Glasgow and the Clyde Valley
Housing Need and Demand Assessment

June 2024

Glasgow City Region
Housing Market Partnership

GLASGOW AND THE CLYDE VALLEY HOUSING NEED AND DEMAND ASSESSMENT

JUNE 2024

Contents

Supporting Evidence Reports[1]

[1] Whilst referenced in the main report text; all three supporting evidence spreadsheets are available on the HNDA section of the Clydeplan website

Commonly Used Abbreviations

ASHE	Annual Survey of Hours and Earnings
BRES	Business Register and Employment Survey
CACI	CACI Paycheck – commercially developed income dataset
CHMA	Centre for Housing Market Analysis
CHCP	Community Health and Care Partnership
CML	Council of Mortgage Lenders
CIH	Chartered Institute of Housing
CoSLA	Convention of Scottish Local Authorities
DWP	Department for Work and Pensions
EDC	East Dunbartonshire Council
EOC	Equal Opportunities Commission
ERC	East Renfrewshire Council
EU	European Union
FE	Further education
FOO	Former Owner Occupiers
FTB	First Time Buyers
FTE	Full time equivalent
GCC	Glasgow City Council
GCR	Glasgow City Region
GCRHMP	Glasgow City Region Housing Market Partnership
GCRSDPA	Glasgow City Region Strategic Development Planning Authority
HA	Housing Association
HE	Housing Estimates
HESA	Higher Education Statistics Agency
HfS	Homes for Scotland
HLA	Housing Land Audit
HLR	Housing Land Requirement
HMA	Housing Market Area
HMO	Houses in Multiple Occupation
HMP	Housing Market Partnership
HNDA	Housing Need and Demand Assessment
HSMA	Housing Sub Market Area
HST	Housing Supply Target
HoTOC	Households in Temporary Accommodation that are Overcrowded and Concealed
IC	Inverclyde Council
LA	Local Authority
LCHO	Low Cost Home Ownership
LDP	Local Development Plan
LGBT	Lesbian Gay Bisexual and Transgender
LHA	Local Housing Allowance
LHS	Local Housing Strategy
LIFT	Low Cost Initiative for First Time Buyers
LLTI	Limiting Long Term Illness
LLTNP	Loch Lomond and the Trossachs National Park
LTV	Loan to value
LQ	Lower Quartile
MATHLR	Minimum All Tenure Housing Land Requirement

ME	Minority Ethnic
NHS	National Health Service
NINo	National Insurance Number
NLC	North Lanarkshire Council
NRS	National Records of Scotland
NSSE	New Supply Shared Equity
OMSEP	Open Market Shared Equity Pilot
OO	Owner occupied
PRS	Private rented sector
QOF	Quality and Outcomes Framework
RoS	Registers of Scotland
RC	Renfrewshire Council
RSL	Registered Social Landlord
SR&BMR	Social rent and below market rent sector
SCLD	Scottish Consortium for Learning Disabilities
SDP	Strategic Development Plan
SDPA	Strategic Development Planning Authority
SDS	Self Directed Support
SFC	Scottish Funding Council
SHCS	Scottish House Condition Survey
SHIP	Strategic Housing Investment Plan
SHQS	Scottish Housing Quality Standard
SHS	Scottish Household Survey
SIMD	Scottish Index of Multiple Deprivation
SLC	South Lanarkshire Council
SNS	Scottish Neighbourhood Statistics
SPP	Scottish Planning Policy
SPSG	Specialist Provisions Sub Group
SRS	Social Rented Sector
UCS	Urban Capacity Study
WDC	West Dunbartonshire Council

Foreword

Welcome to the third strategic Housing Need and Demand Assessment (HNDA3) for the Glasgow City Region. The first HNDA, published in June 2011, provided the evidence and framework for the eight constituent authorities' Local Housing Strategies and the GCV Strategic Development Plan which was approved in May 2012.

Since then, the Glasgow City Region Housing Market Partnership has sought to build upon this foundation to strengthen our understanding of functional housing markets as well as specific housing needs and demand.

Through HNDA2, published in May 2015, the partnership was able to consolidate processes and refine our understanding further. We were helped by the introduction of a HNDA Toolkit and new guidance from the Scottish Government's Centre for Housing Market Analysis (CHMA), designed to rationalise and streamline the assessment. Whilst the majority of the evidence for this HNDA was collated in 2021, in 2022, significant challenges have emerged around increasing energy prices, interest rates, inflation and public sector funding, and while these are having an immediate impact on people's lives, the HNDA process provides a vision over a much longer time period.

During our processes the Partnership has continued to benefit from engagement with the CHMA to develop our approach. On behalf of the partnership, we extend our thanks to CHMA for their invaluable assistance, and valuable feedback, in preparing our HNDA3.

We would like to pay tribute to our departed colleague and friend Angela Adams. Angela was an outstanding strategic planner who brought expert insight and support to the partnership. She was integral to Clydeplan, and to the development of the HNDA.

We would also like to thank Stephen McGowan for his leadership as the Chair of Glasgow City Region Housing Market Partnership up to 2022, which helped to ensure progress through uncertain times and to conclude HNDA3.

We would like to acknowledge the contribution of Stuart Tait, Clydeplan Manager, and Dorothy McDonald, Assistant Clydeplan Manager, who jointly chaired the Housing Market Partnership from 2022 until their retirement in 2023. Their advice was invaluable to the Partnership, and this contributed to a carefully considered document. We would also like to give our appreciation to Chris McNey for the considerable time that he has devoted to technical work on the HNDA, including the operation of the Tool. This document would not have been possible without Chris's hard work, and he has our thanks.

We commend this important document to all with an interest in the future of housing in the Glasgow City Region. This includes our wider network of stakeholders in their respective roles and responsibilities and, not least, those directly involved within the eight constituent authorities who will have the challenge of using the evidence in HNDA3 within LHSs and LDPs.

All that remains is for us is to thank housing and planning colleagues across the eight authorities, and the Clydeplan team, for their commitment, dedication and expertise, without which this demanding project would not have been completed.

Joseph Scott, Catherine Lambert - Strategic Planners and Interim Chairs, Glasgow City Region Housing Market Partnership

Sam Taylor – Chair, Planning Sub-Group (Glasgow City Region Housing Market Partnership)

Matt McNulty – Chair of Housing Sub Group (Glasgow City Region Housing Market Partnership)

June 2024

Signatories

The following named senior housing and planning managers and senior officials from each of the eight authorities of the GCRHMP have signed this document using electronic signatures confirming on behalf of the authorities, that they have jointly produced this HNDA and agreed the Core Outputs. This statement is in fulfilment of the requirements of Core Process 6 as detailed in the HNDA Practitioners Guide (December 2020)

Core Process 6	HNDAs have been officially signed-off by the Head(s) of Housing and the Head(s) of Planning or the designated senior official, prior to submission to the CHMA. Where Local Authorities have jointly produced an HNDA they all agreed their core outputs. A statement to this effect has been included as part of the official sign-off.

DATED	**April 2024**	
Full Name **Title** **Email**	**Local Authority**	**Signature**
Grant Mackintosh Executive Officer Housing Grant.Mackintosh@eastdunbarton.gov.uk	East Dunbartonshire Council	
Heather Holland Executive Officer Land Planning and Development Heather.Holland@eastdunbarton.gov.uk	East Dunbartonshire Council	
Phil Daws Head of Environment (Housing & Property Services) Phil.Daws@eastrenfrewshire.gov.uk	East Renfrewshire Council	
Gillian McCarney Head of Environment (Chief Planning Officer) Gillian.McCarney@eastrenfrewshire.gov.uk	East Renfrewshire Council	
Jennifer Sheddan Head of Housing Jennifer.Sheddan@glasgow.gov.uk	Glasgow City Council	
Sarah Shaw Head of Planning, Neighbourhoods, Regeneration & Sustainability Sarah.shaw@glasgow.gov.uk	Glasgow City Council	
Martin McNab Head of Safer and Inclusive Communities martin.mcnab@inverclyde.gov.uk	Inverclyde Council	
Neale McIlvanney Head of Service – Regeneration, Planning and Public Protection. Neale.McIlvanney@Inverclyde.gov.uk	Inverclyde Council	

Pamela Humphries Chief Officer, Place HumphriesP@northlan.gov.uk	North Lanarkshire Council	
Stephen Llewellyn Chief Officer (Housing Management) llewellyns@northlan.gov.uk	North Lanarkshire Council	
Alasdair Morrison Head of Economy and Development alasdair.morrison@renfrewshire.gov.uk	Renfrewshire Council	
Louise Feely Head of Housing louise.feely@renfrewshire.gov.uk	Renfrewshire Council	
Sharon Egan Head of Housing Services sharon.egan@southlanarkshire.gov.uk	South Lanarkshire Council	
Fraser Carlin Head of Planning and Regulatory Services fraser.carlin@southlanarkshire.gov.uk	South Lanarkshire Council	
John Kerr Housing Strategy Manager john.kerr@west-dunbarton.gov.uk	West Dunbartonshire Council	
Pamela Clifford Planning, Building Standards Manager and Environmental Health pamela.clifford@west-dunbarton.gov.uk	West Dunbartonshire Council	

Acknowledgments

This Housing Need and Demand Assessment, being the third produced by the Local Authorities of the Glasgow City Region Housing Market Partnership collectively, is the result of extensive effort and collaboration including with external stakeholders. The Glasgow City Region Housing Market Partnership wishes to record its gratitude to the staff of the following organisations for their time and commitment, whether in providing data or offering of their experience and insight. Without their cooperation it would not have been possible to produce such a comprehensive assessment.

East Dunbartonshire Council
East Renfrewshire Council
Glasgow City Council
Inverclyde Council
North Lanarkshire Council
Renfrewshire Council
South Lanarkshire Council
West Dunbartonshire Council
Glasgow City Region Strategic Development Planning Authority
Glasgow City Region Intelligence Hub
National Records of Scotland: Household Estimates & Projections
Scottish Government: Centre for Housing Market Analysis
Scottish Government: Housing Supply Division
Scottish Government: Planning and Architecture Division
Scottish Government: Statistics Group
Abbeyfield Scotland
Coalition of Care and Support Providers Scotland
Council of Mortgage Lenders
Clyde Gateway Urban Regeneration Company
Glasgow & West of Scotland Forum of Housing Associations
Glasgow Centre for Inclusive Living
Glasgow Centre for Population Health
Homeless Action Scotland
Homes for Scotland
Hanover Housing Association
NHS Lanarkshire
Scottish Federation of Housing Associations
Shelter
The Scottish Housing Regulator
The Scottish Association of Landlords
Wheatley Group
Glasgow Centre for Population Health
Glasgow Disability Alliance
Glasgow Equality Forum
Coalition of Care and Support Providers Scotland
COSLA
MECOPP
Scottish Spina Bifida Association
Spinal Injuries Scotland
MND Scotland
Stroke Association
Muscular Dystrophy UK
Cerebral Palsy Scotland
Capability Scotland

HNDA Ouputs - Summary Template

HOUSING NEED AND DEMAND ASSESSMENT

Key Findings Template: Estimate of Additional (New) Future Housing Units

		Number of years to clear existing need
Total households with **existing need (net)**	6,350	10

Household Projection Period

2022 to 2040

	Principal Projection	Low Migration Projection	High Migration Projection
Total number of new **households over the projection period**	59,597	47,803	71,661

HNDA Projection Period

2022 to 2040

ANNUAL NEED - YEARS 1 TO 5

Total households over the projection period who *may* afford:	**Principal Scenario** 'Prevailing State'	**Scenario A** Early Covid-19/Brexit impacts persist	**Scenario B** Early Post-Covid-19/Brexit are weathered	**Scenario C** Pre-Covid-19/Brexit Levels anticipated	**Scenario D** Economic Recovery
OWNER OCCUPATION	1,160	954	971	1,141	1,188
PRIVATE RENT	726	646	629	745	742
BELOW MARKET RENT	610	513	513	610	601
SOCIAL RENT	1,396	1,299	1,299	1,396	1,362
Total additional future housing units	**3,892**	**3,412**	**3,412**	**3,892**	**3,892**

ANNUAL NEED - YEARS 5 TO 10

Total households over the projection period who *may* afford:	**Principal Scenario**	**Scenario A**	**Scenario B**	**Scenario C**	**Scenario D**
OWNER OCCUPATION	1,146	811	858	1,089	1,217
PRIVATE RENT	707	621	574	765	750
BELOW MARKET RENT	584	467	467	584	557
SOCIAL RENT	1,323	1,238	1,238	1,323	1,236
Total additional future housing units	**3,760**	**3,137**	**3,137**	**3,760**	**3,760**

ANNUAL NEED - YEARS 10 TO 15

Total households over the projection period who *may* afford:	**Principal Scenario**	**Scenario A**	**Scenario B**	**Scenario C**	**Scenario D**
OWNER OCCUPATION	1,260	820	900	1,167	1,380
PRIVATE RENT	763	650	571	856	840
BELOW MARKET RENT	609	513	513	609	542
SOCIAL RENT	694	661	661	694	563
Total additional future housing units	**3,325**	**2,644**	**2,644**	**3,325**	**3,325**

ANNUAL NEED - YEARS 15 TO 20

Total households over the projection period who *may* afford:	**Principal Scenario**	**Scenario A**	**Scenario B**	**Scenario C**	**Scenario D**
OWNER OCCUPATION	1,072	610	685	975	1,203
PRIVATE RENT	657	513	438	754	741
BELOW MARKET RENT	494	409	409	494	403
SOCIAL RENT	541	513	513	541	416
Total additional future housing units	**2,764**	**2,046**	**2,046**	**2,764**	**2,764**

CUMULATIVE TOTAL AT END OF PROJECTION PERIOD

Total households over the projection period who may afford:	**Principal Scenario**	**Scenario A**	**Scenario B**	**Scenario C**	**Scenario D**
OWNER OCCUPATION	22,120	15,367	16,383	20,888	23,736
PRIVATE RENT	13,611	11,640	10,624	14,843	14,627
BELOW MARKET RENT	10,991	9,104	9,104	10,991	10,111
SOCIAL RENT	19,225	18,041	18,041	19,225	17,473
Total additional future housing units	**65,947**	**54,153**	**54,153**	**65,947**	**65,947**

1 Chapter 1, Introduction and Overview

1.1 HNDA3 Overview

1.1.1 A Housing Need and Demand Assessment (HNDA) is designed to give broad, long-term estimates of the number of additional housing units that may be required to meet existing and future housing need and demand. The HNDA includes information on the operation of housing systems to help local authorities to develop policies for management of existing housing stock and the provision of housing related services.

1.1.2 HNDA informs the setting of Housing Supply Targets (HSTs) and re-affirms the national minimum housing land requirements necessary to enable the estimated need and demand to be satisfied.

1.1.3 This HNDA was produced by Glasgow City Region Housing Market Partnership (GCRHMP) for the Glasgow City Region and is known as 'HNDA3'. It was developed in accordance with legislation and relevant statutory guidance including the Scottish Government's Practitioner's and Manager's Guides of 2020.

Legislative and Guidance Context
Housing (Scotland) Act 2001;
Town and Country Planning (Scotland) Act 1997 (as amended)
Planning (Scotland) Act 2019;
National Planning Framework 4 (February 2023);
LHS Guidance (Scottish Government, September 2019);
HNDA tool 2020 v.4.0 (Scottish Government, accessed 23 August 2021);
HNDA tool instructions 2020 (Scottish Government, November 2020).
HNDA Practitioner's Guide (Scottish Government, December 2020); and
HNDA Manager's Guide (Scottish Government, December 2020).

1.1.4 The GCRHMP chose to use the HNDA Tool (v.4.0) developed by the Centre for Housing Market Analysis (CHMA) and available at https://www.gov.scot/publications/centre-for-housing-market-analysis-list-of-guidance/ to inform their assessment.

1.1.5 HNDA3 provides an evidence base to inform the Local Housing Strategies (LHS) and Local Development Plans (LDP) for the GCRHMP local authorities. The key issues identified will require to be considered further and locally specific issues will be evidenced and addressed within the respective LHS and LDP.

1.1.6 The structure of HNDA3 is as follows:

- **Chapter 1 – 'Introduction and Overview'**:
  Presents a broad overview of the approach taken by the GCRHMP, including:
  - a summary of the purpose, context and process;
  - a description of the structure and governance of the Housing Market Partnership (core process 5);
  - how engagement and consultation has been undertaken (core process 1);
  - the relevant geographies that have been chosen (core process 2); and
  - the methodology, limitations and quality control measures that have been used (core process 3);

- **Chapter 2 – 'Key Housing Market Drivers'**:
  Considers the economic, demographic and affordability context and relevant trends within the city region that have influenced the assessment, particularly in relation to the assumptions and judgements informing the inputs to the HNDA Tool, as well as other national policy initiatives of relevance to Development Plans and Local Housing Strategies (core output 1);

- **Chapter 3 – 'Housing Stock Profile, Pressures and Management Issues'**:
  Provides a profile of the housing stock at Glasgow City Region and local authority levels, identifying stock pressures, housing management issues and other relevant considerations, primarily for Local Housing Strategies (core output 4);

- **Chapter 4 – 'Estimating Future Housing Need and Demand':**
  Sets out the approach to the use of the HNDA Tool, the assumptions and inputs used, the scenarios chosen, and sets out the housing estimates that are derived (core output 2);

- **Chapter 5 – 'Specialist Provision'**:
  Considers the scale and type of specialist housing and related services required to support independent living at home; as well as the existing provision and potential future care, support and property needs of households which include locational and land needs (core output 3); and

- **Chapter 6 – 'Summary and Key Messages':**
  Summarises the above components of the assessment, and presents the key conclusions and implications for the city region and the eight local authorities' respective Local Development Plans and Local Housing Strategies.

