



Glasgow City Council

Economy, Housing, Transport and Regeneration  
City Policy Committee

Report by Executive Director of Neighbourhoods,  
Regeneration and Sustainability Services

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Item 2

24<sup>th</sup> January 2023

## GLASGOW'S DRAFT LOCAL HOUSING STRATEGY 2023 – 2028

### Purpose of Report:

To provide members with an update on Glasgow's draft Local Housing Strategy 2023 to 2028 and planned consultation.

### Recommendations:

The Committee is asked to:

Consider the draft Local Housing Strategy 2023 to 2028.

Note plans for consultation and engagement.

Note plans for finalising the strategy.

Ward No(s):

Citywide:

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

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## 1. Introduction

- 1.1. On 17th January 2017, the Council's then Executive Committee (now City Administration Committee) approved [Glasgow's Housing Strategy \(GHS\) 2017-22](#) for submission to Scottish Government.
- 1.2. This report outlines Glasgow's draft Local Housing Strategy (LHS) 2023-28 as well as the plans for consultation and engagement.

## 2. Background

- 2.1. Local authorities are required by the Housing (Scotland) Act 2001 to prepare a local housing strategy 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. A LHS outlines what the Council and its partners would like to deliver for the city during the scheduled five-year period. Glasgow's draft LHS has been prepared in accordance with Scottish Government Guidance (see [www.gov.scot/publications/local-housing-strategy-guidance-2019/](http://www.gov.scot/publications/local-housing-strategy-guidance-2019/)). This guidance sets out the statutory requirements, essential links and outcomes that should be considered within the strategy.
- 2.3. In March 2021, Scottish Government published their long-term housing strategy, '[Housing to 2040](#)'. The strategy set out four themes, priorities, and sets out 20 key actions with associated sub-actions, all of which have been considered and informed Glasgow's draft LHS 2023-28.
- 2.4. During August 2022, Glasgow's Tenant-Led Housing Commission (Private Rented Sector) shared its report, which set out 16 recommendations covering a wide range of issues that require consideration from a strategic, policy and financial perspective at a local and national level. The report and recommendations have informed the development of Glasgow's draft LHS 2023-28.
- 2.5. Glasgow City Council published its Strategic Plan 2022-27 during October 2022. The Strategic Plan identifies four Grand Challenges for the council to deliver against. These are to:
  - Reduce poverty and inequality in our communities;
  - Increase opportunity and prosperity for all our citizens;
  - Fight the climate emergency in a just transition to a net zero Glasgow; and
  - Enable staff to deliver essential services in a sustainable, innovative and efficient way for our communities.
- 2.6. Glasgow's draft Local Housing Strategy 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. There are 233 commitments to deliver actions included within the Strategic Plan. In relation to these missions, 23 directly

relate to Housing and these have been incorporated within the draft LHS 2023-28.

### **3. LHS Preparation**

3.1. During 2022, Neighbourhoods, Regeneration and Sustainability (NRS) officers have engaged with key partners and stakeholders to identify key challenges and opportunities that relate to housing supply and provision of services in Glasgow. These are outlined in the draft LHS 2023-28.

3.2. Examples of engagement included but were not limited to:

- individual and joint meetings with Glasgow's Registered Social Landlords to consider key issues and local place perspectives;
- focus on support for independent living and promoting health and wellbeing, including preventing, alleviating and reducing homelessness, via the Housing, Health and Social Care Group;
- Housing Events (such as Digital and Housing and Housing, Health and Social Care);
- Glasgow's Tenant-Led Housing Commission (Private Rented Sector);
- Glasgow West of Scotland Housing Forum Tenement Working Group; and
- Glasgow City Council Development Planning and Glasgow City Region Housing Market Partnership to consider National Planning Framework (NPF4) and develop the Housing Need and Demand Assessment (HNDA).

3.3. Impact assessments are integral to the process of developing a LHS. A full Equalities Impact Assessment (EIA) is required as part of developing a LHS. The LHS requires a pre-screening notification for a Strategic Environmental Assessment.

3.4. Initial screenings were undertaken to prepare Glasgow's consultative draft LHS 2023-28. These will be reviewed and updated during the formal consultation and engagement process and final assessments will be produced to accompany the finalised LHS 2023-28.

