

**STRATEGIC ENVIRONMENTAL ASSESSMENT:  
POST-ADOPTION STATEMENT**

**GLASGOW'S HOUSING STRATEGY  
2011/12 - 2015/16**

**GLASGOW CITY COUNCIL  
APRIL 2012**

## POST - ADOPTION SEA STATEMENT

### Post-adoption SEA statement for:

Glasgow's Housing Strategy 2011/12-2015/16

### Adopted on:

1<sup>st</sup> March 2012

### Responsible Authority:

Glasgow City Council

## POST-ADOPTION SEA STATEMENT INTRODUCTION

This document (referred to here as the post-adoption SEA statement) has been prepared in accordance with Section 18 of the Environmental Assessment (Scotland) Act 2005.

## POST-ADOPTION SEA STATEMENT AVAILABILITY OF DOCUMENTS

### WEBSITE

The full PPS as adopted, along with the Environmental Report and post-adoption SEA Statement are available on the Responsible Authority's website at:

<http://www.glasgow.gov.uk/en/Business/Housing/HousingStrategy/LocalHousingStrategy/>

### OFFICE ADDRESS

The PPS, as adopted, along with the Environmental Report and post-adoption SEA Statement may also be inspected free of charge (or a copy obtained for a reasonable charge) at the principal office of the Responsible Authority:

### Contact name, address and telephone number

Development and Regeneration Services, 231 George Street, Glasgow G1 1RX (0141 287 8416)

### Times at which the documents may be inspected or a copy obtained:

9.00 am – 5.00 pm, Monday to Thursday  
9.00 am – 4.00 pm, Friday

**POST-ADOPTION SEA STATEMENT  
KEY FACTS**

<b>Name of Responsible Authority</b>	Glasgow City Council
<b>Title of PPS</b>	Glasgow's Housing Strategy (GHS)
<b>Purpose of PPS</b>	To assess housing need and demand and to set out the local authority's strategic vision for the future of housing across all tenures taking account of relevant legislation and national priorities.
<b>What prompted the PPS</b> (e.g. a legislative, regulatory or administrative provision)	The Housing (Scotland) Act 2001 requires all local authorities to develop a Local Housing Strategy.
<b>Subject (e.g. transport)</b>	Housing
<b>Period covered</b>	2011/12-15/16
<b>Frequency of updates</b>	A new LHS is prepared every 5 years, and updated periodically when required.
<b>Area of PPS</b> (e.g. geographical area)	Glasgow City Council local authority area
<b>Summary of nature/content of PPS</b>	Housing Strategy and Policy
<b>Date adopted</b>	1 <sup>st</sup> March 2012
<b>Contact name &amp; job title</b> <b>Address, email, telephone number</b>	Jennifer Sheddan Project Officer, Housing Strategy Housing Services, Development & Regeneration Services, Glasgow City Council 231 George Street Glasgow G1 1RX
<b>Date</b>	2 <sup>nd</sup> April 2012

**POST-ADOPTION SEA STATEMENT  
STRATEGIC ENVIRONMENTAL ASSESSMENT PROCESS**

Glasgow's Housing Strategy 2011-2016 has been subject to a process of Strategic Environmental Assessment (SEA), as required under the Environmental Assessment (Scotland) Act 2005. This has included the following activities:

- Taking into account the views of the Scottish Environment Protection Agency, Scottish Natural Heritage and the Scottish Ministers (Historic Scotland) regarding the scope and level of detail that was appropriate for the Environmental Report
- Preparing an Environmental Report on the likely significant effects on the environment of the draft PPS which included consideration of:
  - the baseline data relating to the current state of the environment;
  - links between the PPS and other relevant strategies, policies, plans, programmes and environmental protection objectives;
  - existing environmental problems affecting the PPS;
  - the plan's likely significant effects on the environment (positive and negative);
  - measures envisaged for the prevention, reduction and offsetting of any significant adverse effects;
  - an outline of the reasons for selecting the alternatives chosen;
  - monitoring measures to ensure that any unforeseen environmental effects will be identified allowing for appropriate remedial action to be taken.
- Consulting on the Environmental Report
- Taking into account the Environmental Report and the results of consultation in making final decisions regarding the PPS
- Committing to monitoring the significant environmental effects of the implementation of the PPS. This will also identify any unforeseen adverse significant environmental effects and to enable taking appropriate remedial action.

