an SEA is required.</p>	<p>August 2009</p>	<p>The initial draft of the new LHS, first published for consultation in August 2009, identified that a SEA would be carried out simultaneously with the development of the new LHS.</p>
<p>Scoping Deciding on the scope and level of detail of the Environmental Report, and the consultation period for the report – this is done in consultation with Scottish Natural Heritage, The Scottish Ministers (Historic Scotland) and the Scottish Environment Protection Agency.</p>	<p>Scoping Report submitted to SEA Gateway on 16 June 2011.</p>	<p>The feedback from the consultation authorities on the Scoping Report are summarised below.</p> <ul style="list-style-type: none"> • Historic Scotland considers that the LHS will not have significant environmental effects on the historic environment, and suggests the historic environment could be scoped out of the assessment. Historic Environment has therefore, been scoped out of the Environmental Report. • SEPA were generally content with the scope and level of detail proposed. Some changes were suggested including additions to related PPSs, outline of impact on the environment in absence of the LHS, early consideration to the monitoring approach and the choice of indicators. These suggestions have been implemented in the Environmental Report. • Scottish Natural Heritage indicated that as the LHS will not allocate any new land for housing, SNH are content that its areas of interest should be scoped out of the SEA.
<p>Environmental Report Publishing an Environmental Report on the PPS and its environmental effects, and consulting on that report.</p>	<p>September 2011 with draft Local Housing Strategy. Consultation period of 8 weeks for consultation authorities, and for wider public and stakeholder consultation.</p>	<ul style="list-style-type: none"> • The draft LHS (September 2011) has been significantly re-structured from the previous version (August 2009). The Themes and Outcomes of the LHS have been revised and this is the structure used in this Environmental Report. • In August 2011, workshop session with officers from the Council's Development & Regeneration Services assessed the likely impact of the LHS outcomes and key actions on the environmental factors in the assessment. Alternatives were considered as were

		<p>mitigation factors and these are described in this report. Cumulative impacts were then considered.</p> <ul style="list-style-type: none"> • The draft LHS and Environmental Report will go out to consultation on the Glasgow City Council website and to a list of stakeholder organisations including Registered Social Landlords, Equality groups, community groups, and others.
<p>Adoption Providing information on: the adopted PPS; how consultation comments have been taken into account; and methods for monitoring the significant environmental effects of the implementation of the PPS.</p>		<p>A final report on the Local Housing Strategy will go to Glasgow City Council's Executive Committee in December 2011 for approval.</p> <p>An Environmental Adoption Statement will be developed in line with the finalisation of the final LHS for Council approval.</p>
<p>Monitoring Monitoring significant environmental effects in such a manner so as to also enable the Responsible Authority to identify any unforeseen adverse effects at an early stage and undertake appropriate remedial action.</p>		<p>Annual monitoring as part of the LHS Monitoring process.</p>

1.2 Key Facts Relating to the Local Housing Strategy

The key facts relating to the Local Housing Strategy are set out in Table 1 below.

Table 1.

Name of Local Authority:	Glasgow City Council
Title of the Plan:	Glasgow Local Housing Strategy
Basis of the Plan:	The Housing (Scotland) Act 2001 requires all local authorities to develop a Local Housing Strategy.
Subject of the Plan and Purpose	Housing Policy and Strategy. The purpose of the LHS is to assess housing need and demand and to set out the local authority's strategic vision for the future of housing across all tenures taking account of relevant legislation and national priorities.
Plan Period	2011-16
Frequency of Update	A new LHS is prepared every 5 years, and updated periodically when required.
Plan Coverage	Glasgow City Council local authority area
Contact Point	Local Housing Strategy Group Housing Services Development and Regeneration Services Glasgow City Council 229 George Street G1 1QU Telephone: 0141 287 8449 Email: Jennifer.Sheddan@drs.glasgow.gov.uk

1.3 How to Respond to the Consultation

This Environmental Report is to be published for public consultation with the draft Local Housing Strategy. Consultation on these documents will commence on Thursday 22nd September 2011 and will finish on Friday 18th November 2011.

There are a number of ways that members of the public and our partners can respond and give use their views on the draft LHS including:

- **Emailing your views to our LHS mailbox at localhousingstrategy@glasgow.gov.uk**
- **By writing to :**

**Housing Strategy Manager
Housing Services
Development & Regeneration Services
Glasgow City Council
Exchange House
229 George Street
Glasgow
G1 1QU**

2. CONTEXT OF THE LOCAL HOUSING STRATEGY

2.1 Glasgow's Local Housing Strategy Contents and Outcomes

The development of a LHS is a statutory requirement for local authorities as outlined in the Housing (Scotland) Act 2001. The LHS is a strategic document covering a 5 year period that sets the strategic direction for the development of housing and housing services across all tenures.

The LHS covers Housing Supply, House Condition, Fuel Poverty, Homelessness, and Housing Support, and so contributes to corporate objectives of regeneration, improving health and wellbeing, and supporting the economy.

The LHS will:

- Set out assessed housing need and demand
- Set out the local authority's strategic vision for the future of housing across all tenures, taking account of national priorities
- Set out how the quality of housing will be improved
- Provide strategic direction for housing investment
- Identify specific commitments by the local authority and key partners to enable the delivery of outcomes

LHS Strategic Themes, Outcomes and a full Action Plan which will be contained within the finalised LHS will reflect statutory duties, national policy priorities and identified local housing need and demands. In the draft LHS, draft Strategic Themes and LHS Outcomes are identified.

The draft LHS Strategic Themes are below and underneath each are the related Strategic Outcomes.

- **Strategic Theme 1:** Regeneration: Increasing the supply and improving the quality of housing available to Glasgow's people
 - 1.1 We will have increased the supply of good quality social housing and introduced more affordable housing to meet the city's housing needs
 - 1.2 We will have increased the supply of good quality housing for owner occupation
 - 1.3 We will have increased the supply of good quality family housing across all tenures
 - 1.4 We will have increased the supply of new and converted accessible housing, as well as housing for particular needs
 - 1.5 Across all housing tenures, we will have increased the proportion of the housing which meets the current SHQS
 - 1.6 Across all tenures, we will have increased the energy efficiency of the City's housing and taken steps to mitigate the impact of increasing energy costs on the level of fuel poverty in the City.
 - 1.7 We will have improved neighbourhood quality across the City.
- **Strategic Theme 2:** Access: Improving access to appropriate housing for Glasgow's people
 - 2.1 Homelessness is prevented and if not prevented, is addressed quickly
 - 2.2 More people are living independently and receiving the support they require
 - 2.3 We maximise the use of our existing housing stock and develop a city-wide Common Housing Register
- **Strategic Theme 3:** Delivery: Maximising Resources, Improving Partnership Working and Effective Monitoring

- 3.1 We will have promoted positive partnerships and co-ordination among statutory and voluntary agencies across a range of housing and housing related areas
- 3.2 We will work together with our partners in a smarter way, maximising financial innovation and the opportunities offered by new technologies
- 3.3 We will have delivered, with our partners and stakeholders, housing and housing services more efficiently and effectively within tight financial constraints
- 3.4 We will have secured a substantial improvement in the quality of management of the private rented sector
- 3.5 We will have improved standards of service in the social rented sector within the framework of the Social Housing Charter

The LHS is developed in line with Scottish Government Local Housing Strategy Guidance (2008) and as such, is submitted to the Scottish Government for review. This LHS Guidance and recent Planning Policy strengthen the links between assessed housing need and demand, LHSs and development planning. In the context of Glasgow, the Housing Need and Demand Assessment (HNDA) is carried out for the eight local authorities in the Glasgow and Clyde Valley area under the auspices of the Glasgow and Clyde valley Housing Market Partnership, which informs the Glasgow and Clyde Valley Strategic Development Plan, and in turn informs Glasgow’s Local Housing Strategy and City Plan.

2.2 Relationship with other Plans, Policies and Strategies

A city-wide partnership has been established in the city called Sustainable Glasgow. This partnership brings together partners from the public and private sectors to work with citizens, communities and businesses to make Glasgow one of the most liveable and sustainable cities in Europe. The City is committed to reducing its carbon emissions by 30% within 10 years and building a greener and more sustainable future for Glaswegians. This unparalleled strategic approach will create jobs, boost the economy, and tackle social issues including fuel poverty and deprivation. An important strategic aspect of the LHS is the Fuel Poverty Strategy component of the LHS which links in with the wider Council strategies to create a Sustainable Glasgow.

