

Glasgow's Housing Strategy 2011-2016

Affordable Warmth Action Plan
2011 – 2016

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Introduction

The purpose of this Affordable Warmth Action Plan is to set out the priorities for tackling affordable warmth in Glasgow over the period of Glasgow's Housing Strategy (GHS) 2011/12 to 2015/16 and to demonstrate how these will be delivered. This action plan is part of a family of action plans within Glasgow's Housing Strategy and will be reviewed annually to determine if the priorities remain relevant.

Glasgow's Fuel Poverty Strategy (2005) adopted the UK and Scottish target of eliminating Fuel Poverty, as far as reasonably practicable, by 2016. The strategy used the following definition of fuel poverty:-

"A household is in fuel poverty if, in order to maintain a satisfactory heating regime, it would be required to spend more than 10% of its income on all household fuel use." (*Extreme Fuel Poverty is where a household is required to spend more than 20% of its income*)

Glasgow's Housing Strategy supersedes the 2005 Strategy although the definition of "Fuel Poverty" remains the same. The term Fuel Poverty has been redefined as affordable warmth.

Glasgow's Housing Strategy has 15 outcomes, and the following outcome relates directly to affordable warmth:-

Outcome: Across All Tenures, We Will Have Increased The Energy Efficiency Of The City's Housing And Taken Steps To Mitigate The Impact Of Increasing Energy Costs On The Level Of Fuel Poverty In The City.

All the actions in this plan are aimed at achieving this outcome.

This action plan links to the Scottish Governments consultations on a Sustainable Housing Strategy and Energy Efficiency Standard for Social Housing. In tackling affordable warmth and improving energy efficiency in Glasgow's Housing stock, funding has been secured through the Scottish Government's Universal Home Insulation Scheme (UHIS) which has, in turn, leveraged in significant additional funding from the utilities. In future, Green Deal and Energy Company Obligations (ECOs) will be important potential funding sources for delivering investment in this area.

Context

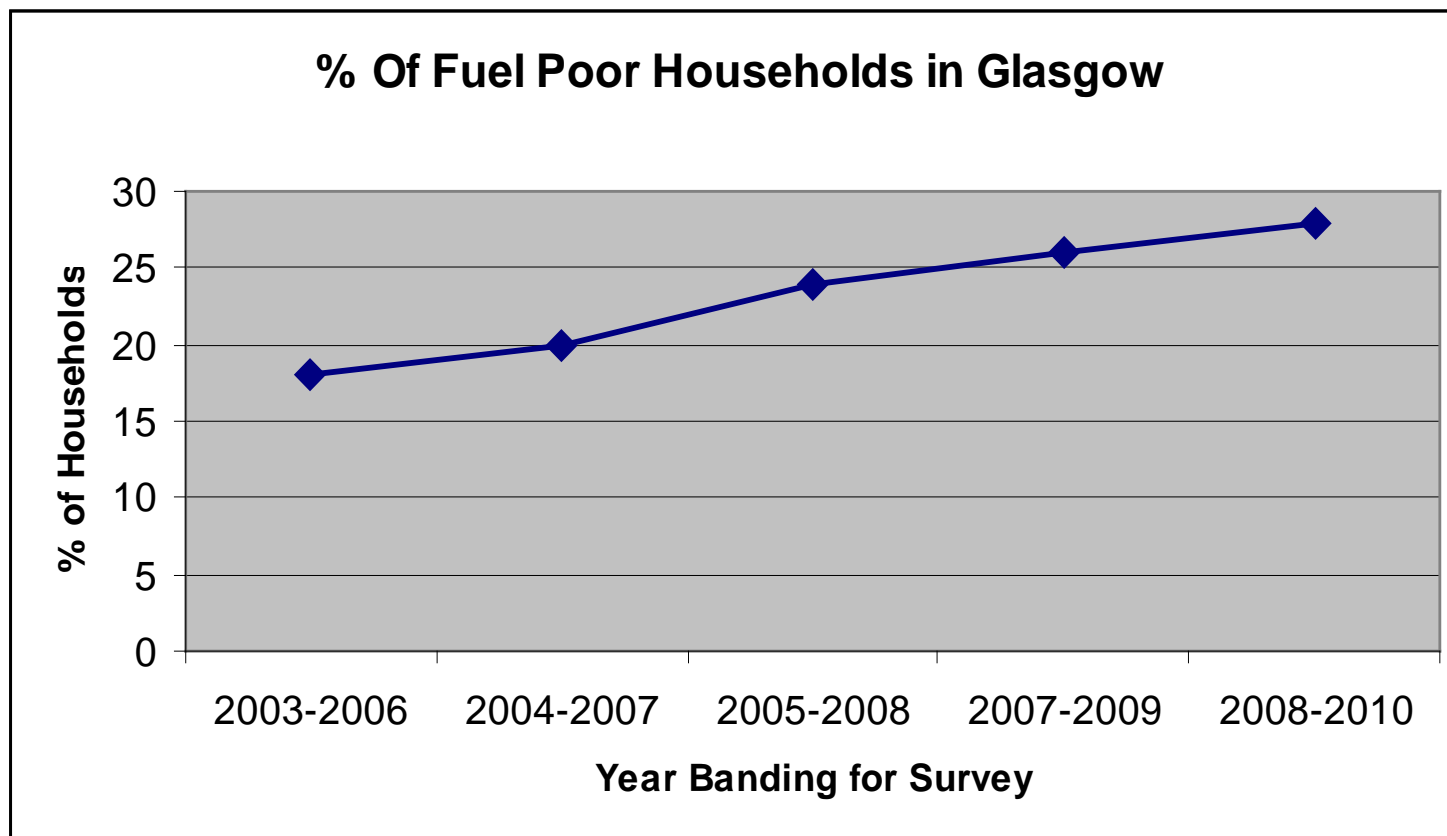
It is widely accepted that there are 3 major factors which contribute to fuel poverty/affordable warmth. These are:

- **Income** – People on low income need to spend a higher proportion of their income on heating.
- **Fuel Costs** – Energy prices have been the main driver of increases in Fuel Poverty, outstripping income growth and improvements to the thermal efficiency of the housing stock. Though prices dipped after peaking in late 2008 they have now started to rise significantly again.
- **Energy Efficiency** – The thermal efficiency of the building and the efficiency of the heating source, together with the effectiveness of its use, determine the amount of energy that must be purchased to heat the home adequately. Energy Efficiency and Fuel Poverty are inextricably linked.

Other factors contribute to a household experiencing fuel poverty including household behaviour and under occupation. The causes of fuel poverty tend to interact with each other. For instance, people with low incomes are more likely to live in less energy efficient houses and therefore pay higher prices for fuel. It is well documented that fuel poverty is a contributing factor to ill health. This is particularly the case for the more vulnerable members of the community such as the very old, the very young and people with a disability.

Despite the fact that the city has the most energy efficient housing stock in Scotland overall, the proportion of fuel poor in the city is likely to be similar to that of Scotland as a whole, equating to around 33% of households, with around 20% of this group in extreme Fuel Poverty. Information from the Scottish House Condition Survey 2007/09 estimates that around 95,000 householders in Glasgow are currently in Fuel Poverty. The current round of increases in energy prices will have increased this further.

The chart below shows the percentage of Glasgow's population in fuel poverty since 2002. This figure has increase from approximately 14% in 2002 to 33% in 2011 despite the work that has already been carried out to make the housing stock more energy efficient. The impact of slow economic growth on employment coupled with sharp increases in energy costs are the main reasons for this, making meeting the 2016 target a considerable challenge.