### **4. Glasgow's Draft LHS 2023-28**

4.1. Glasgow's draft LHS 2023-28 builds on progress made through our 2017-22 strategy. It is an ambitious strategy, setting out what we want homes and communities to look and feel like in Glasgow over the next five years and beyond. The draft document is in Appendix 1 to this report.

4.2. The draft strategy seeks to achieve an appropriate balance, between tackling urgent and immediate priorities, such as cost of living pressures, affordable warmth, and homelessness risks, as well as addressing longer-term issues, such as retrofitting Glasgow's homes including pre-1919 tenements to meet the Climate Challenge, and ensuring we enable homes to be built, that are of the right size, right type and in the right places, to fit our growing population.

4.3. The draft LHS 2023-28 highlights the contribution that good quality housing makes towards improving our neighbourhoods and communities, reducing carbon emissions, and promoting good health and wellbeing. The strategy also

sets out the role that housing will play in Glasgow's economic recovery and renewal. It sets out how housing investment and resources will be targeted, and will aim to reduce poverty and inequality and increase opportunities and prosperity for all, through the creation of employment and training, as well as attracting investment and new citizens to Glasgow.

- 4.4. The draft LHS Vision is that "Everyone in Glasgow will have access to an affordable, suitable, climate friendly home, which promotes good health and wellbeing and connects to communities and the opportunities the city offers".
- 4.5. To achieve the proposed LHS vision and realise the wider ambitions set out in the Glasgow City Council Strategic Plan 2022-27, the following five LHS priorities and 14 missions are proposed:

**LHS Priority 1:** Delivering more homes and great places that reduce poverty and inequality and increase opportunity and prosperity for all

1. Build and provide new low and zero carbon affordable homes to meet Glasgow's housing needs
2. Support the delivery of new homes for sale and rent to meet Glasgow's growing housing demand
3. Undertake local housing-led regeneration and development, including Glasgow's 8 transformational regeneration areas
4. Support wider place-based planning for infrastructure and services, including active travel, transport and heat in buildings

**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

1. Increase the overall average energy efficiency of housing in Glasgow
2. Reduce overall domestic carbon emissions in Glasgow
3. Reduce overall fuel poverty levels in Glasgow

**LHS Priority 3:** Improving the condition of Glasgow's homes and preserving Glasgow's tenements and built heritage

1. Increase investment to preserve Glasgow's tenements
2. Support owners to maintain and improve existing homes

**LHS Priority 4:** Supporting people to live independently and well at home in the community

1. Adapt more homes so they are suitable for people and households with particular needs
2. Increase the supply of affordable housing options to meet the needs of larger families and core social care groups

**LHS Priority 5:** Improving housing options, affordability and sustainability for tenants and owners, to prevent and reduce homelessness

1. Reduce homelessness in Glasgow
  2. Support vulnerable tenants and families in the private rented sector to prevent homelessness wherever possible
  3. Work with tenants to determine priorities and actions for improving affordability, standards and security within the rented sector
- 4.6. The draft LHS 2023 to 2038 sets out 10 key strategic challenges that must be addressed over the next five years and beyond:
- Supporting Glasgow's Social Housing Providers to continue to deliver affordable, suitable and sustainable homes to meet needs (LHS Priorities 1-5);
  - Delivering Glasgow's affordable housing supply programme (LHS Priority 1);
  - Supporting strategic "place" planning (LHS Priority 1);
  - Repurposing for Residential and Empty Homes (LHS Priorities 1-3);
  - Affordable warmth and fuel poverty (LHS Priority 2);
  - Retrofit and investment in Pre-1919 tenements (LHS Priority 2-3);
  - Delivering specialist housing and larger sized homes (LHS Priority 4);
  - Preventing and reducing homelessness (LHS Priority 5);
  - Reducing poverty and inequality, and increasing opportunity and prosperity (LHS priorities 1-5); and
  - Promoting good health and wellbeing in our communities (LHS Priorities 1-5).
- 4.7. To meet these strategic challenges and deliver on the proposed LHS Priorities and Missions, key actions are identified and these include (but are not limited to):
- Development of an Affordable Housing Policy;
  - Expanding our work to bring long-term empty homes back into effective use
  - Increasing the number of affordable 4+ bedroom homes in Glasgow through the Affordable Housing Supply Programme; and
  - Supporting work locally, and at city region level, to roll out a large-scale programme of Home Energy Retrofit.
- 4.8. An Action Plan is included within the draft LHS setting out all the proposed key actions and how they link to Glasgow City Council's Strategic Plan 2022-27.
- 4.9. The draft LHS 2023-28 sets out key indicators for measuring progress towards achieving the five proposed LHS Priorities and Missions. These include a housing supply target to deliver 13,000 new homes over five years (2023 to 2028), 50% of which are to be affordable homes.
- 4.10. The document includes detailed sections on the five LHS Priorities, which explore in more detail some of the key issues and features. A feedback section, which outlines the principal survey that will be used to engage partners and stakeholders to share their views, is also include in the draft strategy.