1.2 Purpose and Context

1.2.1 A Housing Need and Demand Assessment (HNDA) is an important evidence base required to inform the preparation Local Housing Strategies (LHS), under the Housing (Scotland) Act 2001. It is also a useful evidence base for informing Development Plans and other spatial documents relating to housing such as the Regional Spatial Strategy.

1.2.2 The Scottish Government's HNDA Manager's Guide (December 2020), states that a ***robust and credible*** HNDA will inform policy development, decision-making and the use of resources by:

- enabling local authorities to develop long-term strategic views of housing need and demand to inform Local Housing Strategies and Development Plans;
- supporting local authorities to develop a strategic approach to housing need and demand for all housing tenures;
- enabling local authorities to reflect on any geographic implications of housing need and demand;
- providing robust evidence to support decisions about new housing supply, wider investment and housing-related services;
- providing evidence to inform policies about the proportion of affordable housing required, including the need for different types and sizes of provision and,
- providing evidence to inform policies related to the provision of specialist housing.

1.2.3 The previous Glasgow City Region Housing Need and Demand Assessment (HNDA2) was confirmed as 'robust and credible' by the Centre for Housing Market Analysis in May 2015 and runs to 2029. Several local authorities have now been attributed need and demand on a 'running average' beyond this period by Reporters from the DPEA and an updated Housing Needs and Demand Assessment that provides an evidenced long-term view is now required.

1.2.4 The experience of HNDA2 preparation has assisted in the preparation of HNDA3, notably by reference to previous CHMA appraisal letters and feedback from prior processes.

1.2.5 The Planning (Scotland) Act 2019 removed the requirement for Strategic Development Plans. The GCRHMP remains committed to regional collaboration in understanding and resourcing housing need and demand to inform Local Housing Strategies and Local Development Plans.

1.2.6 HNDA3 key findings and housing estimates (identified by Local Authority boundary and by tenure) provide a key evidence base to identify need, and inform consideration of the number of homes that need to be built in the Glasgow City Region over the next 20 years and beyond.

1.2.7 The GCRHMP will work together to determine Housing Supply Targets and set out its approach in a report. These further steps are not dealt with in HNDA3.

1.3 Core Outputs and Processes

1.3.1 For HNDA to receive 'robust and credible' status from the Centre for Housing Market Analysis, four Core Outputs and six Core Processes are required to be met, as summarised in (Table 1.1):

Table 1.1 HNDA Core Criteria for Robust and Credible Status

	Core outputs	Chapter
1	**Key housing market drivers** • Identifies key factors driving the local housing market, including household formation, population and migration, housing affordability including income, house prices, rent levels, access to finance and key drivers of the local and national economy and how these inform the choice of scenarios run in the HNDA Tool.	Chapter 2, Key Housing Market Drivers
2	**Estimate a RANGE of additional future housing units:** • The number of households who are likely to afford owner occupation, private rent, below market rent, social rent. • For each five-year period of the projection and the cumulative total at the end of the projection. • The geography to match the LHS and Development Plan requirements. • Assumptions and choices made about scenarios (demographic, existing need, house price, income and affordability) used in the Tool must be based on evidence and clearly explained in the HNDA.	Chapter 4, Estimating the Need and Demand for New Housing
3	**Specialist Provision** • Identifies the contribution that Specialist Provision plays in enabling people to live well, with dignity and independently for as long as possible. • Identifies any gap(s)/ shortfall(s) in that provision and the future level and type of provision required. • Considers evidence regarding property needs, care and support needs and locational/ land needs. • Undertakes consultation with all appropriate stakeholders representing the views of those people who this chapter may impact upon and reports on the findings of such consultation. • Gives due consideration to the provisions of the Equality Act (2010).	Chapter 5 Specialist Provision

4	**Housing stock profile, pressures & management issues** • Consider what existing stock is available to meet local housing needs and identify any under-supply or surplus of housing types. • Show where existing housing stock is pressured and could be managed differently to meet housing needs. • Describe the types and number of in-situ solutions used. • Stock should be considered by size, type, condition, occupancy (overcrowding and under-occupancy, concealed households and turnover (re-lets and voids), tenure and location.	Chapter 3, Housing Stock Profile, Pressures and Management Issues

Core processes		
1	A Housing Market Partnership (HMP) has overseen production of the HNDA and other stakeholders have been appropriately engaged with via consultation. All HMP decisions have been clearly reported in the HNDA.	Chapter 1, Introduction and Overview
2	Housing Market Areas have been agreed with the Housing Market Partnership and are considered in the production of all core outputs.	Chapter 1, Introduction and Overview
3	The methodology, limitations and quality control mechanisms are given full technical explanation.	Chapter 1, Introduction and throughout
4	Assumptions, judgements and scenarios are well reasoned and transparent.	Chapter 2, Key Housing Market Drivers.
5	Key findings have been summarised, at the start of the HNDA, using the Key Findings Template provided by the CHMA. Figures should be shown for each five year period of the projection and the cumulative total at the end of the projection	Summary Template
6	HNDAs have been officially signed-off by the Head(s) of Housing and the Head(s) of Planning or the designated senior official, prior to submission to the CHMA. Where local authorities have jointly produced an HNDA they all agreed their core outputs. A statement to this effect has been included as part of the official sign-off.	Signatories Chapter 1, Introduction

1.4 Structure and Governance of Housing Market Partnership

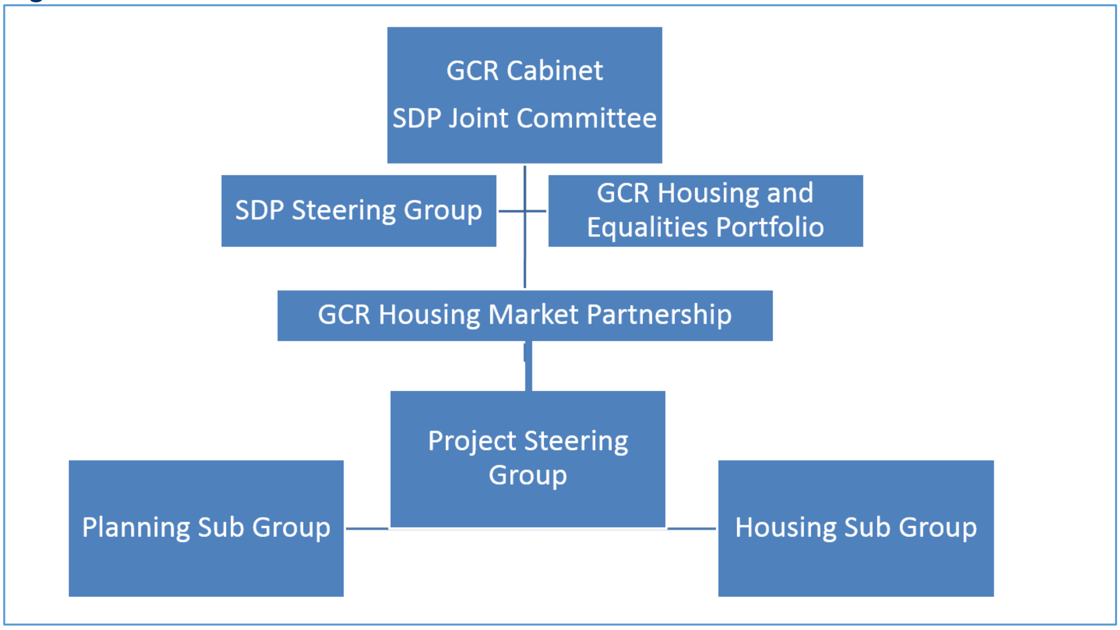
1.4.1 The GCRHMP structure and governance arrangements were established through preparation of previous HNDA, set out in Figure 1.1. Considerable experience was gained during preparation of the first two HNDA and this provided a strong foundation for preparing HNDA3.

1.4.2 The HNDA3 was prepared by the GCRHMP, which includes key planning and housing officials of each of the 8 authorities, giving this work legitimacy through its collaborative preparation. The GCRHMP has also been able to draw from the significant resource of the GCR which now includes economists, public policy and health professionals.

1.4.3 Through the process of developing HNDA3 these groups were involved and updated on progress. The HNDA is a technical document which provides evidence to support the LHS and LDP development for local authorities. As such, formal political approval by Councils through the Clydeplan Joint Committee or the GCR Cabinet was not necessary. Please note, the political sign off occurs when the respective LDPs and LHSs are approved by their respective political committees at a local authority level. A full list of the meetings of the different groupings, including copies of minutes, etc. can be made available on request.

- The HNDA3 became a standing item on the GCR Housing and Equalities (H&E) Portfolio Group from 5th March January 2019 until 21st March 2021 (prior to this an update was provided by Clydeplan or the Chair of the HMP).
- There was an agreement (14th August 2018) at the GCR Chief Executive Group that the Housing and Equalities (H&E) portfolio would work with the Land Use and Sustainability (LUS) portfolio on the preparation of the HNDA though the HMP.
- Clydeplan presented a paper to the H&E Portfolio on 17th December 2020 Housing Need and Demand Assessment (HNDA) to update the H&E Portfolio on the progress of preparations for the HNDA and to consider and agree some suggested Key Change Priorities and actions.
- The final update on the HNDA3 was presented to the H&E Portfolio Group on 3rd March 2021. Following on from that there was a restructuring of the GCR Portfolio Groups as part of a wider governance review of the GCR structures.

Figure 1.1 Structures and Governance



1.4.4 For HNDA3, a key change for governance was the establishment of the Glasgow City Region Cabinet. This includes senior representatives from the eight local authorities and operates under a distributive leadership mode. Eight portfolios were created including the 'Housing and Equalities Portfolio'.

1.4.5 The GCRHMP discussed, refreshed and agreed the essential governance arrangements early on in HNDA preparation. Given the size of the GCRHMP, smaller (sub) groups including Planning, Housing and a Project Steering Group informed the HNDA development, all reporting to the GCRHMP. Senior Officer guidance and sign off is achieved through the GCR Housing and Equalities Portfolio and Clydeplan SDPA Steering Group.

1.4.6 The agreed role and remit of the GCRHMP is:

- to develop a clear shared understanding of the operation of the housing market across the city region;
- to develop a long term strategic view which addresses both the interaction of various tenures in the housing system and the actual dynamics of housing systems, which operate across local authority administrative boundaries;
- to encourage and support dialogue between various players at regional level; in doing so develop a greater multi-disciplinary perspective on the operation of the housing system/market, complementing existing activity at local authority level;
- to share information and intelligence, including relevant contextual material and policy information;
- to support core members in the analysis and interpretation of housing market intelligence; and,
- to assist with the development of an HNDA, and to ensure its findings are disseminated and regularly reviewed.

1.4.7 HNDA reports to the Clydeplan SDPA Joint Committee are available online at:

- Clydeplan Joint Committee - https://renfrewshire.cmis.uk.com/renfrewshire/JointArrangements/tabid/130/ctl/ViewCMIS_CommitteeDetails/mid/765/id/70/Default.aspx
- GCR Cabinet - https://glasgowcityregion.co.uk/who-we-are/cabinet/cabinet-meetings/

1.4.8 Key working practices were established, with reports, presentations and verbal feedback on key business and work streams prepared by officers working in remitted sub-groups, with outputs and draft reports circulated to the authorities for GCRHMP members' consideration.

1.4.9 These key work practices were combined with quality assurance and engagement, including collaborative peer review of sub-group work by the GCRHMP and external stakeholders. Throughout, HNDA3 was project managed, monitored and appraised by partners. These working practices are captured within the HMP minutes available on request (info@clydeplan-sdpa.gov.uk) and included the following:

- Training in the use of the latest HNDA Tool by the Scottish Government's Centre for Housing Market Analysis;
- The use of official statistics published by the Scottish Government in the HNDA analysis, thus ensuring consistency across local authority areas,
- Involvement of specialist skills and knowledge at key project stages e.g. economic analysis provided by the GCR City Deal team;
- Specialist Provisions consultations described in Chapter 5;
- Consultation with the Housing Market Partnership and wider stakeholders at key stages;
- Briefing with respective Heads of Housing and Planning throughout the project;
- Agreement of the completed Glasgow and Clyde Valley HNDA by respective Heads of Housing and Planning;

1.4.10 HNDA3 considers the Equality Act 2010, particularly around the evidence gathered and issues identified in relation to specialist provision covered at Chapter 5. The relevant equalities issues identified require to be reflected in Local Housing Strategies and the various associated policies, including Housing Contribution Statements, Joint Commissioning Strategies and Local Outcome Improvement Plans.

1.4.11 Research and analysis supporting the HNDA was undertaken by the officers represented on the GCRHMP and the Clydeplan Core Team, which provided support with coordination and administration, wider engagement and some technical work.

1.4.12 As part of work to inform the refreshed GCR Regional Economic Strategy, a GCR Economic Baseline (February 2021)[2], was prepared by the GCR Intelligence Hub. It included a detailed analysis of the economic performance of the Region. This provided evidence for HNDA3 in respect of the economic and demographic drivers of the housing market, as well as informing assumptions, judgements and

[2] GCR Economic Baseline 2021

scenarios, for example on migration assumptions and future house prices. Officers of the GCR Intelligence Hub supported the preparation of HNDA3.

1.4.13 Where local data has been used (house sales for example), consistent guidance was developed for data collection and validation purposes, with quality assurance undertaken both by the authorities and the Clydeplan Core Team.

1.4.14 This sets out HNDA3 compliance for appraising Core Process 3 below:

Core Process 3	• The methodology, limitations and quality control mechanisms are given full technical explanation.

1.5 Stakeholder Engagement and Consultation

1.5.1 GCRHMP engaged with a range of stakeholders throughout the development of HNDA3 including the Scottish Government, Homes for Scotland, the UK Centre for Collaborative Housing Evidence (CaCHE); Scottish Federation of Housing Associations (SFHA) and others. This informed the preparation of scenarios and calibration of the HNDA Tool.

1.5.2 Meetings with stakeholders were held in late 2020 and early 2021 regarding scenario development. This included inputs from Homes for Scotland and the Centre for Housing Market Analysis. This work will be documented and included as evidence of engagement. Further consultation was undertaken on the issue of Specialist Provision. A range of these are shown below, including the elements discussed. Please note that copies of minutes, etc. from meetings with stakeholders can be made available on request. Also, there is a commitment to consult further through forthcoming LDPs and LHSs. See Annex A for a list of relevant meetings et al.

1.5.3 In March 2022, targeted engagement was undertaken with external organisations to consider the evidence base for 'Specialist Provision'. The feedback and findings are set out in Chapter 5.

1.5.4 GCRHMP would like to thank all stakeholders who have offered their advice and insight. This sets out HNDA3 compliance for appraising Core Process 1:

Core Process 1	A Housing Market Partnership (HMP) has overseen production of the HNDA and other stakeholders have been appropriately engaged with via consultation. All HMP decisions have been clearly reported in the HNDA.

1.6 HNDA Tool Estimates and Projection Periods

1.6.1 Changes to planning legislation require Local Development Plan to be reviewed every 10 years while the National Planning Framework covers the period from 2022 to 2045. GCRHMP assessed the flexibility of the HNDA Tool v.4.0 and considered practical issues arising from the HNDA2 outputs.

1.6.2 GCRHMP agreed that the most pragmatic approach to the generation of the broad long run estimates required for HNDA purposes was to use the 2018-based NRS Projections with a base year of 2022 to match the emerging NPF4 and time periods for LHS. Annualised figures can be generated to reflect differing plan and strategy projection periods.

Table 1.2 Differing Plan/Projection Periods

NRS Projections, HNDA Tool / Related Plans and Strategies	Years	Term
NRS 2018-based projections	2018 - 2043	25 years
Default HNDA Tool Housing Estimates	2020 - 2040	20 years / 5 Year periods/annual
NPF4	2022 - 2045	23 years
NPF4 - MATHLR	2022 - 2037	10 year – average of 15-year period
Indicative Regional Spatial Strategy	2020 - 2040	20 years
Local Housing Strategies	2022 - 2027	5 years
Local Development Plans	2025 - 2035	10 years

1.6.3 It was noted that implementing a different starting year generates different 5-yearly and cumulative housing estimate results, due to the underlying difference in the NRS 2018-based household projections.

1.6.4 The HoTOC figures are an estimate at 31 March 2020, but it was considered that these figures are applicable, in general terms, as a proxy for existing need at 2022. GCRHMP agreed on the validity of this assumption, based on consideration of the Scottish Government's approach to determining existing housing need set out in the Minimum All Tenure Housing Land Requirement (MATHLR) as part of the National Planning Framework (NPF4).