The LHS does identify housing need and investment priorities, however it does not take the primary role in identifying land for housing. The Glasgow and Clyde Valley Strategic Development Plan and the Glasgow City Plan 2 (City Plan 3 currently in development) are the key land-use planning documents and both are undertaking SEA as part of their development. Therefore the areas included in this scoping do not overlap with those already covered in the development of the Local Development Plan (City Plan 3) to which the LHS links strategically.

The investment priorities for the delivery of subsidised affordable housing are detailed in the Strategic Housing Investment Plan (SHIP) which sits beneath the Local Housing Strategy and is submitted to the Scottish Government annually.

A specific requirement of the recent SEA legislation is to identify the relationship of the strategy with other programmes and plans (including international, national, regional and local plans, policies and strategies.) Table 2 below summarises how the LHS affects, and is affected by, other relevant policy, plans and strategies.

Table 2. Relevant plans, programmes and strategies (PPS) and environmental protective objectives, and their relationship with the Local Housing Strategy.

Name of plan/ programme/ objective	Title of Legislation and main requirements of PPS/ Summary of Key Environmental Protection	Explanatory Note ie. How it affects, or is affected by the LHS in terms
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	Objectives	of SEA issues* at Schedule 3 of the Environmental Assessment (Scotland) Act 2005
Summary of Relevant Legislation and Guidance		
Housing (Scotland) Act 2001	<ul style="list-style-type: none"> The legislation requires the production of a local housing strategy by each local authority in Scotland. Fuel Poverty Strategy sits within the remit of the LHS. 	
Environmental Assessment (Scotland) Act 2005	<ul style="list-style-type: none"> To consider and consult on the environmental impact of programmes and plans covering agriculture, forestry, fisheries, energy, industry, transport, waste management, telecommunications, tourism and town and country planning and land use. 	Obliges authorities to consider and consult on the environmental impact of programmes and plans.
Housing (Scotland) Act 2006	<ul style="list-style-type: none"> Legislation primarily around giving powers to local authorities to tackle poor house condition, and to enforce maintenance. 	Requires that the LHS include a strategy to tackle Below Tolerable Standard Housing, and Scheme of Assistance to assist owners to improve and maintain the condition of their house/flat.
Scottish Government Guidance for Local Housing Strategy (2008)	<ul style="list-style-type: none"> Sets out the scope of LHS and the review process, and outlines the relationship between Planning and Housing. 	
Climate Change (Scotland) Act 2009	<ul style="list-style-type: none"> The Act sets clear and ambitious targets for emissions reduction. 	The Act sets a target for a 42% emissions reduction by 2020, and other climate change provisions, including adaptation. The LHS must contribute to reducing emissions in order to meet carbon emissions targets.
Scottish Government Energy Efficiency Action Plan	<ul style="list-style-type: none"> Sets a headline target of reducing energy consumption in real terms by 12% by 2020. 	The Action Plan is required by section 60 of the Climate Change (Scotland) Act 2009 (above)
Scottish Government Policy Statement 'Designing Places'	<ul style="list-style-type: none"> The statement identifies 'placemaking' at its core. The statements 	The design of successful and sustainable housing and neighbourhoods is central to the LHS and housing-led

	<p>seeks to raise standards and ensure that Scotland's unique settlements continue to be reflected in the future.</p>	<p>regeneration, in its objective of improving the urban fabric of the city.</p>
<p>Planning Advice Note 84 Reducing Carbon Emissions in New Development (PAN 84)</p>	<ul style="list-style-type: none"> The PAN provides advice on moving towards low and zero carbon developments. 	
<p>Relevant Local Strategies</p>	<p>These strategies translate national objectives and legislative duties, and translate them into the local context in Glasgow.</p>	
<p>Glasgow Community Plan 2005-2010</p>	<ul style="list-style-type: none"> Local Government (Scotland) Act 2003 requires every local authority to develop and implement a Community Plan. 	<p>The Community Plan is the overarching framework for achieving improved services in Glasgow. Themes in the plan are: A Working Glasgow, A Learning Glasgow, A Healthy Glasgow, A Safe Glasgow, A Vibrant Glasgow.</p>
<p>Single Outcome Agreement (2009)</p>	<ul style="list-style-type: none"> The purpose of the Single Outcome Agreement is to identify areas for improvement and to deliver better outcomes for the people of Glasgow and Scotland, through specific commitments made by Glasgow's Community Planning Partners and Scottish Government. 	
<p>Glasgow City Council- The Glasgow City Council Plan 2008-2011 (with 2009 Update)</p>	<ul style="list-style-type: none"> To set out the Council's key objectives and targets to give direction to those working within the City Council. 	<p>The Council has developed its second Council Plan which includes information on the Council's future plans and key targets. A supplementary update was prepared in 2009 outlining how the Council would respond to the economic situation.</p>
<p>Glasgow City Council Climate Change Strategy & Action Plan 2011</p>	<ul style="list-style-type: none"> Sets out the strategic measures and actions planned by the Council to address the serious challenges as a result of global warming 	<p>The Strategy is informed by legislative duties and good practice to tackle climate change and improve environmental outcomes.</p>

	both now, and in the future.	
Glasgow's Waste Strategy (2009)	<ul style="list-style-type: none"> This Strategy documents a sustainable long term solution for the management of waste within the city until 2020 and beyond. 	The Strategy translates national policy and targets on waste into local actions. There is a specific action in the Strategy to align local policy with the Zero Waste Policy and to strive to deliver and achieve National Zero Waste Targets. The flatted nature (70%) of stock in the city presents challenges for the collection of waste, and recycling activity.
Glasgow's Environmental Strategy and Action Plan 2006-2010	<ul style="list-style-type: none"> The Strategy gives a good overview of the wide range of activities relating to environmental protection and enhancement that are supported by the Council. 	The Strategy is largely superseded by the Climate Change Strategy and Action Plan. However, the document usefully outlines clear linkages with other strategic documents including the Local Housing Strategy.
Glasgow and the Clyde Valley Strategic Development Plan	<ul style="list-style-type: none"> To set the agenda for sustained growth as the basis for long term planning and development strategy for Glasgow and the Clyde Valley. 	The Housing Need and Demand Assessment is undertaken under the auspices of the Strategic Development Plan and feeds into both the LHS and Local Development Plan.
Local Development Plan - City Plan 2/ City Plan 3 (currently in development)	<ul style="list-style-type: none"> To set out the Council's broad development strategy for the next 20 years together with the associated physical development proposals and supporting documents. 	The LHS sets housing supply targets which inform the Local Development Plan. The Local Development Plan identifies all land and carries out an environmental assessment site by site.
Strategic Housing Investment Plan (SHIP)	<ul style="list-style-type: none"> The SHIP outlines priorities for housing investment funding in the city. 	The SHIP is required to be updated annually and submitted to the Scottish Government as part of the LHS. The LHS sits above the SHIP in terms of the hierarchy of strategic documents.

* Biodiversity, flora, fauna, population, human health, soil, water, air, climatic factors, material assets, cultural heritage (including architectural and archaeological heritage), landscape, inter-relationship between these issues; secondary and cumulative effects.

3. CHARATERISTICS OF THE ENVIRONMENT

Schedule 3 of the Environmental Assessment (Scotland) Act 2005 requires an ER to include a description of the current state of the environment. This section of the report provides a brief outline of the current state of Glasgow's environment, based on the information and data that is available.

Glasgow and the Clyde Valley is bounded to the north by the Campsie and Kilpatrick Hills and by a series of lesser hills to the south. The City is bisected by the River Clyde and is built on the river terrace and surrounding drumlins. The River Kelvin flows through the West End of the City (joining the Clyde at Yorkhill) and the White Cart Water flows through the South Side of the City (joining the Clyde at Renfrew). These landscape features have influenced the settlement pattern of the City and the development of housing. Glasgow has an extensive green network of sites which comprise about 20% of the City. This includes green belt, motorway and rail corridors, rivers and streams, lochs, ponds, parks, and various formal and informal recreation areas (including sports pitches and allotments).

The 2008-based projections from the Glasgow and Clyde Valley Housing Need and Demand Assessment predict an increase from 584,240 in 2008 to 599,900 in 2018 with a further growth to 621,700 in 2028. The number of families with children is expected to rise by around 4,000 in the decade to 2018 alongside the trend of more smaller households forming.

