



## **Meeting Housing Need**

**Housing Strategy Event**  
**19 April 16**



## Housing Needs and Demand Assessment (HNDA)

- Glasgow and Clyde Valley Housing Market Partnership
- Evidence Base for Strategic Development Plan, Local Development Plans and Local Housing Strategies
- Statutory Requirement and Guidance on Methodology
- HNDA Tool
- Demographic and Economic Analysis
- Planning Scenarios – Low Migration, High Migration and Principal

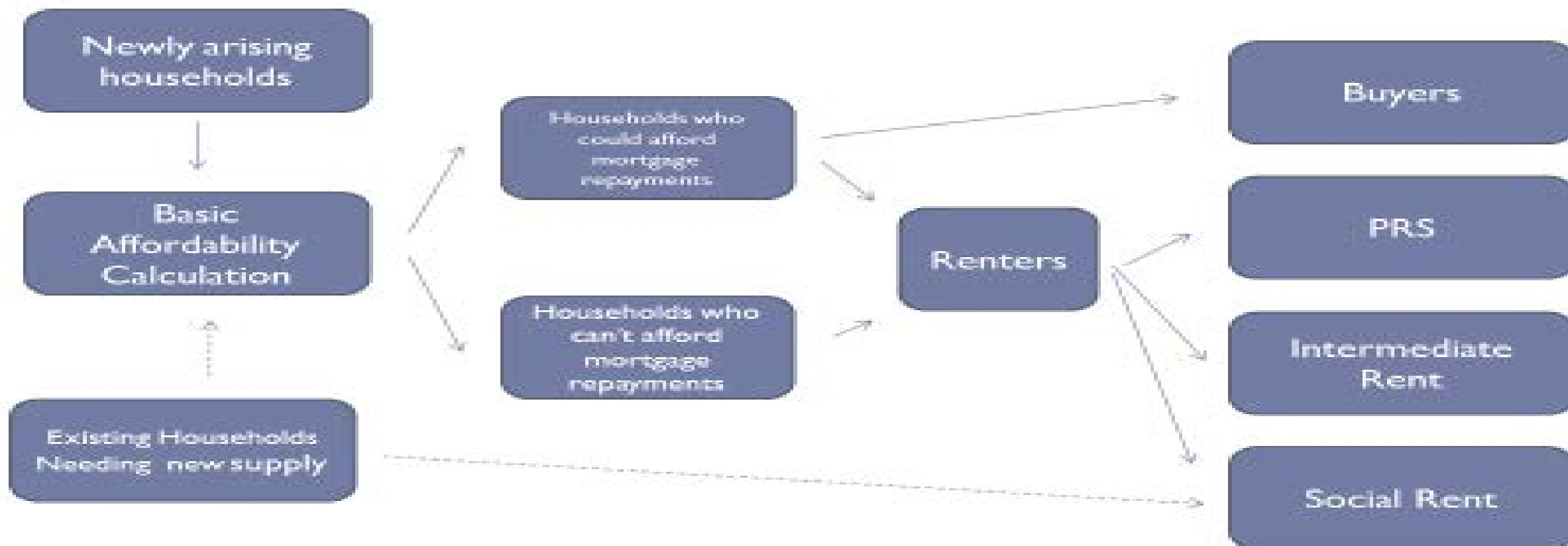
HNDA provides the evidence for key housing and planning policy areas: -

- Housing Supply Targets
- Stock Management
- Housing Investment and Geographic Distribution of Land
- Specialist Provision

HNDA must be assessed as 'robust and credible' – May 2015



## HNDA Tool Schematic





## Summary – Key messages for the metropolitan area

- Population growth but longer term stabilisation and decline
- Continued household growth but reducing household formation rates
- An ageing population
- An increasingly diverse population
- Tenure change: lower private sector growth and rise in demand for affordable housing incl private renting
- Continuing affordability challenges