**POST ADOPTION SEA STATEMENT**  
**HOW ENVIRONMENTAL CONSIDERATIONS HAVE BEEN INTEGRATED INTO GLASGOW'S**  
**HOUSING STRATEGY 2011/12-2015/16 AND HOW THE ENVIRONMENTAL REPORT HAS**  
**BEEN TAKEN INTO ACCOUNT**

**TABLE 1**

<b>ENVIRONMENTAL CONSIDERATIONS AND FINDINGS FROM ENVIRONMENTAL REPORT</b>	<b>INTEGRATE INTO PPS</b>	<b>HOW INTEGRATED/TAKEN INTO ACCOUNT OR REASON FOR NOT BEING TAKEN INTO ACCOUNT</b>
<p><b>Population</b></p> <p>Glasgow's Housing Strategy includes targets to increase the supply of housing in both affordable and private sectors, and to improve the quality of housing which is likely to impact on demand for housing in the city. This will support population growth and is based on an assessment of housing needs.</p> <p>Overall, the SEA Report identified that Glasgow's Housing Strategy was likely to have a very positive effect on population.</p>	<b>Yes</b>	<p>New housing will be built to meet the needs identified in the Housing Needs Assessment. This will enable homeless households to be more appropriately housed, larger families to leave overcrowded accommodation, and people with disabilities to find more accessible housing.</p> <p>Parts of the GHS have been enhanced since the draft version and reflect the positive impact of the GHS on population. The Strategy commits to bringing wider benefits to the population. This will include employment particularly through community benefits clauses for new housing development, health benefits through improvement to house condition and energy efficiency, as well as social and cultural benefits through neighbourhood regeneration.</p>
<p><b>Human Health</b></p> <p>The health of Glasgow's residents is poor relative to other areas in Scotland with high levels of long term limiting illness. As part of the development of the LHS, a Health Impact Assessment has been undertaken which identifies key housing areas which can improve health outcomes in the city. These include reducing fuel poverty, improving the condition of the housing stock in the city which is an issue mainly in the private sector and in the older stock, and reducing homelessness.</p> <p>Overall, the SEA Report identified that Glasgow's Housing Strategy was likely to have a very positive effect on human health.</p>	<b>Yes</b>	<p>Glasgow's Housing Strategy includes key actions to tackle homelessness and provide support services, to improve the energy efficiency of properties so as to tackle fuel poverty, and to improve the condition of housing in all tenures. The Strategy includes a strategic commitment for partner agencies to work together to improve neighbourhood quality across the city but particularly in areas where the housing market has slowed leaving 'stalled spaces' recognising the impact that poor neighbourhood quality can have on health and wellbeing.</p> <p>All these actions should contribute to improving the health of Glasgow's residents.</p>
<p><b>Material Assets</b></p> <p>Glasgow's Housing Strategy will influence the development of new housing, particularly environmentally sustainable housing which will last into the future. A key strategic outcome of Glasgow's Housing Strategy is to improve the quality of the existing housing stock across all</p>	<b>Yes</b>	<p>The most significant impact on material assets was assessed as being the regeneration (demolition and newbuild) programme in the GHS. The overall health and population positive impacts of demolishing high density housing, and replacing it with low density housing which is energy efficient and</p>

