



# GLASGOW'S HOUSING STRATEGY

## HOUSING FACTSHEET No. 2/2016

### Policy Changes since 2010 (as at July 2015)

#### Introduction

The purpose of this Housing Issues Factsheet is to set out the key policy (both national and local) changes over the last five years that impact on the city's housing strategy.

The economic context, the policy and legislative framework all impact to a great or lesser extent on housing across all tenures and people. The economic and legislative context will be considered in future factsheets but it is important to record that the housing sector has been severely affected by the Credit Crunch and subsequent recession and has not fully recovered. Much of the policy activity over the past five years has been to mitigate impacts and to support recovery e.g. Help to Buy and increased subsidy for affordable housing.

#### Policy Context- Scotland

##### *Homes Fit for the 21<sup>st</sup> Century (2011)*

[Homes Fit for the 21st Century](#) is the Scottish Government's Strategy and Action Plan for housing for the period 2011-2020. This wide ranging and comprehensive policy document maps out the Scottish Government's vision and strategic approach to increasing supply and improving choice and quality, across all tenures. The document reflects the extensive consultation that was carried out beforehand but is clearly framed by the difficult economic, fiscal and market conditions it was developed within.

##### *Commission on the Future Delivery of Public Services*

The Scottish Government established the [Christie Commission](#), to develop recommendations on the future delivery of public services. The Commission published its final report in June 2011. The Commission identified 4 key principles for service reform: -

- Reforms must empower individuals and communities by involving them in the design and delivery of the services they use
- Public Service providers must be required to work more closely in partnership to integrate service provision and thus improve the outcomes that they achieve
- We must prioritise expenditure on public services that prevent negative outcomes from arising, and
- Our whole system of public services – public, third and private sectors – must become more efficient by reducing duplication and sharing services wherever possible'



# GLASGOW'S HOUSING STRATEGY

## ***Achieving a Sustainable Future: Scotland's Sustainable Housing Strategy***

[Scotland's Sustainable Housing Strategy](#) sets out the Scottish Government's vision for warm, high quality, affordable, low carbon homes and a housing sector that helps to establish a low carbon economy in Scotland. The strategy concentrates on the energy efficiency aspects of sustainability but recognises the wider aspects of this agenda particularly the importance of house condition. The vision and objectives of the strategy are to: -

- Deliver a step change in provisions of energy efficient homes to 2030 through retrofit and new build
- Ensure that no one in Scotland has to live in fuel poverty, as far as is reasonably practicable, by 2016
- Make a contribution to the Climate Change Act targets
- Enable the refurbishment and house building sectors to contribute to and benefit from Scotland's low carbon economy and to drive Scotland's future economic prosperity

Related to the Sustainability Strategy, the Scottish Government has published a Heat Policy Statement 2015. The [Heat Policy Statement 2015](#) sets out the Scottish Government's framework for transitioning to an efficient heat system – demand, transmission and generation – which will deliver affordable low carbon heat for households, organisations and industry. The Statement includes a commitment to support local authorities in taking a strategic approach to district heating.

## ***Age, Home and Community: A Strategy for Housing Scotland's Older People***

Five key outcomes for housing and related support for older people were identified by the Wider Planning for an Ageing Population Working Group. These were: clear strategic leadership, information and advice, better use of existing housing, preventative support and new housing provision. These outcomes and underlying principles are reflected in the [Strategy for Housing Scotland's Older People](#).

## ***Integration of Health and Social Care***

[Reshaping Care for Older People](#) was a forerunner to the Integration of Health and Social Care and is an integral element to this approach. The policy drivers for integration of health and social care services is to improve outcomes for individuals and efficiency of adult services. It is regarded as a way of addressing problems such as unscheduled admissions to acute care, delayed discharges and duplication of effort etc. 'Shifting the balance of care' from the acute sector to community settings is also an important objective of integration. Housing, although not formally integrated with health and social care, has a key role in delivering the objectives of integration.

## ***Homelessness***

The Scottish Parliament unanimously approved [The Homelessness \(Abolition of Priority Need Test\) \(Scotland\) Order 2012](#) on 21<sup>st</sup> November 2012. This means that all Councils have a duty to provide settled accommodation to all unintentionally homeless applicants.

## ***Land Reform Review Group (LRRG)***

The Scottish Government announced the establishment of an independent Land Reform Review Group (LRRG) in July 2012. The LRRG presented its final report [The Land of Scotland and the Common Good](#) to Scottish Ministers in May 2014. The report highlights the need (urgently) 'to facilitate and support more and better urban renewal and the need to provide sufficient housing to meet the needs of a changing Scottish population'. The Group see the interaction between how land becomes available, the



# GLASGOW'S HOUSING STRATEGY

price of land and the planning process as being crucial or central to these needs. The LRRG also regards communities as being key to renewal. The report recommendations include: -

- Giving local authorities a new power of Compulsory Sale Order to bring vacant and derelict land back into use
- That the Scottish Government explores the feasibility of introducing a Majority Land Assembly measure (akin to corporate takeovers whereby after a certain proportion of shareholders have sold their stake in a company to a buyer the balance must also)
- That the Scottish Government investigates the potential of introducing an Urban Partnership Zone mechanism in Scotland
- Encouraging and supporting a vibrant self-build sector
- The establishment of a Housing Land Corporation, a new national body charged with the acquisition and development of land to achieve national house building targets
- That the Scottish Government introduces a more comprehensive legal framework for common property, which clarifies and modernises the rights and responsibilities of both individual ownership and the collective governance of such property