Access to mortgages/deposit constraint

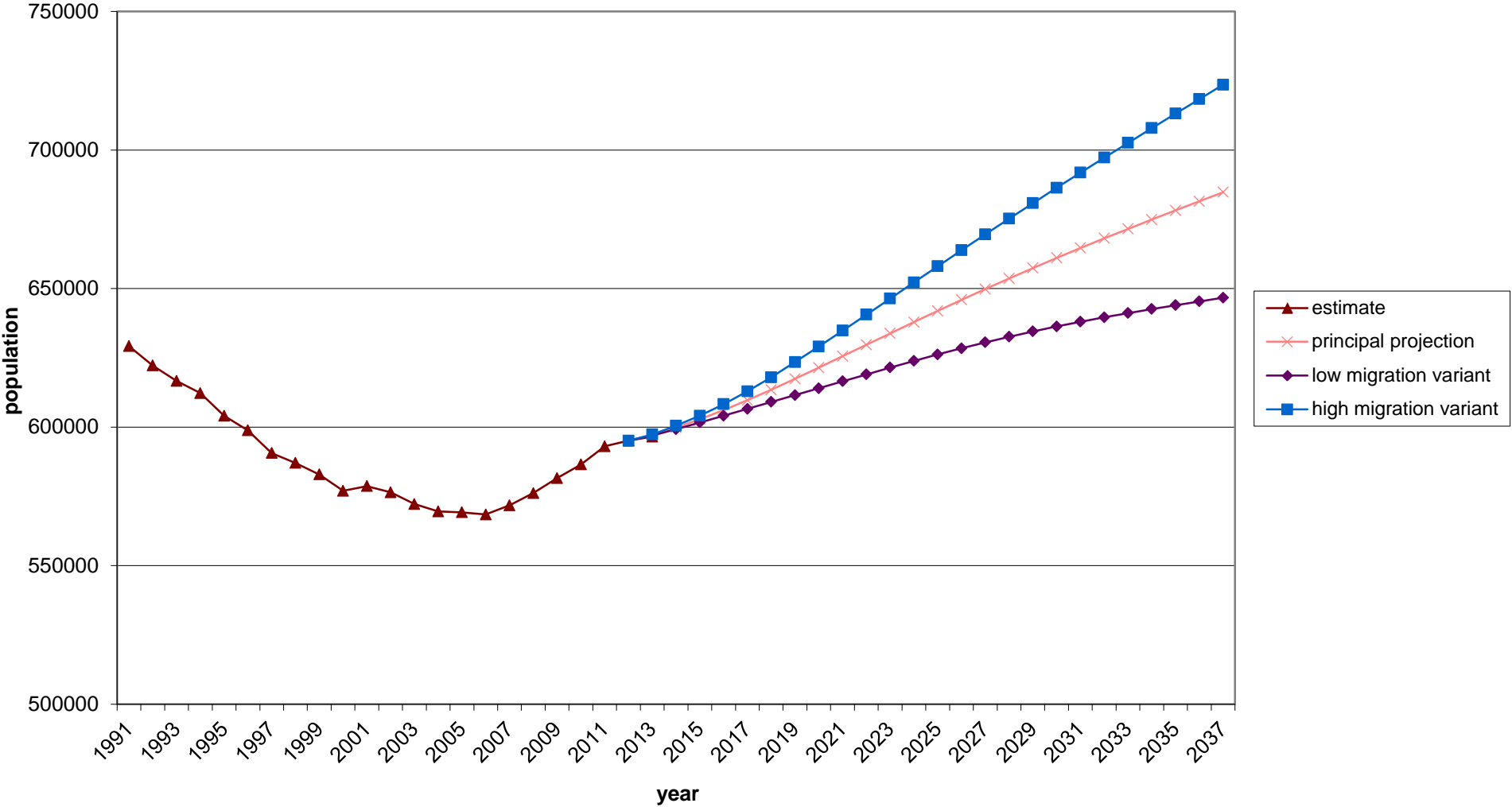
Reducing incomes



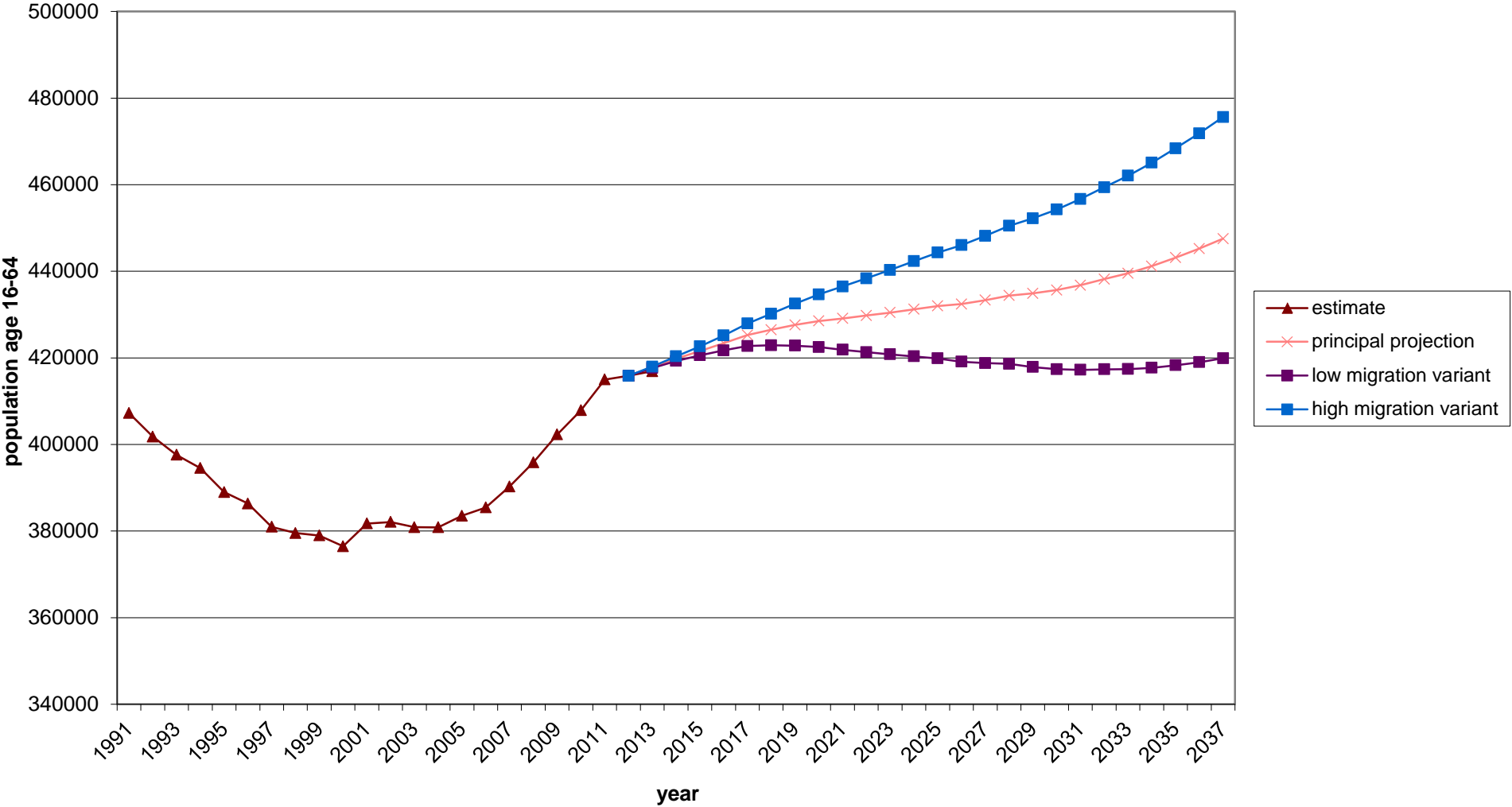
**Under the Principal Planning scenario the key messages for Glasgow are: -**

- Glasgow's population is projected to grow by 63,307 people or 10.5% between 2012 and 2029 with Glasgow's population rising to 657,387
- Households are projected to grow by 44,878 (15.7%) from 286,235 to 331,013 over the same period
- Glasgow's demographic position is different from the rest of the conurbation – younger population and higher ethnic diversity
- Reducing average household size