<p>tenures, as well as ensuring that new housing developments, particularly subsidised housing, are well-designed to meet a variety of objectives including carbon reduction.</p> <p>Areas concerned with waste minimisation and recycling are assessed separately by the Local Development Plan and therefore, outwith the scope of the Housing Strategy SEA.</p> <p>The SEA Report identified that Glasgow's Housing Strategy was likely to have a very positive effect on material assets but ongoing monitoring will be required.</p>		<p>built on brownfield sites, was found to have an overall positive impact and therefore has remained as a key action in the GHS.</p> <p>Key actions in the Strategy continue to improve the condition and energy efficiency of existing housing in all tenures.</p>
<p><b>Climatic Factors</b></p> <p>New build housing could impact due to the additional energy and transport required during the construction phase and beyond through more households living in the city.</p> <p>The SEA Report identified that the GHS was likely to have a positive effect on climatic factors, particularly around improving the energy efficiency of houses and reducing fuel poverty, but further information and ongoing monitoring of the impact on climatic factors will be required particularly as this is an area undergoing significant development at present.</p> <p>Many of the issues around new build housing, and additional energy and transport, are considered through the Development Plan SEA.</p>	<p><b>Yes</b></p>	<p>Glasgow's Housing Strategy is committed to good environmental design, maximisation of energy efficiency and reducing the carbon emissions of housing in the city. This is detailed in the GHS through continuing to work with utility companies and other partners to increase the energy efficiency measures in the housing stock, by supporting energy advice projects, and by showcasing the Glasgow House which is an energy-efficient, highly insulated prototype as an example of energy efficient construction methods which should be replicated across the city.</p>

**How opinions expressed during consultation have been taken into account**

**TABLE 2 –LISTS CONSULTATION RESPONSES AND SETS OUT HOW THEY HAVE BEEN TAKEN INTO ACCOUNT**

<b>Consultee/ Respondent</b>	<b>Summary of Comments</b>	<b>How the comment was taken into account in making the decision to adopt Glasgow's Housing Strategy</b>
<b>Historic Scotland</b>	In their response to the scoping consultation for this SEA, Historic Scotland suggested that the historic environment should be scoped out of this assessment. In response to the GHS SEA Report, Historic Scotland acknowledged that the historic environment has been scoped out of the assessment and indicated that they remained content with this approach and had no further comments.	Historic environment was scoped out of the assessment and therefore, did not influence the decision to adopt the Strategy.
<b>Scottish Natural Heritage</b>	Scottish Natural Heritage indicated that given the content of the two documents (Housing Strategy and SEA Report), they consider that the environmental issues are adequately dealt with. They also identified a blank table in the environmental report which has now been populated in the final Glasgow's Housing Strategy document.	No substantial comments made by the consultee and therefore, many of the potential measures identified in the SEA Report have been carried into the final Glasgow's Housing Strategy.
<b>Scottish Environmental Protection Agency (SEPA)</b>	SEPA indicated that they are satisfied that an adequate assessment of the strategy has been undertaken and that their comments on the scoping report have been taken into account.	No substantial comments made by the consultee and therefore, many of the potential measures identified in the SEA Report have been carried into the final Glasgow's Housing Strategy.

**Reason for choosing Glasgow's Housing Strategy as adopted, in light of other reasonable alternatives**

- Most Housing Strategy outcomes will have a positive effect on the environment.
- No Housing Strategy outcomes will have a negative effect on the environment.

**POST-ADOPTION SEA STATEMENT**

Glasgow's Housing Strategy (GHS) 2011/12-2015/16 provides a strategic framework to enable the many delivery agencies and services involved to meet the housing needs of Glasgow's current and future residents, through an approach which is imbedded and outlined in the strategy of:

- Equality
- Sustainability

- Health
- Partnership

Throughout the development of GHS, there has been extensive stakeholder consultation which is detailed at [www.glasgow.gov.uk/housing](http://www.glasgow.gov.uk/housing) and summarised in the GHS. Throughout the development process there has been general agreement with the overall direction of the strategy. The SEA process has allowed for all the environmental impacts of the GHS to be highlighted, discussed, and approaches developed to mitigate any negative impacts.

A Monitoring and Evaluation Framework has been developed which will monitor the impact of the GHS. This can be found in the GHS final document and is based on data which is available on an ongoing basis from a variety of sources including national surveys, service providers and administrative records. The GHS will be monitored annually and an interim evaluation will take place mid-way through the Strategy period to assess the impact of the Strategy on a variety of factors including those identified through the SEA process.