Almost half (48%) of Glasgow's housing stock is in tenements and a further 12% are in multi story buildings. Houses with gardens include flats which are generally in 4 or 6 in a block arrangement. While only a quarter of the stock would be defined as back and front door there are an additional 14% low rise flats.

Glasgow's stock is older than that in the rest of Scotland – less than a third (31%) has been built since 1965 and almost half (44%) dates from before 1945. Assessor's data may be directly comparable with that provided through the SHCS, where the survey is based on a sample of the stock.

Over the last three decades, the size of the private sector in Glasgow has increased with 48% of households now living in owner occupation and 15% living in the private rented sector. Glasgow Housing Association (GHA) remains the largest social landlord and there are over 60 other Housing Associations who own and manage the 'Other RSL' stock.

Tenure	Housing Stock Numbers
GHA	63,385
Other RSLs	47,100
Total Social	110,485
Owner Occupied	140,572
Private Rented Sector	44,543
Total Private	185,115
Total Stock	295,600

There is local and global concern about the likely impacts of climate change. By 2080, in the West of Scotland, mean temperatures are likely to rise significantly (2.6-3.4 Degrees Centigrade), winter precipitation to rise by 21%, summer precipitation to fall by 15% and sea level to rise by 35cm. A major contributor to climate change is identified as housing and householder's use of energy.

It should be noted that an up to date and accurate picture of the state of the City's environment can be found on the Council's website at: www.glasgow.gov.uk/en/OnlineServices/Environment/Environmental+Links.htm and an analysis of environmental issues and strategic linkages can be found in the Council's Climate

Change Strategy and Action Plan with a key strategic outcome being to improve the health and well-being of Glasgow’s residents.

3.1 Relevant Aspects of the Current State of the Environment

In accordance with Schedule 2 of the Environmental Assessment (Scotland) Act 2005, consideration has been given to what environmental issues should be scoped in or out of the Environmental Assessment for Glasgow’s new Local Housing Strategy.

In determining which areas of environmental assessment should be considered in this report, there has been close liaison with the development of Glasgow’s Local Development Plan (City Plan 3) so that the same issues are not considered in both SEAs. Only areas and issues not to be covered in City Plan 3 and which are likely to have significant impacts have been scoped into the LHS SEA. Therefore, Soil, Water, Air, Landscape and Biodiversity had been scoped out of the LHS SEA at the LHS SEA Scoping Report stage. In addition, in response to the LHS SEA Scoping Report, Historic Scotland suggested that although some effects on the historic environment are possible, they consider that the LHS will not have a strategically significant effect on the historic environment. Therefore, Cultural Heritage has also been scoped out of this assessment and is considered through the assessment of the Local Development Plan (City Plan 3). The City Plan 3 SEA Environmental Report will assess the whole housing land supply and this will be available on the Glasgow City Plan website, and referenced in the LHS SEA. As specific sites for housing development are considered through the SEA as part of City Plan development, specific development sites will not be subject to assessment undertaken for the LHS.

Table 3 below summarises the reasons for ‘scoping in’ or ‘scoping out’ environmental areas in this assessment.

Table 3

Environmental Issue	Implications for the LHS	Scoped In or Out of Assessment
Soil	It is considered that the plan will not have a significant impact in this area. Priorities for housing development, re-use of brownfield sites, and other areas which impact in this area will be in accordance with the Local Development Plan and related SEA.	Scoped Out
Water	Issues such as assessing flood risk when developing new housing will be in accordance with the Local Development Plan and related SEA, as will the impact of water use by the development of new housing. Therefore, water has been scoped out of the LHS SEA.	Scoped Out
Air	The development of new housing may increase transport use and impact on air. However, the Local Development Plan SEA considers this on a site by site, and cumulative basis, and therefore, it is scoped out of the LHS SEA.	Scoped Out
Population	The LHS includes strategic outcomes and targets to increase the supply of housing, and to improve the quality of housing which is likely to impact on demand for housing in the city. This will support population growth. Therefore, there is potential for the Strategy to have a significant effect on population.	Scoped In

<p>Human Health</p>	<p>The health of Glasgow's residents is poor relative to other areas in Scotland with high levels of long term limiting illness. As part of the development of the LHS, a Health Impact Assessment has been undertaken which identifies key housing areas which can improve health outcomes in the city. These include reducing fuel poverty, improving the condition of the housing stock in the city which is an issue mainly in the private sector and in the older stock, and reducing homelessness.</p> <p>Therefore, there is potential for the Strategy to have a significant effect on human health.</p>	<p>Scoped In</p>
<p>Cultural Heritage</p>	<p>Cultural Heritage was scoped into the assessment of the LHS in the Scoping Report. However, in response to the LHS SEA Scoping Report, Historic Scotland suggested that although some effects on the historic environment are possible, it is considered that the LHS will not have a strategically significant effect on the historic environment as the principles of development will have already been established and assessed through other SEAs.</p> <p>Therefore, Cultural Heritage has now been scoped out of the assessment.</p>	<p>Scoped Out</p>
<p>Material Assets</p>	<p>The LHS will influence the development of new housing, and the opportunities for promoting waste minimisation, recycling, and more environmentally sustainable housing which will last far into the future. Areas around waste minimisation and recycling are assessed by the Local Development Plan. However, a key strategic outcome of the LHS is to improve the quality of the existing housing stock across all tenures, as well as ensuring that new housing developments, particularly subsidised housing, are well designed to meet a variety of objectives including carbon reduction, and that neighbourhoods are well managed and maintained.</p> <p>Material assets is, therefore, scoped into the assessment as the LHS will potentially have a significant impact on the material assets in the city.</p>	<p>Scoped In</p>
<p>Climatic Factors</p>	<p>New build housing could impact due to the additional energy and transport required during the construction phase and beyond through more households living in the city. Many of these issues are considered through the Development Plan. There is the potential for the LHS to have a significant positive impact on climatic factors not considered in the Local Development Plan as the LHS includes outcomes and actions to reduce fuel poverty, improve the energy efficiency of houses, as part of the Council's commitment to reducing carbon emissions.</p>	<p>Scoped In</p>

Landscape	The LHS may have an effect on landscape issues. However, it is likely that this will not be a significant impact. The Local Development Plan assesses landscape in its lead role in ensuring the landscape is protected from unsuitable development. Therefore, this area is scoped out of the LHS environmental assessment.	Scoped Out
Biodiversity (Flora and Fauna)	Targets for new housing in the LHS will be built on land assessed through the Local Development Plan. It is considered that the LHS will not have a significant environmental impact on biodiversity as this area is already assessed on a site by site basis through the Local Development Plan SEA.	Scoped Out

3.2 Environmental Problems

The Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes a description of existing environmental problems, in particular those relating to any areas of particular environmental importance. The purpose of this section is to explain how existing environmental problems will affect or be affected by the Local Housing Strategy, and whether the Strategy is likely to aggravate, reduce or otherwise affect existing environmental problems.

In preparation of the LHS and SEA, many consultation events have taken place asking stakeholders to identify the key environmental issues and potential impacts of the LHS. In addition to a variety of community engagement exercises, 46 written responses were received to the consultation. A number of respondents identified environmental problems. Some of these areas are assessed by the City Plan SEA including design aspects of neighbourhoods, accessibility of public transport, and development on brownfield land. Key housing issues are outlined in table 4 below.

Table 4. Environmental problems relevant to the Local Housing Strategy

Environmental Problem	Supporting Data	Implications
Housing supply that does, and will not, meet the needs of the changing population of the city, now and in the future.	<ul style="list-style-type: none"> Glasgow & Clyde Valley Housing Need and Demand Assessment identifies there is continued demand for private sector housing (but there is no requirement for additional land release), and that there is a significant need for affordable housing. The LHS has identified a target of 10,496 new private sector homes and 7,660 affordable homes between 2011-16. Number of new houses built per annum (GCC Data – Planning) 	<ul style="list-style-type: none"> Work with Housing Association partners and private developers to deliver more housing in the city. Continue to monitor the changing profile of need in the city.