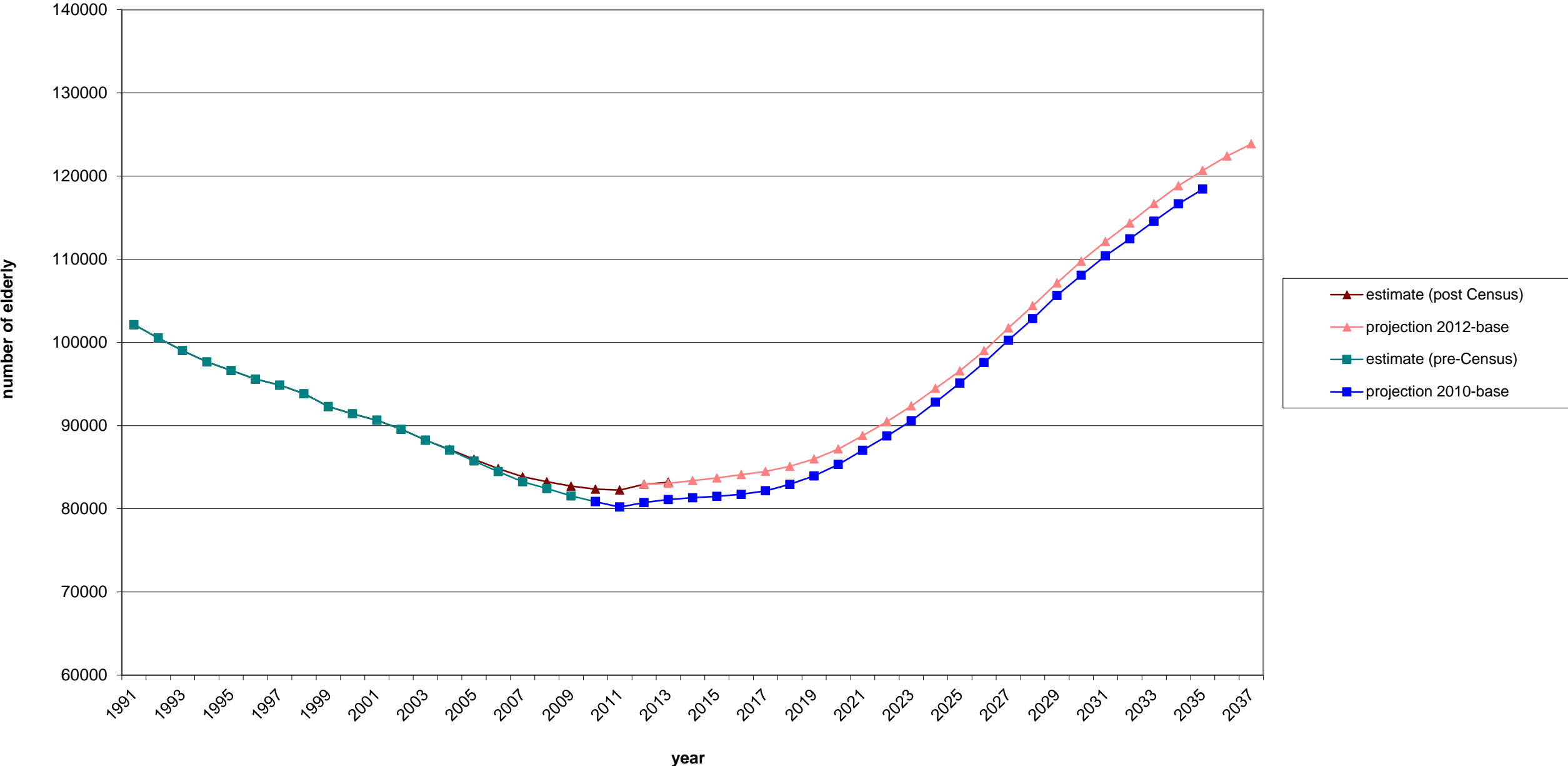
Graph 3.1 - Estimated and Projected Population for Glasgow City - 1991 to 2037



