

Glasgow's Local Housing Strategy 2023 to 2028



Foreword



I am pleased to present Glasgow's Local Housing Strategy for 2023 – 2028.

A well functioning housing system is fundamental to the wellbeing and vibrancy of our city, and therefore, this strategy is important to everyone.

Our vision for housing is:

'We have more affordable, accessible, safe and sustainable homes, which support good health in thriving neighbourhoods across the city, are well-connected to jobs, education, services and opportunities, and contribute to Glasgow being an attractive place for people to live, learn, work and invest.'

This Housing Strategy is focussed on driving an ambitious housing and regeneration programme which facilitates growth, investment and development at the heart of Scotland's metropolitan region.

Glasgow City Council has engaged with many partners, stakeholders and Glaswegians to prepare this Strategy. I would like to thank everyone for their valued contributions to date and I welcome your continued engagement so that we can realise our vision for the city.

Councillor Kenny McLean, City Convener for Economy, Housing, Transport and Regeneration, Glasgow City Council



The Local Housing Strategy 2023-28 has been developed at a pivotal moment as we seek to continue our recovery following the impacts of the Covid-19 pandemic as well as address long-term issues and challenges for our city.

Glasgow is a resilient city with an incredible track record of delivery. Enhancing our neighbourhoods and creating new thriving places is essential in meeting the needs of Glaswegians now and for the households who will choose to live and work here in future years.

The Strategy sets out the strategic direction that will enable Glasgow City Council and our partners to work together to achieve our collective housing priorities. These are articulated through 5 strategic priorities which focus on the delivery of new homes, safeguarding our existing homes and built heritage, retrofitting and repurposing existing buildings with a specific focus on the regeneration of our city centre, meeting the specific housing needs of our diverse communities, and tackling homelessness.

I look forward to working with you all over the next five years to deliver on this ambitious agenda for Glasgow.

George Gillespie, Executive Director of Neighbourhoods, Regeneration & Sustainability, Glasgow City Council

Contents

1. Introduction.....	5
2. Purpose of the LHS.....	5
3. Strategic Context.....	6
4. Vision.....	6
5. Priorities.....	6
6. Cross Cutting Critical Success Factors	7
7. Glasgow's Housing Profile	8
8. Housing Supply Targets.....	9
9. Delivery Plan	9
10. Governance.....	9
11. Consultation and Engagement.....	10
11.1. LHS Smart Survey	11
11.2. Targeted Engagement.....	11
11.3. How Feedback informed the final LHS 2023 to 2028.....	11
12. Impact Assessments.....	13
12.1. Equalities Impact Assessment	13
12.2. Strategic Environment Assessment	14
I. Appendix: Delivery Plan	15

1. Introduction

The Local Housing Strategy (LHS) sets out the strategic direction, policies and plans that will enable Glasgow City Council and partners to identify investment and resources towards delivering high quality housing and services that will meet the needs and demand of Glasgow's citizens across all housing tenures.

The LHS sets out the important contribution that housing makes to improving health and wellbeing, creating connected and sustainable places, tackling climate change, supporting economic growth and reducing poverty across Glasgow.

Glasgow's LHS 2023-28 builds on progress that we achieved through our previous housing strategy. It is an ambitious strategy, setting out how we want homes and communities to look, feel and function in Glasgow going forward.

The LHS was prepared during a period of major change and uncertainty, including the Covid-19 pandemic, the UK exit from the European Union and the war in Ukraine. All of these have had substantial impacts on Glasgow's economy and communities.

This strategy is for everyone who lives in, wants to live and/or invest in Glasgow.

2. Purpose of the LHS

The LHS is the main strategic document for housing in Glasgow. It is a statutory requirement (The Housing (Scotland) Act 2001). The document is renewed every five years and prepared in accordance with Scottish Government guidance. It aligns to the national housing strategy (Housing to 2040), Glasgow's other statutory and strategic plans. The main purpose of the LHS is to:

- set out an assessment of need and demand for all types of housing.
- provide clear strategic direction for housing investment including the development of new homes and investment in existing housing.
- define the housing contribution to place-making, ensuring housing connects people to local services, jobs, the natural environment and community.
- define priorities and actions to improve the quality, condition and energy efficiency of homes in Glasgow, tackle fuel poverty and contribute towards a Just Transition to Net Zero.
- contribute to the integration of housing with health and social care services, and define the housing priorities and actions that support people to live independently and well at home in the community.
- set out the framework to prevent homelessness wherever possible and to resolve homelessness quickly and effectively when it occurs.
- focus on the priorities and actions required to achieve the LHS vision.