Source: Scottish House Conditions Survey 2003 - 2010

Fuel Poverty in Glasgow 2002 -2011

Glasgow City Council has identified advice and information as being a key means of mitigating fuel poverty, and reducing its impact on vulnerable households. In March 2010, the Council established a fuel poverty advice team, branded as G-HEAT, in partnership with the Scottish Federation of Housing Associations, Glasgow & West of Scotland Forum of Housing Associations and Glasgow Advice and Information Network. G-HEAT is Glasgow's Home Energy Advice Team. The focus of the team is to deliver face to face advice on energy related issues to vulnerable households in the city regardless of tenure. The project has been developed through Glasgow's Fuel Poverty Partnership and is an excellent example of how projects can be assembled if partners have a common vision. The project has been developed along with the utilities, and this project is about working with them to reduce the levels of fuel poverty in the city. The utilities have agreed to help with the training of advisors so that we are working with the grain when we deal with them and have direct contact points. The team is managed by the Wise Group. It is co-located with the Energy Savings Scotland Advice Centre in order to maximise linkages.

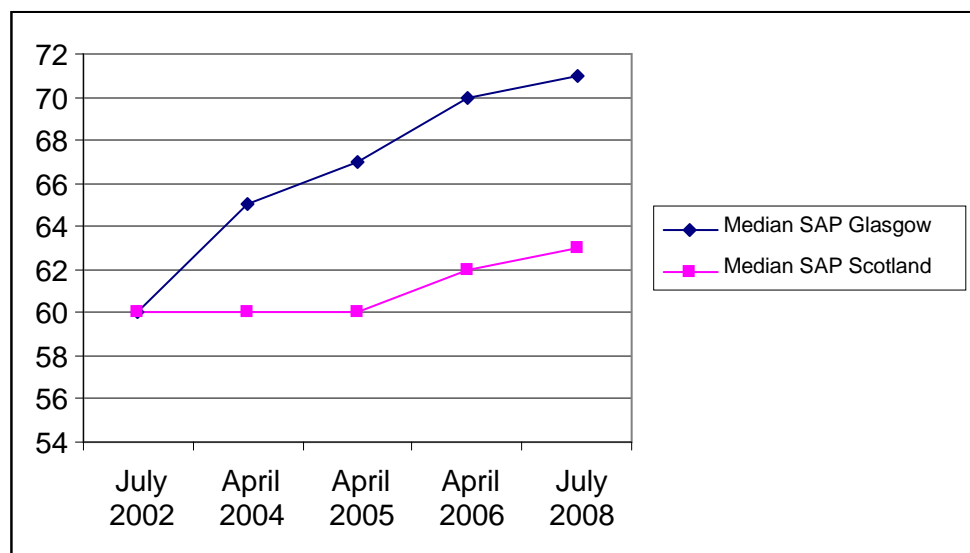
In setting up this project we have managed to lever in initial funding from the Fairer Scotland Fund, the Scottish Government's Wider Role Fund and from Scottish Power Energy Peoples Trust. Our long term goal is to make this project self sustaining beyond the initial three years of the project. We believe that this project delivers a quality service to vulnerable households in the city and makes a difference to householders who are currently in fuel poverty.

Improving Energy Efficiency

Improving the energy efficiency of the housing stock is another key action in reducing fuel poverty. The UK and Scottish low and zero carbon targets as detailed in the Climate Change (Scotland) Act 2009 create an imperative to develop much more effective programmes to improve the energy efficiency of the existing housing stock. This is a major challenge in terms of technical innovation, financing and programme organisation, particularly in the private sector, where pre-1919 properties can be difficult to raise to high thermal standards.

The 2007-09 Scottish House Condition Survey indicated that the mean SAP (Energy Rating) of the housing stock in Glasgow was 71. 85% of the social housing sector is rated in the higher band (60 – 100) and 76% of the private sector in this group. Since 2002 the energy efficiency of Glasgow's housing stock has improved at a much quicker rate than that for Scotland as a whole (see chart below).

Median SAP Rating 2002 – 2008



Source: Scottish House Conditions Survey 2003 - 2008

A description of the energy efficiency of properties by age group can be found in the housing issues report together with further details of proposed projects.

