



HOUSING FACTSHEET No. 5/2016

Glasgow's Housing Strategy

Following a discussion in the office, someone asked the team, **what is a housing strategy anyway?** This question has prompted us to produce this briefing note as the next in our series of factsheets.

What is a housing strategy?

A local housing strategy (LHS) is a local authority's **sole** strategic document for housing in its area. In Glasgow we call our strategy, **Glasgow's Housing Strategy**.

The Housing (Scotland) Act 2001 places a **statutory requirement** on local authorities to produce a LHS which sets out its strategy, priorities and plans for the delivery of housing and related services. The Act also states that the LHS must be supported by an assessment of housing need and demand (see [Housing Factsheet 4/2016](#)) and it must be submitted to Scottish Ministers.

Glasgow's Housing Strategy sets out the **vision** for housing in Glasgow and provides the **strategic direction** to tackling housing need and demand and informs future housing investment in the city. It is not just a document but a way of galvanizing partnerships and setting a direction for housing in the city of all tenures. This is especially important when there are 67 RSLs in the city, over 38,000 private landlords responsible for over 53,000 private lets and lower than average levels of owner occupation. (43% in Glasgow compared to 58% in Scotland as a whole).

What do we need to include within the strategy

The Housing Strategy Guidance is quite prescriptive about some of the things that we need to include within Glasgow's Housing Strategy. Our new strategy should contain:-

- An [Evaluation](#) of the previous strategy ([Glasgow's Housing Strategy 2011-2016 \(Summary Version\)](#))
- A **Housing Needs and Demand Assessment**
- **Key facts and figures** about population, households, the economy and areas for regeneration.



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- **An Equality Statement and Impact Assessment** – we must state how we will comply with our duty under section 106 of the Housing (Scotland) Act 2001 and the Equality Act 2010
- **A Strategic Environmental Assessment** – The Environmental Assessment (Scotland) Act 2005 puts a statutory obligation to undertake a Strategic Environmental Assessment (SEA) on all public plans, programmes and strategies.
- **A Fuel Poverty Strategy** and statement on climate change
- Information on **House Condition** including information on RSLs meeting the Scottish Housing Quality Standard (SHQS) and the introduction of the Energy Efficiency Standard for Social Housing (ESSH). House Condition also includes a statutory requirement under section 10 of The Housing (Scotland) Act 2006 to introduce the following documents in Glasgow's Housing Strategy:-
 - A Below Tolerable Standard (BTS) strategy
 - A Housing Renewal Area Policy
 - A Scheme of Assistance Strategy
- **A Homelessness Strategy** – In Glasgow, the responsibility for producing the homelessness strategy has been transferred to Glasgow's Health and Social Care Partnership
- **A Housing Contribution Statement** – The Housing Contribution Statement will be completed jointly with Health and Social Work partners to ensure that the statement is inclusive and fully supports the integration of housing with health and social care. It will include statements on housing for older people and people with disabilities.

The Strategic Context

Glasgow's Housing Strategy provides a focus for cross-sector strategic planning, improvement and delivery and should reflect the views and contributions of all stakeholders. We have a statutory duty to involve, consult and engage with partners and communities as widely as possible.

Glasgow's Housing Strategy can only be delivered through strong partnership and collaborative working at all levels therefore it is important to be clear about its links to other local plans and strategies. In particular, Glasgow's Housing Strategy will demonstrate links with the Council's Corporate Plan, Community Planning Single Outcome Agreement, City Development Plan and the Energy and Carbon Master Plan together with the various regeneration plans for the city.

The **Strategic Housing Investment Plan (SHIP)** demonstrates how we will deliver the priorities identified in the housing strategy. This document sits alongside Glasgow's Housing Strategy and identifies the priorities for investment and how the Council and its partners will deliver these priorities within the period of the strategy.



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Timescales

Glasgow's Housing Strategy covers the period 2011 to 2016. As we are now nearing the end of the current strategy, we have started the process of developing a new one which will be in place from 2017 to 2022. It is anticipated that the new strategy and a new Strategic Housing Investment Plan will be submitted to Council for approval by the end of 2016.