3. Strategic Context

The LHS supports and helps deliver the national housing outcomes and targets set out in 'Housing to 2040', whilst focusing on the needs, demands and priorities of local people and businesses, living, working and investing in Glasgow.

Glasgow's LHS (2023 to 2028) is set within the wider corporate and community planning framework for Glasgow City Council, which includes but is not limited to:

- Glasgow City Council's Strategic Plan 2022 to 2027, which identifies four Grand Challenges:
 - 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.
 - Enable staff to deliver essential services in a sustainable, innovative and efficient way for our communities.
- Glasgow City Development Plan.
- Glasgow's Climate Plan.
- and other key strategies and plans.

The LHS defines the housing contribution to the shared ambitions and priorities set out within this strategic framework.

The LHS Supporting Information Paper outlines a range of housing evidence that has been used to inform the development of the strategy. Further information relating to the housing profile, priorities, case studies, targets and challenges is also outlined within the paper.

4. Vision

The LHS 2023 to 2028 vision for Glasgow is that:

"We have more affordable, accessible, safe and sustainable homes, which support good health in thriving neighbourhoods across the city, are well-connected to jobs, education, services and opportunities, and contribute to Glasgow being an attractive place for people to live, learn, work and invest."

Glasgow's LHS outlines the contribution of housing towards improving our neighbourhoods and communities, reducing carbon emissions, and promoting good health and wellbeing, as well as supporting Glasgow's economic recovery and renewal. It sets out how housing resources and investment are targeted and aim to contribute towards inclusive, sustainable growth, through creating jobs, training and opportunities as well as attracting investment and people to Glasgow.

5. Priorities

To achieve the vision and realise the ambitions set out in the Glasgow City Council's Strategic Plan 2022-27, the LHS sets five (5) priorities with associated objectives:

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

- Build and provide new low and zero carbon affordable homes to meet Glasgow's housing needs.

Glasgow's Local Housing Strategy (LHS) 2023 to 2028

- Support the delivery of new homes for sale and rent to meet Glasgow's growing housing demand.
- Undertake local housing-led regeneration and development, including Glasgow's 8 transformational regeneration areas.
- 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.

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

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

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

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

- Adapt more homes so they are suitable for people and households with particular needs.
- 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

- Reduce homelessness in Glasgow.
- Support vulnerable tenants and families in the private rented sector to prevent homelessness wherever possible.
- Work with tenants to determine priorities and actions for improving affordability, standards and security within the rented sector.

6. Cross Cutting Critical Success Factors

Below are 10 strategic and cross cutting critical success factors which are vital to successfully reaching our vision and delivering on our priorities.

- I. Continuing to support Registered Social Landlords (RSL) to deliver affordable, suitable and sustainable homes to meet needs (LHS Priorities 1-5).
- II. Delivering Glasgow's affordable housing supply programme (LHS Priority 1).
- III. Supporting strategic place planning (LHS Priority 1).
- IV. Residential Repurposing and Empty Homes (LHS Priorities 1-3).
- V. Affordable warmth and fuel poverty (LHS Priority 2).
- VI. Retrofit and Pre-1919 tenements (LHS Priority 2-3).
- VII. Delivering specialist housing and larger sized homes (LHS Priority 4).

- VIII. Preventing and reducing homelessness (LHS Priority 5).
- IX. Reducing poverty and inequality and increasing opportunity and prosperity (LHS Priorities 1-5).
- X. Promoting good health and wellbeing in our communities (LHS Priorities 1-5).

7. Glasgow's Housing Profile

Glasgow is central to the success of the Scottish economy and at the core of the metropolitan city region. We are a talented, vibrant and dynamic city. Glasgow's housing market and local housing systems are diverse. Evidence indicates that housing need and demand pressures have increased since 2015. This section summarises the main features of Glasgow's housing markets and systems.

