



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

19th November 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 1st October 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 1st October 2024**

Item 2

**Update on Dampness, Condensation and Mould and its Impact
on the Housing Stock**

NRS

Councillor Ahmed:

Which areas are most affected and how many people are affected in the Greater Pollok area? Can figures be provided for the last 4 years.


Answer

Ward	PH dampness	PH Rain Penetration	PH Water Penetration	TOTAL
1	32	17	73	122
2	27	14	79	120
3	38	5	45	88
4	54	26	83	163
5	49	29	322	400
6	25	42	309	376
7	56	34	233	323
8	44	46	683	773
9	32	16	156	204
10	53	54	347	454
11	63	41	230	334
12	11	22	121	154
13	42	15	95	152
14	43	13	85	141
15	22	14	45	81
16	39	5	65	109
17	37	14	78	129
18	58	14	61	133
19	32	18	86	136
20	19	2	24	45
21	30	6	66	102
22	23	57	186	266
23	27	34	140	201
TOTAL	856	538	3612	5006

The table above represents the number of dampness and water ingress complaints received by Environmental Health in the past four years (26/10/2020 to 26/10/2024).

Ward 8 appears to have the highest total number of complaints and equates to 15% of the total number of service requests received.

	The Greater Pollok ward (3) has a total of 88 service requests received over the past four years, which equates to 1.75% of the total number.	
Item 3	<p>Private Sector Housing Grant programme</p> <p>Councillor Ahmed:</p> <p>How many vacant homes are there in the city? Can a breakdown of those figures be provided?</p>	NRS
Answer	<p>Based on the data held by NRS Housing Services Empty Homes team, the total number of empty properties in Glasgow as of 30th September 2024 was 2952 (this figure excludes second homes) and can be broken down by tenure:</p> <ul style="list-style-type: none"> • Empty Homes – Private = 2485 • Empty Homes – RSL = 434 • Empty Homes – GCC = 33 <p>This figure of 2952 can also be broken down further by duration:</p> <ul style="list-style-type: none"> • empty 12 months and under= 1335 • empty over 12 months= 1617 	
Item 4	<p>Glasgow's Affordable Housing Supply Programme 2023/24</p> <p>Councillor Ferguson:</p> <p>Can further information be provided on the TRA at the Shawbridge Arcade site?</p>	NRS
Answer	<p>The Shawbridge Arcade was a 1970's two-storey, open air construction, typical of its time. It had shops on the ground floor and offices and carparking above. As time went on, it became more dilapidated with more vacant units. The Off-Market disposal of the Arcade to the Glasgow Housing Association, now Wheatley Homes Glasgow, was approved at the Contracts & Property Committee in February 2022. The last occupier left shortly after. The Arcade site and adjacent Toon Hoose Square lie out with the Pollokshaws TRA boundary. It, and another area, was recognised as being important to the regeneration process and so are considered to be subject to local master planning considerations. See attachment below.</p> <p>Wheatley Group obtained planning permission for seventy-one mid-market flats and an office. Soon after construction had begun in May 2024, they decided not to proceed with their office and approval was granted to replace it with four additional mid-market flats. Completion is expected in March 2026.</p>	