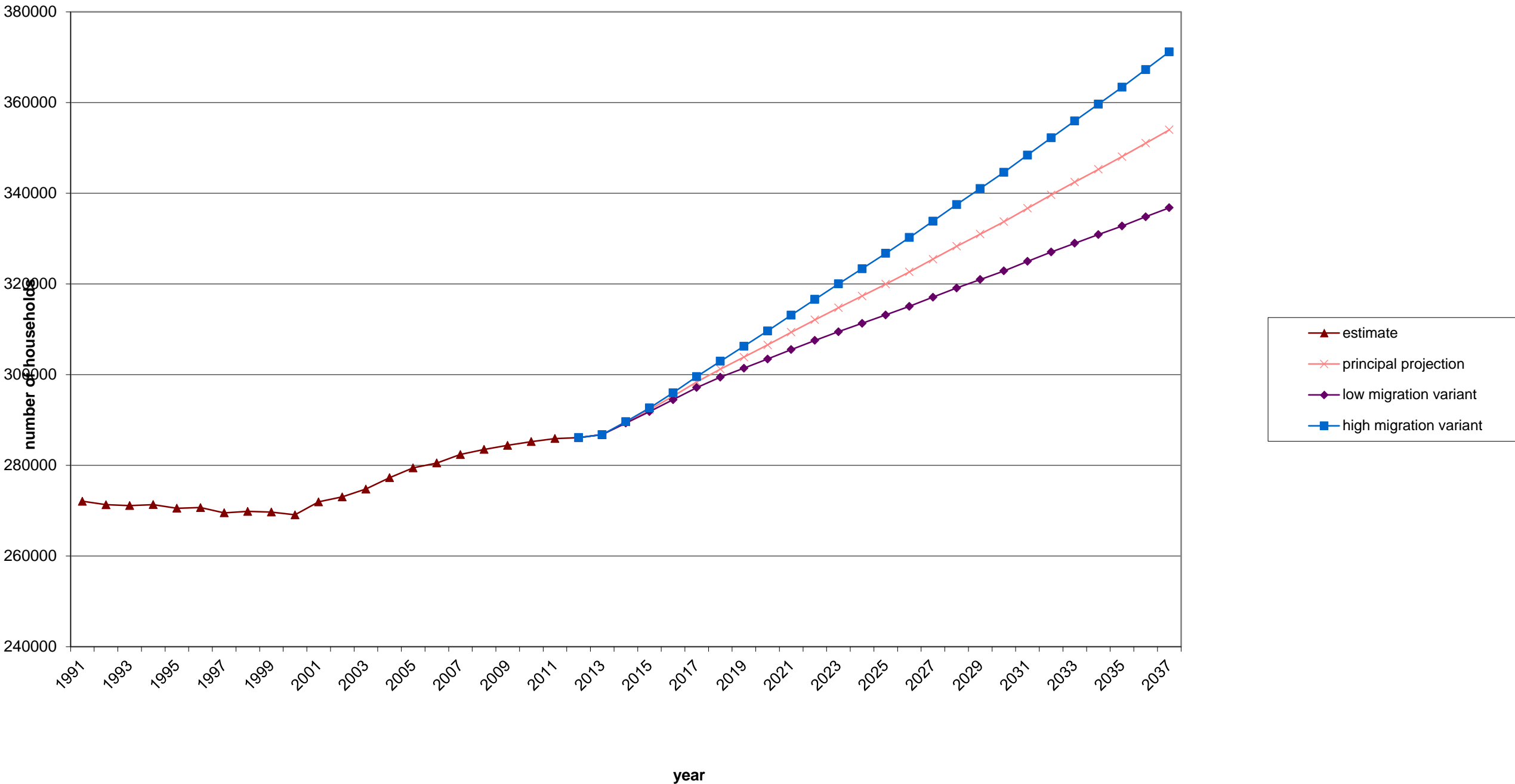
Graph 5.3 - Estimated and Projected Population Age 16-64 for Glasgow City - 1991 to 2037