- In 2023, it is estimated Glasgow has 637,000 people and over 302,000 households.
- Over five years (2023-28), current projections are that Glasgow will grow to include 7,373 more people and 6,311 more households (National Records of Scotland, 2018-Based Projections).
- Glasgow has about 12% of Scotland's homes.
- Most homes (55%) are rented. Glasgow has the largest social rented sector in Scotland, with 61 RSLs providing around 110,000 homes (35%).
- The private rented sector (PRS) is an important part of Glasgow's housing system. Comprising 20% of all supply, these homes are needed to meet the city's diverse housing needs and demands.
- There are significant housing need pressures, with recent estimates indicating for every RSL home let there were equivalent of 10 applicants seeking an affordable home.
- In October 2022, the average sale price for a home in Glasgow was about £201,000 compared to £221,625 for Scotland.
- Over 30 years (1990 to 2020), the average number of new homes built in Glasgow ranged between 1,769 and 3,302 per year. Peak development occurred between 2000 and 2010.
- Between 2003 and 2022, average sales prices in Glasgow increased by 91%, an average of around 4.6% a year, more than double the rate of inflation.
- Average private rents increased by 41.7% in Glasgow over the period 2010 to 2021, about 4% each year. This was similar to the rate of increase in housing market sales prices.
- 51% of owner-occupied dwellings and 60% of private rented dwellings in Glasgow have critical disrepair.

The final LHS 2023 to 2028 has been edited to include concise summaries of key information with reference to the **LHS Supporting Information Paper**, which includes key issues, evidence, analysis and methodological information.

8. Housing Supply Targets

Glasgow's LHS sets out ambitious housing supply targets to deliver during the five years between 2023 and 2028. The targets are outlined in Table 1.

Table 1 – Glasgow's Housing Supply Targets between 2023 and 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

The targets are grounded on the Glasgow City Region housing needs and demand assessment (HNDA), known resources and planned investment, but also reflect Glasgow's ambitions and plans for sustainable growth.

A target of 80% of homes approved through the Affordable Housing Supply Programme will be social rented homes.

The targets will be challenging to deliver. There are significant external economic factors that impact housing development. Glasgow will continue to make the strongest case for the resources and investment required to meet these challenges, as well as working with key delivery partners to identify actions to unlock barriers and enable delivery on our targets.

9. Delivery Plan

Accompanying Glasgow's LHS 2023 to 2028 is a delivery plan which sets out key actions to be implemented by Glasgow City Council and our partners. These actions include specific projects and reference to development and delivery of important sub-strategies and plans including:

- Scope, develop and deliver an affordable housing policy for the city.
- Develop and implement a new Glasgow Housing Retrofit Programme.
- Review the Empty Homes Strategy and produce an Action Plan.
- Increase the supply of 3 and 4+ bedroom homes in Glasgow through the Affordable Housing Supply Programme.
- Improve access to affordable housing in Glasgow through implementing actions outlined in the city's Digital Housing Strategy.

The Delivery Plan is included in the **Appendix**.

10. Governance

Annual monitoring reports will be produced and submitted to the Economy, Housing, Transport and Regeneration City Policy Committee. The reports will outline progress in relation to implementing the Delivery Plan, meeting output targets and milestones, as well as highlighting significant new or emerging legislation, regulation or context that will impact housing in Glasgow.

Glasgow City Council will engage with key internal and external partners to provide a high-level steer for the LHS Delivery Plan, including consideration of major programmes and targets, as well as new or emerging legislation, regulation or context that will impact housing in Glasgow.

11. Consultation and Engagement

The Housing (Scotland) Act 2001 requires that local authorities consult on their LHS, and the statutory Equality Duty on public bodies requires the involvement, consultation and engagement of as wide a range of local residents, tenants and communities of interest as possible.

Glasgow's LHS 2023 to 2028 was developed through extensive engagement with key partners and stakeholders, which helped both to develop our research, analysis and insights, as well as identify the proposed main housing issues that should be prioritised for action.

Significant pre-consultation engagement with internal and external partners and stakeholders shaped the consultative draft LHS 2023 to 2028, which included but was not limited to:

- individual and joint meetings with RSLs who have housing stock in the city
- Housing, Health and Social Care Group.
- Digital Housing Strategy events.
- Glasgow's Tenant-Led Housing Commission (Private Rented Sector).

Formal consultation on the draft LHS 2023 to 2028 took place over 11 weeks from 24th January 2023 to 10th April 2023. This included:

- a public LHS Smart Survey coordinated via Glasgow City Council's online consultation hub (and available in other formats).
- a coordinated media plan for promoting the strategy.
- targeted engagement events with stakeholder organisations and community representatives as key intermediaries to the general public.