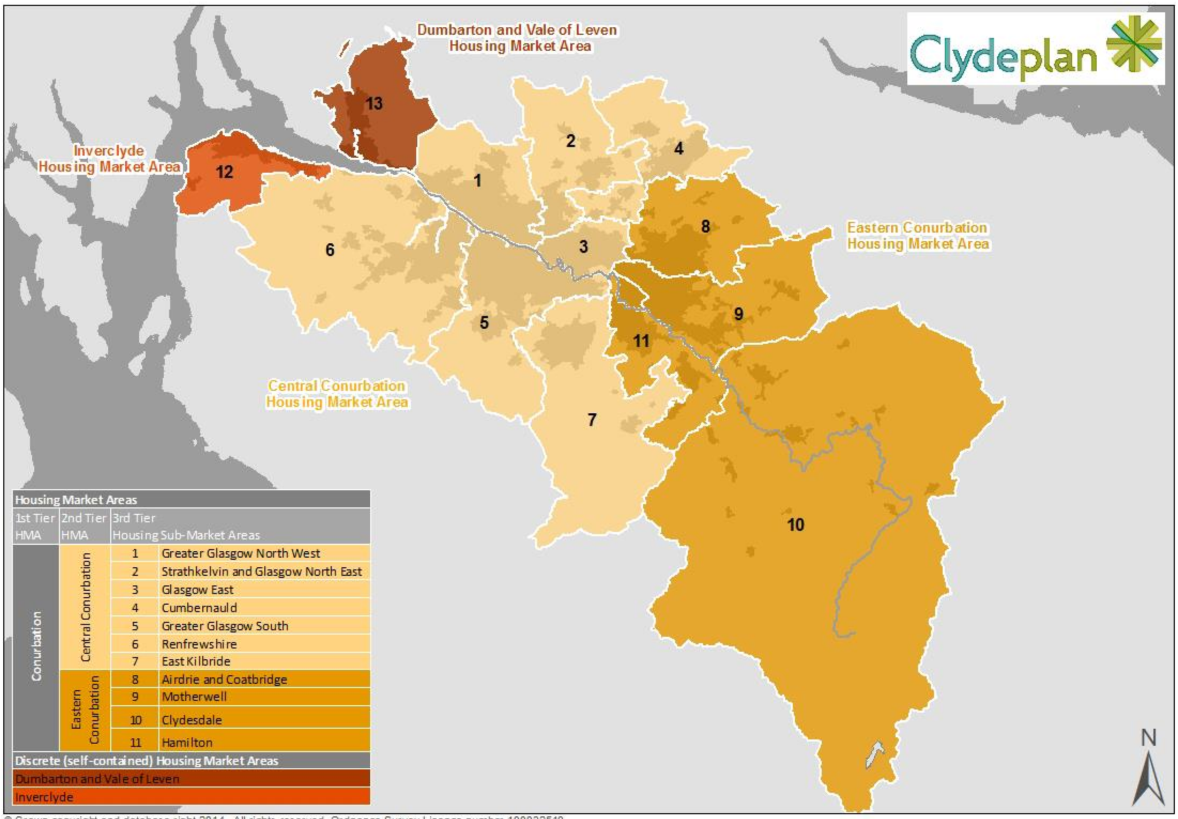
Table 1.3 HNDA3 Projection Period and Base Year

NRS Projection Period	Base Year	HNDA Projection Period
2018 – 2043	2022	20 years (2022-2042)

1.7 Retesting and Defining the Market Area Geography

1.7.1 GCRHMP agreed that a review of the established Housing Market Area Framework (Figure 1.2 was required and should be undertaken. This followed the process of comparing house sales' origin and destination data as used in previous HNDAs) to measure self-containment.

Figure 1.2 Established HMA Framework



1.7.2 The review of the functional HMA analysed Registers of Scotland (RoS) house sales data for 2013 to 2017. The full findings of the origin and destination housing market area containment analysis are included in the supporting evidence files. Due to the size of the file, this document is made available on the Clydeplan website.

1.7.3 The review of the HMA framework involved the consideration of the self-containment of each geography described in the established Housing Market Framework for Clydeplan 2017. Where the percentage of house moves (where the origin and destination of the buyer were the same within each geography in the established HMA framework) was above 65%, that area could be considered as having the potential to be described as self-contained as advised by the Local Systems Analysis: Good Practice Guide from the Scottish Government.[3][4]

1.7.4 The HMA review involved the consideration of the origin and destination of house buyers for over 130,000 house sales using data from the Registers of Scotland (RoS) for the period 2013 to 2017. A process which mirrored that used in the 2017 Strategic Development Plan was applied to re-measure self-containment, with the

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[3] Glasgow and the Clyde Valley Housing Need and Demand Assessment Technical Report 02 https://a.storyblok.com/f/243567/x/e09682aa9d/tr02_hma_postappraisal_190515.pdf - part 4.2 for 65% threshold

[4] Local Housing System Analysis: Good Practice Guide // Annex 6.2 - Worked example of containment-based housing market areas - https://www.gov.scot/binaries/content/documents/govscot/publications/advice-and-guidance/2019/01/local-housing-system-analysis-containment-based-housing/documents/lhsa-worked-example-of-containment-based-housing-market-areas/lhsa-worked-example-of-containment-based-housing-market-areas/govscot%3Adocument/LHSA%2B-%2BContainment-based%2Bhousing%2Bexample.pdf

main difference compared to the previous approach being that local authority boundaries (referred to as LA sub areas) were used as the preferred geography. The review of the Development Plan system, allied to the introduction of the MATHLR process to simplify the calculation of Housing Land Requirements for local authority areas, pointed towards favouring an approach that would produce outputs at local authority boundary level. It was also considered that the complexities of implementing the requirements of the HSMA framework through multiple Local Development Plans at different stages of development was proving to be a challenge to resource at a cross-boundary level.

1.7.5 When the data was aggregated to the Glasgow City Region level, the evidence on self-containment from this analysis supported the conclusion that the Glasgow City Region area was considered to be functioning as a single Housing Market Area, with 92% of house buyers from the GCR area buying in the Glasgow City Region, while 86% of all homes bought in the Glasgow City Region area were bought by buyers from the GCR. At an individual local authority level, the level of self-containment was below the 65% recommended in guidance. The overall approach, however, was considered to be a proportionate response to the changed Development Plan environment outlined above. Please note all supporting files in the document are available on the HNDA section of the Clydeplan website[5].

[5] 1_ GCR HMA Framework O and D spreadsheet

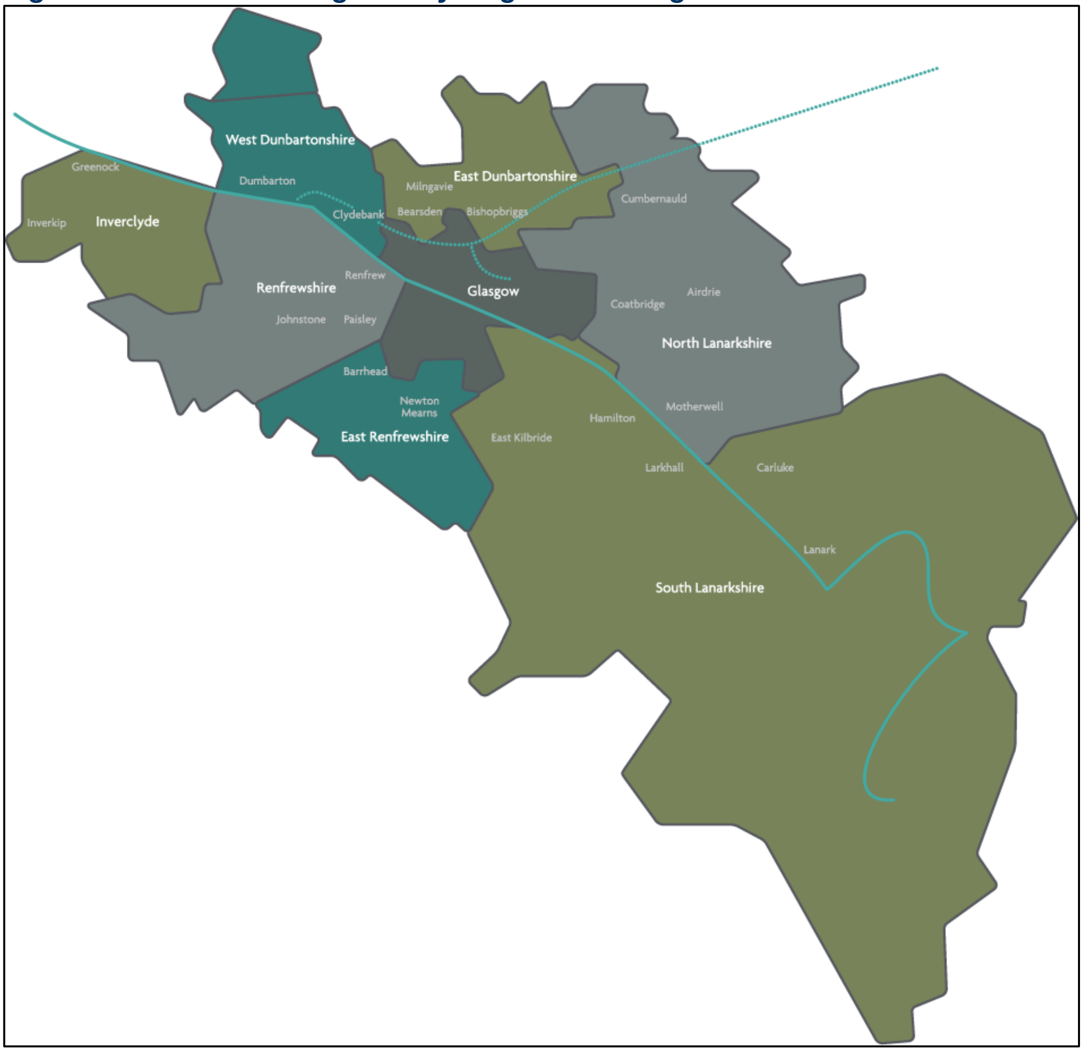
1.8 Housing Market Area (HMA) Review Findings

1.8.1 In light of the HMA retesting, practical and resource considerations, and the emphasis on local authority boundaries as described by NPF4 and MATHLR, the GCRHMP agreed upon the following approach for HMA that informs this HNDA:

- that the Glasgow metropolitan city region remains a single interconnected functional housing market area (GCRHMA) and that analysis of housing need and demand as well as the development of related plans and strategies, should be undertaken at that functional market area geography;

- that the local authorities' boundaries within the GCRHMA should be utilised as the key building blocks of the HNDA tool analysis to reflect the emerging national policy context (i.e. NPF4). Whilst recognising that these geographies do not in themselves operate as functional market areas they do reflect how waiting lists, allocation systems and the delivery of social housing services for most social rented housing operates.

Figure 1.3 HNDA3: Glasgow City Region Housing Market Area Framework



1.8.2 The GCRHMP recognise that elements of private sector demand are mobile within the GCRHMA as reflected by the weaker containment at local authority geographies compared with the GCRHMA. Therefore, this mobility should be considered by GCRHMP when developing spatial policy, constructing Local Housing Requirements for Local Development Plans, and determining Housing Supply Targets. These further steps are not dealt within HNDA3.

1.8.3 GCRHMP agreed the new approach to defining the HMA. This sets out HNDA3 compliance for appraising Core Process 2.

Core Process 2	Housing Market Areas have been agreed with the Housing Market Partnership and are considered in the production of all core outputs.

1.8.4 **Loch Lomond and the Trossachs National Park (LLTNP) –** As for the preparation of the previous HNDA, this HNDA will provide results for the whole of West Dunbartonshire, as that part of the Loch Lomond and the Trossachs National Park which falls within West Dunbartonshire but outside the GCR area, is too small to provide meaningful figures separately. Issues relating to housing need in the LLTNP will be addressed in the West Dunbartonshire Council Local Housing Strategy and Local Development Plan.

1.9 Monitoring and Review

1.9.1 In preparing HNDA3, GCRHMP built its capacity, knowledge and expertise, and developed a shared understanding of the complex housing system within the GCR area. GCRHMP will continue to meet as required to consider HNDA3, and to assess how it informs the preparation of LHS and LDP.

1.9.2 GCRHMP provides a means for the eight authorities to jointly research specific issues or review individual components of the housing system as appropriate, between formal reviews.

1.9.3 Through this ongoing activity, GCRHMP will endeavour to ensure that the next HNDA refresh can be undertaken as a continuation of established monitoring activities. A comprehensive review of the HNDA is expected to be undertaken on a five-yearly basis linked to the review of Local Housing Strategies. The next formal HNDA refresh is expected in 2027.

1.10 Beyond the HNDA – Key Housing Issues and Housing Supply Target

1.10.1 The key issues identified in this HNDA, including the translation of the housing estimates into Local Housing Land Requirements and Housing Supply Targets, will be taken forward in the policy responses and activities of the Local Authorities both locally and regionally. Locally, the key issues will inform Local Housing Strategies, Local Development Plans and regionally they will inform the Regional Spatial Strategy, Regional Economic Strategy and the activities of the GCR Housing Portfolio.

1.10.2 Some key strategic issues that have been impacting on housing related activities in the GCR area include:

- the impacts of the global pandemic;
- homelessness;
- rising fuel prices and the cost of living crisis;
- increasing drives to address the heat efficiency of buildings and fuel poverty;
- rapidly rising material and development costs;
- Scottish Government grant funding driving social housing development activity;
- the challenge to improve overall levels of private sector delivery;
- continuing higher levels of private renting alongside management and quality challenges;
- the demands of an ageing population;
- the continuing alignment of health and social care partnership activities and need for preventative spend and,
- the impact of the Ukrainian Humanitarian crisis.

1.11 Quality Assurance and Limitations

1.11.1 The HNDA process and contents have been subject to careful scrutiny by the Housing Market Partnership (HMP) throughout, and detailed quality assurance procedures have been applied. A number of data sources have been compared, to ensure that variations or anomalies can be explained, and that the key outputs are based on, or derived from, high quality evidence. Where appropriate, national datasets have been supplemented by local research or analysis.

1.11.2 The relevant methodologies and assumptions which support the HNDA have been explained throughout the document, or in appendices, with appropriate reference to HNDA guidance. Relevant documents have been made available on the Clydeplan website.

1.11.3 Final drafts of the documents have been thoroughly proof-read by members of the HMP, to ensure that the text, tables and figures are clear, accurate, and appropriately labelled and sourced.

Secondary Analysis and Statistically Valid primary Research

1.11.4 This HNDA has made extensive use of statistically robust and validated national datasets wherever possible, including those advised by the Centre for Housing Market Analysis. In some instances, data has not been available at identical local authority geography for the Glasgow City Region. In these cases, for example in relation to housing stock, analysis has been undertaken at the geographies available.

1.11.5 No external primary research was undertaken for the HNDA. It is noted, however, that the HMP has adopted an alternative method in relation to the assessment of existing housing need. The robustness of this method has been informed by information derived from extensive consultation between the HMP and relevant stakeholders. This process has been explained in detail in the relevant chapter, with specific reference to published national data sources, as well as to local evidence. This evidence has been subject to extensive checking, cleaning and verification wherever possible. In terms of further work beyond the HNDA, the HMP has committed to further engagement on particular issues through Local Housing Strategies.

1.11.6 The Scottish Government guidance states that HNDAs are designed to give broad, long run estimates of what future need might be, rather than precise estimates. Therefore, the HNDA takes key national projections and other datasets, and combines them with qualitative analysis, to provide a clear, evidence-based understanding of the overall housing need and demand in Glasgow City Region, and of the key trends driving the operation of the housing market at City region and local level.

Statistical Note: Small and Disclosive Numbers

1.11.7 It is noted that there is a risk, when publishing official statistics, of identifying individuals, and therefore breaking the confidentiality of their data. In order to assess this risk, the tables included in and other statistics in this HNDA have been reviewed, and while some relatively small numbers are included, they relate to properties rather than people. In all cases, the numbers that could potentially relate to people are relatively large. It is concluded, therefore, that there is no risk of individual confidentiality being breached

2 Chapter 2, Key Housing Market Drivers

2.1 Context

2.1.1 This chapter sets out evidence on the key demographic and economic drivers affecting the city region and its local housing markets. This provides the evidence for planning scenarios, and determining data inputs and calibrations for the HNDA Tool (See Chapter 04, Estimating Future Housing Need and Demand).

2.1.2 The analysis set out in this chapter is in five main sections and considers in turn:

(a) Demographic and Social Trends

(b) Affordability Trends

(c) Economic Context and Trends

(d) Housing Land Supply Drivers

(e) Scottish Government Policy Drivers and Recent Initiatives

2.1.3 The evidence presented is in fulfilment of the CHMA Core Criteria for 'robust and credible' status for Core Output 1 and Core Process 4 as follows.

Core Output 1	**Key housing market drivers** Identifies key factors driving the local housing market, including household formation, population and migration, housing affordability including income, house prices, rent levels, access to finance and key drivers of the local and national economy and how these inform the choice of scenarios run in the HNDA Tool.

Core Process 4	Assumptions, judgements and scenarios are well reasoned and transparent.

