

Local Government and Communities Committee

Strategic Housing Investment Plans

Response from Glasgow City Council

Dear Mr Doris,

Consideration of Strategic Housing Investment Plans (SHIPs)

I am pleased to provide the information below in response to your letter dated 31 May 2017 and to assist the Local Government and Communities Committee in their discussions in relation to Strategic Housing Investment Plans (SHIPs).

[The Glasgow and Clyde Valley Housing Need and Demand Assessment \(HNDA\)](#) is undertaken under the auspices of the Housing Market Partnership with the other 7 local authorities in the metropolitan area following national HNDA Guidance. The HNDA provides citywide figures for the need for social rent and below market rent, and for private housing and does not identify housing need by size or type of housing.

[Glasgow's Housing Strategy \(GHS\) 2017-22](#) was approved by Committee in January 2017. The GHS outlines the findings from the Housing Need and Demand Assessment (HNDA) and sets the strategic direction for housing in the city for the next 5 years.

The issues, needs and drivers outlined in Glasgow's Housing Strategy directly informs the development of [Glasgow's Strategic Housing Investment Plan \(SHIP\)](#) and the housing investment priorities outlined in the Plan.

Glasgow City Council manages the Affordable Housing Supply Programme for all RSLs, excluding Glasgow Housing Association, and works closely with RSLs in working up and delivering their local developments to ensure they meet local housing needs as well as contributing to strategic citywide requirements. A range of intelligence sources are used to inform the size, type and design of each housing development, recognising that each neighbourhood has specific requirements. This includes the local knowledge of the RSL about the communities in which they operate, statistical information detailed in [Neighbourhood Profiles](#) developed by the Council as part of the Housing Strategy, and citywide requirements identified in the Housing Strategy and the SHIP.

The close working between the Council's Housing Strategy team, Housing Investment team and RSLs is instrumental in ensuring housing investment in the city delivers housing which meets national and citywide priorities as well as local housing needs.

An example of this is the provision of more accessible housing in the city. It is recognised in the GHS that Glasgow is a city where the availability of accessible housing is limited with more than 70% of the housing units being flatted but with a high proportion of the population with poor health and/or long term health conditions. In response to this, Glasgow has implemented a 10% planning policy where all developments over 20 units are required to provide 10% wheelchair accessible housing. This is in recognition of the fact that Glasgow residents need more accessible housing generally but that a fully wheelchair house (with lowered kitchen units etc) may not be required in that specific area at that particular point in time. Therefore, the policy will increase accessibility across the stock, making conversion to full wheelchair adaptability possible and cheaper, whilst not increasing the potential for an RSL having a void property until a suitable household can be found. In addition to increasing accessibility through the 10% planning policy, RSLs have a programme of development for full wheelchair accessible housing when a household is identified either through their own waiting lists or in liaison with other organisations or services such as other housing providers, health, social work, and third sector organisations which are active in the city.

Glasgow City Council monitor and evaluate the impact of housing investment at a strategic level and a local level, in partnership with stakeholders.

Strategic outcomes outlined in the Glasgow's Housing Strategy (GHS) are monitored through the monitoring and evaluation framework for the Strategy. The new GHS will be monitored annually with the cumulative impact of housing investment over the 5 year period evaluated in relation to meeting housing needs. An interim evaluation of the Strategy after 2-3 years will also be undertaken.

The Council consults with a range of stakeholders on housing investment priorities when developing a new SHIP. This is to ensure that the priorities remain relevant and that any newly arising housing needs or requirements inform housing development going forward. This usually takes the form of a written consultation alongside other stakeholder engagement events including meetings, workshops and/or a conference. On 31st May 2017, Glasgow City Council held a Development Conference in The Lighthouse at which the over 120 delegates from RSLs, private housing developers and contractors, utilities, architects and others in the housing development community came together to discuss how to collaborate and innovate to deliver more and better housing in the city to meet the requirements set out in Glasgow's Housing Strategy and SHIP, and to accelerate house building to contribute to national targets and the More Homes agenda. Following this conference, a Cross Sector Housing Development Group is being established to build on this momentum and harness the commitment from the sector to construct more homes in the city.

The Council's Housing Investment team publish an annual [Performance Review](#). This details the developments approved and completed within that financial year, the costs associated with the programme, as well as the post-completion reviews on

developments which are undertaken by the Housing Investment team to ensure the housing being delivered meets strategic priorities and importantly, tenants' needs and expectations. For example, Glasgow's Housing Strategy has an identified need for larger family housing and in response, a target for larger family housing has been included in the SHIP. This target is monitored and annually reported on in the Performance Review document. This means that if the target is not being met for any reason or additional needs have been identified, then a discussion can take place on the issues or barriers that need to be addressed to ensure housing needs are being met in the coming year.

I trust that the information provided and web links to related documents will help inform your discussions further.

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