The LHS consultation had significant reach, promoted internally across the Glasgow City Council family, Glasgow Health and Social Care Partnership, Glasgow Community Planning Partnership, and shared with key external partners, stakeholders and organisations including:

- All 61 RSLs owning and managing over 110,000 homes in Glasgow, including 150 key contacts.
- Around **40,000** registered private landlords.
- Homes for Scotland and private housing developers.
- Scottish Property Federation.
- **600** contacts across Glasgow's Community Council Network.
- Glasgow Disability Alliance.
- Glasgow Equality Forum.
- Glasgow Centre for Population Health.
- Scottish Government.
- Transforming Communities: Glasgow (TC: G) Board.
- City Property Glasgow.
- Glasgow Tenant-Led Housing Commission (Private Rented Sector).
- **2,096** members across the UK Low Carbon Homes Network.
- Student Representative Council Glasgow University.
- National Union of Students Scotland.

11.1. LHS Smart Survey

393 complete responses were submitted to the LHS Survey. 342 submissions were from Individual respondents that were invited to share information about themselves for the purposes of monitoring and equalities. The following were noted of total responses:

- 72% live in Glasgow. 28% live outside Glasgow.
- 30% aged under 35. 60% aged 35-64. 11% aged 65+.
- 50% described themselves as male. 45.3% described themselves as female. 4.7% described themselves in another way.
- 21% identified as having any long-term illness, health problem or disability that limits their daily activity or work that they can do.
- 83.3% described themselves as white Scottish, British or Irish. 8% described themselves as having other white background. 8.6% described themselves as having mixed background or a black and minority ethnic heritage.

50 submissions indicated that the response was from an organisation. Table 2 outlines information relating to the broad groups who responded to the consultation.

Table 2 – Groups Who Responded to the LHS Consultation

Groups	Responses
Tenant Organisations	42%
Private Rented Sector (PRS) Landlords	20%
Voluntary, Community and Charity Organisations	16%
Registered Social Landlords, including Wheatley Group	12%
Housing Developers and Property Real Estate	10%

Written submissions to Glasgow’s Housing Strategy mailbox were also received from:

- Glasgow and West of Scotland Forum of Housing Associations.
- Glasgow Centre for Population Health.
- Glasgow University Student Representative Council.
- National Union of Students Scotland.

11.2. Targeted Engagement

There were 12 targeted engagement sessions with internal and external partners and stakeholders, including planned events and those that were delivered on request, which were estimated to reach over 560 people.

11.3. How Feedback informed the final LHS 2023 to 2028

The consultation and engagement highlighted key issues for consideration. The feedback informed Glasgow’s final LHS 2023 to 2028. A summary of the main updates is noted under broad headings that indicate the amended section(s) and content. Full details are set out in the **LHS 2023 to 2028 Consultation Report**.

LHS Structure and Style

The LHS 2023 to 2028 is a document intended for a wide audience with a range of knowledge and interests. In general, the responses indicate there was too much information included within the main document, though there was also information considered important

that respondents felt was missing. Respondents indicated that a more concise document and an executive summary version would be welcomed.

The final LHS 2023 to 2028 has been edited to include concise summaries of key information with reference to the **LHS Supporting Information Paper**, which includes key issues, evidence, analysis and methodological information.

Vision

Feedback highlighted the importance of health and safety as well as housing's contribution to making Glasgow a thriving place that attracts people and investment. The vision was amended to:

"We have more affordable, accessible, safe and sustainable homes, which support good health in thriving neighbourhoods across the city, are well-connected to jobs, education, services and opportunities, and contribute to Glasgow being an attractive place for people to live, learn, work and invest."

Priorities

87-92% of all respondents rated the five LHS priorities as fairly or very important. It was generally recognised that the priorities are inter-connected and overlapping focusing on new homes, existing homes and supporting people that need access to settled homes. No major gaps were identified that would require an additional LHS priority to be designated. Within the LHS priorities, there were requests for additional information to be included as well as greater emphasis on the following:

- Housing safety and the importance of promoting safe and comfortable homes, including working with RSLs, landlords and tenants to identify and address issues of damp and cold homes.
- Working with PRS landlords to enable a well-functioning rented sector. The private rented sector (PRS) is an important part of Glasgow's housing system. These homes significantly contribute towards meeting the city's diverse housing needs and demands.
- Outlining student housing as a key housing pressure for the city and include actions to engage with universities/student bodies and to work towards meeting the housing needs and demands associated with Glasgow's expanding student population.