	<ul style="list-style-type: none"> Number of family houses and wheelchair accessible houses built by social landlords (GCC Data-Housing Services) 	
<p>Need to reduce levels of multiple deprivation through regeneration. There continues to be a significant demolition programme of poor quality and low demand socially rented housing.</p>	<ul style="list-style-type: none"> The Scottish Index of Multiple Deprivation (SIMD) identifies high levels of deprivation in the city (302 of Glasgow's 694 datazones were in the worst 15% in 2009). Monitor levels of low demand housing and high social housing turnover rates. 	<ul style="list-style-type: none"> Identify prioritised housing-led regeneration projects in the LHS and update in the Strategic Housing Investment Plan (SHIP), which sits beneath the LHS and is updated annually.
<p>Glasgow has many pre-1919 tenements. The challenge of maintaining and repairing these properties is considered in the LHS, alongside programmes to tackle Below Tolerable Standard (BTS) properties.</p>	<ul style="list-style-type: none"> Number of properties demolished in the older private housing stock (GCC Data- Planning) Number of properties improved through subsidy by Council (GCC Data – Housing Services) Administrative records (Private Sector Housing, Environmental Health etc) recording BTS housing General trend in condition of private housing stock in city (GCC Data/ Scottish House Condition Survey) 	<ul style="list-style-type: none"> Scope potential resources required to improve house condition. Highlight maintenance responsibilities to home owners.
<p>Need to improve the social housing stock to the Scottish Housing Quality Standard (SHQS) by 2015</p>	<ul style="list-style-type: none"> SHQS estimates from Scottish House Condition Survey Updates from Scottish Government on SHQS Delivery Plans 	<ul style="list-style-type: none"> Some housing stock in the city will have difficulty in meeting the existing standard, particularly in relation to energy efficiency. Work with partners to look at any possible solutions. It is proposed that a new higher Quality Standard is introduced which is likely to be challenging for some stock in the city, particularly in relation to energy efficiency.
<p>Poor neighbourhood quality</p>	<ul style="list-style-type: none"> One-off studies from Community Planning and other partner organisations 	<ul style="list-style-type: none"> Work with partners and communities to improve neighbourhood quality

	<ul style="list-style-type: none"> Reliant on administrative records of complaints of poor neighbourhood quality 	<p>through using vacant land for growing projects and providing alternatives to fly-tipping and anti-social behaviour.</p>
Level of energy efficiency of the housing stock	<ul style="list-style-type: none"> Scottish House Condition Survey Energy Efficiency estimates of the housing stock Local modelling work on energy efficiency profile of the stock 	<ul style="list-style-type: none"> Improve energy efficiency through different kinds of funding streams and leverage mechanisms depending on tenure.
Level of fuel poverty in the city	<ul style="list-style-type: none"> Scottish House Condition Survey estimates of fuel poverty Local modelling work on fuel poverty 	<ul style="list-style-type: none"> Reduce fuel poverty by increasing the energy efficiency of the housing stock, maximising household incomes, ensuring people have access to the most affordable energy available and that households know how to use their heating systems most effectively.
High levels of homelessness	<ul style="list-style-type: none"> Monitor HL1 Homelessness Return to the Scottish Government 	<ul style="list-style-type: none"> Prevent homelessness where possible through mediation and early intervention. Address the causes of homelessness with partners. Support people into housing and in their new homes.
Poor health in city and high levels of particular needs	<ul style="list-style-type: none"> Continue work within Development & Regeneration Services, and with Social Work Services and Health to estimate health and levels of disability and particular needs in the city Census 2011 Results (available 2013 will allow comparison with 2001) 	<ul style="list-style-type: none"> Work with partners and citizens to improve health, and ensure the LHS and its outcomes contribute effectively to creating a healthier Glasgow. Ensure housing and support services are available for people who require it.
Poor management in some of the Private Rented Sector	<ul style="list-style-type: none"> Incidence of referrals to the Private Rented Housing Panel Administrative Records of 	<ul style="list-style-type: none"> Tackle poor management where it is highlighted within the powers available

	Private Landlord Registration	to the Council. <ul style="list-style-type: none"> • Suggest what other powers are necessary to tackle poor management in the sector.
Complexity of the housing system in the city both for people trying to meet their own housing requirements, and for partners to work together effectively	<ul style="list-style-type: none"> • Feedback from stakeholders and communities on awareness of housing options • Through consultation exercises such as those to develop the LHS 	<ul style="list-style-type: none"> • Develop improved approach to housing options, and the provision of information and advice. • Ensure engagement and partnership structures in the city are fit for purpose. • Making partnership a core objective of the LHS.

The following summarises the likely gaps and/or unreliability of the SEA baseline data, and outlines how these gaps might be minimised:

- SIMD is a good indicator of deprivation but poorly reflects the housing dimension of deprivation. Local information from RSLs on turnover rates of housing and demand for housing can provide a proxy for identifying housing regeneration issues in different areas.
- The Scottish House Condition Survey is a sample survey and therefore, does not adequately identify the level of Below Tolerable Houses (BTS) in the city. The Council undertook a Private Sector House Condition Survey in 2005 with a large sample which allowed the survey to identify and quantify BTS houses in the private sector, particularly in the older tenemental stock. However, it is unlikely in the current financial climate that resources would be directed towards such an exercise. Therefore, administrative records from various sections in the Council (private sector housing, environmental health etc) will be used to identify houses which are BTS.
- The Scottish House Condition Survey does not report below local authority level which means that local knowledge and some modelling work is required involving data on known stock types to estimate fuel poverty and energy efficiency levels at a more localised level. This helps to inform targeted actions.
- Poor management in the private rented sector is difficult to measure as many tenants do not want to report incidences due to fear of retaliation from the landlord. Administrative records can provide useful information in estimating poor management in the sector along with qualitative accounts from officers onsite.
- There is no prevalence based methodology endorsed nationally or locally to estimate levels of particular needs. Some work has been carried out locally to estimate the level of particular needs for certain groups within the city. The Census 2011 will give a better indication of a variety of housing needs when released in 2013.

4. LIKELY EVOLUTION OF THE ENVIRONMENT WITHOUT THE LHS

Without the Local Housing Strategy, it is considered that the likely future changes to housing and housing services in the city would be less strategic, less co-ordinated, and less deliverable. It is likely that regeneration activity in the city would be less focussed and partnership working more fragmented.

The LHS provides the focus for the development of housing strategy and policy in the city. It is the main engagement mechanism for communities and stakeholders to influence the strategy for housing investment and housing services in the city. If there was no LHS, there would be no formal forum for stakeholders to highlight the housing problems and issues experienced by different communities in the city, raising issues of equality.

The LHS provides a need and demand based assessment which guides the development of housing in the city, and informs the Local Development Plan. The LHS ensures that funding for affordable housing particularly is guided to meet the Council's priorities and address housing needs, especially for those which the housing market does not cater. Meeting the needs of homeless households and households with particular needs are key priorities for the LHS. Without the LHS, there is likely to be a less co-ordinated approach to meeting the needs of vulnerable households which would impact on equality outcomes and the health of the population.

The LHS provides a strategy to tackle Below Tolerable Standard and improve house condition which brings together public and private investment. Without the LHS, the city's housing assets are likely to be in a poorer state of repair.

5. ENVIRONMENTAL REPORT

5.1 Methodology for Assessing Environmental Effects

The Environmental Assessment (Scotland) Act 2005 requires that the assessment must include an analysis of short, medium and long-term effects; permanent and temporary effects; positive and negative effects; and secondary, cumulative and synergistic effects. In addition, we have not assumed that positive and negative effects cancel each other out.

The PPS and its alternatives, described earlier, have been assessed against the list of environmental issues set out in Schedule 3 of the Environmental Assessment (Scotland) Act 2005. Comments from the Consultation Authorities (SNH, SEPA and The Scottish Ministers (Historic Scotland)) have been taken into account regarding the methods, scope and level of detail in this Environmental Report.

Officers in the Council's Development & Regeneration Services considered the responses from stakeholders who responded to previous consultations on the LHS regarding environmental issues and considered the evidence on environmental problems in a workshop session. The LHS Strategic Housing Outcomes were assessed against SEA areas scoped into this assessment (Population; Human Health; Material Assets; Climatic Factors) and against the criteria outlined in the table below. The table includes the alternatives which were considered, as well as the potential measures identified which could reduce the impact of adverse effects of the LHS on the environment or enhance positive effects. Only alternatives which could realistically be delivered were included in the assessment. A number of alternative approaches suggested throughout the development of the LHS have not been identified as outcomes in this LHS draft, due to their impact on equalities, health and the environment. A summary of the assessment findings are in table 5 below and the full assessment findings can be found in Appendix A.