## ***Private Rented Sector Housing Strategy – A Place To Stay, A Place to Call Home***

The [A Place to Stay, A Place to Call Home](#) Strategy sets out the Scottish Government's vision and strategic aims for the private sector to make it an attractive and affordable housing option for those who wish to live in it. The Scottish Government's vision is for a sector providing good quality homes and high management standards that inspire consumer confidence and encourages growth through attracting increased investment. There are three strategic aims: -

- To improve quality of property management, condition and service
- To deliver for tenants and landlords
- To enable growth, investment and help increase overall housing supply

## ***Joint Housing Delivery Plan for Scotland (2015)***

[The Joint Housing Delivery Plan for Scotland](#) was drawn up by the Joint Policy and Delivery Group (JHPDG), formerly the Housing Policy Advice Group (HPAG) comprising the Scottish Government, COSLA and a wide range of housing stakeholders. The Plan takes as its starting point the Scottish Government's Housing and Regeneration outcomes, policy objectives and strategies such as Homes Fit for the 21<sup>st</sup> Century. The impact of the financial crisis and subsequent recession was also taken into account. The focus of the Plan was a major Housing event held in November 2014 at which 300 delegates from all parts of the industry participated. HPAG was keen for the Plan to be 'co-produced' i.e. that it should reflect the input from throughout the sector and through this get partners/stakeholders commitment to the actions/outcomes identified in the Plan. The Action Plan is in two main parts (1) Home and Place, (2) Housing Journey and Support, with a total of 34 actions included. Home and Place covers supply, investment and planning, sustainability and place making. Housing Journey and Support addresses independent living, housing options and the private rented sector.

## ***Scottish Planning Policy***

[Scottish Planning Policy](#) was published in June 2014. It sets out national planning policies reflecting Scottish Ministers' priorities for operation of the planning system and for the development and use of land.





# GLASGOW'S HOUSING STRATEGY

## **Smith Commission**

[The Smith Commission](#), was established by the Prime Minister, on 19 September 2014 to oversee the process to take forward the devolution commitments of further powers to the Scottish Parliament. The five main political parties were represented on the Commission.

On 27 November 14, the Commission published its report detailing Heads of Agreement on further devolution of powers to the Scottish Parliament. This has been followed by the publication, 22 January 15, by the UK Government of a Command Paper setting out the draft clauses which aim to take these Heads of Agreement forward. A Scotland Bill was introduced into the UK Parliament on 28 May 15.

## **Help to Buy (Scotland)**

The [Help to Buy](#) (Scotland) scheme helps buyers to buy a new build home from a participating home builder without having to fund all of the purchase price. It is intended to help first time buyers and builders by stimulating the housing market.

## **Local Policy Context**

### **Council Strategic Plan 2012-2017**

The City Council launched [Glasgow's Strategic Plan](#) in 2012. The Plan identifies 5 priority areas where there could be a drive for real progress and achievement to ensure Glasgow has: -

- Economic growth, and is
- A world class city
- A sustainable city
- A city that looks after its vulnerable people, and
- A learning city

The Council's Strategic Plan was refreshed in 2015 to take account of new or emerging significant issues since 2012 such as City Deal, the Council's Transformation Programme and to re-affirm priorities.

### **Single Outcome Agreement 2013 (SOA)**

Glasgow's draft [Single Outcome Agreement](#) has been approved by the Community Planning Partnership Strategic Board. This document represents the joint priorities of Community Planning Partners in the city, and sets out some of the ways in which we will work over the next 10 years to deliver better outcomes for the residents of Glasgow. There are 4 strategic themes within the new SOA – Alcohol, Youth Employability, Vulnerable People and Thriving Places. A Housing Need and Homelessness Group has been established under the Vulnerable People theme looking at multi agency (including third sector) joint working on homelessness prevention focussed on young people.

### **Glasgow's Factoring Commission 2012**

The Leader of the City Council established Glasgow's Factoring Commission in the summer of 2012. Membership of the Commission included a range of organisations and community representatives with an interest in property management. The Commission was tasked with developing practical recommendations to improve property management in the city. The remit and method of working of the Commission was agreed to facilitate the identification of (common) property management issues and problems through taking evidence from a variety of stakeholders including owners and property





# GLASGOW'S HOUSING STRATEGY

managers, identifying good practice, and publishing draft recommendations for consultation early in 2013.

The Commission reported to the Leader of the City Council in December 2013 with a range of recommendations relating to information and advice, property management and maintenance and improvements to the legal framework with respect to common property issues. The Council adopted many of the recommendations as set out in a report to the Council's Executive Committee on 20 February 2014. [Factoring Commission Committee Report](#)

## **Glasgow City Development Plan**

The Proposed Glasgow City Development Plan was submitted to Scottish Ministers on 24 June 2015 for examination. A Reporter has been appointed to carry out the examination of the Plan which should commence following the examination of the Council's participation statement. The Scottish Government have set a target for the conclusion of the Examination into the Plan in March 2016. [Development Plans - Glasgow City Council](#)

## **City Deal**

Glasgow City Council has led the development of a set of proposals which will deliver £2.2bn of additional economic activity and 29,000 new jobs over the next twenty years. These proposals are centred on an Infrastructure Fund, and have parallel streams of activity to support Labour Market and Innovation measures. This will support the continued growth in the city region by enhancing transport infrastructure, unlocking new sites for housing and employment, and enhancing public transport over the next 10 to 15 years. The £1.13bn Glasgow and Clyde Valley Infrastructure Fund ([Glasgow and Clyde Valley City Deal](#)) will provide a once in a generation investment into Glasgow's infrastructure. £500m of funding will be provided by the UK Government, £500m will be provided by the Scottish Government and a minimum of £130m by local authorities across Glasgow and the Clyde Valley. It will lever in an estimated £3.3bn of private sector investment on top of the public sector investments.