Housing Supply Targets

Respondents were asked 'To what extent do you agree or disagree with the proposed housing supply target? (Housing Supply Target to deliver 13,000 new homes)'. 368 respondents answered the question. 63% of respondents agreed. 18% of respondents disagreed. 19% of respondents indicated that they neither agreed nor disagreed, or they didn't know or had no opinion.

Respondents were invited to share comments on the draft LHS housing supply targets. 213 respondents included comments. 42% of these respondents suggested that a clear target for social rented homes should be set.

Glasgow's LHS 2023-28 all tenure housing supply target is retained at 13,000 with the 'affordable' target remaining at 6,500. An additional explicit target has been included outlining

that 80% of homes approved through the Affordable Housing Supply Programme will be social rented homes.

The following key actions are also set out in the Delivery Plan:

- Work with City Property to review asset and land disposal and engage with key partners and stakeholders.
- Engage with partners and develop an affordable housing policy.

Action commitments

The additional action commitments included in the final LHS 2023 to 2028 are outlined in Table 3.

Table 3 – Additional Actions Included in the Final LHS

LHS Priority	Action Commitment
1	<ul style="list-style-type: none"> ➤ establish a working group involving RSL partners to evaluate targeted acquisitions and produce a framework and procedures for the affordable housing supply programme to meet local and city-wide priorities ➤ Work with City Property to review assets and land disposal targets for housing related projects, and engage with key partners and stakeholders to ensure a pipeline of land for housing delivery. ➤ Produce a review report on Mid-Market Rent in Glasgow ➤ Review and develop policy where needed with regard to emerging development models in Glasgow such as co-living and Build to Rent and to more established models such as purpose-built student accommodations.
3	<ul style="list-style-type: none"> ➤ Review the Empty Homes Strategy and produce an Action Plan ➤ Develop a Housing Retrofit Programme ➤ Engage with registered private landlords via Glasgow’s Private Landlord Forum and provide a programme of information and training to share and promote best practice in management and investment
4	<ul style="list-style-type: none"> ➤ Develop research that considers potential designs/types of new build housing development and services that would support people to live independently ➤ Evaluate and review the existing target for 10% wheelchair adaptable homes engaging with key internal and external partners. ➤ Undertake a review of the Glasgow Standard design specifications for accessibility engaging with key internal and external partners

12. Impact Assessments

12.1. Equalities Impact Assessment

An Equalities Impact Assessment (EIA) was undertaken throughout the development of the LHS and reviewed following the formal consultation. It identified no significant negative impacts for equalities groups and likely positive impacts on all protected characteristic groups. Working with partners to achieve the actions highlighted in the LHS Delivery Plan will positively impact all protected groups. Increasing the supply of good quality, affordable housing contributes towards reducing the effects of poverty and delivering positive outcomes relating

to the action plan. Improving the supply of and access to affordable housing is a key intervention that will contribute towards alleviating housing pressures within the city.

The protected characteristics of Age and Disability identified as the most impacted. Based on consultation feedback on the draft LHS 2023 to 2028, which was received from targeted engagement and via the LHS Survey, a focus for the first year of the LHS will be on building the evidence base on equality impacts with specific commitments to the following key actions:

- Develop research that considers potential designs/types of new build housing development and services that would support people to live independently.
- Review the target for 10% wheelchair adaptable homes (in new developments of 20 units or more) engaging with key internal and external partners.
- Undertake a review of the Glasgow Standard design specifications for accessibility engaging with key internal and external partners.
- Building the evidence base on access to housing and the equality impacts of housing interventions, including an analysis of BME households' expressed housing need in the city

12.2. Strategic Environment Assessment

A Strategic Environmental Assessment (SEA) Pre-Screening Notification was prepared and submitted to the SEA Gateway Authorities on 20th March 2023 with the SEA Gateway identifying no concerns. The SEA determined, that the strategy was likely to have “minimal effects” or “no effects” when applying the relevant criteria as set out in Schedule 2 of the Environmental Assessment (Scotland) Act 2005 as the spatial implications and effects of the strategy are assessed and mitigated under the SEA carried out for Glasgow City Local Development Plan.

In terms of wider sustainability impacts, the implementation of the LHS particularly around the housing retrofit programme and Glasgow Standard sustainability criteria for newbuild affordable homes will be directed at having a positive impact on sustainability outcomes.