## **5. Consultation and Engagement**

5.1. The 'Feedback' section includes the survey for Glasgow's consultative draft LHS 2023-28, which will be published on Glasgow City Council's Consultation Hub as a smart survey. As part of the LHS preparation, significant pre-consultation engagement was undertaken in 2022. Alongside the main survey, a detailed programme of LHS consultation is proposed, which will be undertaken between January and April 2023 using appropriate methods for consulting key partners and stakeholders, including but not limited to, targeted engagement with Glasgow's Community Councils, equalities groups, peer networks and partner forums.

## 6. Finalising Glasgow's LHS 2023-28

6.1. Following the formal consultation period, feedback will be collated, and the draft LHS will be reviewed and appropriately amended based on evidence gathered as part of the analysis of the consultation responses. Glasgow's LHS 2023-28, together with appropriate impact assessments, will be submitted to Glasgow's City Administration Committee for approval during May/June 2023. The finalised LHS will include an action plan which will set out a framework for corporate monitoring and reporting on the LHS.

## 7. Policy and Resource Implications

### Resource Implications:

*Financial:* There are no direct financial implications arising from the report.

*Legal:* There are no direct legal implications arising from the report.

*Personnel:* There are no direct personnel implications arising from the report.

*Procurement:* There are no direct procurement implications arising from the report.

**Council Strategic Plan:** Glasgow's draft Local Housing Strategy 2023 to 2028 sets out priorities and actions that support the following Grand Challenges (GC) and Missions. Where appropriate the relevant Commitment can also be listed.

### **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 preparation and content of the consultative draft LHS 2023 to 2028, as well as the planned formal consultation and engagement, specifically support Equality Outcomes 2,3, 4 and 6. Glasgow's LHS is subject to an Equalities Impact Assessment which will be included with the finalised strategy.

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

The consultative draft LHS 2023 to 2028 and planned formal consultation will have positive equality impacts through engagement. Glasgow's LHS is subject to an Equalities Impact Assessment, which will seek to ensure the LHS creates no possible adverse impacts on any specific population or misses opportunities to promote equality.

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

The LHS is Glasgow City Council's main 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, are created through planned investment AHSP will facilitate significant investment.

### **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 the following 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 14: Adopt the Local Heat and Energy Efficiency Strategy (LHEES) which will identify areas suitable for investment in renewable energy generation and heating in the city.

Action 23: Require Glasgow's Gold Hybrid plus 20% low and zero carbon generating technologies (LZCGT) or better, to be achieved for all new build new homes.

Action 29: Ensure that historic buildings are resilient to the impacts of climate change, protecting Glasgow's rich heritage.

Action 37: Identify and utilise Vacant and Derelict Land for greening and rewilding in combination with renewable energy generation measures and reducing flood risk.

Action 39: Encourage and enable retrofit of all existing owner-occupied housing to EPC level C or above, and to reduce flood risk (where appropriate).

Action 42: Require low carbon heating systems in all new buildings within the city boundary.

*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 decarbonizing 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:**

No privacy or data protection impact identified.

**8. Recommendations:**

The Committee is asked to:

Consider the draft Local Housing Strategy 2023 to 2028.

Note plans for consultation and engagement.

Note plans for finalising the strategy.