Since 2003, GHA has been steadily improving the energy efficiency of its housing stock through insulation and replacement of older heating systems. In recent years this programme has focused on over cladding multi-storey developments. This type of work is expensive, and the associations who have inherited former Scottish Homes multi-storey developments have struggled to fund comparable improvements. However, a number have been able to take advantage of the **Community Energy Savings Programme (CESP)** to assist in funding this type of work.

CESP is an area based scheme which has to be concentrated on properties in the lowest 15% of Scottish Index of Multiple Deprivation. It provides for an increase in notional carbon savings based on the more properties and the more measures that are delivered on a data zone by data zone basis. It has the potential to deliver very high funding levels if the correct package can be put together. There have been some good examples of this in Glasgow, notably Thistle, Cube, Cadder and Glen Oaks Housing Associations where they have successfully gained funding to carry out insulation measures, glazing, new heating systems and energy advice to residents. The Council has also agreed a city wide CESP scheme with Scottish Power for all qualifying data zones to provide support to owner occupiers, who are often missed out of housing association sponsored schemes.

The **CERT (Carbon Emission Reduction Target)** scheme is delivered on a property by property basis through the utilities companies. A number of housing associations in Glasgow have been successful in obtaining funding from the utilities companies through the CERT scheme. This provides a similar range of interventions to the CESP scheme but at a lower funding level which means that it is primarily used for lower cost insulation measures.

Both the **CERT** and **CESP** Scheme are scheduled to be replaced by the **Green Deal** in December 2012. The Council will continue to work with its partners to maximise the funding available through these schemes.

The Scottish Government's Universal Home Insulation Scheme (UHIS) is proving to be a useful tool in dealing with pre1919 tenements, where mixed tenure and common ownership issues have often created difficulties in carrying out improvement works. The scheme is an area based approach to delivering low cost insulation measures to house holders across the country and is supported by funding from the Scottish Government and from funds from the Energy Utilities. The scheme additionally offers energy advice and benefits advice to householders and provides a link to the Scottish Government's **Energy Assistance Package (EAP)**. The Council's approach to UHIS is to consider areas that are predominantly tenemental with high rates of private renting where the funding can help overcome mixed tenure issues.

The Council has identified areas of private housing where the properties have been built without access to the gas grid. The areas are in the lowest 15% of the indices of multiple deprivation and because of this, some gas transporters will provide financial support for the installation of gas into the area through their assisted connections scheme. The level of subsidy is dependent on the number of households prepared to switch from their current electric heating systems to gas. To make the project financially viable, a critical mass of householders will need to switch from electric to gas heating. As switching from electric heating to gas produces a savings in CO2 emissions, utilities are able to put in financial support either through the **Carbon Emissions Reduction Targets (CERT)** programme or through the **Community Energy Savings Programme (CESP)**. Options are being discussed with the utilities for a funding package built around these schemes, which should encourage householders to switch.

As part of the Commonwealth Games development, a combined heat and power heat centre is being developed. The Council is currently examining how the outputs of this centre can be extended into the existing social housing in the area.

The Council is working with partners to maximise the amount of funding it can bring into the city to improve energy efficiency and reduce fuel poverty. It is currently exploring how other Scottish Government initiatives can help to meet this aim such as feed in tariffs and renewable heat incentive funding.

We anticipate that post-2016 there will still be a small core of housing with a 'poor' standard of thermal efficiency. This is likely to be concentrated in poorer quality pre-1919 private rented or owner occupied stock. These will be properties without any form of central heating. The remaining 'moderate' stock is likely to be a mixture of poorly insulated properties including pre-1919 tenements, and un-insulated multi-storey and non-traditional developments where heating is provided via electric storage heating systems. In all of these circumstances the installation of high efficiency heating systems is likely to have the greatest impact in raising the SAP. Within the 'moderate' group, the potential for further thermal improvement will vary quite widely. Currently it is difficult to see how the bulk of pre-1919 stock can be improved beyond SAP 70 without substantial expensive interventions, though new products are constantly appearing in the market. Under-floor insulation is one promising measure, although it only affects ground-floor houses. Historic Scotland's current research programme may produce worthwhile recommendations, with new systems for internal wall insulation being piloted that are much less expensive and intrusive. New solutions are becoming available to deal with the issue of double glazing in conservation areas, though they are still expensive. In relation to the already 'good' stock, the most promising measures are likely to relate to micro-generation on site, such as solar hot water heating, generating electricity via photo voltaic panels and the new generation of micro-CHP boilers.