I. Appendix: Delivery Plan

This Delivery Plan sets out key actions for meeting the five LHS Priorities and shows how they contribute towards the four 'grand challenges' (GC) set out in Glasgow City Council's Strategic Plan 2022 to 2027.

Local Housing Strategy (LHS) Priorities	Glasgow City Council Strategic Plan 2022 to 2027 - Grand Challenges (GC)
<p>LHS Priority 1: Delivering more homes and great places that reduce poverty and inequality and increase opportunity and prosperity for all</p> <p>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</p> <p>LHS Priority 3: Improving the condition of Glasgow's homes and preserving Glasgow's tenements and built heritage</p> <p>LHS Priority 4: Supporting people to live independently and well at home in the community</p> <p>LHS Priority 5: Improving housing options, affordability and sustainability for tenants and owners, to prevent and reduce homelessness</p>	<ol style="list-style-type: none"> 1. Reduce poverty and inequality in our communities 2. Increase opportunity and prosperity for all our citizens 3. Fight the climate emergency in a just transition to a net zero Glasgow 4. Enable staff to deliver essential services in a sustainable, innovative and efficient way for our communities

LHS Priority 1	Delivering more homes and great places that reduce poverty and inequality and increase opportunity and prosperity for all
Objectives	<ul style="list-style-type: none"> ➤ Build and provide new low and zero carbon affordable homes to meet Glasgow's housing needs ➤ Support the delivery of new homes for sale and rent to meet Glasgow's growing housing demand ➤ Undertake local housing-led regeneration and development, including Glasgow's 8 transformational regeneration areas ➤ Support wider place-based planning for infrastructure and services, including active travel, transport and heat in buildings

Actions	Timescale	Lead / Partners	GC
1. Deliver Glasgow's Affordable Housing Supply Programme	Annual	NRS / RSLs	4 / 3
2. Exploring the potential of developing a Digital Housing Data Framework with Registered Social Landlord partners.	2023/24	NRS / RSLs	1/4

Glasgow's Local Housing Strategy (LHS) 2023 to 2028

Actions	Timescale	Lead / Partners	GC
3. Examine options and develop an affordable housing policy for the city including consideration of a requirement for private sector developers to deliver affordable housing within developments, prioritising public land (for affordable housing) and increasing affordable housing in higher land-value areas	2023/24	NRS	4
4. Establish a working group involving RSL partners to evaluate targeted acquisitions and produce a framework and procedures for the affordable housing supply programme to meet local and city-wide priorities	2023/24	NRS / RSLs	4 / 3
5. Undertake strategic acquisitions to target open market purchases that increase supply of affordable homes, meet housing priorities and improve the management and condition of existing homes	Annual	NRS / RSLs	4 / 3
6. Explore alternative construction and delivery methods, including off-site manufacturing to assist in delivering new affordable homes and achieve value for money	2023/24	NRS / RSLs	4 / 3
7. Deliver the TRA programme, including activation agreements for Red Road/Barmulloch TRA and East Govan/Ibrox TRA	Annual	TC: G	4
8. Ensure connected places through integration of housing and transport strategy, following the principles of 20-minute neighbourhoods including active travel and the case for Clyde Metro	Annual	NRS	4
9. Identify pilot projects initially for repurposing property to residential in the city centre and explore delivery of affordable homes with amenities including public green spaces through city centre development	2024/25	NRS	4
10. Create training and employment opportunities for local residents through investment in new build and retrofitting homes.	Annual	NRS / RSLs/ Skills Development Orgs/ Universities & Colleges	2 / 4
11. Deliver projects to unlock the development potential of vacant and derelict land	Annual	NRS	4
12. Complete the Maryhill TRA self-build pilot and build on learning from the pilot to undertake a review in order to develop a self-build approach for the city	2024/25	NRS / Self-Builders	4
13. Produce a review report on Mid-Market Rent in Glasgow	2023/24	NRS	4
14. Produce a scoping report outlining option appraisal criteria for regeneration and investment planning	2024/25	NRS / RSLs	3 / 4

