



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 2

23rd April 2024

**GLASGOW'S LOCAL HOUSING STRATEGY 2023-2028 ANNUAL REVIEW
REPORT: YEAR ONE (2023/24)**

Purpose of Report:

The purpose of this report is to provide members with an annual progress update of the actions outlined in Glasgow's Local Housing Strategy 2023-2028 Delivery Plan.

Recommendations:

Committee is asked to consider :

1. The progress of actions and key issues arising as set out in Glasgow's Local Housing Strategy 2023-2028 Annual Review Report Year One (2023-24).

Ward No(s):

Citywide: ✓

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

1 Introduction

- 1.1 On 18th May 2023, Glasgow City Council's City Administration Committee approved [Glasgow's Local Housing Strategy \(LHS\) 2023 to 2028](#). The approved [report](#) set out requirements for annual monitoring reports to be submitted to the Economy, Housing, Transport and Regeneration City Policy Committee reporting on Delivery Plan progress, meeting output targets and milestones, as well as highlighting significant new or emerging legislation, regulation or context that will impact on Glasgow's housing system.
- 1.2 This report outlines progress, issues arising, and engagement that has been undertaken by Neighbourhoods, Regeneration and Sustainability (NRS) Housing with internal and external partners. Further information is set out in [Glasgow LHS 23-28 Annual Review Report - Year One 2023 2024](#)

2 Background

- 2.1 Local authorities are required by the Housing (Scotland) Act 2001 to prepare a LHS supported by an assessment of housing need and demand. The LHS provides direction for tackling housing issues and informs future investment in housing and related services.
- 2.2 An LHS outlines what the Council and its partners aim to deliver for the city during the scheduled five-year period. Glasgow's LHS was prepared in accordance with [Scottish Government Guidance](#). NRS Housing undertook extensive consultation activity and engaged with a wide range of stakeholders and communities during the development of LHS during 2022 and 2023.
- 2.3 The Scottish Government published their long-term housing strategy 'Housing to 2040' during March 2021. The strategy set out four themes, priorities, and 20 key actions with associated sub-actions, all of which informed the development of Glasgow's LHS 2023-28.
- 2.4 In August 2022, Glasgow's Tenant-Led Housing Commission (Private Rented Sector) shared its final report, which set out 16 recommendations. The report and recommendations also informed the development of Glasgow's LHS 2023-28.
- 2.5 Glasgow City Council's Strategic Plan 2022-27 identifies four Grand Challenges for the council to deliver against. Glasgow's LHS 2023-28 makes a critical contribution to all four Grand Challenges, with a particular focus on missions to improve health and wellbeing, support inclusive, resilient and sustainable economic growth, become a net zero carbon city by 2030, and create safe, clean and thriving neighbourhoods.

3 Context

- 3.1 Glasgow's LHS 2023 to 2028 sets out the key statutory framework and context for delivering the city's strategic housing priorities and the actions are included in the Delivery Plan. Several important new challenges emerged during 2023/24, which have shaped, and will continue to shape, how Glasgow City Council and our partners take forward actions set out in the LHS Delivery Plan.
- 3.2 On 30th November 2023, a report to Glasgow's City Administration Committee outlined the severe housing and homelessness pressures that Glasgow City Council and Glasgow City Health and Social Care Partnership are facing. As a result, Glasgow City Council's City Administration Committee formally declared a 'housing emergency' in the city.
- 3.3 An increase in homelessness demand, both within the domestic and refugee populations, has contributed to a significant rise in the number of households living in emergency accommodation (Bed and Breakfast/Hotels) across the city as outlined in the report ["Impact of Home Office Decisions via Streamlined Asylum Update" Committee paper](#). Glasgow City Council and Glasgow City Health and Social Care Partnership are working with key partners and stakeholders to take forward actions that will assist in alleviating the housing and homelessness pressures.
- 3.4 Registered Social Landlords (RSL) provided letting data for 2021/22 and 2022/2023. The data shows that the total number of lets by RSLs reduced by 8% in Glasgow between the two years. The reduced turnover is likely to be a result of tenants not wishing to move due to the increases in inflation and the cost of living and, in some cases, successful tenancy sustainment outcomes.
- 3.5 Available data shows that that average listed rents of private rented properties in Glasgow increased by 92% from 2011 to 2023. The average number of listings decreased by 58% during this period. During 2023, the average rent in Glasgow was £1,142 per month, and there were 4,294 listings. This shows that there is pressure in the city's private rented sector both in relation to the demand out-stripping the supply, and affordability of properties. While The Cost of Living (Tenant Protection) Act 2022 restricted the majority of private rent increases to 3% from April 2023, this did not apply to new tenancies.
- 3.6 The Scottish Budget was approved by the Scottish Parliament on 27th February 2024. The budget set out plans to spend £556 million on the Affordable Housing Supply Programme (AHSP) in 2024-25. which is an estimated reduction of approximately 26% in housing funding. Glasgow's Affordable Housing Supply Programme for 2024/25 is £78.687m, which is a reduction of 24% (£25.314m) compared with the resource planning assumption previously announced by the Scottish Government for the city. There is, however, an opportunity for this budget to be increased subject to the availability of funding from the national AHSP and NRS Housing will continue to discuss and explore such opportunities with the Scottish Government throughout 2024/25.