Table 5: Environmental Report: Assessment Template

Part of PPS	Population	Human Health	Material Assets	Climatic Factors	Information on any short, medium or long term, permanent or temporary, secondary, or cumulative effects	Potential measures identified that could prevent, reduce or offset any adverse effects or that could enhance positive impacts

Alternatives:	
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General Notes:	
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Key: Significant Positive Impact ++
 Minimal Positive Impact +
 Minimal Negative Impact -
 Significant Negative Impact --
 Unknown or Indeterminable Impact ?

5.2 Summary Assessment of Outcomes and Potential Cumulative Effects

The approach outlined in Table 6 below was taken to identify the cumulative effects of the LHS across the SEA issues. Table 6 is a summary of the tables in Appendix A. This allows us to consider not just the potential impact of each LHS outcome on the environment, but the cumulative impact of the LHS on specific areas of the environment eg. population, human health, material assets and climatic effects.

Impact of LHS Outcomes on the Environment

- Most LHS Outcomes will have a positive effect on the environment.
- No LHS Outcomes will have a negative effect on the environment.
- It is unclear what overall impact some LHS Outcomes will have on the environment and this requires further monitoring. These LHS Outcomes are 2.1, 2.2, 3.1, 3.3 and 3.4.

Cumulative Impact of the LHS on the Environment

- Overall the LHS has a very positive effect on population.
- Overall the LHS has a very positive effect on human health.
- Overall the LHS has a positive effect on material assets but ongoing monitoring is required.
- It is likely that the LHS will have a positive effect on climatic factors but further information and monitoring is required.

Table 6

Key

Significant Positive Impact ++

Minimal Positive Impact +

Minimal Negative Impact -

Significant Negative Impact - -

Unknown or Indeterminable Impact ?

LHS Outcomes	SEA Issues			
	Population	Human Health	Material Assets	Climatic Factors
1.1	++	+	+	?
1.2	++	+	+	?
1.3	++	+	?	?
1.4	++	++	+	+
1.5	+	++	++	+
1.6	++	++	+	+
1.7	+	+	+	-
2.1	+	+	?	?
2.1	+	++	-	?
2.3	+	+	+	?

3.1	?	?	?	?
3.2	+	+	+	++
3.3	+	?	?	?
3.4	?	+	?	+
3.5	+	+	+	?
Potential cumulative impact of the LHS on different areas of the SEA	Overall the LHS has a very positive effect on population.	Overall the LHS has a very positive effect on human health.	Overall the LHS has a positive effect on material assets but ongoing monitoring is required.	It is likely that the LHS will have a positive effect on climatic factors but further information and monitoring is required.

6. MONITORING OF THE ENVIRONMENTAL IMPACT OF THE LHS

Section 19 of the Environmental Assessment (Scotland) Act 2005 requires the Responsible Authority to monitor significant environmental effects of the implementation of the LHS.

An annual Monitoring Report will be submitted after the end of each financial year to the City Council's Executive Committee and referred to the Regeneration and Economy Policy Development Committee.

This report will be fed through the LHS Engagement Network for discussion of relevant issues beginning with the LHS Stakeholder Forum which has representatives from a variety of organisations including Housing Associations, NHS, private developers, Scottish Water, and many other organisations.

An interim Evaluation Report on the LHS will be submitted at or near to the mid-point of the Strategy which will incorporate the monitoring of significant environmental effects identified in this Environmental report. This will alert the Council to any unforeseen effects of the Strategy and allow the Council to take action.

A full Evaluation Framework will be the basis of the final evaluation of the LHS and related environmental effects, to be carried out in 2016.

Table 7 sets out the Strategic Outcomes within each LHS Theme and outlines how the LHS and its impacts will be monitored (including indicators, targets and timescales). Detailed monitoring information will be included with the final monitoring framework of the LHS. However, the data will build on the information available in Table 4 of this Environmental Report.

Table 7 Proposed LHS and SEA Monitoring Framework

Glasgow's Housing Strategy Key Outcomes	Relevant Indicators	Data Frequency/Type/Source	Baseline (Date)	Targets	Timescales
Key Actions and commitment by local partners for this outcome					

7. NEXT STEPS

Below are the next steps in the development and finalisation of the LHS and related SEA.

SEA Action/Activity	Milestone
Consultation on the Draft LHS and the Environmental Report	<p>Consultation Period begins on 22nd September 2011 with draft Local Housing Strategy.</p> <p>The consultation period will run until Friday 18th November 2011 for the consultation authorities, and for wider public and stakeholder consultation.</p>
Adoption	<p>A final report on the Local Housing Strategy will go to Glasgow City Council's Executive Committee in December 2011 for approval.</p> <p>An Environmental Adoption Statement will be developed in line with the finalisation of the final LHS for Council approval.</p>
Monitoring	<p>Annual monitoring as part of the LHS Monitoring Framework.</p>

Appendix A: Full assessment results

Key to Tables

Significant Positive Impact ++
Minimal Positive Impact +

Minimal Negative Impact -
Significant Negative Impact - -

Unknown or Indeterminable Impact ?

LHS Theme One:

REGENERATION: INCREASING THE SUPPLY AND IMPROVING THE QUALITY OF HOUSING AVAILABLE TO GLASGOW'S PEOPLE

Strategic Outcome 1.1	Population	Human Health	Material Assets	Climatic Factors	Information on any short, medium or long term, permanent or temporary, secondary, or cumulative effects	Potential measures identified that could prevent, reduce or offset any adverse effects or that could enhance positive impacts
<p>We will have increased the supply of good quality social housing and introduced more affordable housing to meet the city's housing needs</p>	++	+	+	?	<p>Short term energy consumption associated with demolition of old housing and development of new housing.</p> <p>Higher density housing will be replaced by lower density housing having a positive impact on health, but will consume more energy than high density housing.</p> <p>Improvements in the quality of housing will have long-term positive effects on human health and will meet an identified housing need for the population who require social housing.</p> <p>Longer term benefits as the new houses will be much more energy efficient than existing homes.</p>	<p>As there is a positive impact on the environment of increasing supply of housing, the Council will continue to work to deliver its stated target.</p> <p>Increasing the energy efficiency of the new houses through implementing higher standards for subsidised housing (Ecohomes Excellent), and through good design eg. a energy efficiency 'Glasgow House.'</p> <p>Investigate renewable energy and use of community-based energy.</p> <p>Building on brownfield sites and cleaning soil onsite (as in Commonwealth Games Village).</p> <p>Ensure materials from demolition sites are re-used/ recycled.</p> <p>Looking into affordable local sourcing of materials for development.</p> <p>Ensuring physical regeneration is accompanied by social regeneration by putting in place Community Benefit Clauses for new development particularly for local training and work, which will decrease the need for transport, and increase the positive impacts on population.</p>
<p>Alternatives:</p>	<ul style="list-style-type: none"> • Stop or reduce number of demolitions of poor quality, low demand housing • Reducing the housing supply target for social rented housing from 7,660 • Increase the number of social housing units developed 					

General Notes:	<p>Not demolishing the poor quality, low demand housing (particularly multi-storey housing) would allow little opportunity to improve the neighbourhood environment, creating more opportunities for social interaction, and reducing the health opportunities of residents. This housing is poor quality with investment to bring it up to a reasonable standard (and low energy efficiency standard) being prohibitively high. Without demolition, there is no opportunity of improving the housing fabric in these communities.</p> <p>Not delivering the target of 7,660 new socially rented units over the 5 years of the LHS would impact adversely on new household formation, may increase homelessness, and is likely to contribute to overcrowding which would have severe impacts on human health, both physical and mental health.</p> <p>As the development of new social housing appears to have a positive long term impact on the environment, consideration was given to increasing the target for development. In reality, increasing the number of social housing units developed would be very difficult given the current financial climate and lack of funding to subsidise affordable housing development.</p> <p>The Local Development Plan assesses all sites for housing on a site by site basis.</p>
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Strategic Outcome 1.2	Population	Human Health	Material Assets	Climatic Factors	Information on any short, medium or long term, permanent or temporary, secondary, or cumulative effects	Potential measures identified that could prevent, reduce or offset any adverse effects or that could enhance positive impacts
We will have increased the supply of good quality housing for owner occupation	++	+	+	?	<p>Short term energy consumption associated with demolition of old housing and development of new housing.</p> <p>Higher density housing will be replaced by lower density housing having a positive impact on health, but will consume more energy than high density housing.</p> <p>Longer term benefits as the new houses will be much more energy efficient than existing homes, and will provide higher quality neighbourhood.</p> <p>There is generally more car useage in owner occupied developments than in social development which may impact on climatic factors over the long term.</p>	<p>As there is a positive impact on the environment of increasing supply of housing, the Council will continue to work with the private sector to deliver its stated target through supporting schemes which help households into owner occupation.</p> <p>The Council should consider that where it owns the land for development, that it requires higher standards of energy efficiency in development.</p> <p>LHS will link strategically with the Local Development Plan to ensure there are policies in place to ensure new housing developments include effective waste management plans and opportunities for recycling, and that new developments are connected to public transport and low car useage policies.</p>