Glasgow's Local Housing Strategy (LHS) 2023 to 2028

Actions	Timescale	Lead / Partners	GC
15. Undertake an evidence review of local housing need and demands, considering Scottish Census 2022 local authority profiles and other data	2024/25	NRS	4
16. Implement a pilot Local Housing Systems Analysis and evaluate	2024/25	NRS / RSLs	4
17. Review and develop policy where needed with regard to emerging development models in Glasgow such as co-living and Build to Rent and to more established models such as purpose-built student accommodations.	2023/24	NRS	4
18. Establish a working group with representation from student bodies and Universities to identify and take forward shared actions to address student accommodation needs	2023/24	NRS / Universities / Student Bodies	1 / 4
19. Develop and monitor the implementation of a Strategic Agreement between GCC and Wheatley Group that will support the development of housing and delivery of services in the city between 2023 and 2032	2023/24	NRS / Wheatley Group	4

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
Objectives	<ul style="list-style-type: none"> ➤ Increase the overall average energy efficiency of housing in Glasgow ➤ Reduce overall domestic carbon emissions in Glasgow ➤ Reduce overall fuel poverty levels in Glasgow

Actions	Timescale	Lead / Partners	GC
1. Deliver Glasgow's Area-Based Schemes targeting investment towards hard-to-treat homes in fuel poor areas for external wall insulation and associated energy efficiency improvements	Annual	NRS	2 / 3
2. Promote home energy safety information and advice	2023/24	NRS / Scottish Fire and Rescue / Community Planning	4
3. Develop a LA-Flex Scheme for Glasgow to attract Energy Company Obligation funding	2023/24	NRS	2 / 3 / 4

Glasgow's Local Housing Strategy (LHS) 2023 to 2028

Actions	Timescale	Lead / Partners	GC
4. Develop a Housing Retrofit Programme	2024/25	NRS / RSLs / Voluntary Organisations & Ownership Orgs	2 / 3 / 4
5. Continue to support the provision of free and impartial home energy and safety advice, assistance and advocacy services to all households in the city	Annual	NRS	4
6. Support the development and implementation of Glasgow's Local Heat and Energy Efficiency Strategy (LHEES)	2023	NRS	3
7. Identify and promote projects where renewables and district heating are a cost-effective solution to the provision affordable and sustainable energy supply to homes in Glasgow.	2024/25	NRS	3

LHS Priority 3	Improving the condition of Glasgow's homes and preserving Glasgow's tenements and built heritage
Objectives	<ul style="list-style-type: none"> ➤ Increase investment to preserve Glasgow's tenements ➤ Support owners and landlords to maintain and improve existing homes

Actions	Timescale	Lead / Partners	GC
1. Update Action Plan to safeguard Glasgow's Built Heritage including pre-1919 tenements	2024/25	NRS / Wheatley Group / RSLs	2 / 3
2. Expand Empty Homes work to include making greater use of compulsory purchase orders particularly where it achieves wider strategic objectives including increasing affordable housing supply, tackling area blight, improving the performance of factors and enabling whole-block retrofits	Annual	NRS / RSLs	2 / 3
3. Review the Empty Homes Strategy and establish an Empty Homes Working Group with clear Terms of Reference, led by the Council with representation from Wheatley Group, Registered Social Landlords, Glasgow City Health and Social Care Partnership, the Third Sector and others, to produce a new action plan and submit to City Policy Committee.	Dec 2023	NRS / RSLs / HSCP /	2 / 3
4. Engage with partners to develop retrofit specifications that will improve pre-1919 tenement homes and investigate options for framework agreements/joint procurement.	2023/24	NRS	2 / 3

Glasgow's Local Housing Strategy (LHS) 2023 to 2028

Actions	Timescale	Lead / Partners	GC
5. Administer Glasgow's Scheme of Assistance and allocation of Private Sector Housing Grant to target maintenance and improvement of private properties	Annual	NRS / RSLs	3
6. Deliver Housing Partnership Initiative Area (HPIA) projects and work with RSLs on an area basis to tackle problematic private sector housing in poor condition	Annual	NRS	4
7. Carry out inspections to monitor property standards in the private housing sector	Annual	NRS / RSLs	4
8. Encourage owners to carry out works and to maintain their properties on a voluntary basis and make use of statutory powers to undertake enforcement action if it is deemed necessary including expanding the use of missing shares	Annual	NRS	4
9. Promote the under one roof property factoring and maintenance website	Annual	NRS / Private Owners	4
10. Engage with registered private landlords via Glasgow's Private Landlord Forum and provide a programme of information and training to share and promote best practice in management and investment	Annual	NRS / Private Landlords	2 / 3 / 4
11. Make referrals to the licensing committee seeking the removal of poorly performing landlords from the register where there has been a failure of compliance with statutory notices, the fit and proper person test and other relevant legislation or requirements	Annual	NRS	4