2.2 Demographic and Social Trends[6]

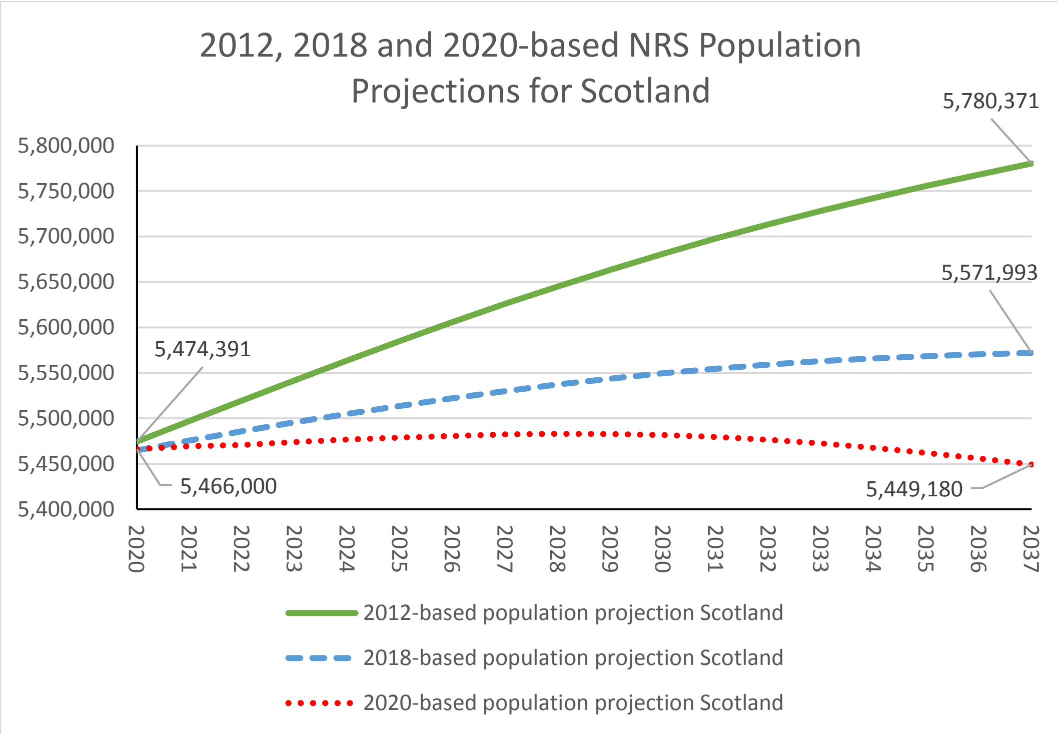
2.2.1 This section describes population characteristics, household formation and factors affecting growth over time.

2.2.2 The GCRHMP continues to recognise the National Records of Scotland (NRS) as the most relevant source for population and household projections in Scotland. The analysis within this report is primarily based on their sub-national data (2018-based) publications. Other NRS and publicly available data has been considered, and is referenced in a supporting capacity. Common reference to the NRS 2012-based data, used in the previous HNDA, has been employed as a way for the GCRHMP to understand the change in context since they last considered these aspects. The population figures are considered first.

6 The majority of the evidence utilised in this section on "Demographic and Social Trends" is sourced from the National Records of Scotland

Population

Figure 2.1 National Population Projections



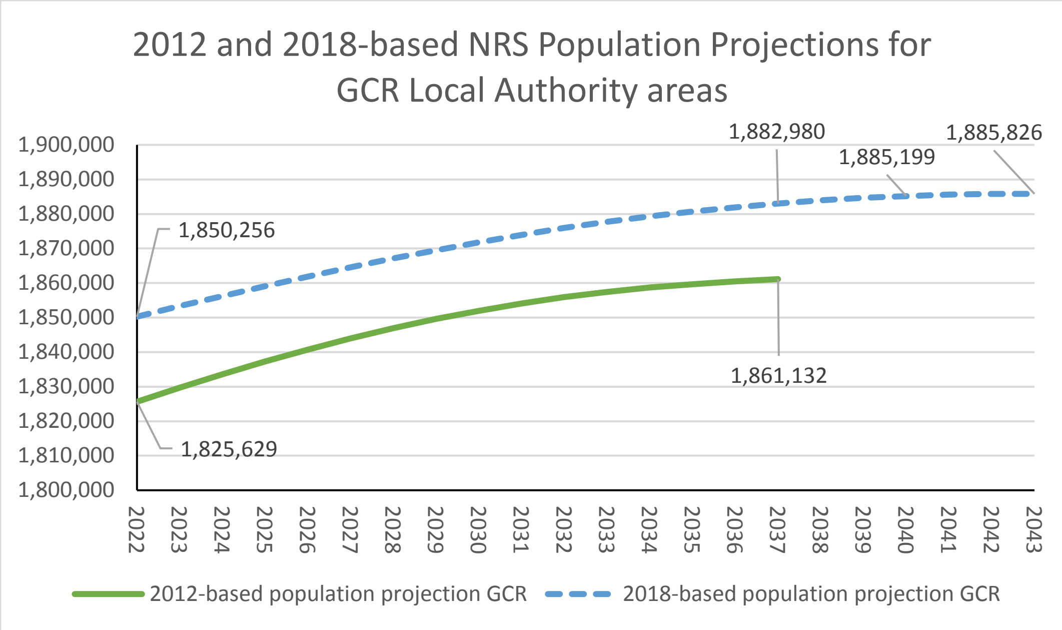
Source: National Records of Scotland

2.2.3 The impacts of Brexit and the global COVID-19 pandemic are not reflected in the latest sub-national geography projections (2018-based) available to the GCRHMP. Early indications, via birth and death publications and the limited migration information currently available, are that they have had significant suppressing impacts on population growth in the short-term. The national projection based on mid-year 2020 figures provides an indication of the early effect of these events on Scotland as a whole and is included in Figure 2.1 for reference.

2.2.4 Figure 2.1 also shows the variation in national population projections between the 2012-based and the 2018-based population projections at the Scotland-wide geography and shows growth between 2020 and 2037 (the comparable period for all three projections). The GCRHMP recognise that the 2018-based projections indicate more gradual growth than is projected in the 2012-based projections and indeed that the 2020-based projections show national population decline by 2028.

2.2.5 The GCRHMP also recognise that these trends are not inevitable, but they do present the NRS' view of the most likely outcome without policy or global intervention. It also recognises that it is not inevitable that the 2020-based national trend for decline will apply to the GCR but that its possible effects should be considered given the interlink between the GCR and the rest of Scotland.

Figure 2.2 NRS Principal Population Projections for Glasgow City Region[7]



Source: National Records of Scotland

2.2.6 Principal population projections for the Glasgow City Region were identified by summing the GCR local authority elements of the NRS Sub-National principal population projections and are shown in Figure 2.2.

2.2.7 The 2018-based population projection shows growth across the period 2022 to 2043 and equates to an average increase of 1,693 people per year.

2.2.8 This level of annual growth aligns relatively closely to the annual growth of 1,837 people per year indicated by the 2012-based population projections for the period between 2022 and 2037.

2.2.9 Notably, unlike Scotland as a whole, where the 2012-based projections over-estimated the population at 2022 (by around 33,000), in the GCR they under-estimated the population by around 25,000. This disparity re-enforces the GCRHMP position that it is possible for the GCR to perform counter to national trends – indeed it appears that GCR's performance has, to an extent, masked the over-estimation of growth in other areas of Scotland over the past decade.

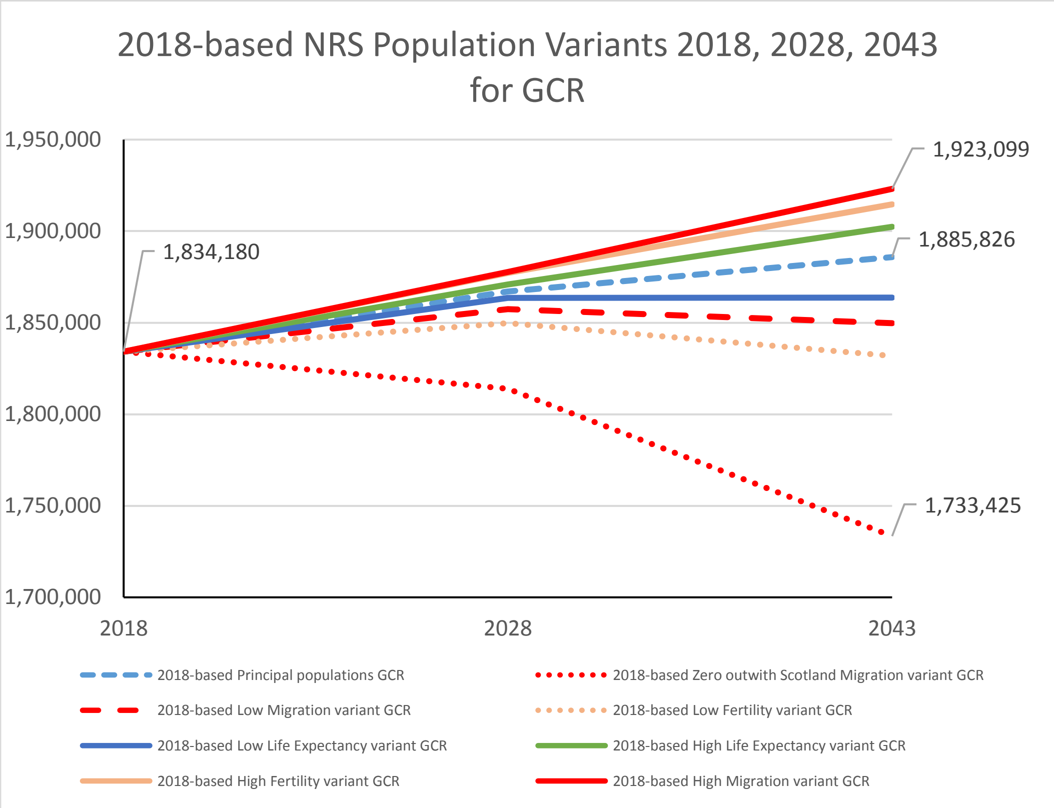
Projection Variants

2.2.10 The 'principal projections' compared in Figure 2.2 are considered by the NRS to be the most likely scenario based on a balance of factors, but the NRS occasionally provide 'variant' options based on changes to key influential factors such as natural change (births and deaths) and migration that, if different from past trends, could influence the number of people living in the City Region.

2.2.11 Figure 2.3 shows the range of outcomes the 2018-based principal and variant projections for the city region describe.

7 National Records of Scotland, Crown Copyright 2020

Figure 2.3 Population projections, natural change variants for GCR

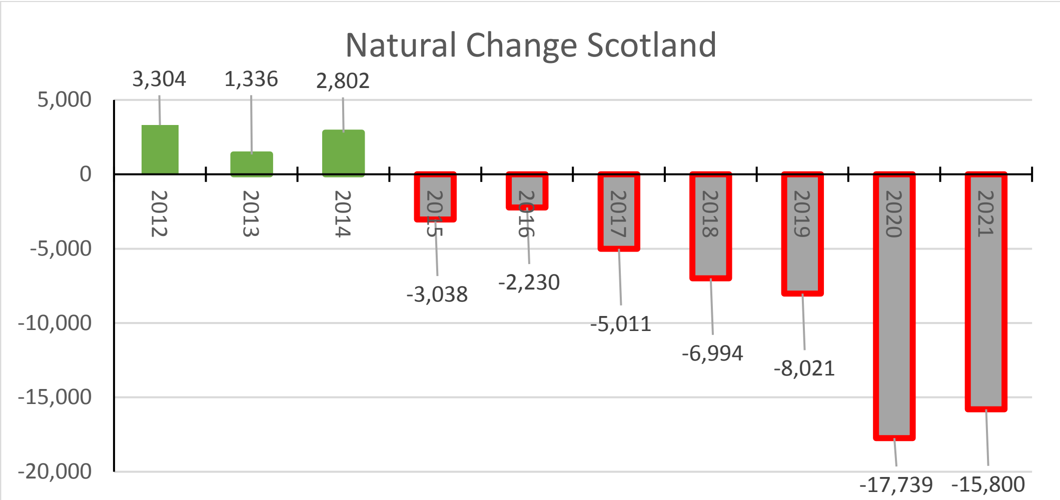


Source: National Records of Scotland

2.2.12 The variants serve to demonstrate that a wide range of possible outcomes have been prepared by the NRS and can be considered by the GCRHMP. All but two show some element of growth in the GCR population over the period 2018 to 2043 but the extremes of the range are equivalent to 5% above and below the starting point in 2018.

Natural Change – Births and Deaths

Figure 2.4 Past Natural Change Scotland



Source: National Records of Scotland

2.2.13 The NRS weekly and monthly data on Births and Deaths Registered in Scotland indicates that natural change has become a key constraint on population growth as the effects of an aging population have begun to take effect. Annual births were 17% lower in 2021 than they were in 2012 while deaths (including those prematurely influenced by COVID-19) were 16% higher. Combined this resulted in a negative natural change of 54,000 people in Scotland between 2012 and 2021.

Table 2.1 Births/Deaths Components of Natural Change by Council Area (Principal Projection)[8]

	Births		Deaths		Total Natural Change 2018-2043	Average/ year
	2018-2028	2028-2043	2018-2028	2028-2043		
East Dunbartonshire	9,366	14,405	11,604	18,735	-6,568	-263
East Renfrewshire	8,425	13,627	9,381	15,547	-2,876	-115
Glasgow City	66,574	98,525	65,130	101,289	-1,320	-53
Inverclyde	6,385	8,656	10,361	15,970	-11,290	-452
North Lanarkshire	32,959	48,431	38,912	64,250	-21,772	-871
Renfrewshire	16,692	24,636	21,232	34,963	-14,867	-595
South Lanarkshire	30,291	44,956	37,211	62,563	-24,527	-981
West Dunbartonshire	8,453	11,977	11,081	17,971	-8,622	-345
Glasgow City Region	179,145	265,213	204,912	331,288	-91,842	-3,675

Source: National Records of Scotland

2.2.14 The NRS 2018-based population projection provides some information about expected natural change patterns at a GCR level. It indicates that natural change will continue to play a key role in suppressing population growth across the GCR, as the difference between births and deaths continues to result in negative balance in all local authority areas. Specifically, for the GCR, it projects natural change will

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generate 91,000 fewer residents in 2043 than in 2018 although Glasgow City is projected to be the least affected by this process (Table 2.1).

2.2.15 Over the period the NRS projects deaths to outnumber births by around 3,600 per year. The GCRHMP note that the 2018-based projection was prepared prior to the impact of COVID-19 and the now established increase in premature deaths caused by the pandemic (and shown nationally in Figure 2,4). The GCRHMP also acknowledge that there is not enough evidence of any impact that the pandemic has had on births within the GCR.

2.2.16 The GCRHMP notes that natural change is expected to have a negative, and potentially significant, impact within the context of overall growth projected by the NRS 2018-based principal population projection. It will be important to recognise how inward migration might indirectly impact embedded natural change trends as well as acknowledge how it is expected to directly impact population figures.

Net Migration Change

Table 2.2 Components of Net Migration by council area[9]

	Overseas		Rest of UK		Internal		Total Net Migration 2018-2043	Average/ year
	2018-2028	2028-2043	2018-2028	2028-2043	2018-2028	2028-2043		
East Dunbartonshire	-786	-1,125	-131	-413	7,485	10,743	15,773	631
East Renfrewshire	-585	-930	-219	-728	8,129	10,932	16,599	664
Glasgow City	39,309	56,295	6,879	9,691	-30,523	-46,801	34,850	1,394
Inverclyde	-639	-1,125	1,136	1,846	-1,112	-1,232	-1,126	-45
North Lanarkshire	-806	-1,140	1,931	2,688	5,328	9,016	17,017	681
Renfrewshire	1,323	1,785	95	76	7,411	11,133	21,823	873
South Lanarkshire	-2,100	-3,180	2,131	3,155	12,924	19,935	32,865	1,315
West Dunbartonshire	-323	-510	971	1,512	-2	223	1,871	75
Glasgow City Region	35,393	50,070	12,793	17,827	9,640	13,949	139,672	5,588

Source: National Records of Scotland

2.2.17 The components of net migration (internal migration between authorities, migration from the rest of the UK to the GCR, and migration from overseas to the GCR) vary across the city region's authorities and is shown in Table 2.2.

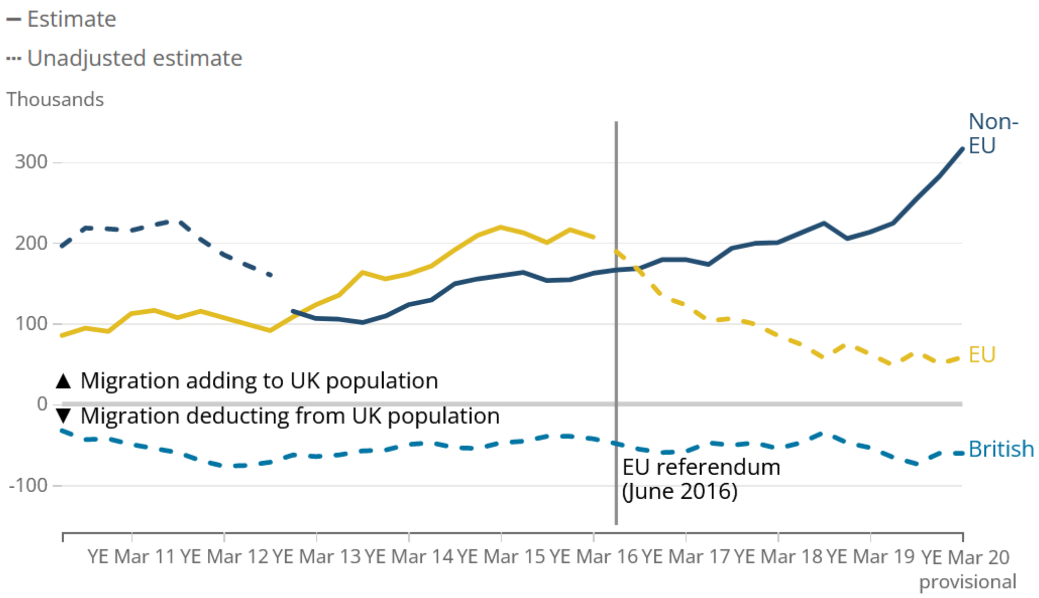
2.2.18 Positive total net migration of people is projected to be realised for all authorities except Inverclyde where migration is expected to contribute to a net decrease in residents.