	<p>The Toon Hoose Square and historic clocktower remain in the ownership of Glasgow City council. Both are in poor condition. It is part of Wheatley's Planning Approval that the Square be improved to Planning's satisfaction. The funding will come from housing related budgets. The Clocktower is a remnant of Pollokshaws Townhouse. Although the clock still functions, some of the masonry is loose and it is Heras fenced off. Differing sections of NRS are working together to get both Square and Tower improvements in place to tie-in with the completion of the new housing.</p> <p>Councillor Sean Ferguson, the chair of the Pollokshaws TRA Local Delivery Group, raised a motion at Committee in December 2023 which highlighted the need for Toon Hoose Square to be addressed in marking the centenary of John McLean's death. There is a commemorative cairn in the Square.</p> <p>"Council acknowledges the recent centenary of the death of John MacLean, teacher and socialist campaigner. Maclean was born in Pollokshaws, then part of Renfrewshire, on 14 August 1879, and died on 30 November 1923, at the age of just 44, also in Pollokshaws, which had been incorporated into Glasgow in 1912."</p> <p> TRA Boundary and Perspective.doc</p>	
	<p>Glasgow's Affordable Housing Supply Programme 2023/24</p> <p>Councillor Turner:</p> <p>Can further information be provided on the evaluation of mid-market rent particularly in relation to what effect it has had on the sector, is it helping with the housing crisis?</p>	NRS
Answer	<p>An internal review of Glasgow's Mid-Market Rent (MMR) was undertaken 2024. It looked at the background to MMR, prior studies of need and demand, current provision and rent affordability. The following key findings are noted:</p> <ul style="list-style-type: none"> • MMR is a relatively new tenure. The Scottish Government set out intentions to increase the supply of intermediate housing, including MMR, in the former national Housing Strategy, Homes fit for the 21st Century (2011). • There is consistent demand for MMR across Glasgow. In response to the introduction of intermediate tenures, in 2012 Glasgow City Council commissioned Anna Evans to undertake research on MMR to estimate the potential market for MMR through analysing data on incomes, house prices, rents and household circumstances. The report highlighted strong drivers for 	

	<p>MMR including increasing population and number of households, reducing household incomes, uncertainty over employment, restricted access to home ownership and strong demand in the social and private rented sectors.</p> <ul style="list-style-type: none"> • From 2011/12, around 2,250 MMR homes have been delivered in Glasgow through the Affordable Housing Supply Programme. From 2011/12 to 2023/24, approximately 21% of homes for projects approved via Glasgow's AHSP were MMR. • Mid-Market Rent (MMR) housing is provided by RSL partners that incorporate housing associations and their subsidiary organisations. It is suitable for households that have low to moderate incomes, generally between £20,000 and £40,000. Income eligibility levels are set by RSL for each project depending on the agreed rental levels and local market conditions. • Average MMR rent rates for 2023/24 were benchmarked these against average social rents, private rents and Glasgow's local housing allowance (LHA). Most (95%) MMR properties are 1-2 bedrooms. Average MMR monthly rent for 2-bed homes across all providers was approximately £591 compared to £650 for the 2023/24 LHA and £375 for social rent. Glasgow's average MMR was just below the LHA rate (which is indexed to the 30th percentile within the private market). However, the LHA rate was frozen from 2020 to 2024 and during the same period private rents have increased. The LHA was uprated for 2024/25 and is now £850 for a 2-bed home • Recent developments at the Meatmarket (251) and Govan Water Row (92) have recorded significantly high demand. Feedback from RSL partners indicates that demand largely comprises younger households seeking good quality homes, with relative security of tenure and at a more affordable level than compared to private renting. • We have limited information on tenancy duration and turnover, in part due to the recency of MMR developments. However, data shared by RSL providers for the internal review of MMR estimated annual turnover for MMR of around 10-12%, which is higher than for social rent (c.8%). • Rising private sector rents and cost of living increases have increased housing affordability pressures for renters in Glasgow. In terms of addressing Glasgow's housing pressures, MMR offers an important intermediate tenure choice that is more affordable for households that are struggling within the private rented sector but may not be high priority for social rent. 	
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	<p>Glasgow's Affordable Housing Supply Programme 2023/24</p> <p>Bailie Pike:</p> <p>Is mid-market rents being used as a stop gap or is it being seen as a longer term option?</p>	NRS
Answer	<p>Mid Market Rent has been an integral and important part of the Affordable Housing Supply Programme since 2011. Almost 3,000 MMR homes have been approved since 2011; the vast majority of these are new build properties. Over the last five years 25% of our approvals have been MMR.</p> <p>MMR provides affordable homes and promotes tenure diversification. It is more efficient from a grant-funding perspective, as it attracts higher rates of private finance contribution from RSLs. From a tenant's perspective it allows those who would not have access to Social Rent properties to benefit from being an RSL tenant, whilst paying lower rents than the private rented sector. Tenants also benefit from better management and maintenance arrangements than they would usually find in the PRS, and in modern, spacious, energy-efficient homes.</p> <p>It is envisaged that MMR will remain an important part of the AHSP, though as noted in Glasgow's Housing Strategy it is proposed that 80% of future development should be for Social Rent.</p>	