LHS Priority 4	Supporting people to live independently and well at home in the community
Objectives	<ul style="list-style-type: none"> ➤ Adapt more homes so they are suitable for people and households with particular needs ➤ Increase the supply of affordable housing options to meet the needs of larger families and core social care groups

Actions	Timescale	Lead / Partners	GC
1. Support funding for adaptations to enable people to live at home for longer	Annual	NRS / HSCP / RSLs	1
2. Increase the supply of larger sized (3+ bedroom) homes in Glasgow through the AHSP	Annual	NRS / RSLs	1
3. Monitor the Housing sector's contribution towards meeting health and social care priorities outlined in the Housing Contribution Statement and revise when required.	Annual	NRS / RSLs	1

Glasgow's Local Housing Strategy (LHS) 2023 to 2028

Actions	Timescale	Lead / Partners	GC
4. Develop research that considers potential designs/types of new build housing development and services that would support people to live independently	2023/24	HSCP / NRS	1
5. Review the target for 10% adaptable homes (in new developments of 20 units or more) engaging with key internal and external partners	2023/24	NRS / GDA / RSLs	1 / 4
6. Undertake a review of the Glasgow Standard design specifications for accessibility engaging with key internal and external partners	2023/24	NRS / GDA / RSLs	1 / 4
7. Investigate and implement opportunities to improve the supply of, and access to, family housing in the city through the promotion of initiatives such as the Housing Transfer Incentive Scheme	2023/24	NRS / RSLs	1
8. Implement actions that are outlined in Glasgow's Digital Housing Strategy	Annual	NRS / RSLs	1 / 4
9. Undertake research engaging with the Travelling Showpeople community to establish a robust quantitative estimate of the number of sites and type of accommodation that may be required in Glasgow and keep under review as needs change	2024/25	NRS	1 / 4

LHS Priority 5	Improving housing options, affordability and sustainability for tenants and owners, to prevent and reduce homelessness
Objectives	<ul style="list-style-type: none"> ➤ Reduce homelessness in Glasgow ➤ Support vulnerable tenants and families in the private rented sector to prevent homelessness wherever possible ➤ Work with tenants to determine priorities and actions for improving affordability, standards and security within the rented sector

Actions	Timescale	Lead / Partners	GC
1. Work in partnership with Glasgow City Health and Social Care Partnership and RSLs to prevent homelessness and provide housing for homeless households	Annual	NRS / HSCP / RSLs	1 / 4
2. Undertake strategic analysis and scenario planning to address acute housing needs through the Housing Pressures Group	2023/24	HSCP / NRS / RSLs	1 / 4
3. Support the Glasgow Alliance to End Homelessness and their work to improve homelessness services in Glasgow, support Housing First as a model	Annual	HSCP / RSLs / NRS	1 / 4
4. Deliver Glasgow's Rapid Rehousing Transition Plan	Annual	NRS / HSCP / RSLs	1 / 4

Glasgow's Local Housing Strategy (LHS) 2023 to 2028

Actions	Timescale	Lead / Partners	GC
5. Secure permanent funding towards the delivery of Glasgow's Housing and Welfare Team (the PRS Housing and Welfare Hub) to extend and expand the service	2023/24	NRS / HSCP / RSLs	1 / 4
6. Provide strategic support and work with partners to provide housing and assistance to Asylum Seekers and Refugees living in Glasgow, including the Ukraine Sponsorship Scheme in Scotland	Annual	NRS / HSCP / RSLs	1 / 4
7. Improve access to affordable housing in Glasgow through scoping the development of a Common Housing Register, enhancing online application systems and use of digital data	2023/24	HSCP / RSLs / NRS	1
8. Building the evidence base on access to housing and the equality impacts of housing interventions, including an analysis of BME households' expressed housing need in the city.	2023/24 & Annual	NRS / HSCP / RSLs	1 / 2 / 4
9. Establish a tenant-led forum/platform for engagement with Glasgow's private rented sector tenants	2023/24	NRS	1 / 4
10. Implement measures developed by the Scottish Government that improve the security and affordability of the private rented sector	2024/25	Scottish Government	1 / 4
11. Identify opportunities to support and upskill tenants to communicate confidently and influence the housing services they receive	2023/24	GCC Housing	1 / 4
12. Complete Impact Research of short-term lets on private rented sector and the city's housing supply	2024/25	GCC Housing	1 / 4