2.2.19 Migration into and out of the GCR is complex and reflects the interconnectedness of the Housing Market Area. For example, Glasgow City, is projected to gain residents via net inward migration from international and UK markets but is in turn expected to export residents to other parts of the GCR. Only Inverclyde is expected to net export residents to other GCR locations. Apart from Glasgow City only Renfrewshire is expected to have a net inward migration from overseas and is

9National Records of Scotland, Crown Copyright 2020 projected to receive positive inward migration across all three sources. Both East Dunbartonshire and East Renfrewshire are expected to solely be reliant on internal GCR migration for growth (see Table 2.2).

2.2.20 Figures from the Office for National Statistics (ONS) indicate that the UK's exit from the EU has had a suppressing effect on inward migration from the EU, as shown in Figure 2.5 below although this appears to have been balanced by a corresponding increase in migration from other parts of the world.

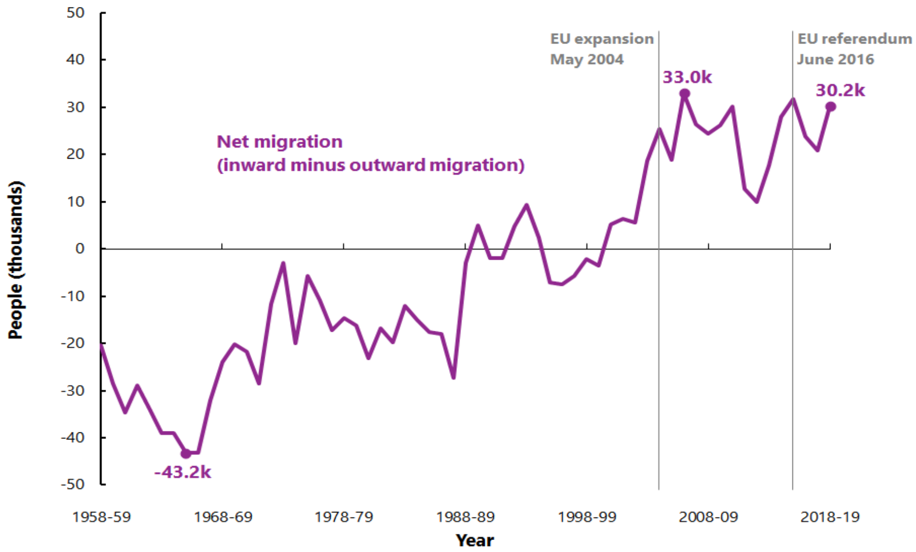
Figure 2.5 UK Net migration by citizenship, UK year ending June 2010 to March 2020



Source: Office for National Statistics

2.2.21 Following the global financial recession, net migration to Scotland had been at historically high levels – see Figure 2.6. The GCRHMP note that these trends will have fed into the NRS projections and may not yet reflect the suppressing policy impact of Brexit illustrated by Figure 2.5.

Figure 2.6, Net Migration, Scotland mid-1959 to mid-2019

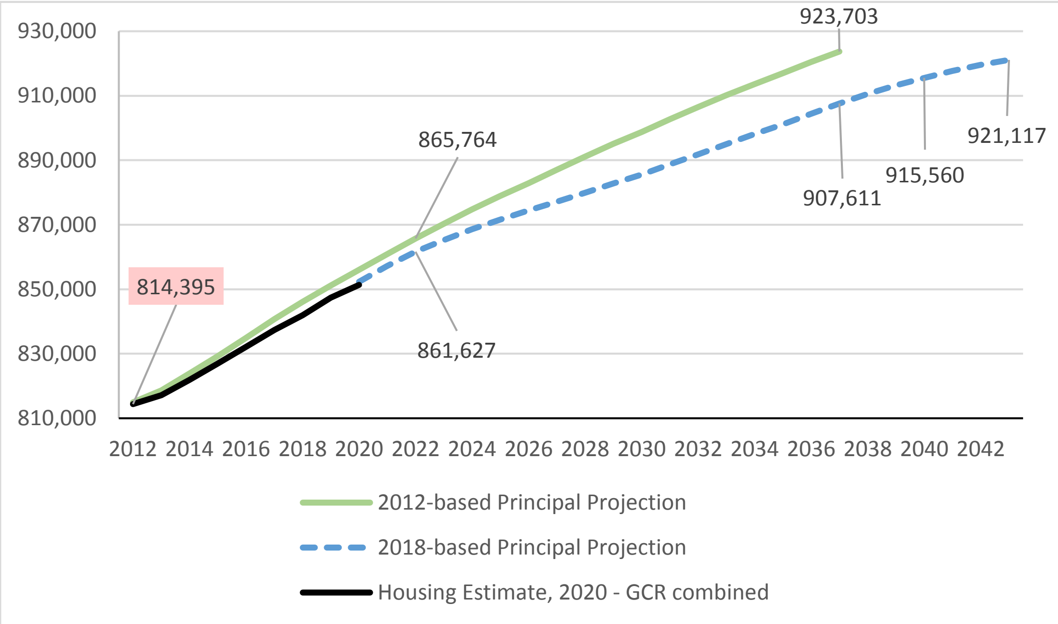


Source: Office for National Statistics

2.2.22 The GCRHMP notes the past importance of inward migration to the growth of the GCR population. It has considered the dual impacts of Brexit and the potential negative effect on migration arising from the global pandemic in determining realistic growth scenarios.

Household Projections

Figure 2.7 NRS 2018-based Household Projections for GCR[10]



Source: National Records of Scotland

2.2.23 Figure 2.7 shows the 2018-based NRS Principal Projection for Households and indicates the number of households in the city region will increase by around 59,500 between 2022 and 2043 (or ~54,000 between 2022 and 2040 which is the HNDA tool period).

2.2.24 While growth is not projected to be consistent over the period this equates to an average growth in the GCR of around 2,800 new households per year. This compares with the anticipated average annual household growth of 4,400 per year identified in HNDA2. The population projection for the same period shows an additional 1,693 people per year.

2.2.25 The projections anticipate that, between 2022 and 2043, for every additional person projected to live in the GCR, the city region will house around 1.67 additional households (i.e. five additional households will form for every three additional residents). This strongly indicates that slower projected population growth does not appear to be replicated in household formation, which is a key driver in planning for the type of new homes that will be required. Table 2.3 below sets out the NRS 2018-based principal household projections by local authority area for the period 2022 to 2042. Overall household growth is projected at approximately 58,400 (an average of around 2,900 per year). Two local authority areas have negative growth projections. As highlighted by the Centre for Housing Market Analysis, a review of NRS's 2012 household estimates showed that between, 2012 and 2020, in five of the eight years there was household growth in

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Inverclyde, and in seven of the eight years there was household growth in West Dunbartonshire. Despite a forecasted decline in population and households within projections, there is clear evidence of affordable housing pressures in Inverclyde and West Dunbartonshire, which would indicate that a technical adjustment may be appropriate.

Table 2.3 NRS Principal Household Projection (2018 based)

	2022	2042	Change 2022-42	% Change 2022-42
East Renfrewshire	40,305	46,322	6,017	**15%**
East Dunbartonshire	46,917	51,527	4,610	**10%**
Glasgow City	300,380	327,360	26,980	**9%**
Inverclyde	37,340	34,099	-3241	**-9%**
North Lanarkshire	154,607	162 ,106	7,499	**5%**
Renfrewshire	88,474	95,484	7,010	**8%**
South Lanarkshire	149,951	160,084	10,133	**7%**
West Dunbartonshire	43,233	42,618	-615	**-1%**
GCR	861,207	919,600	58,393	**7%**
SCOTLAND	2,537,972	2,709,804	171832	**7%**

Table 2.4 Proportional change in household type 2018 to 2043[11]

	1 adult	1 adult, 1+ children	2 adults	2+ adults, 1+ children	3+ adults
East Dunbartonshire	3%	0%	0%	-1%	-1%
East Renfrewshire	3%	0%	0%	-2%	-1%
Glasgow City	1%	0%	0%	-1%	0%
Inverclyde	3%	-1%	2%	-2%	-1%
North Lanarkshire	2%	-1%	2%	-3%	-1%
Renfrewshire	2%	0%	1%	-2%	0%
South Lanarkshire	3%	-1%	1%	-2%	-1%
West Dunbartonshire	2%	0%	2%	-2%	-1%
Clydeplan	2%	0%	1%	-1%	-1%

Source: National Records of Scotland

2.2.26 Table 2.4 above provides an indication of the projected shift in the proportion of each type of household for each GCR local authority (and for the Clydeplan area as a proxy for the GCR since the NRS figures are not summable/attributable to the GCR geography for this dataset).

2.2.27 Single adult households are projected to proportionally increase across all GCR local authorities constituting between 33% and 45% of all households by 2043 compared with 30% to 44% currently.

2.2.28 For the Clydeplan area, only 23% of households are expected to include a child or children by 2043. Inverclyde, North Lanarkshire and South Lanarkshire are projected to see the largest proportional decrease in the number of 'households with children' by 2043 (dropping from 23% to 20% and 28% to 24% and 25% to 22% respectively). Overall, the figures indicate at least a 1% proportional decrease in 'households without children' across the GCR.

2.2.29 Larger three adult households are also projected to proportionally decline, except in Renfrewshire and Glasgow City where no change is identified.

2.2.30 The GCRHMP will take into consideration the implications and desirability of household growth driven by this anticipated shift in household formation towards smaller households and more households without children, when developing policy and housing targets beyond this HNDA.

Household Growth Projection variants

2.2.31 The NRS also publish household projection variants. The 2018-based projection includes high and low migration variants. By 2040, there is a difference of approximately 25,000 households between the low and high migration variants as shown in Table 2.5 and Figure 2.8 below:

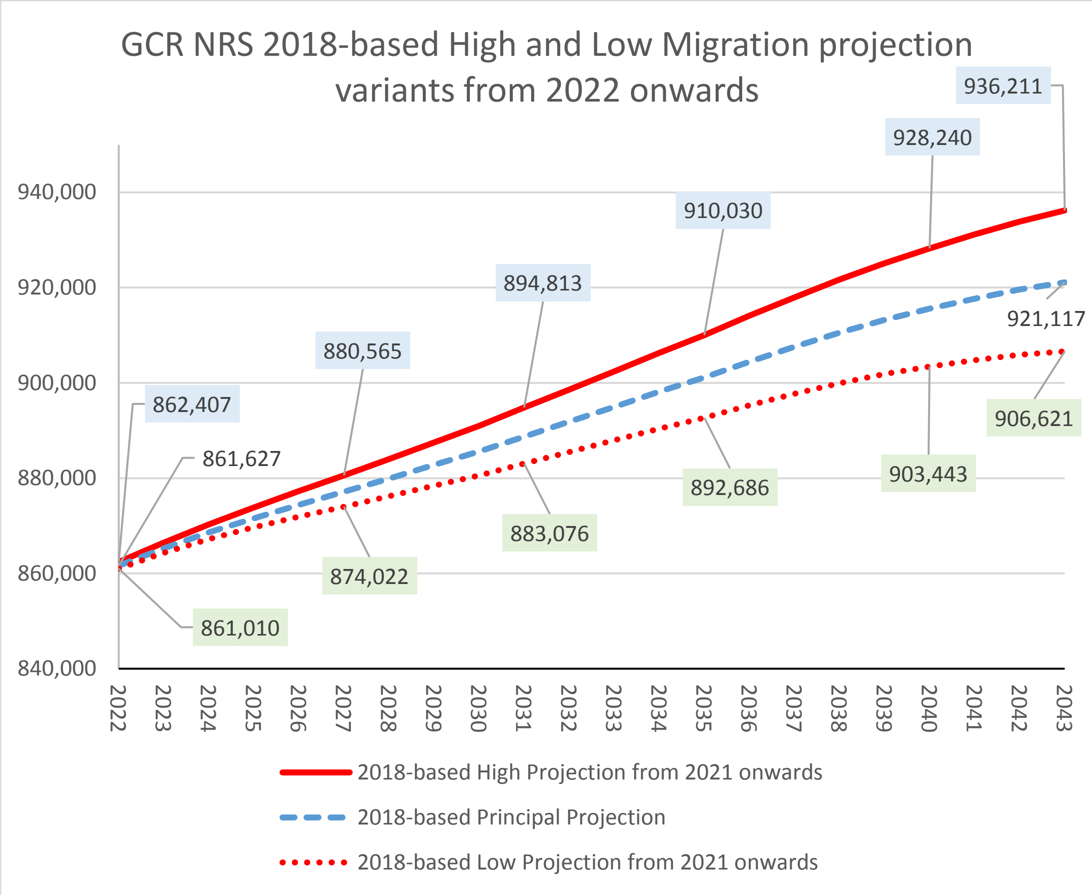
Table 2.5: NRS 2018-based Household Projection Variants

Glasgow City Region	2022	2040	Growth
High Migration	862,407	928,240	65,833
Principal	861,627	915,560	53,933
Low Migration	861,010	903,443	42,433

Source: National Records of Scotland

11 National Records of Scotland, Crown Copyright 2020

Figure 2.8 GCR Projected Households (2018-2043)[12]



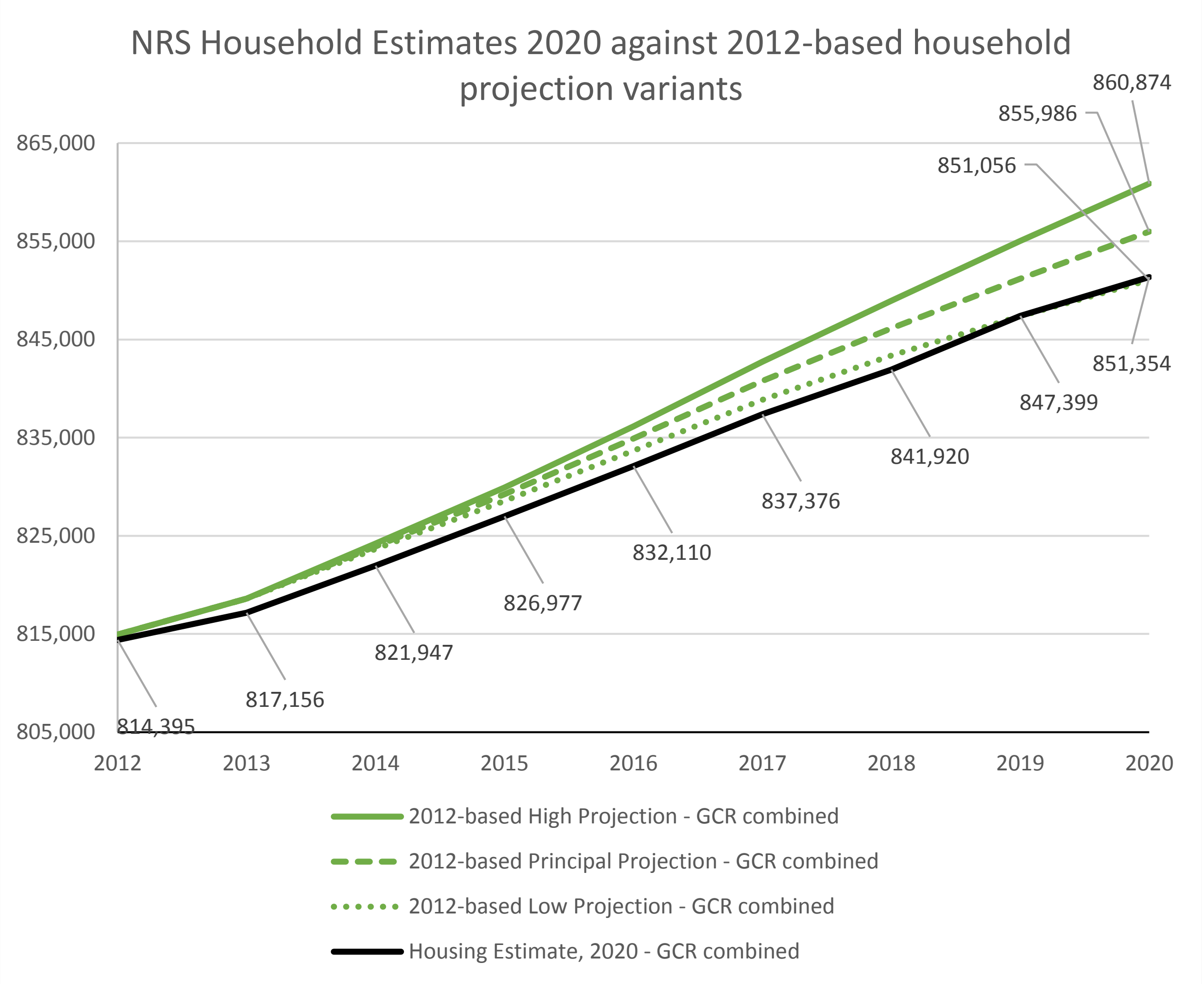
Source: National Records of Scotland

2.2.32 The GCRHMP also analysed the performance of the 2012-based projection variants against the NRS mid-year estimates (up to 2020) as shown in the embedded file below "Households GCR 2012 Comparison.xls". Please note all supporting files in the document are available on the HNDA section of the Clydeplan website[13].