- 3.7 [Glasgow's Strategic Housing Investment Plan 2024/25 to 2028/29](#) sets out plans for the development of 7,568 new affordable homes in the city during the five-year period.
- 3.7 Glasgow City Council's City Administration Committee approved the city's [Local Heat and Energy Efficiency Strategy](#) (LHEES) in November 2023. The LHEES provides a citywide strategic assessment of where, in Glasgow, certain interventions relating to heat decarbonisation and fuel poverty may have the greatest impact. There is significant alignment between Glasgow's LHS 2023 to 2028 and the new LHEES.

4 LHS Priorities and Delivery Plan

- 4.1 Glasgow's LHS 2023 to 2028 sets five strategic priorities, which include:
- LHS Priority 1: Delivering more homes and great places that reduce poverty and inequality and increase opportunity and prosperity for all.
 - LHS Priority 2: Improving the energy efficiency of Glasgow's homes, reducing fuel poverty and supporting a Just Transition to Net Zero through decarbonising domestic heating and energy.
 - LHS Priority 3: Improving the condition of Glasgow's existing homes and preserving Glasgow's tenements and built heritage.
 - LHS Priority 4: Supporting people to live independently and well at home in the community.
 - LHS Priority 5: Improving housing options, affordability and sustainability for tenants and owners, to prevent and reduce homelessness.
- 4.2 Table 1 outlines the Housing Supply Targets that are included in Glasgow's LHS 2023 to 2028. The targets reflect Glasgow's ambitions alongside an understanding of potential resource availability and development capacity.

Table 1: Glasgow's Housing Supply Targets 2023 to 2028

Tenure	Average Per Year	Total 2023 to 2028
All Tenure	2,600	13,000
Affordable	1,300	6,500
Market	1,300	6,500

- 4.3 The targets are grounded on the Glasgow City Region housing needs and demand assessment (HNDA). However, known resources and planned investment reflect Glasgow's ambitions and plans for sustainable growth.
- 4.4 The targets will be challenging to deliver across tenures, however, Glasgow City Council will continue to make the strongest case for the resources and investment required to meet the needs of Glasgow's population, as well as working with partners to identify actions to unlock barriers and deliver targets.

5 LHS Delivery Plan: Progress 2023/24

5.1 Glasgow's LHS Delivery Plan sets out 59 actions under the five strategic priorities. Of these actions, 54 were identified as having key milestones for delivery in year one (2023/24). All these actions were appraised using a Red Amber Green (RAG) assessment as follows:

- Red = major slippage.
- Amber = minor slippage.
- Green = on track.

Table 2 summarises the RAG assessment for the 54 actions with key milestones for delivery in 2023/24:

Table 2: RAG Assessment on Year One (2023/24) Actions in Glasgow's LHS Delivery Plan

LHS Priorities	Red	Amber	Green	Not Started	All
Priority 1	0	2	15	2	19
Priority 2	0	2	5	0	7
Priority 3	0	2	10	0	12
Priority 4	0	5	3	1	9
Priority 5	1	6	3	2	12
All	1	17	36	5	59

5.2 Action commitment "Work in partnership with Glasgow City Health and Social Care Partnership and RSLs to prevent homelessness and provide housing for homeless households" has been assessed as red. This reflects the scale and extent of the challenges resulting from the additional and unprecedented systemic pressures that Glasgow now faces in relation to homelessness needs which led the City Administration Committee to declare a 'Housing Emergency' on 30th November 2023. Further detail on Glasgow's response is set out in the Annual review report included as an appendix.

5.3 17 actions were assessed as 'Amber', involving minor slippage in targets and/or timescales. In all instances however, work is underway but has not concluded within year one and is anticipated to complete during 2024/25.

