



Glasgow City Council

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

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

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Item 1

4th June 2024

**RESPONSES TO QUESTIONS FROM ECONOMY, HOUSING, TRANSPORT AND
REGENERATION CITY POLICY COMMITTEE**

Purpose of Report:

To receive responses to the questions raised at the Economy, Housing, Transport and Regeneration City Policy Committee of 23rd April 2024.

Recommendations:

The Committee is asked to note the contents of the report.

Ward No(s):

Citywide: ✓

Local member(s) advised: Yes ☐ No ☐

consulted: Yes ☐ No ☐

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

**Questions from Elected Members at meeting
held on 23rd April 2024**

Item 2	<p>Glasgow's Local Housing Strategy 2023 to 28 – Annual review</p> <p>Bailie Jenkins:</p> <p>Does the 92% in private rented properties in Glasgow reflect the trend of comparative cities in the UK such as Edinburgh, Manchester etc?</p> <p>Can information be provided in terms of private rents?</p>
Answer	<p>In summary, the PRS trend is reflective of increases in other comparative UK cities. Available data and analysis indicate that PRS rents have increased at a faster rate in Glasgow with higher percentage increases. Glasgow average PRS rents are comparable to Manchester and below those for Edinburgh.</p> <p>The trend data for PRS rent increases cited in the committee report was based on source data provided by CityLets. This data is specific to the Glasgow local authority area. It is not possible to provide comparative statistics for UK cities from this source.</p> <p>There are several alternative data sources and analysis. These provide comparative information at Broad Rental Market Area (BRMA) level. The BRMA are not coterminous with local authority boundaries. In Scotland, there are 18 BRMA. Glasgow is included within the 'Greater Glasgow' BRMA, which includes parts of East Renfrewshire.</p> <p>Scottish Government publishes annual updates on Private Sector Rents Statistics, with trend data for BRMA from 2010. The latest publication (see https://www.gov.scot/publications/private-sector-rent-statistics-scotland-2010-to-2023) includes comparative data and analysis for all 18 BRMA in Scotland. The following key statistics are noted:</p> <ul style="list-style-type: none">• The most common type of property in the private rented sector is a 2 bedroom property, with around half (49 per cent) of all private rented properties in Scotland estimated to be this size• Figures on changes to rents over the period from 2010 to 2023 should be considered in the context of the cumulative increase in the UK Consumer Price Index of 45.7% from the year to end September 2010 to the year to end September 2023.

	<ul style="list-style-type: none">Over the 13 year cumulative period from 2010 to 2023, six areas (Greater Glasgow, Lothian, East Dunbartonshire, Forth Valley, Fife and Dundee and Angus) have seen rent increases above the level of CPI inflation, for 2 bedroom properties.On this metric, Greater Glasgow and Lothian have seen the highest cumulative increase in private rents for 2 bedroom properties, with average rents rising by 86.2% and 79.3% respectively, equating to annualised growth rates of 4.9% and 4.6% when calculated on a compound annual increase basis between 2010 and 2023. <p>Comparative UK wide BRMA data is available via the Office of National Statistics for the period 2015 to 2024. (see ONS, Average private rent price and annual inflation, local authorities in England and Wales and Broad Rental Market Areas in Scotland, January 2015 to March 2024).</p> <p>The following key statistics are noted:</p> <table><tr><th>BRMA</th><th>2015 (Q4)</th><th>2023 (Q4)</th><th>Trend</th><th>% change</th></tr><tr><td>Greater Glasgow</td><td>£757</td><td>£1,190</td><td>£434</td><td></td></tr><tr><td>Salford</td><td>£631</td><td>£980</td><td>£349</td><td></td></tr><tr><td>Bristol, City of</td><td>£1,101</td><td>£1,696</td><td>£595</td><td></td></tr><tr><td>Manchester</td><td>£797</td><td>£1,148</td><td>£351</td><td></td></tr><tr><td>Lothian</td><td>£859</td><td>£1,236</td><td>£378</td><td></td></tr><tr><td>Leeds</td><td>£742</td><td>£1,059</td><td>£317</td><td></td></tr><tr><td>Cardiff</td><td>£696</td><td>£980</td><td>£284</td><td></td></tr><tr><td>Newcastle upon Tyne</td><td>£697</td><td>£964</td><td>£267</td><td></td></tr><tr><td>Birmingham</td><td>£687</td><td>£945</td><td>£258</td><td></td></tr><tr><td>Liverpool</td><td>£567</td><td>£743</td><td>£175</td><td></td></tr><tr><td>Oxford</td><td>£1,267</td><td>£1,638</td><td>£371</td><td></td></tr><tr><td>Aberdeen and Shire</td><td>£932</td><td>£783</td><td>-£149</td><td></td></tr></table> <p>Greater Glasgow BRMA has the highest percentage rent increase (57%) comparing average PRS rents for quarter 4 (Q4) 2015 to 2023. As at Q4 2023, average rents in Greater Glasgow BRMA were comparable to Manchester. BRMA with higher average rents include Lothian and Bristol City.</p>	BRMA	2015 (Q4)	2023 (Q4)	Trend	% change	Greater Glasgow	£757	£1,190	£434		Salford	£631	£980	£349		Bristol, City of	£1,101	£1,696	£595		Manchester	£797	£1,148	£351		Lothian	£859	£1,236	£378		Leeds	£742	£1,059	£317		Cardiff	£696	£980	£284		Newcastle upon Tyne	£697	£964	£267		Birmingham	£687	£945	£258		Liverpool	£567	£743	£175		Oxford	£1,267	£1,638	£371		Aberdeen and Shire	£932	£783	-£149	
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Item 2	<p>Glasgow’s Local Housing Strategy 2023 to 28 – Annual review</p> <p>Bailie Siddique:</p> <p>Can information be provided on the RAG system. What are the parameters?</p>																																																																	
Answer	<p>The RAG system is used to provide general appraisal of progress in relation to key action priorities and associated milestones. The LHS Delivery Plan includes a range of projects and programmes that require alternative measures, including quantitative outputs and qualitative assessment of progress to identified timescales. Therefore, the RAG assignment does not apply a fixed measure for all actions and is an appraisal based on known progress and any identifiable issues and risks.</p>																																																																	

	<p>'Amber' indicates minor slippage and this is considered to be where delivery of the project or output is not considered to be at risk. Timescales may have been extended or outputs are below target but there are known mitigating factors.</p> <p>'Red' indicates major slippage and this is considered to be where delivery of the project or output is considered to be at risk and requires an exceptional response. The committee report included one red measure for the action in relation to address homelessness and this reflects the scale and extent of the challenges resulting from the additional and unprecedented systemic pressures which Glasgow now faces in relation to homelessness needs which led the City Administration Committee to declare a 'Housing Emergency'.</p>
Item 4	<p>Bus Workstreams update</p> <p>Councillor Bolander:</p> <p>Fair Fare Review - Can details be provided in relation to a companion scheme?</p>
Answer	<p>Attached is a link which sets out detail of the companion travel scheme in Scotland https://www.mygov.scot/disabled-bus-pass/travelling-with-a-companion</p>