2.2.33 The analysis showed that, unlike the population projections (where the GCR had out-performed the principal projection), the closest correlation for the GCR was with the NRS 2012-based low migration variant household projection, shown in Figure 2.9. The GCRHMP note that, in no cases did any individual local authority fall within the low and high range just 8 years into the projection (NLC and Glasgow were lower than the low variant projection and all other GCR local authorities were higher than the high migration variant including Inverclyde and West Dunbartonshire where the NRS had projected household numbers to fall).

[12] National Records of Scotland, Crown Copyright 2018 and 2019
[13] 2_Households 2012 GCR Comparison spreadsheet

Figure 2.9 GCR NRS 2012-based Household Projection/NRS Household Estimates 2020 Comparison



Source: National Records of Scotland

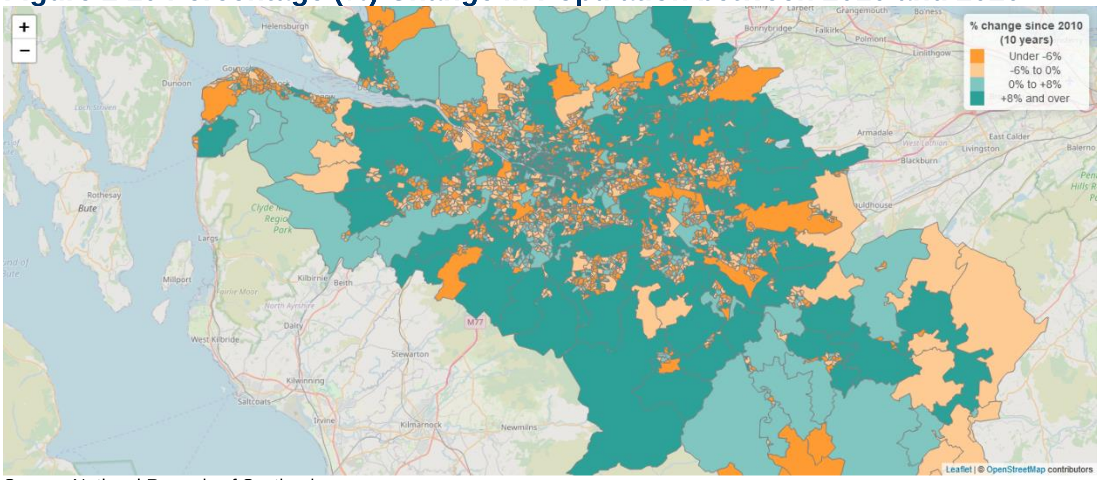
2.2.34 The GCRHMP consider the divergence of household formation from that indicated by the NRS projection is at least in part due to the policy interventions of the GCR authorities in setting out a clear and targeted spatial strategy by providing support for affordable housing and a range of market-led opportunities, including greenfield release, across the city region. The HMP acknowledges the uncertainties inherent in any projection but retains confidence in the outcome of the NRS principal projection.

Projected Population Change

2.2.35 The NRS have also prepared data at small area geographies[14]. Figure 2.10 highlights areas of population growth (green) and decline (orange) in the GCR over the last 10 years. The GCRHMP note analysis at this finer grain shows that each local authority area has pockets of population growth and pockets of population reduction but, also note that only Glasgow City and East Renfrewshire experienced growth in more than half of its small area geographies. Inverclyde experienced growth in only 18% of its small area geographies.

14 https://scotland.shinyapps.io/nrs-small-area-population-estimates-map/

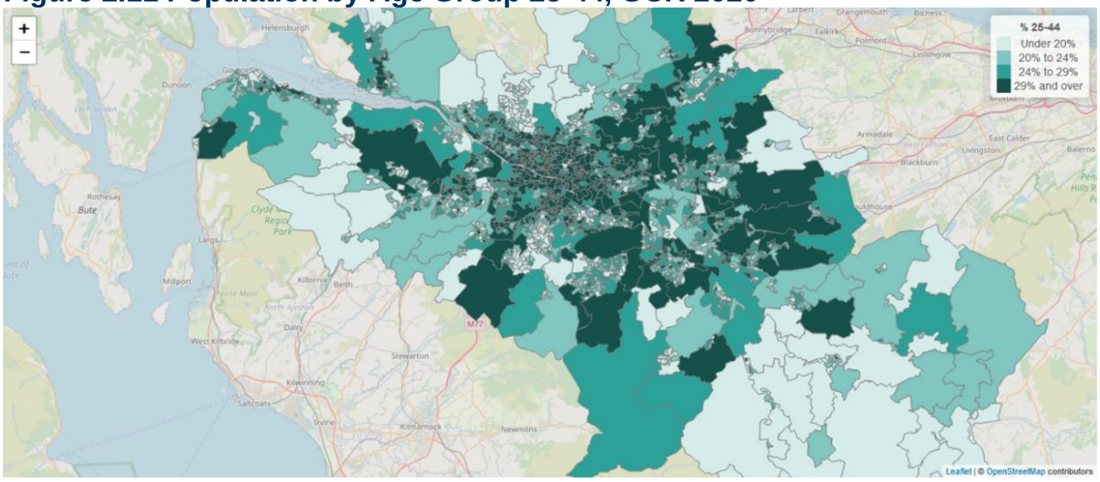
Figure 2.10 Percentage (%) Change in Population between 2010 and 2020



Source: National Records of Scotland

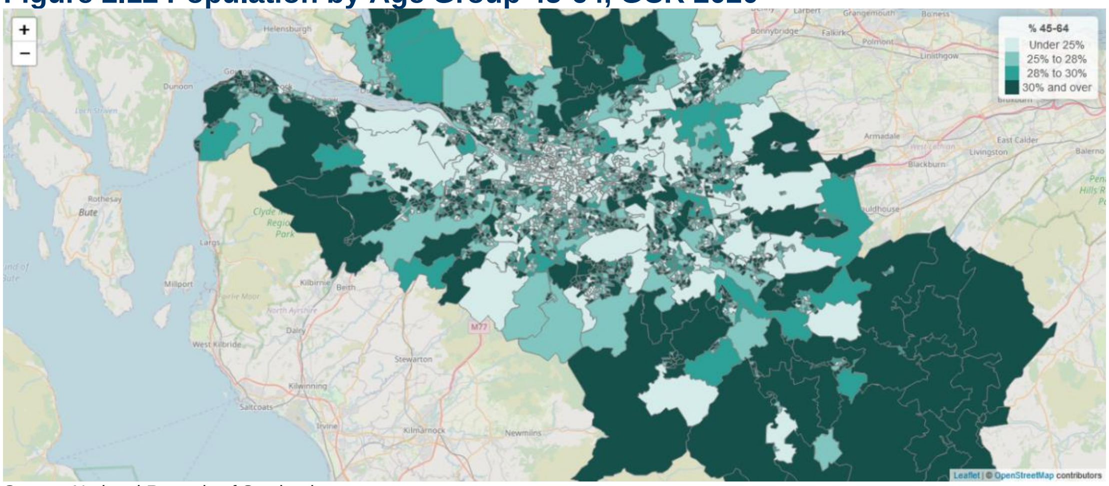
2.2.36 Also notable is the trend of higher percentages of working age population (25-44) within Glasgow (Figure 2.11). This group includes some migrant families in lower socio-economic groupings living in larger households, along with higher percentages of affluent mature and smaller households within the surrounding suburban areas.

Figure 2.11 Population by Age Group 25-44, GCR 2020



Source: National Records of Scotland

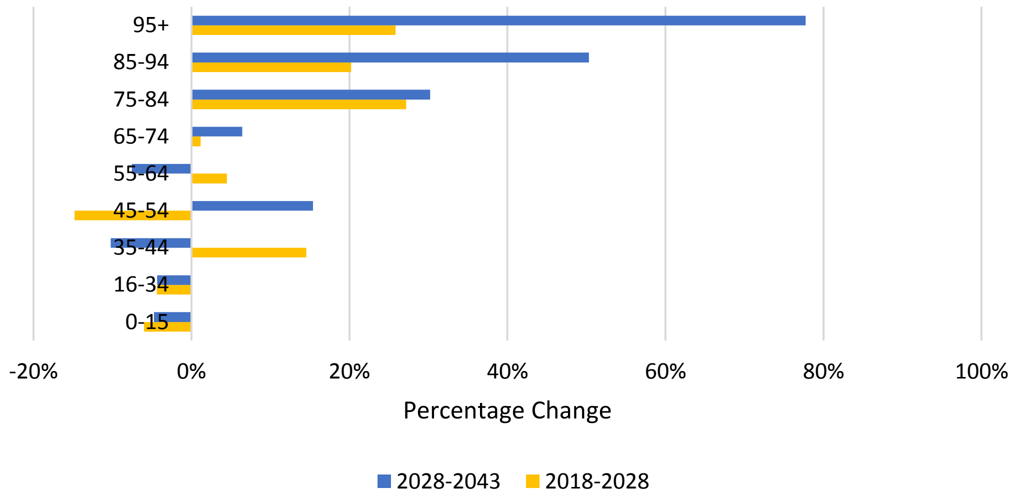
Figure 2.12 Population by Age Group 45-64, GCR 2020



Source: National Records of Scotland

2.2.37 Nationally, the NRS 2018-based projections to 2043 show an ageing population (Figure 2.13). There are falls projected in one or both periods of the projection (2018-28 and/or 2028-43) for all age groups below 65-74. For the first 10 years of the projection period, the 75-84 years age group has the highest projected increase (27%). For the last 15 years of the projection period the highest growth is projected for the 95+age group (78%), with projected growth for the 75-84 and 85-94 age groups projected to grow by 30 percent and 50 percent, respectively.

Figure 2.13 National population projections by age[15]

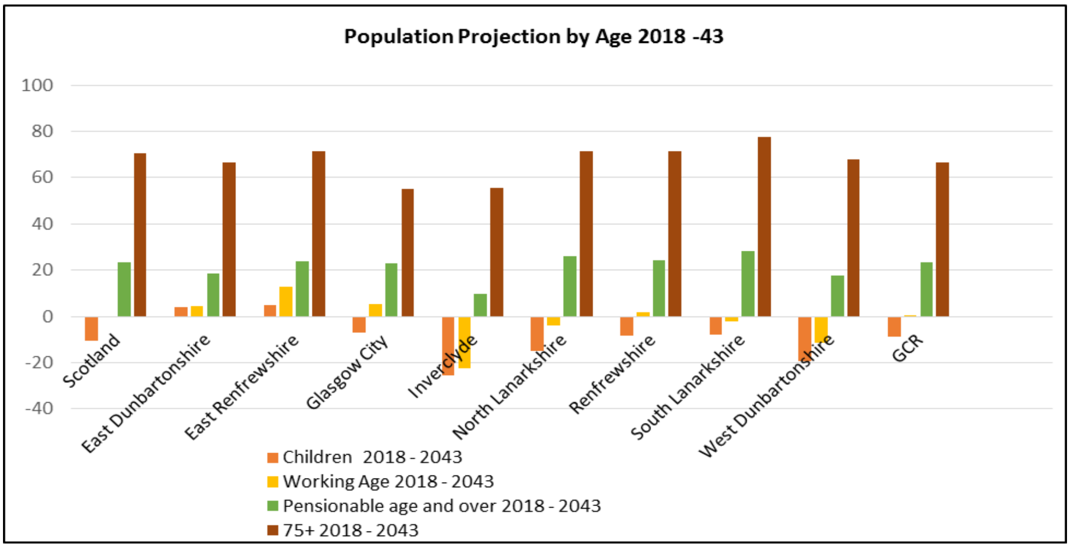


Source: National Records of Scotland

2.2.38 East Dunbartonshire and East Renfrewshire are the only two council areas in GCR that have positive projections for children and those of working age. Glasgow City and Renfrewshire are projected to have only a small increase in those at working age (0.5%) and a decrease of children, following a similar pattern to Scotland and the city region. Inverclyde, North Lanarkshire, South Lanarkshire, and West Dunbartonshire are all projected to have decreases in both children and those of working age. See Figure 2.14.

15 National Records of Scotland, Crown Copyright 2020

Figure 2.14 Scotland, GCR and Council Area Population Projections by Age[16]

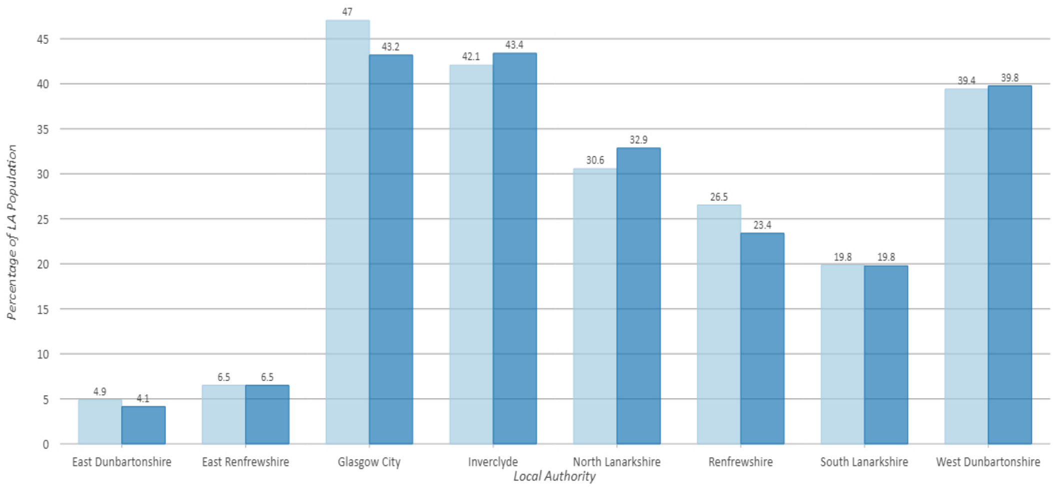


Source: National Records of Scotland

2.2.39 Scottish Index of Multiple Deprivation (SIMD) is an area-based measure of relative deprivation: not every person in a highly deprived area will themselves be experiencing high levels of deprivation. The SIMD compares data zones. Across Scotland, there are 6,976 data zones each with a population of between 500 and 1000. While every data zone has about the same population, they can vary greatly in geographical size.

2.2.40 The latest SIMD 2020 indicates that East Dunbartonshire and East Renfrewshire have the lowest percentage of people living in data zone areas identified as most deprived and Glasgow City and Inverclyde have the highest (Figure: 2.15).

Figure 2.15 Population living in deprivation in 2016 and 2020, by Council Area[17]



Scottish Government, SIMD 2020

2.2.41 It is difficult to precisely compare SIMD ratings for areas over time due to changes in the geography and methodology. However, it is possible to consider overall comparative trends for local authorities. For example, Figure 2.15 compares the percentage of people living in most deprived areas for SIMD 2016 (light blue) and SIMD 2020 (dark blue) at local authority level. There is a broad indication, however,

16 National Records of Scotland, Crown Copyright 2020
17 Scottish Government, SIMD 2020

of improvement in Glasgow and Renfrewshire, but a worsening of the position in Inverclyde and North Lanarkshire.

2.3 Affordability Context and Trends

2.3.1 The section covers an analysis of recent changes in house prices and affordability, at both city region and local authority geography. Analysis focuses on the total volume of sales and the lower quartile price bands, comparing this with changes in income (growth and distribution). The focus on lower quartile analysis is to provide an insight into the 'affordable' sector of the market and particularly first time buyers in need. Private and social renting is also considered, with conclusions drawn on these sectors which have informed our judgements and assumptions on 'affordability' for the inputs to the HNDA Tool.

2.3.2 There are significant uncertainties within the wider economic context that may impact Glasgow City Region and its housing markets. Since 2010, the UK has experienced a prolonged period of historically low interest rates. This has affected housing market transactions and investment, favouring people able to access finance and with existing equity as average property values have increased above the rate of inflation.

2.3.3 The Bank of England's Monetary Policy Committee (MPC) sets monetary policy to meet a 2% inflation target. It is responsible for monitoring and responding to macro-economic drivers, including the severe disruption caused by the COVID-19 pandemic.

2.3.4 Registers of Scotland statistics show there were 26,324 residential property sales registered across Scotland in Q2 2021. Whilst this was an annual increase of 181.9%, this can be explained by the low level of transactions in Q2 2020 due to the COVID-19 pandemic and public health restrictions on movement. Relative to the 4-year average (Q2, 2016 – 2019), transactions were up by 2.2%.