In summary, the aim of our updated strategy for tackling fuel poverty and energy efficiency is to:-

- Provide information and advice on energy related issues to householders across the city.
- Increase the energy efficiency of our housing stock to reduce the amount of energy that is needed to heat the home adequately.
- Work with partners to support the installation of gas networks where there is no access to the gas grid and where this is the best solution for an area.
- Work in partnership to gain investment through traditional routes, through utilities and through government initiatives such as Greendal and ECO, UHIS, FIT & RHI and create funding packages of these to maximise the amount of funding available.
- Support micro generation projects where these are economically viable.

Action Plan

This action plan is divided into 4 themes; Developing a Strategy, Improving the housing stock, Green Deal and Advice and Assistance. Each action has a baseline or starting point for the action, a target date, details of partner agencies and links to other strategic plans.

| No. | Action | Baseline | Target Date | Lead Partner/ Service responsible for delivery | Other Key Partners/ Services | Link to related Strategic Plan |
|--|--|--|---------------|--|--|--|
| Theme 1: Developing an Affordable Warmth Strategy | | | | | | |
| 1 | Development of an Affordable Warmth Task Group: Agree the: <ul style="list-style-type: none"> • Remit and membership of the group • reporting mechanisms • the approach to taking forward fuel poverty activities | There is currently no Task Group in place | December 2012 | Sustainable Glasgow | <ul style="list-style-type: none"> • GCC Housing Services | <ul style="list-style-type: none"> • IBM Smarter Cities Report • Climate Change Strategy • Local Outcome Agreements • Council Plan • DRS Service Plan • Scottish Government's Sustainable Housing Strategy (Consultation) |
| 2 | Update GCC's Affordable Warmth Strategy and fuel poverty indicators for Glasgow | The original Fuel Poverty Strategy was developed in 2005. The strategy and indicators need to be updated for 2012. | December 2012 | GCC Housing Services | <ul style="list-style-type: none"> • Sustainable Glasgow • Energy Savings Trust • Energy Action Scotland • Housing Associations in Glasgow | <ul style="list-style-type: none"> • Scottish Government's Sustainable Housing Strategy (Consultation) • Home Energy Database • Scottish House Condition Survey • Scottish Index of Multiple Deprivation • Experian • Scottish Government Information and Analysis Service |
| 3 | GCC to attend the Energy Efficiency Officers Forum to keep up to date with developments and learn from the | Quarterly meetings are held at various locations across | March 2015 | Energy Savings Trust | <ul style="list-style-type: none"> • Other local authorities in Scotland | |

