



Glasgow City Council

**Economy, Housing, Transport and Regeneration
City Policy Committee**

**Report by George Gillespie, Executive Director of
Neighbourhoods, Regeneration and Sustainability**

Item 3

11th March 2025

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Statement Of Assistance (SOA) – Housing (Scotland) Act 2006 – Section 72

Purpose of Report:

To update the current 'Statement (Scheme) of Assistance' which the Council requires to produce to meet its obligations under S.72 of the Housing (Scotland) Act 2006.

Recommendations:

Committee is asked to:

- 1) To consider the updates to the current 'Scheme of Assistance'.
- 2) To consider that the Scheme of Assistance meets the Council's obligations under Section 72 of the Housing (Scotland) Act 2006.

Ward No(s):

Citywide: ✓

Local member(s) advised: Yes ☐ No ☒ consulted: Yes ☐ No ☒

1. Background

- 1.1 The Housing (Scotland) Act 2006 introduced a new policy framework in relation to the repair, improvement and maintenance of private sector housing and required in terms of Section 72 of the Act for local authorities to produce a Statement (Scheme) of Assistance, setting out the circumstances in which it will provide information and advice, practical support or financial assistance to homeowners and private sector tenants to help maintain, repair and adapt their homes.
- 1.2 The revised Statement with the relevant appendices is attached as Appendix 1.
- 1.3 The main source of finance for the activities covered by the Scheme is the Private Sector Housing Grant (PSHG).
- 1.4 The original statement was approved by committee on 17 April 2009 and was last revised on 22 June 2016. The Statement requires to be revised from time to time to reflect changing circumstances and work priorities.

2. The Statement of Assistance

2.1 General Information and Priorities.

Section 1 of the Statement sets out the Council's vision and priorities in terms of assistance. Revisions in this section are relatively minor but include placing greater emphasis on bringing empty homes back into use and highlighting the role of the Private Rented Sector Hub team in Section 1.5:

- The Council's vision and strategy of continuing to encourage private owners to take responsibility for the maintenance and repair of their property- Section 1.2.
- Partnering organisations are listed, in Section 1.3, who currently help NRS Housing Services to deliver its work programmes and priorities;
- In Section 1.4 the priority works for assistance and priority areas remain unchanged albeit a greater emphasis is now being placed on bringing longer term empty homes (defined as being empty for more than 6 months) back into use.
- Section 1.5 provides a summary of the various assistance the Council provides to homeowners including practical assistance to support owners bringing empty homes back into use and to directs them to Section 3.4 of the Statement for financial assistance.
- The Private Rented Sector (PRS) Housing and Welfare Hub (PRS Hub) is based within Neighbourhoods, Regeneration and Sustainability (NRS) Housing Services. The team plays a crucial

role in the prevention of homelessness intervening to support families who are at risk of becoming homeless or are living in poor quality housing. It also works with other Council Services to address fuel poverty and property issues associated with condensation and dampness.

2.2 Adaptations and Standard Amenities for People with a Disability:

Section 2 of the Statement reaffirms that Local authorities have a legal obligation to provide grant assistance for certain critical adaptation works to meet the needs of a disabled person. The main revisions in this section include the introduction of an opt out service for adaptations to give owners a choice and the current funding arrangement of the Glasgow Care and Repair service:-

- NRS Housing Services Private Sector team will continue to manage the adaptations' programme on the Glasgow City Health & Social Care Partnership's(HSCP) behalf.
- The assessment period for people with critical needs is 2 weeks, subject to prioritisation and demand on the service and the period for 'recommendation for a permanent adaptation' will be completed in 10 working days. This was previously shown as 5 working days.
- The installation of stairlifts continues to be delivered through the Equipu service.
- It is envisaged that the vast majority of standard amenity installations or structural alteration works will continue to be processed through the 'Managed Service' operated by Assisted Living, a division of City Building LLP however, a review was undertaken by the HSCP to develop an 'opt out' service in order to give clients the choice in the use of contractor. On the 15th May 2024 a report titled [Review of Private Sector Adaptation Policy: Opt Out of Assisted Living](#) was approved by the Integration Joint Board (IJB).
- Private owners will continue to receive a mandatory grant of 80%, irrespective of income, towards the approved cost of works of a critical adaptation.
- Applicants receiving any of the income replacement benefits highlighted in Section 2.3.1 of the Statement will receive 100% of the approved cost of works of a critical adaptation.
- As a result of an internal Council review NRS Housing Services and HSCP agreed to jointly fund the Glasgow Care & Repair service which continues to provide important housing and health related services to elderly and vulnerable citizens in Glasgow.