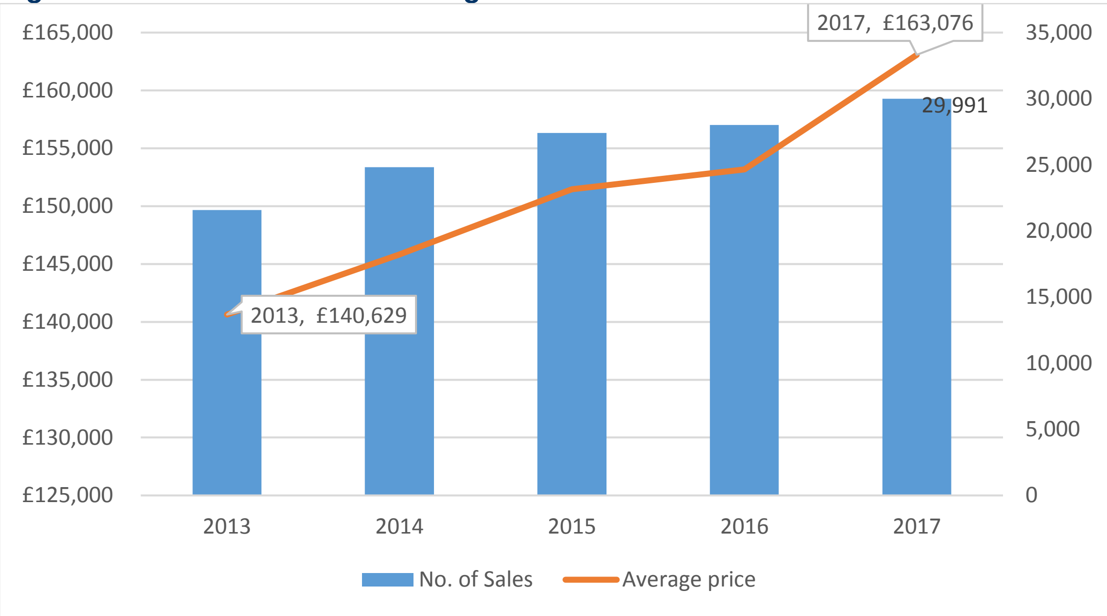
2.3.5 The average Scottish house price showed an annual increase of 10.0% in Q2 2021, the highest quarterly house price inflation rate since Q1 2008, prior to the financial crisis.[18] The strongest annual price growth by property type was for detached and terraced properties, 11.1% and 10.9% respectively. Flats increased by the lowest amount, increasing by an annual 8.6%. These may be COVID-19 related trends and whether they are long lasting is not yet known.

2.3.6 GCRHMP used the CHMA data pack to analyse trends in house prices relative to incomes, including Register of Scotland (RoS) data and Small Area Income Estimates. Aggregate findings are presented at local authority geography though there are significant variations in house prices across these areas.

2.3.7 For the period 2013-2017, both the volume of sales and average house price increased by 8.7% and 3.8% per year respectively, shown in figure 2.16 below.

18 UK HPI

Figure 2.16 GCR Sales and Average Price[19]



RoS, Scottish Housing Market Review 2021 (Q3 2021)

2.3.8 Previous analysis in HNDA2 identified a significant decline in the volume of house sales from 2007/08 to 2012/13. The total number of sales in the Conurbation in 2007/08 was 40,784 falling to 17,701 in 2012/13, a significant drop of 57%. For new build sales the decline was larger at 63%, from 6,616 in 2007/08 falling to 2,469 in 2012/13.

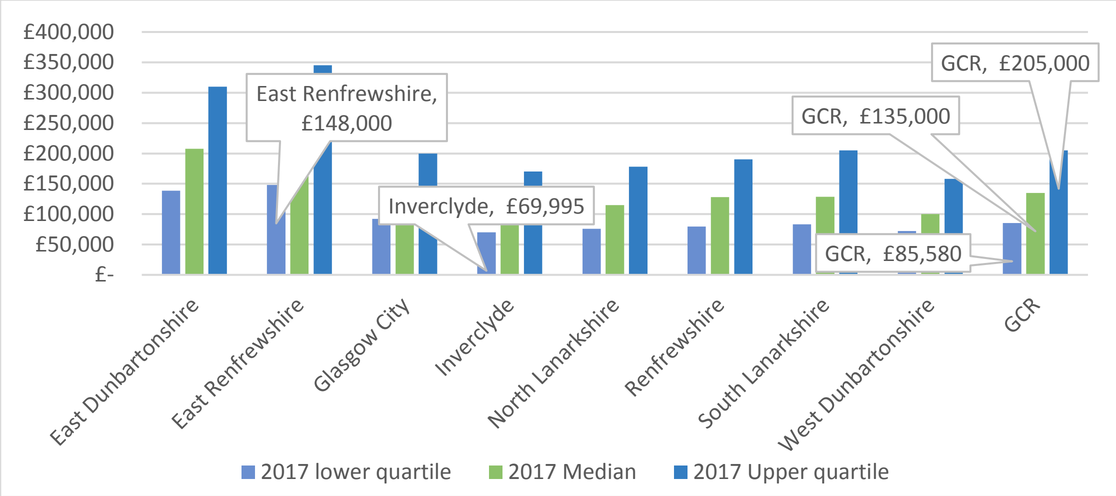
2.3.9 Since 2013, sales have increased for the Conurbation as a whole (2013 to 2017), however the actual number of sales in 2017 was 29,991 which is significantly below previous peak levels. Recent trends indicate strong sales growth in the city region with sales in Q2 2021 indicating annual growth of 29.1%.[20]

2.3.10 In 2017, the median house sale price across the GCR was £135,000. The average lower quartile house sale price was £85,580, varying from the lowest in the city region in Inverclyde (£69,995) and the highest in East Renfrewshire (£148,000).

[19] RoS, Scottish Housing Market Review 2021 (Q3 2021)

[20] RoS, Scottish Housing Market Review 2021 (Q3 2021)

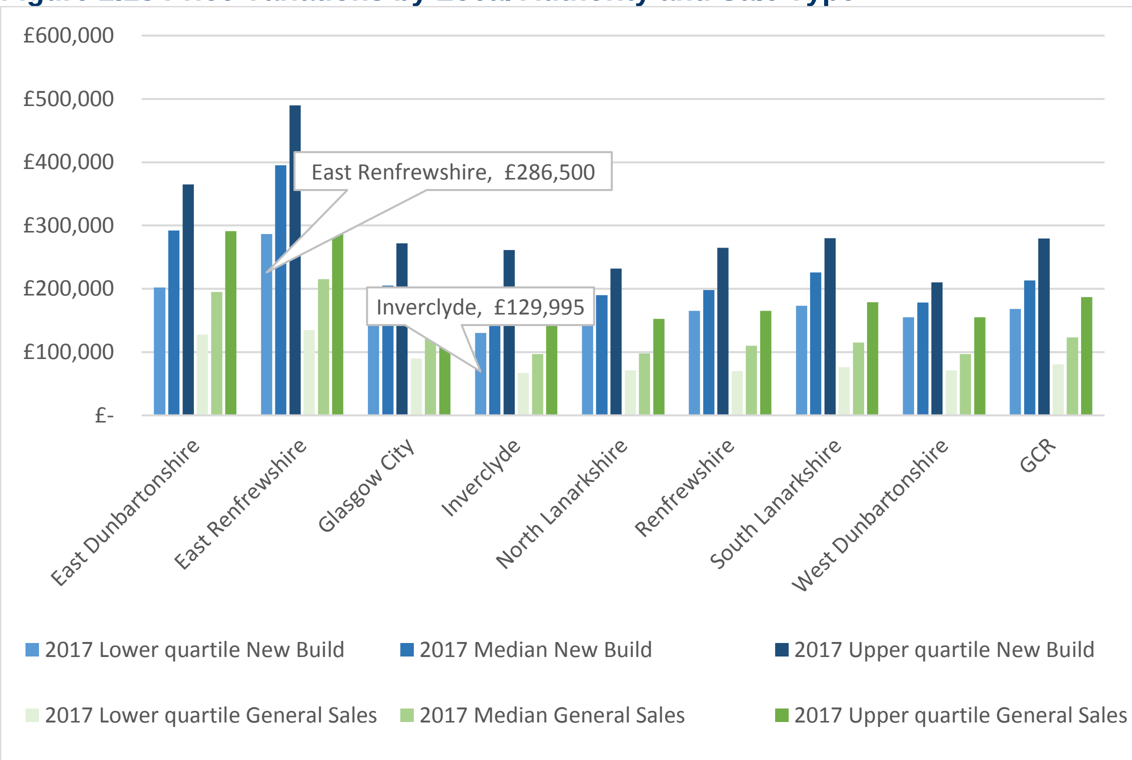
Figure 2.17: Price Variations by Local Authority



RoS, Scottish Housing Market Review 2021 (Q3 2021)

2.3.11 Average new build prices were significantly higher than resales of existing homes. The lowest average for lower quartile new build sales prices was Inverclyde at £129,995 and the highest in East Renfrewshire at £286,500. This reflects both market conditions as well as the type and size of new build homes.

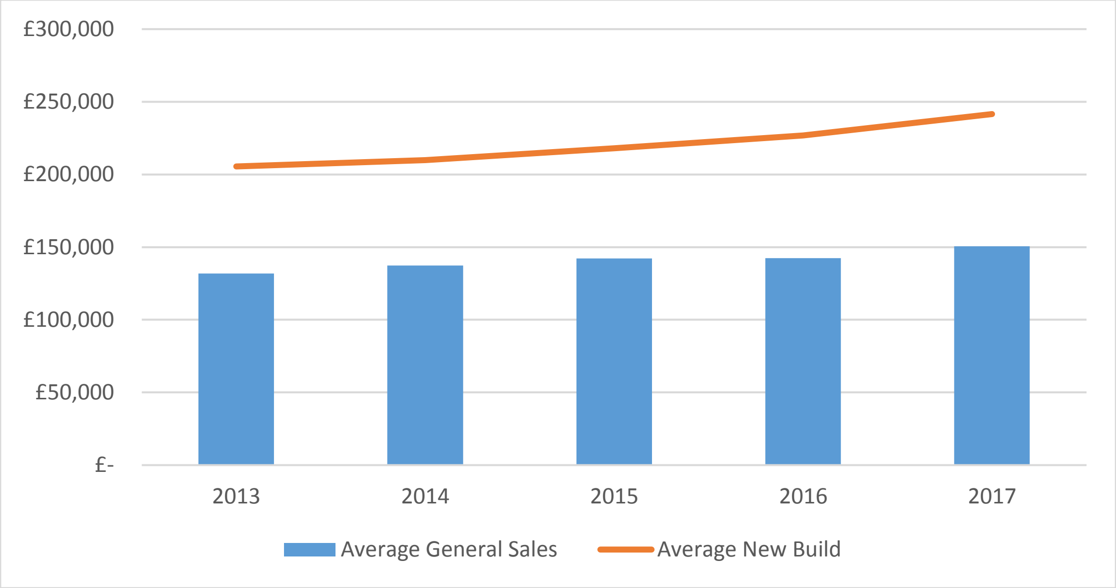
Figure 2.18 Price Variations by Local Authority and Sale Type



RoS, Scottish Housing Market Review 2021 (Q3 2021)

2.3.12 Between 2013 and 2017 average new build house prices across Glasgow city region rose by 4.1% per year and average resales for existing homes by 3.4%. Average all sales prices have grown by 3.8% per annum. (Figure 2.19)

Figure 2.19 GCR New Build v General Sales Price[21]



RoS, Scottish Housing Market Review 2021 (Q3 2021)

2.3.13 Taking into consideration the factors above, the GCRHMP have identified tool scenarios that model trend-based house prices increases (1.6%) and moderately high house price increases (2.3%) as reasonable alternatives provided by the CHMA.

2.3.14 The GCRHMP are content that the default settings for 'percentile' and 'income ratio' provided by the CHMA remain relevant. The HNDA tool uses Small Area Income Estimates from 2018 and the GCRHMP acknowledge that in the past other income datasets have been used. It notes the commercial and practical issues around using an alternative primary source for income data but considered the default Small Area Income Estimates source to be reasonable.

2.3.15 Based on Small Area Income Estimates, median incomes declined between 2008 and 2012 for all the local authorities, ranging from -2% to -6%. Since 2012, incomes have decreased further in Inverclyde by -3% and increased in the other authorities from between 3% and 18%. Over the 10-year period incomes in Glasgow and Inverclyde have decreased with the most significant increases in South Lanarkshire, East Dunbartonshire and East Renfrewshire (see Table 2.5). These estimates are for individual incomes rather than household incomes.

[21] CHMA 2020

Table 2.5 GCR Incomes 2012-2018

	Median Incomes			Percentage Change		
	2008[22]	**2012**[23]	**2018**[24]	**2008-2012**	**2012-2018**	**2008-2018**
East Dunbartonshire	£33,430	£31,842	£37,440	-5%	18%	12%
East Renfrewshire	£34,473	£32,591	£38,480	-5%	18%	12%
Glasgow City	£25,300	£23,866	£24,960	-6%	5%	-1%
Inverclyde	£25,546	£24,145	£23,400	-5%	-3%	-8%
North Lanarkshire	£26,483	£25,820	£28,600	-3%	11%	8%
Renfrewshire	£28,146	£27,145	£28,080	-4%	3%	0%
South Lanarkshire	£28,350	£27,768	£31,200	-2%	12%	10%
West Dunbartonshire	£25,069	£24,091	£24,960	-4%	4%	0%
Scotland	**£27,652**	**£26,755**	**£29,250**	**-3%**	**9%**	**6%**

Scottish Government Small Area Income Data, HNDA Tool 2020 Version 4.0

2.3.16 This disparity between outcomes for different parts of the GCR, alongside the uncertainty in the economy and the changeable nature demonstrated by past disruptions like the global financial crash factored have been modelled through the HNDA tool scenarios which retain pre-populated options within the tool but provide scenarios for high real terms growth (3.5%), moderate real terms growth (2.5%)(this is the CHMA default) and moderately below real terms growth (1.5%) outcomes.

2.3.17 HNDA2 analysis revealed that between 2008 and 2012, which included the Global Financial Recession years, both median (see Table 2.6) and lower quartile (see Table 2.7) house prices had declined in the GCR local authorities in similar proportions. Since 2013, sales prices have generally increased. Between 2012 and 2018, affordability has generally worsened when comparing median house prices relative to incomes, however it has generally improved when comparing lower quartile incomes to house prices.

[22] HNDA2, TR05 (Technical Report 5)
[23] HNDA2, TR05 (Technical Report 5)
[24] Scottish Government Small Area Income Data, HNDA Tool 2020 Version 4.0

Table 2.6 Prices to income ratio – Median (Source: LLHIE)

MEDIAN - LLHIE									
	House Prices 2014	Income 2014	House Price to Income Ratio 2014	House Prices 2018	Income 2018	House Price to Income Ratio 2018	House Price Change 2014-18	Income Change 2014-18	Trend 2014-18
East Dunbartonshire	£184,251	£33,800	5.5	£211,000	£37,440	5.6	15%	11%	Increasing
East Renfrewshire	£165,000	£34,320	4.8	£230,000	£38,480	6.0	39%	12%	Increasing
Glasgow City	£113,000	£24,440	4.6	£137,000	£24,960	5.5	21%	2%	Increasing
Inverclyde	£98,000	£26,000	3.8	£98,000	£23,400	4.2	0%	-10%	Increasing
North Lanarkshire	£99,000	£28,600	3.5	£112,000	£28,600	3.9	13%	0%	Increasing
Renfrewshire	£108,000	£26,520	4.1	£125,000	£28,080	4.5	16%	6%	Increasing
South Lanarkshire	£112,153	£29,120	3.9	£130,000	£31,200	4.2	16%	7%	Increasing
West Dunbartonshire	£93,100	£25,480	3.7	£98,000	£24,960	3.9	5%	-2%	Increasing
Scotland	£135,950	£28,600	4.8	£165,000	£28,600	5.8	21%	0%	Increasing

Table 2.7 Prices to income ratio – Lower Quartile (Source: LLHIE)

LOWER QUARTILE - LLHIE									
	House Prices 2014	Income 2014	House Price to Income Ratio 2014	House Prices 2018	Income 2018	House Price to Income Ratio 2018	House Price Change 2014-18	Income Change 2014-18	Trend 2014-18
East Dunbartonshire	£125,000	£19,240	6.5	£142,000	£21,840	6.5	14%	14%	No Change
East Renfrewshire	£125,000	£18,720	6.7	£145,000	£21,840	6.6	16%	17%	Decreasing
Glasgow City	£71,775	£15,600	4.6	£90,000	£15,600	5.8	25%	0%	Increasing
Inverclyde	£65,000	£15,600	4.2	£64,000	£14,040	4.6	-2%	-10%	Increasing
North Lanarkshire	£65,000	£17,160	3.8	£75,000	£17,160	4.4	15%	0%	Increasing
Renfrewshire	£67,500	£16,120	4.2	£75,000	£16,640	4.5	11%	3%	Increasing
South Lanarkshire	£69,748	£17,160	4.1	£82,500	£18,720	4.4	18%	9%	Increasing
West Dunbartonshire	£65,000	£15,600	4.2	£71,000	£15,080	4.7	9%	-3%	Increasing
Scotland	£85,500	£17,160	5.0	£97,000	£17,160	5.7	13%	0%	Increasing

2.3.18 The broad trend in income between 2014 and 2018 is similar in both the median and lower quartile data, with income decline in Inverclyde and West Dunbartonshire, small to medium or no growth in Glasgow, North Lanarkshire, Renfrewshire and South Lanarkshire, and higher growth in East Renfrewshire and East Dunbartonshire.

2.3.19 It is evident from Tables 2.6 and 2.7 that, between 2014 and 2018, the price to income ratio figures are increasing across almost every local authority in the GCR area. While incomes, with the exception of those in Inverclyde and West Dunbartonshire, have increased over this period at both median and lower quartile levels, it can be concluded that it is the higher increase in house prices that is driving the almost universal increase in the price to income ratio figures.

2.3.20 The GCRHMP acknowledges that the above is an example of the complexity within the housing system. It recognises that, at local geographies, growing inequality in housing costs will likely be a key issue for Local Housing Strategies to address. However, at a wider scale, it is comfortable with the CHMA's assessment of the 'prevailing state' being maintained overall.

Renting and Affordability

2.3.21 Scottish Government research, 'Private Rented Sector Statistics: 2010-2021'[25], indicates the most common type of property in the private rented sector is a 2 bedroom property, with nearly half (49 per cent) of all private rented properties in Scotland estimated to be this size.