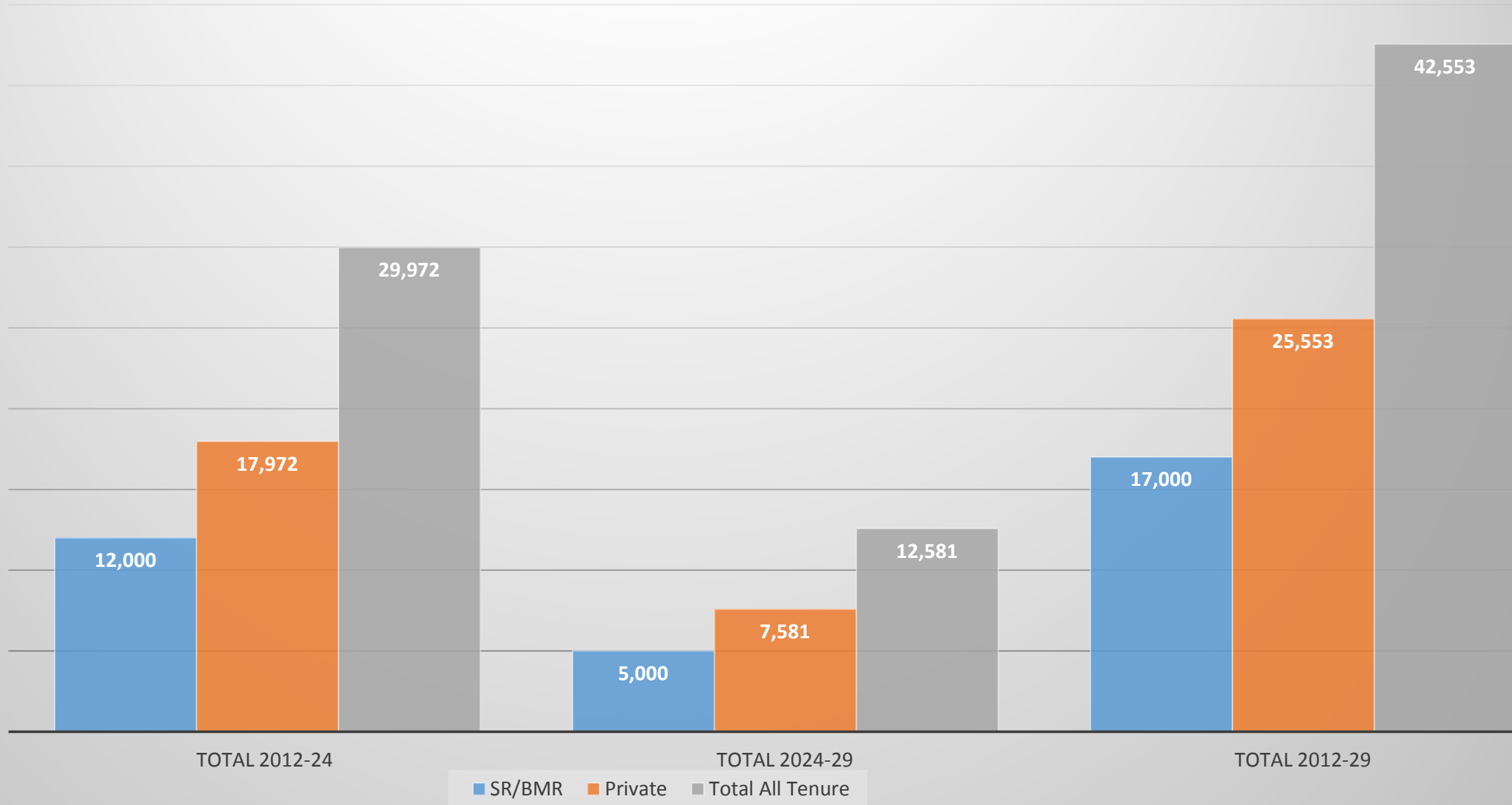
Graph 5.6 - Estimated and Projected Number of Elderly (age 65+) for Glasgow City - 1991 to 2037



Estimated and Projected Households for Glasgow City - 1991-2037



## Glasgow's Housing Supply Targets



## Strategic Housing Considerations for Glasgow: -

- Homelessness and Access to Housing
- Single People under 35 on Universal Credit/LHA rate
- An Ageing Population
- Newly Forming households
- Other specialist housing requirements
- Ensuring that the right house types are being built in the right locations across all tenures
- Affordability