



Glasgow City Council

City Administration Committee

**Report by Councillor Kenny McLean, City Convener for
Housing, Development, Built Heritage and Land Use**

Contact: George Gillespie Ext: 79106

Item 2

1st June 2023

Glasgow City Council & Wheatley Group Strategic Agreement 2023-32

Purpose of Report:

To seek approval of a new Strategic Agreement between Glasgow City Council and Wheatley Group.

Recommendations:

The Committee is asked to:

1. Approve the new Strategic Agreement between Glasgow City Council and Wheatley Group 2023-32.

Ward No(s):

Citywide: ✓

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

1. Context

- 1.1. On 7th March 2003 Glasgow transferred its housing stock to the newly formed Glasgow Housing Association (GHA), now Wheatley Homes Glasgow part of Wheatley Group.
- 1.2. 13 years later in 2016, the council entered into a Strategic Agreement with Wheatley Group as the largest provider of social rented accommodation in the city and this was approved by the (then) Executive Committee on [3rd March 2016](#).
- 1.3. Since the signing of the original Strategic Agreement 7-years ago, much has changed in the intervening period, making this the ideal time to restate our joint commitment to continually improve the quantity, quality and accessibility of the affordable housing in the City of Glasgow.
- 1.4. The refreshed Agreement sets the framework within which Glasgow City Council (GCC) and Wheatley will work together. This longer term collaborative approach will contribute to the delivery of Glasgow's new Local Housing Strategy which was approved by [City Administration Committee on 18th May 2023](#).
- 1.5. Glasgow's Local Housing Strategy is developed and delivered through partnerships, and Wheatley Group is a key strategic delivery partner in many areas of the Housing Strategy. Wheatley Group is the largest provider of housing in the city, with over 44,000 properties owned by Wheatley Homes Glasgow, Loretto and Lowther Homes, a major factor/property manager and care organisation, and provider of a range of services to Glasgow residents.

2. Status of the Agreement

- 2.1. The Strategic Agreement is contained in the Appendix to this report. It is not a legal document in itself, however, it will be underpinned where appropriate, by any required contracts or legal agreements including the 2003 Housing Stock Transfer Agreement between GCC and GHA (now Wheatley Group), and the legal agreements that underpin Transforming Communities: Glasgow (TC:G).

3. Key Elements of the Strategic Agreement

- 3.1. The document outlines the purpose of the agreement and the approach to working together defining this as a commitment to work collaboratively to find solutions, try new and innovative ideas and ultimately deliver better outcomes for Glasgow.
- 3.2. The document outlines the Key Areas of Collaborative Working, which are:
 - Housing Supply & Regeneration
 - Homelessness, Health & Social Care
 - Climate Emergency & Sustainability
 - Tackling Poverty & Inequality & Increasing Opportunity for All
 - Optimising Outcomes from Joint Resources
 - City Strategic Resilience

- 3.3 The Economy, Housing, Transport and Regeneration City Policy Committee considered a draft version of the Strategic Agreement on [18th April 2023](#). Following Committee, the Strategic Agreement has been amended to including specific references to:
- working together to achieve Glasgow's Climate Plan
 - supporting the transport strategy including supporting active travel
 - a firmer commitment to protecting the city's built heritage
 - factoring activity to support improved property management and neighbourhood management
 - the commitment to involve tenants and residents in housing-led regeneration from the beginning of the development process
 - specific measures included in relation to housing homeless households with an initial target of 60% of lets for 2023/24 and which will be reviewed annually
 - sharing of insights into housing need and demand with a commitment to undertaking additional analysis on equality as part of the wider work of the new Local Housing Strategy
 - taking a forward look at employment and training needs required for the future delivery of housing priorities including 'green' jobs.

4. Monitoring Arrangements

- 4.1 The Strategic Agreement will be monitored by GCC and Wheatley and reporting will be through the annual update on Glasgow's Local Housing Strategy which will be considered by Economy, Housing, Transport and Regeneration City Policy Committee.
- 4.2 The Strategic Agreement will be reviewed after 5 years in line with the frequency of review of Glasgow's Local Housing Strategy 2023-28.

5. 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:

The measures outlined in the report will contribute towards the following 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.

Glasgow's Local Housing Strategy is subject to an [Equalities Impact Assessment](#) and this Strategic Agreement outlines the framework which will assist in its delivery.

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

There are no potential equality impacts due to this report.

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

Key actions from the Strategic Agreement will support addressing socio-economic disadvantage in response to the cost-of-living crisis and housing pressures in Glasgow.

Climate Impacts:

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

The Strategic Agreement includes a specific commitment to tackling the Climate Emergency and Sustainability, and will align with Glasgow's Housing Strategy which 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 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?

Actions outlined in the Strategic Agreement align with Glasgow's Housing Strategy and will have a positive impact such as the construction of new homes to higher sustainability, low and zero carbon standards.

Will the proposal contribute to

Actions outlined in the Strategic Agreement aligns with Glasgow's Housing Strategy which

Glasgow's net zero carbon target?

outlines investment and action to retrofit existing homes and develop homes that are constructed to high sustainability standards.

Privacy and Data Protection Impacts:

No privacy or data protection impact identified from the Strategic Agreement. The impact of any sharing of data or information due to actions flowing from the Strategic Agreement will be covered by specific arrangements. .

6. Recommendations:

The Committee is asked to:

1. Approve the new Strategic Agreement between Glasgow City Council and Wheatley Group 2023-32.