Alternatives:	<ul style="list-style-type: none"> • Reduce the target of developing 10,496 owner occupied houses between 2011-16 • Increase the target for developing more owner occupied housing
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General Notes:	<p>The Housing Need and Demand Assessment identified a demand for private sector housing to meet household growth in the city. Not delivering the target would impact adversely on new household formation, may increase homelessness, and is likely to contribute to overcrowding which would have severe impacts on human health, both physical and mental health.</p> <p>Increasing the target for development of more owner occupied housing may mean land release would be required, would mean there may be an oversupply of private housing, and in reality, the private sector may not be able to deliver due to the financial constraints borrowing to develop new housing, and the lack of demand from buyers due to restrictions on mortgage availability. A priority for the LHS and Local Development Plan is the re-use of brownfield sites and it is important that development takes place on brownfield land and on other sites which have already been rigorously assessed as being priorities for development due to links to transport etc.</p> <p>Some of the new private housing development in the city will be in areas where there is currently social housing which is poor quality and in low demand and is scheduled to be demolished.</p> <p>The LHS has much less leverage in influencing the standards and design in new build in the private sector than in the social housing/ affordable sector where development is generally subsidised.</p> <p>The Local Development Plan assesses all sites for housing on a site by site basis.</p>
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Strategic Outcome 1.3	Population	Human Health	Material Assets	Climatic Factors	Information on any short, medium or long term, permanent or temporary, secondary, or cumulative effects	Potential measures identified that could prevent, reduce or offset any adverse effects or that could enhance positive impacts
We will have increased the supply of good quality family housing across all tenures	++	+	?	?	<p>Larger family housing is generally less energy efficiency has higher car useage than higher density development which will impact on climatic factors in the long term.</p> <p>Access to suitable family accommodation can have enormous positive impacts on health particularly for households who are overcrowded, or who have family members with particular needs, such as Autism Spectrum Disorder. This can reduce demands on services and so reduce energy consumption.</p> <p>Retaining families within the city can reduce commuting and can have a long term positive impact on climatic factors.</p>	<p>Promote housing design which would allow for family housing to be developed on a higher density basis eg. townhouses.</p> <p>LHS will link strategically with the Local Development Plan to ensure there are policies in place to ensure new housing developments include effective waste management plans and opportunities for recycling, and that new developments are connected to public transport and low car useage policies.</p> <p>When developments of private and social housing are being planned as part of a mixed tenure development, ensure that energy efficiency standards are high across all housing tenures and types, and where possible look at efficient energy measures such as combined heat and future, to reduce fuel poverty and positively impact on carbon reduction.</p>

Alternatives:	Converting existing housing into larger family units
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General Notes:	<p>The LHS has identified a housing need for family housing across all tenures.</p> <p>Conversion of existing housing would mean a reduction in the availability of smaller housing units, and there continues to be a need for small as well as family sized housing in the city.</p>
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Strategic Outcome 1.4	Population	Human Health	Material Assets	Climatic Factors	Information on any short, medium or long term, permanent or temporary, secondary, or cumulative effects	Potential measures identified that could prevent, reduce or offset any adverse effects or that could enhance positive impacts
We will have increased the supply of new and converted accessible housing, as well as housing for particular needs	++	++	+	+	<p>Increasing the supply of new housing will impact temporarily negatively in the build stage, but will deliver positive long term for human health and will enable people to live independently.</p> <p>Adapting existing housing enables people to stay at home for longer which reduces the need for the development of specialist care homes and hospitals.</p> <p>Increasing the accessibility of new housing means that the built form will meet needs for longer in the future.</p>	<p>Put in place processes with partner organisations for recycling adaptations such as stair lifts when they are no longer required by a household.</p> <p>Work with partners to ensure resources are in place to adapt houses to meet needs and to develop new housing to meet particular needs.</p> <p>Implement revised targets for accessible wheelchair housing for the social housing sector for new build, and implement high standards of energy efficiency so that vulnerable groups are less at risk of fuel poverty.</p> <p>Encourage private developers to develop accessible housing.</p>

Alternatives:	No credible alternative as the Council is required to meet the community care needs of the population and there is not enough housing which is accessible or has the potential to be made more accessible (at a reasonable cost) in the current housing stock.
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General Notes:	<p>Glasgow has a high level of long term limiting illness and disability. 70% of Glasgow's housing stock are flats, some of which can be adapted to be more accessible and others cannot (at a reasonable cost) making new build key to ensuring the needs of the population can be met in the future, particularly with an ageing population.</p> <p>Not providing more accessible housing in the city may lead to people leaving the city and their established family and support networks, which may impact adversely on human health and population, and is likely to increase the need for increased travel for support and to access services such as hospitals.</p>
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Strategic Outcome 1.5	Population	Human Health	Material Assets	Climatic Factors	Information on any short, medium or long term, permanent or temporary, secondary, or cumulative effects	Potential measures identified that could prevent, reduce or offset any adverse effects or that could enhance positive impacts
Across all housing tenures, we will have increased the proportion of the housing which meets the current SHQS	+	++	++	+	<p>In the short term, there will be an adverse impact on climatic factors due to the improvement works to be undertaken.</p> <p>The housing as a material asset will improve and the lifetime of the house is likely to be prolonged through the improvement.</p> <p>It will have long term positive effects on climatic factors and on human health.</p>	<p>Encourage owners in the private sector to improve the quality of the housing stock through the provision of information and advice, and through targeted improvement schemes (as outlined in the Council's Scheme of Assistance). If works are being undertaken, owners are encouraged (and required, if grant is being provided) to improve the energy efficiency of their property.</p> <p>Support the demolition of social housing which cannot meet the SHQS within reasonable costs.</p>

Alternatives:	Only endorse the target of social housing meeting the SHQS.
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General Notes:	<p>All social housing must meet the Scottish Housing Quality Standard (SHQS) by 2015. The private sector housing sector in Glasgow comprises almost half of the housing stock in the city and it continues to grow. Private housing does not have to meet the standard and the Council has no powers to compel owner occupiers to meet the SHQS. To only consider the social housing sector in the LHS would ignore a large part of the housing fabric in the city.</p> <p>Part of the SHQS is that the house is not Below the Tolerable Standard (BTS) which is a condemnatory. There are estimated to be over 7,000 houses in the private sector which are BTS. The Council can and does take enforcement action against properties that are BTS where these properties are identified.</p>
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Strategic Outcome 1.6	Population	Human Health	Material Assets	Climatic Factors	Information on any short, medium or long term, permanent or temporary, secondary, or cumulative effects	Potential measures identified that could prevent, reduce or offset any adverse effects or that could enhance positive impacts
<p>Across all tenures, we will have increased the energy efficiency of the City's housing and taken steps to mitigate the impact of increasing energy costs on the level of fuel poverty in the City.</p>	++	++	+	+	<p>There will be short term negative impacts of carrying out energy efficiency works on housing.</p> <p>Medium and long term benefits in terms of impact on climate, on population due to increasing the affordability of energy use, and on health by reducing potential of households being in fuel poverty.</p> <p>Supporting households to increase fuel useage so that they live in a warm house is likely to have a small impact on climatic factors. When taking account of reduced admission to hospitals (and related journeys), and negative impact on health, the positive benefits are likely to outweigh the negative.</p>	<p>Ensure that the impact on the environment is reduced when carrying out energy efficiency works and in new build housing development, through reducing transport, using local sourcing, and recycling where possible.</p> <p>Utilise and promote all energy efficiency schemes including national Insulation Schemes where possible to assist owners and housing providers to improve the energy efficiency of their home.</p> <p>Work with social housing landlords to find solutions to meet the new SHQS when announced, and optimise the positive impact on the environment.</p> <p>Provide information and advice to owner to use their energy systems appropriately, and to access the cheapest energy available to help reduce fuel poverty.</p> <p>Ensure the Fuel Poverty Partnership in the city work together to identify the fuel poor and raise awareness of fuel poverty and the services available to achieve affordable warmth.</p> <p>Develop a profile of the energy efficiency of the city's housing stock to help drive improvement required to match the energy savings required by the Climate Change Act.</p>