| No. | Action | Baseline | Target Date | Lead Partner/ Service responsible for delivery | Other Key Partners/ Services | Link to related Strategic Plan |
|---|--|--|-------------|--|---|--|
| | experiences of other local authorities | Scotland | | | | |
| 4 | Identify areas of joint working with GWSF and SFHA Energy Efficiency Forums | Areas not currently identified | June 2013 | GCC Housing Services | <ul style="list-style-type: none"> SFHA GWSF | |
| Theme: Improving Glasgow's Housing Stock | | | | | | |
| 5 | All new build housing association properties to continue to be developed to Eco Homes very good standard or better | 100% of projects currently meet this standard | March 2015 | GCC Housing Services | <ul style="list-style-type: none"> Housing Associations in Glasgow | <ul style="list-style-type: none"> DRS Service Plan Development Funding Annual Performance Review Post Completion Reviews |
| 6 | All new build properties at the Commonwealth Games Site (Phase 1) to be built to zero carbon standards (solar panels, super insulation, air tightness and linked to a gas fuelled district heating system with the possibility of linking to the Polmadie Waste Treatment site being developed to provide a low carbon heat alternative) | 0/704 properties currently meet the standard as they are not built yet | March 2014 | GCC Housing Services | <ul style="list-style-type: none"> Housing Associations in Glasgow Private Developers | <ul style="list-style-type: none"> DRS Service Plan Glasgow 2014 Legacy Framework |
| 7 | Housing Association's to be encouraged to develop to Building Standards 2011 (Section 7, Sliver Level) or better | Develop recording mechanism to establish overall figure | March 2015 | GCC Housing Services | <ul style="list-style-type: none"> Housing Associations in Glasgow | <ul style="list-style-type: none"> Building Standards 2011 Affordable Housing Supply Programme 2012-2015 |
| 8 | Monitor the extent of delivering renewable features as part of Affordable Housing Supply Programme (AHSP) and its impact on fuel poverty | Develop recording mechanism to establish overall figure | March 2015 | GCC Housing Services | <ul style="list-style-type: none"> Housing Associations in Glasgow Sustainable Glasgow | <ul style="list-style-type: none"> Affordable Housing Supply Programme 2012-2015 Climate Change Strategy |
| 9 | Energy Efficiency to become a priority for the Scheme of Assistance for private sector housing where this will attract additional leverage though other funding programmes | Develop recording mechanism to establish overall figure | March 2015 | GCC Housing Services | <ul style="list-style-type: none"> Owners of Properties | <ul style="list-style-type: none"> DRS Service Plan Private Sector Action Plan |
| 10 | GCC to identify and take forward projects to Improve access to the gas network in all tenures and work with partners to maximise the funding and leverage brought into the City. | New Projects not identified yet and monitoring mechanism to be established | March 2015 | GCC Housing Services | <ul style="list-style-type: none"> Scotia GAS Networks Housing Associations in Glasgow GCC's UHIS Contractor | <ul style="list-style-type: none"> Scottish Government's Sustainable Housing Strategy Climate Change Strategy |

| No. | Action | Baseline | Target Date | Lead Partner/ Service responsible for delivery | Other Key Partners/ Services | Link to related Strategic Plan |
|-----|---|---|---------------|--|--|--|
| 11 | Assist eligible communities to access the Scottish Government's Gas Infill Loan Fund | New Projects not identified yet and monitoring mechanism to be established | March 2015 | GCC Housing Services | <ul style="list-style-type: none"> Scotia GAS Networks Housing Associations in Glasgow GCC's UHIS Contractor | <ul style="list-style-type: none"> Scottish Government's Sustainable Housing Strategy Climate Change Strategy Scottish Government's Fuel Poverty Strategy |
| 12 | GCC to identify and take forward projects which would be eligible for UHIS funding and work with partners to maximise the funding and leverage brought into the City | It is anticipated that the 2011/12 programme has generated £3,840,000 in additional leverage funding from a Budget of £810,000 | April 2013 | GCC Housing Services | <ul style="list-style-type: none"> Scottish Government Housing Associations in Glasgow GCC's UHIS Contractor | <ul style="list-style-type: none"> Scottish Government's Sustainable Housing Strategy Climate Change Strategy Scottish Government's Fuel Poverty Strategy |
| 13 | GCC to identify and take forward projects which would be eligible for CERT and CESP funding and work with partners to maximise the funding and leverage brought into the City before the schemes close in December 2012 | Estimated funding for 2011/12 was: <ul style="list-style-type: none"> CERT - £350,000 CESP- £2,835,000 | March 2013 | GCC Housing Services/Utilities companies | <ul style="list-style-type: none"> Utilities Companies Housing Associations in Glasgow GCC's UHIS Contractor Owner Occupiers GCC Housing Services | <ul style="list-style-type: none"> Scottish Government's Sustainable Housing Strategy Climate Change Strategy Scottish Government's Fuel Poverty Strategy |
| 14 | Energy Savings Scotland Advice Centre to identify fuel poor or vulnerable households which would be eligible for the Scottish Governments Energy Assistance Package | Figures to be collated and reported | March 2013 | Energy Savings Scotland Advice Centre | <ul style="list-style-type: none"> Wise Group GCC Housing Services Scottish Government | <ul style="list-style-type: none"> Scottish Government's Sustainable Housing Strategy Climate Change Strategy Scottish Government's Fuel Poverty Strategy |
| 15 | Review the provision of various loan schemes available to home owners to carry out energy efficiency work and make any recommendations to ensure that they remain fit for purpose | Current availability is UHIS loan scheme, GCC's Energy Efficiency Loan Scheme and | December 2013 | GCC Housing Services | <ul style="list-style-type: none"> Wise Group Glasgow's Credit Union Scottish Government | <ul style="list-style-type: none"> Private Sector Action Plan Financial Inclusion Strategy |