2.3 House Condition Works

Section 3 of the Statement again lists the various types of assistance available to house owners to help them to maintain and repair their properties. Revisions in this section cover:

- Loan options for energy efficiency works and works covered under the Home Energy Scotland Grant and Loan Scheme have been updated.
- NRS Housing Services continues to prioritise owners in older tenement buildings for grant funding (see priorities for assistance highlighted in Section 1.4 of the Statement). Funding coming from PSHG.
- Grant assistance at the standard rate of 50% of approved expense continues to be considered for owner/occupiers to repair their tenement building. Private landlords could be considered for grant assistance ranging from 20%-50% depending on circumstances.
- Where financial assistance is being provided for major repair works energy efficiency measures will be eligible for grant consideration
- An Update on the Empty Homes Action Plan, which can be found using this link [Committee Information - View Committee Document](#), was presented to Economy, Housing, Transport and Regeneration City Policy Committee on 23rd April 2024 whereby NRS Housing Services had given a commitment to look at providing grants to owners to help bring long term empty homes back into use. In the absence of Scottish Government funding we now propose to pilot grant assistance through our PSHG programme, targeting properties which have been lying empty for 12 months or more. Once the full details of the scheme have been agreed they will be published on our website. Grant assistance will not exceed 50% of approved costs.

2.4 **Enforcement Action**

Section 4 of the Statement confirms under what circumstances the Council would consider taking enforcement action and the updates are as follows:

- Section 4.1. has been reworded to state that NRS Housing Services may consider serving a Section 30 Notice on a property owner(s) where owners require to carry out essential common fabric repairs to their property or 'where the property is in such poor condition that it is adversely affecting adjoining properties. Should the owner(s) fail to carry out the works required in terms of the Notice the Council may be prepared to carry out the works in default.
- Section 4.5.3 – NRS Housing Services may consider compulsory purchase action where owners fail to address property disrepair or bring long term empty homes back into use.

3 Policy and Resource Implications

Resource Implications:

<i>Financial:</i>	Any financial implications set out in the report will be funded from PSHG.
<i>Legal:</i>	The Council will meet its legal obligations as this SOA has been prepared in accordance with the requirements of the Housing (Scotland) Act 2006.
<i>Personnel:</i>	Programmes of work will be delivered by the current Private Sector team within NRS Housing Services.
<i>Procurement:</i>	Where applicable, works and services will be procured from current frameworks which are in place.

Council Strategic Plan: The measures outlined in the report will contribute towards the following Grand Challenges and Missions.

Grand Challenge 2- increase opportunity and prosperity for all our citizens.

Mission 2 – Support the growth of an innovative, resilient and net zero carbon economy

Grand Challenge 4 – Enable staff to deliver Essential Services in a Sustainable, Innovative and Efficient way for our Communities:

Mission 1 – Create safe, clean and thriving neighbourhoods.

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.

The SOA will help deliver key strategic outcomes and is a priority within the Local Housing Strategy which is subject to an Equalities Impact Assessment.

What are the potential equality impacts as a result of this report?

The Council's approach to safeguarding and improving the housing stock will help improve living standards and bring benefits to many residents and vulnerable groups.

Please highlight if the policy/proposal will help address socio-economic disadvantage.

Key policy actions within the report will help tackle housing standards for private owners and tenants, help to improve living conditions and address fuel poverty.

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify:

This report supports the following Climate Plan actions:

Action 8: Continue to work with Scottish Government to maximise funding for Area Based schemes to invest in improving energy efficiency and tackling fuel poverty in private sector housing.

Action 9: Prepare an investment improvement plan for older (pre1919) tenements and private sector housing.

Action 39: Facilitate the retrofit of private sector housing.

What are the potential climate impacts as a result of this proposal?

Maintaining the current housing stock and carrying out energy efficiency measures as supported in the statement of assistance will aim to reduce carbon emissions.

Privacy and Data Protection Impacts:

Are there any potential data protection impacts as a result of this report

No privacy or data protection impacts identified.

4 Recommendations

Committee is asked to:

1. To consider the updates to the current 'Scheme of Assistance'.
2. To consider that the Scheme of Assistance meets the Council's obligations under Section 72 of the Housing (Scotland) Act 2006.