Alternatives:	There is no viable alternative as the energy efficiency of the housing stock has a vital part to play in reducing carbon emissions.
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General Notes:	<p>The current SHQS for the social sector will not deliver the emissions reduction target required as the level is relatively low. It is expected that the Scottish Government will announce a new SHQS in the coming months which will require social housing to meet higher energy efficiency criteria than in the current standard.</p> <p>The Council were successful in a bid in 2011 to the IBM Smarter Cities Challenge. IBM have made recommendations relating to addressing sustainability, climate change the fuel poverty in the city and focus on processes, policy, energy literacy and new economies. A report will be available in the near future, and will inform further development of the final LHS.</p>
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Strategic Outcome 1.7	Population	Human Health	Material Assets	Climatic Factors	Information on any short, medium or long term, permanent or temporary, secondary, or cumulative effects	Potential measures identified that could prevent, reduce or offset any adverse effects or that could enhance positive impacts
We will have improved neighbourhood quality across the City.	+	+	+	-	<p>Improving neighbourhood quality will involve more intensive management and carrying out physical improvement, both of which will impact adversely on climatic factors over the short to medium term.</p> <p>Positive impact on human health and population.</p> <p>Improved neighbourhood quality enhances the quality of housing assets, and so directly impacts on making housing more sustainable over the long term.</p>	<p>Joining up different partners activities in improving neighbourhood quality so reducing the number of journeys required.</p> <p>Promote sustainable housing management principles and good practice among RSL partners through forums such as the Local Housing Forum network.</p> <p>Use vacant land for community gardens and growing projects where possible.</p> <p>Use vacant land for improving refuse/ recycling facilities which stops fly tipping, and reduces journeys to recycling tips off site.</p> <p>Monitor neighbourhood quality so that areas which are deteriorating can be identified early and action taken.</p>

Alternatives:	Target improvement in certain neighbourhoods where neighbourhood quality is particularly poor.
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General Notes:	<p>It is likely that lack of resources will mean that certain neighbourhoods will be targeted. However, it is felt that a city-wide approach is necessary as neighbourhoods can decline relatively quickly if ongoing monitoring and some service provision is not present.</p> <p>After inadequate heating and homelessness, a poor quality environment is reported as the most common housing factor affecting both mental and physical health.</p> <p>Glasgow has more vacant sites than the rest of Scotland combined. This is to do with the legacy of industry in the city and the number of 'banked' housing sites due to the slow economic recovery.</p>
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LHS Theme Two:

IMPROVING ACCESS TO APPROPRIATE HOUSING FOR GLASGOW'S PEOPLE

Strategic Outcome 2.1	Population	Human Health	Material Assets	Climatic Factors	Information on any short, medium or long term, permanent or temporary, secondary, or cumulative effects	Potential measures identified that could prevent, reduce or offset any adverse effects or that could enhance positive impacts
Homelessness is prevented and if not prevented, is addressed quickly	+	+	?	?	<p>Homelessness affects a small percentage of the population of the city and there will have a small impact on population and human health overall, but a large impact on those households involved.</p> <p>For the even smaller number of people who end up rough sleeping, there will be negative impacts on human health so preventing rough sleeping is important.</p> <p>Level of service and resource required to address homeless in the city is considerable so any reduction in homelessness is likely to have a small positive impact on climatic factors.</p> <p>Priority for new specialist housing development is for housing for homeless which may have a small impact on climatic factors and material assets.</p>	<p>For the small number of new housing developments concerned with homelessness, use of locally sourced materials, using local labour, and utilising brownfield sites should be considered.</p> <p>Improve time between people presenting as homeless to the Council and being housed to reduce level of resources required over a long time period and improving the health outcome for the household.</p> <p>Work with RSLs, private landlords, mortgage providers and organisations who provide housing support, to reduce the incidence of homeless and to find solutions for homelessness when it occurs.</p> <p>Improve housing options advice so that people can find a solution for their housing need.</p>

Alternatives:	There is no viable alternative as legislation states that by 2012 there will be the abolition of priority meaning more homeless households will require permanent housing. Prevention is the key to delivering this target.
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General Notes:	<p>In terms of the population of Glasgow, Homelessness affects only a small percentage although a sizeable number at over 10,000 people presenting each year and another 1600 being in temporary homeless accommodation at any one time. However, for those people affected, homelessness has an enormous impact on health. The level of services and resources required to address homeless in the city is considerable.</p> <p>There has been an overall decline in the number of people who slept rough the night before reporting as homeless, from 642 people in 2006/07 to 375 in 2010/11.</p>
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Strategic Outcome 2.2	Population	Human Health	Material Assets	Climatic Factors	Information on any short, medium or long term, permanent or temporary, secondary, or cumulative effects	Potential measures identified that could prevent, reduce or offset any adverse effects or that could enhance positive impacts
More people are living independently and receiving the support they require	+	++	-	?	<p>Independent living has positive impacts on human health, both physical and mental health.</p> <p>Positive long term impact on health, population and climatic factors as people are supported in their own home so more care homes etc do not have to be constructed.</p> <p>More people can access local informal support from friends and family but more car journeys for official support as clients live at home.</p> <p>Negative impact on human health if the support required is not available as the potential for accidents and falls increase.</p> <p>Potential negative impact on material assets as older people and people with disabilities may not be able to maintain their house.</p>	<p>Housing providers, Social Work Services and Health to work together to ensure that carers are given assistance to continue to provide support to their family member or friend.</p> <p>Schemes such as handyperson services, Care and Repair services, and garden maintenance services are delivered across tenures to assist people to maintain their properties.</p> <p>Links are made between partner organisations so that people at risk of fuel poverty are identified, and that people identified as at risk of fuel poverty may require additional support to live independently.</p>

Alternatives:	More people live in supported living environments in core and cluster developments or residential establishments.
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General Notes:	<p>Most evidence suggests that most people would choose to live independently or want to continue to live independently in their own home with some support. Choice is very important so the LHS acknowledges that in some circumstances, people may choose or may need to live in a supported living environment. However, with the level of particular needs in the city and a growing, ageing population towards 2020, there will be limited resources to build additional specialist developments.</p>
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Strategic Outcome 2.3	Population	Human Health	Material Assets	Climatic Factors	Information on any short, medium or long term, permanent or temporary, secondary, or cumulative effects	Potential measures identified that could prevent, reduce or offset any adverse effects or that could enhance positive impacts
We maximise the use of our existing housing stock and develop a city-wide Common Housing Register	+	+	+	?	<p>Enabling people to live in the size and type of property they require can reduce fuel poverty eg. downsizing, and reduce the need for support services eg. accessible housing.</p> <p>Reducing the number of housing application forms to be completed and posted will impact positively in a small way on climatic factors.</p> <p>Empty properties in any tenure is the underutilisation of material assets and can blight areas impacting on population and human health. These houses can help address housing needs but may have small impact on climatic factors if repairs are required.</p>	<p>Having better information about the stock enables people to move to the most appropriate housing available. We will continue to work to implement a CHR across the city.</p> <p>We will improve housing options information and advice so that people in all tenures will have better information about the options available.</p> <p>Consider the options and associated costs to bring properties that are empty back into use.</p>

Alternatives:	<p>We do not maximise the use of our existing housing stock.</p> <p>We do not develop a Common Housing Register Across the City but remain with over 60 housing association forms to fill in, or develop local registers.</p>
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General Notes:	<p>Most of the city's housing stock will remain for many years to come. With a changing population with different housing needs, we need to utilise our existing housing better and improve the way we plan for future change. Not taking action to maximise the use of the housing stock is therefore not an option, particularly as there is less opportunity to build new housing to meet needs due to the current economic situation.</p> <p>Currently there are over 60 social housing landlords operating in the city. If someone looking for housing wanted to apply to every landlord in the city, he/she would have to fill in almost the same number of housing application forms, most of them being paper based systems. Local Housing Registers could be developed. However, this would not reduce the impact on paper useage or on travel journeys to deliver the application forms, the scale of the city-wide CHR means that a more efficient internet based system can be developed, and the impact on human health of only having one form to fill in, potentially electronically, is significant in terms of physical and mental health.</p> <p>It is estimated that there are 660 private sector properties which have been empty for more than 6 months. Some of these properties could be brought back into use. Most of the empty properties in the social housing sector are scheduled for demolition or will be improved to meet relevant standards.</p>
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LHS Theme Three:

DELIVERY: MAXIMISING RESOURCES, IMPROVING PARTNERSHIP WORKING AND EFFECTIVE MONITORING

	Population	Human Health	Material Assets	Climatic Factors	Information on any short, medium or long term, permanent or temporary, secondary, or cumulative effects	Potential measures identified that could prevent, reduce or offset any adverse effects or that could enhance positive impacts
<p>Strategic Outcome 3.1</p> <p>We will have promoted positive partnerships and co-ordination among statutory and voluntary agencies across a range of housing and housing related areas</p>	?	?	?	?	<p>Difficult to determine any impacts on the environment as this is strategic outcome is concerned with 'how' we deliver rather than what we want to deliver.</p>	

Alternatives:	No alternatives considered as the LHS outcomes can only be delivered in partnership with other organisations.
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General Notes:	<p>It is possible that partnership working may have a positive impact on all SEA areas as it will ensure that efforts are more co-ordinated, are likely to utilise less resources over the longer term, and will hopefully achieve positive outcomes for the Glasgow's residents in terms of population and health.</p> <p>As the LHS has been through a formal strategic environmental assessment, it is the intent that the concern for the impact of the environment of housing activity will be shared by partners in the private and voluntary sectors who possibly have not considered environmental issues in a structured way.</p> <p>Partnerships such as the Fuel Poverty Partnership, Sustainable Glasgow, partnerships with health, energy companies, Local Housing Forums, and for specific projects like the City Legacy Consortium at the Commonwealth Games Village and the Transformational Regeneration Areas (Shadow) Partnership Board are central to delivering the LHS outcomes.</p>
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Strategic Outcome 3.2	Population	Human Health	Material Assets	Climatic Factors	Information on any short, medium or long term, permanent or temporary, secondary, or cumulative effects	Potential measures identified that could prevent, reduce or offset any adverse effects or that could enhance positive impacts
We will work together with our partners in a smarter way, maximising financial innovation and the opportunities offered by new technologies	+	+	+	++	<p>Funding from utilities improves the energy efficiency of the housing stock impacting in a significant way on climatic factors.</p> <p>Implementing partnerships to develop new construction methods such as off site manufacture and energy efficient technologies will positively enhance the impact on climatic factors and material assets, and in creating new housing will impact on population.</p> <p>Financial innovation to fund new housing development to meet housing needs, and will have a positive impact on population, human health, and population.</p> <p>Supporting first time buyers to purchase housing through mortgage support schemes will have a positive impact on material assets and population.</p>	<p>Continue to utilise energy efficiency programmes, such as the Community Energy Savings Programme (CESP) which has been a much needed source of funding for Housing Associations partners, facilitated by the Council and funded by the utilities, and the Green Deal/ Energy Efficiency Obligations which will follow CESP.</p> <p>Continue to develop and implement the work of partnerships between the Council, housing providers both social and private, and utilities to develop housing and new energy efficiency measures which are innovative.</p> <p>Continue to support new housing development and access to finance for mortgages, particularly for newly forming households.</p> <p>Learn from Best Practice in other areas and by other partnerships to ensure innovative practices are utilised in Glasgow, and that Glasgow's good practice is shared to improve the overall positive impact on the environment.</p> <p>The Council will investigate opportunities for replicating the Glasgow House concept and other energy efficiency construction methods for new homes across the city.</p>

Alternatives:	No viable alternatives.
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General Notes:	<p>This outcome is concerned with how we deliver the LHS outcomes, rather than what we want to achieve. However, this outcome does highlight the importance of innovation in tackling the housing problems and environmental challenges identified in this environmental report.</p> <p>There is no viable alternative to working smarter in the current financial climate if the LHS is to contribute to achieve corporate and national objectives.</p> <p>The Glasgow House project is a unique partnership between the Council's Arms Length Construction Company City Building, Glasgow Housing Association and PRP Architects. The Glasgow House prototype incorporates high levels of insulation, efficient heating systems, solar gain through the use of sun rooms and solar thermal panels. Royal Strathclyde Blindcraft Industries, one of Europe's largest supported employment facilities, manufactured timber kits and furniture.</p>
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Strategic Outcome 3.3	Population	Human Health	Material Assets	Climatic Factors	Information on any short, medium or long term, permanent or temporary, secondary, or cumulative effects	Potential measures identified that could prevent, reduce or offset any adverse effects or that could enhance positive impacts
We will have delivered, with our partners and stakeholders, new housing and improved housing services more efficiently and effectively within tight financial constraints	+	?	?	?	<p>The proposal for considering more off-site manufacture for new housing will impact on climatic factors. However, it is unclear at present whether this will have a positive or negative effect.</p> <p>Joint delivery of services will reduce number of journeys, reduce energy costs for offices, and is likely to have a positive impact on population due to improved service provision.</p>	<p>Evaluate the environmental impact of off-site manufacture in comparison to current practice.</p> <p>Pilot partnership working with complementary services and agencies to share offices and reduce costs eg. Housing Options Pilot.</p> <p>Continue to monitor the impact on the environment of housing activities which may impact adversely on the environment due to the requirement to cut expenditure.</p>

Alternatives:	No viable alternative due to the financial climate.
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General Notes:	Tight financial constraints have directed the LHS to reconsider the really important priorities for investment and development, and the most efficient way of delivering these.
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	Population	Human Health	Material Assets	Climatic Factors	Information on any short, medium or long term, permanent or temporary, secondary, or cumulative effects	Potential measures identified that could prevent, reduce or offset any adverse effects or that could enhance positive impacts
<p>Strategic Outcome 3.4</p> <p>We will have secured a substantial improvement in the quality of management of the private rented sector (PRS)</p>	?	+	?	+	<p>Improved management in the PRS will have a positive impact on the human health of a small number of households.</p> <p>Improved management is likely to result in lower turnover of properties, and less statutory services visits, which will reduce the negative impact on climatic factors.</p>	<p>Continue to work in partnership areas such as Govanhill which are recognised as having poorly managed private rented stock, along with other neighbourhood problems</p> <p>Council will establish Private Sector Housing forums in pressured areas to address local issues in a pro-active and co-ordinated way.</p>

Alternatives:	Poorly managed private rented stock is purchased by other landlords to manage.
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General Notes:	<p>The Council has no power to require that private landlords no longer manage property, unless they are not assessed as being 'fit and proper' by Private Landlord Registration. Funding for Housing Associations to purchase properties which are poorly managed is not often available from Scottish Government and this is unlikely to be the case in the future.</p> <p>The Private Rented Sector houses around 15% of households in Glasgow and plays an important role in the housing system of the city. There is a small minority of landlords who manage their housing and their tenants poorly, but this can have an enormous effect on the households but also in the wider community, particularly if poor management practice is concentrated in certain geographical areas. A key link with housing management is the quality of the housing stock and it would be an objective of this outcome that property condition improved in parallel with improvement in management practice, and landlords would be supported through the Council's Statement of Assistance to achieve better property condition.</p>
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Strategic Outcome 3.5	Population	Human Health	Material Assets	Climatic Factors	Information on any short, medium or long term, permanent or temporary, secondary, or cumulative effects	Potential measures identified that could prevent, reduce or offset any adverse effects or that could enhance positive impacts
We will have improved standards of service in the social rented sector within the framework of the Social Housing Charter	+	+	+	?	Improved service provision is likely to have a positive impact on population and human health, and potentially material assets as there may be improvements required in the housing fabric.	When more details of the Social Housing Charter become available, the Scottish Government and partners should assess the impact on the environment.

Alternatives:	The Social Housing Charter is required by the Housing (Scotland) Act 2010 and therefore, no alternatives are viable.
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General Notes:	The Social Housing Charter will set out national objectives and standards for social landlords, as required by the Housing (Scotland) Act 2010.
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End of Glasgow Local Housing Strategy Environmental Report