| No. | Action | Baseline | Target Date | Lead Partner/ Service responsible for delivery | Other Key Partners/ Services | Link to related Strategic Plan |
|--|---|--|---------------|--|--|--|
| | | Private Sector Grant Loan Scheme | | | | |
| 16 | Identify suitable insulation methods for pre 1919 tenemental properties in partnership with Historic Scotland | 5 pilot properties in progress | December 2013 | Historic Scotland | <ul style="list-style-type: none"> GCC Housing Services Housing Associations in Glasgow Consumer Focus | <ul style="list-style-type: none"> Private Sector Action Plan Older Housing Strategy |
| 17 | Identify and promote projects where micro renewables are a suitable and cost effective solution to affordable warmth | New Projects not identified yet and monitoring mechanism to be established | March 2015 | GCC Housing Services | <ul style="list-style-type: none"> Housing Associations in Glasgow | <ul style="list-style-type: none"> Climate Change Strategy |
| 18 | Investigate how the Scottish Government's Warm Homes Fund can assist communities affected by fuel poverty to consider renewable energy projects | New Projects not identified yet and monitoring mechanism to be established | March 2015 | GCC Housing Services | <ul style="list-style-type: none"> Housing Associations in Glasgow | <ul style="list-style-type: none"> Climate Change Strategy |
| 19 | Identify and promote projects where district heating is a suitable and cost effective solution to affordable warmth and assist organisation to apply to the district heating loan fund for funding. | New Projects not identified yet and monitoring mechanism to be established Current Projects underway by Cube HA, New Gorbals HA and GHA | March 2015 | Sustainable Glasgow | <ul style="list-style-type: none"> Housing Associations in Glasgow GCC Housing Services Scottish Government | <ul style="list-style-type: none"> Climate Change Strategy Fuel Poverty Strategy Scottish Government's Sustainable Housing Strategy |
| Theme 3: Maximising the benefits of Green Deal and for residents of Glasgow | | | | | | |
| 20 | Carry out an option appraisal to determine the extent of engagement of Glasgow City Council in the delivery of Green Deal | Green Deal guidance not fully available yet | March 2013 | Sustainable Glasgow | <ul style="list-style-type: none"> GCC Housing Services Scottish Government Housing Associations in Glasgow | <ul style="list-style-type: none"> Scottish Government's Sustainable Housing Strategy |