6. Looking Ahead: 2024/25 and Beyond

6.1 Responding to Glasgow's housing and homelessness pressures will continue to be a central focus for 2024/25 and beyond. A Homelessness Pressures Cross-Party Working Group has been established and will monitor the impact that actions are having in alleviating the pressures going forward.

- 6.2 New Local Housing Allowance (LHA) rates for 2024/25 will take effect from April 2024. The increased LHA rates are likely to have both positive and negative impact on the housing sector in the city, making some schemes more financially viable, however they may also make accessibility and affordability of private rented housing options more challenging in Glasgow. Further work will be required to understand and respond to the impacts of the new rates.
- 6.3 The Cost of Living (Tenant Protection) Act was introduced in October 2022 to protect tenants against the impacts of rising costs. The temporary measures introduced included a rent cap and additional protections for tenants against evictions. These measures ended on 31 March 2024. Once the rent cap expires, landlords may propose rent increases that will proceed as normal with tenants agreeing to pay the increased amount. However, as a result of the suppression of rents during the rent cap, there could be situations where tenants could experience excessively large rent increases, even though the proposed rent would not exceed the market rent. The Scottish Government is considering temporary modifications to the rent adjudication to facilitate a smooth transition away from the emergency rent cap measures currently in place in the private rented sector.
- 6.4 The Scottish Government is expected to introduce a new Housing Bill during 2024, which is anticipated to cover some of the commitments set out in [Housing to 2040](#) and the draft rented sector strategy ([A New Deal for Tenants](#)). The bill is anticipated to include a new homelessness prevention duty, and a national system of rent control for the private rented sector. NRS Housing is scheduled to present a paper that outlines details relating of the new bill to members of the Economy, Housing, Transport and Regeneration City Policy Committee after publication.
- 6.5 NRS officers will continue to work closely with RSL partners and the Scottish Government to explore opportunities to secure investment and progress actions that will contribute towards alleviating housing pressures in the city.

7 Policy and Resource Implications

Resource Implications:

<i>Financial:</i>	There are no direct financial implications arising from the report.
<i>Legal:</i>	There are no direct legal implications arising from the report.
<i>Personnel:</i>	There are no direct personnel implications arising from the report.
<i>Procurement:</i>	There are no direct procurement implications arising from the report.

Council Strategic Plan: Glasgow's Local Housing Strategy 2023 to 2028 sets out priorities and actions that support the following Grand Challenges (GC) and Missions.

Grand Challenge 1 – Reduce poverty and inequality in our communities:

Mission 1 – End child poverty in our city using early intervention to support families.

Mission 3 – Improve the health and wellbeing of our local communities.

Grand Challenge 2 – Increase opportunity and prosperity for all our citizens:

Mission 1 – Support Glasgow residents into sustainable and fair work.

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

Grand Challenge 3 – Fight the climate emergency in a just transition to a net zero Glasgow:

Mission 2 – Become a net zero carbon city by 2030.

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 LHS 2023 to 2028 supports Equality Outcomes 2,3, 4 and 6.

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

An Equalities Impact Assessment was undertaken for the LHS 2023 to 2028 and identified no negative impacts and significant positive impacts.

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

The LHS is Glasgow City Council's statutory strategic plan for housing. It will have specific impacts addressing socio-economic advantage in terms of targeted investment to provide new affordable homes, affordable warmth, prevention and reduction of homelessness, as well as ensuring community benefits, including training and employment opportunities through investment programmes.

Climate Impacts:

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

The LHS directly supports all five themes identified in Glasgow's Climate Plan and specifically actions 8, 14, 23, 29, 37, 39 and 42.

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

Positive impacts. New homes constructed to higher sustainability, low and zero carbon standards. Housing development design and delivery incorporating adaptation and mitigation measures for flood and other climate risks, retrofit priorities decarbonising existing homes.

Will the proposal contribute to Glasgow's net zero carbon target?

The LHS will steer investment and action to retrofit existing homes and buildings, including fabric, insulation and achieve higher energy efficiency and incorporate zero carbon emissions heating systems. New affordable homes are constructed to the Glasgow Standard achieving higher sustainability, low and zero carbon ratings.

Privacy and Data Protection Impacts:

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

No privacy or data protection impact identified.

If Yes, please confirm that a Data Protection Impact Assessment (DPIA) has been carried out

Not applicable.

8 Recommendations

8.1 Committee is asked to consider :

1. The progress of actions and key issues arising as set out in Glasgow's Local Housing Strategy 2023-2028 Annual Review Report Year One (2023-24).