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| No. | Action | Baseline | Target Date | Lead Partner/ Service responsible for delivery | Other Key Partners/ Services | Link to related Strategic Plan |
|-----|---|--|-------------|--|---|--|
| 28 | Ensure maximum uptake of the Council's Warm Homes Fund to elderly Glasgow residents | Uptake figures to be identified | March 2013 | GCC Financial Services | <ul style="list-style-type: none"> Sustainable Glasgow GHeat GCC Housing Services Elderly residents of Glasgow | <ul style="list-style-type: none"> Council Plan Financial Inclusion Strategy |
| 29 | The GHeat Service will provide a free and impartial advice and advocacy service to all households in the city on energy related matters | Monitoring reports produced for quarterly meetings | March 2015 | GCC Housing Services | <ul style="list-style-type: none"> Wise Group Housing Associations in Glasgow GCC Financial Services Citizens Advice Scotland | <ul style="list-style-type: none"> Financial Inclusion Strategy |
| 30 | Increase the number of referrals to GHeat from all relevant providers and to other advisers where appropriate | Monitoring reports produced for quarterly meetings | March 2015 | GCC Housing Services | <ul style="list-style-type: none"> Wise Group Housing Associations in Glasgow GCC Financial Services Citizens Advice Scotland | <ul style="list-style-type: none"> Financial Inclusion Strategy |
| 31 | GHeat's Steering Group to review the monitoring and evaluation framework for the project | Monitoring reports produced for quarterly meetings | March 2015 | GCC Housing Services | <ul style="list-style-type: none"> Wise Group Housing Associations in Glasgow GCC Financial Services Citizens Advice Scotland | <ul style="list-style-type: none"> Financial Inclusion Strategy |
| 32 | The GHeat Steering Group to meet on a quarterly basis and an annual report to be produced | Quarterly meetings held and annual report produced | March 2015 | GCC Housing Services | <ul style="list-style-type: none"> Wise Group Housing Associations in Glasgow GCC Financial Services Citizens Advice Scotland | <ul style="list-style-type: none"> Financial Inclusion Strategy |
| 33 | Hold Bi Annual Affordable Warmth | Seminars currently | March | Energy Advice | <ul style="list-style-type: none"> GCC Housing | <ul style="list-style-type: none"> Financial Inclusion Strategy |

| No. | Action | Baseline | Target Date | Lead Partner/ Service responsible for delivery | Other Key Partners/ Services | Link to related Strategic Plan |
|-----|--|--|-------------|--|---|--|
| | Seminars for affordable warmth advisors in Glasgow to keep them up to date with developments | held twice a year | 2015 | Scotland | Services | |
| 34 | Identify, promote and take forward initiatives which ensure private landlords / tenants are aware of affordable warmth advice and activities. | Activities not currently reported | March 2015 | GCC Housing Services | <ul style="list-style-type: none"> Housing Associations in Glasgow | <ul style="list-style-type: none"> Financial Inclusion Strategy Private Sector Action Plan |
| 35 | Energy Savings Scotland Advice Centre to provide advice and assistance to residents in Glasgow on energy efficiency measures and behaviour changes to help reduce fuel bills | ESSAC service established by the Scottish Government managed by the Wise Group. Monitoring figures to be obtained and reported | March 2015 | Energy Savings Scotland Advice Centre | <ul style="list-style-type: none"> Wise Group Scottish Government Energy Savings Trust | <ul style="list-style-type: none"> Climate Change Strategy Financial Inclusion Strategy Scottish Government's Sustainable Housing Strategy (Consultation) |

Monitoring and Evaluation

Developing Glasgow's Housing Strategy and its associated Action Plans is only the first stage of the process. Making things happen is a much greater challenge. Therefore it is important that there is a mechanism in place to ensure that the action plans are producing the outcomes we want and that any unforeseen problems are identified as soon as possible. It is important that the Action Plans remain up-to-date. This is why we need a Monitoring & Evaluation Framework.

Monitoring:

There will be an ongoing monitoring process, to check that the actions agreed in this Affordable Warmth Action Plan are implemented. Monitoring will be carried out on a quarterly/bi annual???? basis and will be co-ordinated by the Housing Strategy Team. Partner organisations involved in the delivery of the Strategy will also be involved in this process. It is anticipated that the monitoring process will include the submission of quarterly/bi annual???? reports to the?????.

Actions will be completed and new actions introduced over the period of this plan.

Evaluation:

An evaluation process will take place periodically/annually???? and will involve assessing whether progress is being made towards achieving the objectives of Glasgow's Housing Strategy. Wider impacts resulting from the actions identified in this plan will also be looked at as part of the evaluation process. A broad range of stakeholders will be involved, with an evaluation workshop being held annually to review progress against the actions and outcomes of the Strategy. The evaluation process will also include the submission of an annual report to the Stakeholders Working Group.

Targets

Targets within the action plan will be reviewed annually and may adapt or evolve over time in response to timescale or resource constraints.