2.3.22 This research considers rents across 18 Broad Rental Market Areas (BRMA). Within Glasgow city region, there are 6 BRMA which broadly align with local authority boundaries. Two BRMA are combined local authority areas: 'Greater Glasgow BRMA' combines Glasgow City and East Renfrewshire; 'Renfrewshire / Inverclyde BRMA' combines those local authorities. The remaining BRMA are East Dunbartonshire, West Dunbartonshire, North Lanarkshire and South Lanarkshire.

2.3.23 Over the 11-year period (2010 to 2021), four areas (Lothian, Greater Glasgow, Fife and Forth Valley) have seen average private rent increases above the level of CPI inflation (1.5%). The research notes that in the year to end September 2021, Lothian had the highest average monthly private rents for 2-bedroom properties across Scotland (£942). Other areas with high private rents included Greater Glasgow (£797) and East Dunbartonshire (£721).

2.3.24 By comparing small area income estimates for annual lower quartile (LQ) income (2018) and for average lower quartile BRMA rents (2018), it is possible to estimate the percentage of income required to rent privately as an indicator of affordability. Table 2.8 sets out the findings for Glasgow city region comparing the 8 local authority income estimates to the 6 BRMA.

[25] https://www.gov.scot/publications/private-sector-rent-statistics-scotland-2010-2021/pages/2/

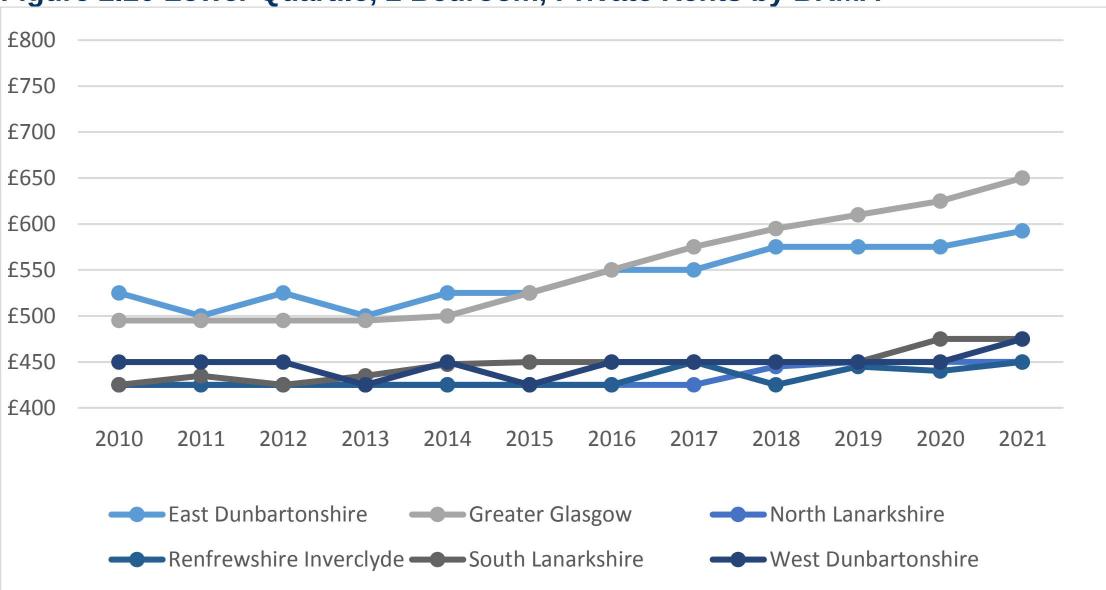
Table 2.8 Lower quartile private rent prices relative to lower quartile incomes (2018)[26]

BRMA	Local Authority	LQ annual income	LQ annual rent (2-Bed)	% private rent / income
East Dunbartonshire	East Dunbartonshire	£21,840	£6,600	30%
Greater Glasgow	East Renfrewshire	£21,840	£5,400	25%
	Glasgow City	£15,600	£5,400	35%
Inverclyde / Renfrewshire	Inverclyde	£14,040	£5,400	38%
	Renfrewshire	£16,640	£5,400	32%
North Lanarkshire	North Lanarkshire	£17,160	£5,100	30%
South Lanarkshire	South Lanarkshire	£18,720	£5,400	29%
West Dunbartonshire	West Dunbartonshire	£15,080	£5,400	36%
Scotland		£17,550	£5,940	34%

CHMA Datapack 2020 BRMA data

2.3.25 Figures 2.20 and 2.21 below show the annual rents over the last ten years for all six of the BRMAs in the city region for the lower quartile and median 2-bedroom properties.

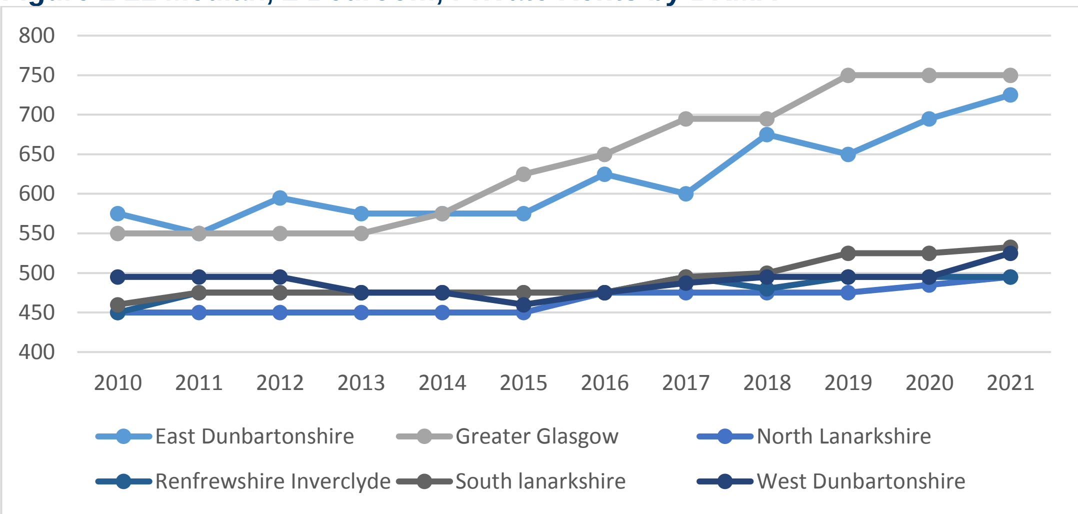
Figure 2.20 Lower Quartile, 2 Bedroom, Private Rents by BRMA



CHMA Datapack 2020 BRMA data

26 CHMA Datapack 2020 BRMA data

Figure 2.21 Median, 2 Bedroom, Private Rents by BRMA



CHMA Datapack 2020 BRMA data

2.3.26 Local Housing Allowance (LHA) is the rate used to calculate housing benefit entitlement for tenants in the private rented sector. It is determined by the Rent Service Scotland (RSS) as the 30th percentile of all Private Rental Sector (PRS) rents by property size within a defined BRMA. Table 2.9 below provides the 2021/22 LHA allowance by BRMA and compares it with the respective cost of private rents.

Table 2.9 Local Housing Allowance (LHA) and Average Monthly Rents by Property Size - Shared single room [27]

	LHA	Private Rent	%	Social Rent	%
Greater Glasgow	£349.05	£428.00	**123%**	£311.56	**89%**
East Dunbartonshire	£309.14	£420.00	**136%**	£302.72	**98%**
North Lanarkshire	£284.22	£377.00	**133%**	£391.21	**138%**
South Lanarkshire	£299.17	£413.00	**138%**	£338.22	**113%**
Renfrewshire/Inverclyde	£293.19	£370.00	**126%**	£340.25	**116%**
West Dunbartonshire	£299.17	£383.00	**128%**	£285.00	**95%**

[27] Scottish Government Private Sector Rent Statistics 2022, Social Rents – Housing Regulator 2021-22

Table 2.10 Local Housing Allowance (LHA) and Average Monthly Rents by Property Size - 1 bedroom [28]

	LHA	Private Rent		Social Rent	
Greater Glasgow	£493.65	£648.00	**131%**	£361.70	**73%**
East Dunbartonshire	£448.76	£580.00	**129%**	£394.81	**88%**
North Lanarkshire	£359.02	£447.00	**125%**	£351.43	**98%**
South Lanarkshire	£373.97	£448.00	**120%**	£395.46	**106%**
Renfrewshire/Inverclyde	£349.05	£425.00	**122%**	£399.84	**115%**
West Dunbartonshire	£373.97	£445.00	**119%**	£379.47	**101%**

Table 2.11 Local Housing Allowance (LHA) and Average Monthly Rents by Property Size - 2 Bedroom [29]

	LHA	Private Rent		Social Rent	
Greater Glasgow	£648.22	£858.00	**132%**	£377.69	**58%**
East Dunbartonshire	£593.36	£780.00	**131%**	£426.96	**72%**
North Lanarkshire	£448.76	£560.00	**125%**	£386.53	**86%**
South Lanarkshire	£473.72	£613.00	**129%**	£413.57	**87%**
Renfrewshire/Inverclyde	£448.76	£547.00	**122%**	£422.28	**94%**
West Dunbartonshire	£448.76	£582.00	**130%**	£404.69	**90%**

[28] Scottish Government Private Sector Rent Statistics 2022, Social Rents – Housing Regulator 2021-22

[29] Scottish Government Private Sector Rent Statistics 2022, Social Rents – Housing Regulator 2021-22

Table 2.12 Local Housing Allowance (LHA) and Average Monthly Rents by Property Size - 3 Bedroom [30]

	LHA	Private Rent		Social Rent	
Greater Glasgow	£747.93	£1,093.00	**146%**	£418.99	**56%**
East Dunbartonshire	£792.83	£1138.00	**144%**	£459.64	**58%**
North Lanarkshire	£493.65	£668.00	**135%**	£410.54	**83%**
South Lanarkshire	£623.31	£813.00	**130%**	£430.30	**69%**
Renfrewshire/Inverclyde	£548.51	£693.00	**126%**	£447.29	**82%**
West Dunbartonshire	£548.51	£728.00	**133%**	£426.88	**78%**

Table 2.13 Local Housing Allowance (LHA) and Average Monthly Rents by Property Size - 4 Bedroom [31]

	LHA	Private Rent		Social Rent	
Greater Glasgow	£1,396.16	£1,773.00	**127%**	£457.17	**33%**
East Dunbartonshire	£1,291.46	£1,638.00	**127%**	£472.46	**37%**
North Lanarkshire	£792.83	£1,033.00	**130%**	£400.40	**51%**
South Lanarkshire	£9,47.40	£1,390.00	**147%**	£485.81	**51%**
Renfrewshire/Inverclyde	£997.27	£1,306.00	**131%**	£496.47	**50%**
West Dunbartonshire	£947.40	£1,024.00	**108%**	£456.82	**45%**

(Sources: Scottish Government Private Sector Rent Statistics 2022, Social Rents – Housing Regulator 2021-22)

2.3.27 Using the Local Housing Allowance for a comparison with rents, it may be concluded that property in the private rented sector is broadly less affordable than the equivalent in the social rented sector. This is generally the case across all property sizes, and for all local authority areas.

2.3.28 The affordability gap widens on average for properties of 3 bedrooms or more, mainly as a consequence of social rents being set well below the LHA for these properties. This is in contrast to private rented levels, which are consistently well above the LHA in percentage terms across all property sizes and local authority areas, ranging from 19% to 46%. This would tend to indicate affordability issues in this sector.

2.3.29 The level of affordability in the social rented sector improves as property size increases and is relatively affordable in all local authority areas for 2-bedroom

[30] Scottish Government Private Sector Rent Statistics 2022, Social Rents – Housing Regulator 2021-22

[31] Scottish Government Private Sector Rent Statistics 2022, Social Rents – Housing Regulator 2021-22

property upwards. There are some affordability issues for shared single rooms in North Lanarkshire, South Lanarkshire and Renfrewshire/Inverclyde, and for 1-bedroom properties in South Lanarkshire, Renfrewshire/Inverclyde and West Dunbartonshire.

2.3.30 There are 113 Registered Social Landlords providing approximately 242,000 social rented homes across the city region. In general, rents within the social sector offer relative affordability for many tenants with some local variations.

2.3.31 Housing tenure is covered in more detail within Chapter 3. The tenure balance in Glasgow city region compared with Scotland is as set out in the following Table 2.15. Private rented tenure was at a comparatively low level in 1999. It increased significantly over the following decade. The private rented sector is an important tenure for new households seeking to settle in Glasgow City Region.

Table 2.14 Households by Tenure in Scotland 1999-2019[32]

	Owner Occupation	Private rent	Social rent
2019	62%	14%	24%
2009	66%	15%	22%
1999	61%	5%	32%

Scottish Household Survey 2019

2.3.32 Having considered the foregoing data and trends relating to rental growth and distribution; and acknowledging that there may be localised geographies where alternative trends emerge that would need to be dealt with in Local Housing Strategies, the GCRHMP are content that the default settings provided by the CHMA that describe the 'prevailing state' of rental growth and distribution remain relevant at the GCR Housing Market Area scale.

2.4 Economic Context and Trends

2.4.1 This section considers key economic indicators comparing the GCR area with Scotland, including Gross Value Added (GVA) and employment and unemployment statistics relevant to the likely future performance of the GCR economy and the housing market.

2.4.2 **Scottish Context -** The Glasgow city region (GCR) drives a large part of the Scottish economy contributing almost one third of the Scottish economy's output, expressed as Gross Value Added (GVA). Given these statistics, much of what is said about the Scottish economy applies equally to the city region[33].

2.4.3 **Gross Value Added (GVA) –** since the mid-1990s, productivity in the GCR Area has generally outpaced Scotland as a whole. From the GCR Economic Baseline (February 2021)[34],

- GCR contributed £42.9bn of GVA to the UK economy in 2018, the fourth largest contribution amongst the UK's Core City Regions.
- GCR's GVA grew by 25.2% over the last decade.

[32] Scottish Household Survey 2019
[33] Annual Business Survey 2019 - https://statistics.gov.scot/data/annual-business-survey
[34] GCR Economic Baseline 2021

- GVA per hour worked generated in GCR was £30.02. Over the last decade it grew by 25.9% - the second largest growth amongst comparator regions.

2.4.4 **Total Employment -** Figure 2.22 Total employment, Glasgow City Region, 2005 to 2019', shows longer-term employment trends for the city region. There was a decrease following the 2007/08 Global Financial Crash and subsequent recession. Growth recovered around 2012 and employment increased to above previous levels.

Figure 2.22 Total employment, Glasgow City Region, 2005 to 2019[35]

Scotland's Labour Market - GCR as total of all LAs (Table 1.1) https://www.gov.scot/publications/scotlands-labour-market-people-places-and-regions-background-tables/

2.4.5 **Employment Structure –** The GCR Economic Baseline of 2021, estimated that there were 855,000 employee jobs in the region, increasing by 0.5% from 2018-21. Approximately 23.3% (199,000) of these GCR jobs were in the public sector, with 76.7% (656,000) in the private sector. The proportion of GCR's total jobs in the public sector is similar to that of the national Scottish proportion (23.2%) but is greater than that of the UK level (17.1%). In the period 2021-24, Skills Development Scotland estimates that 124,700 people will be required to fill job openings in the region, of which 15,700 will be for expansion, and the rest replacement of existing jobs. The Glasgow City Region economy has evolved over the last 20 years into a primarily service-based economy. (See Table 2.15)

[35] Scotland's Labour Market - GCR as total of all LAs (Table 1.1) https://www.gov.scot/publications/scotlands-labour-market-people-places-and-regions-background-tables/

Table 2.15 Employment Structure in Glasgow City Region[36]

	Business Counts[15]	Employee Jobs[16]
Services	39,540	736,000
Production	270	15,450
Manufacturing	2,795	52,000
Construction	6,265	51,000
Agriculture	1,045	2,250
Total	**49,905**	**855,000**

GCR Economic Baseline 2021

2.4.6 **Employment Rate -** The latest data, sourced from the Annual Population Survey (APS) 20, and covering the calendar year 2019, estimated that GCR had a relatively low working-age employment rate: 72.2%. In comparison, the Scottish and UK national levels were 74.8% and 75.6% respectively. The West of England had the highest employment rate amongst the comparable UK Core City Regions, at 78.4%.

2.4.7 **Economic Outlook** – In September 2021**,** the Fraser of Allander Institute, projected the Scottish economy to grow by 6.5% in 2021 and by 4.8% in 2022, recovering to pre-pandemic levels in April 2022. However, significant uncertainties remain in relation to the ongoing impacts of the COVID-19 pandemic as well as external political and economic factors including conflict in Ukraine.

2.4.8 **GCR City Deal -** The GCR collaboration is currently delivering a total of £1.1 billion of infrastructure investment to the city region which is now leveraging in significant additional investment. This alongside a range of other commitments to protect jobs and businesses, support long term employment and skills development; and to address some of the health, place and environmental challenges, presents an optimistic outlook for the GCR future[37].

2.5 Other Drivers – Land and Development[38]

2.5.1 In July 2017, the Glasgow and Clyde Valley Strategic Development Plan (SDP) was approved by Scottish Ministers. Under Policy 8, the SDP Land Requirements for the period 2012-29 were 116,150 and the Housing Supply Targets were 100,990 for the same period. Local Development Plans are making provisions to meet and augment these requirements.

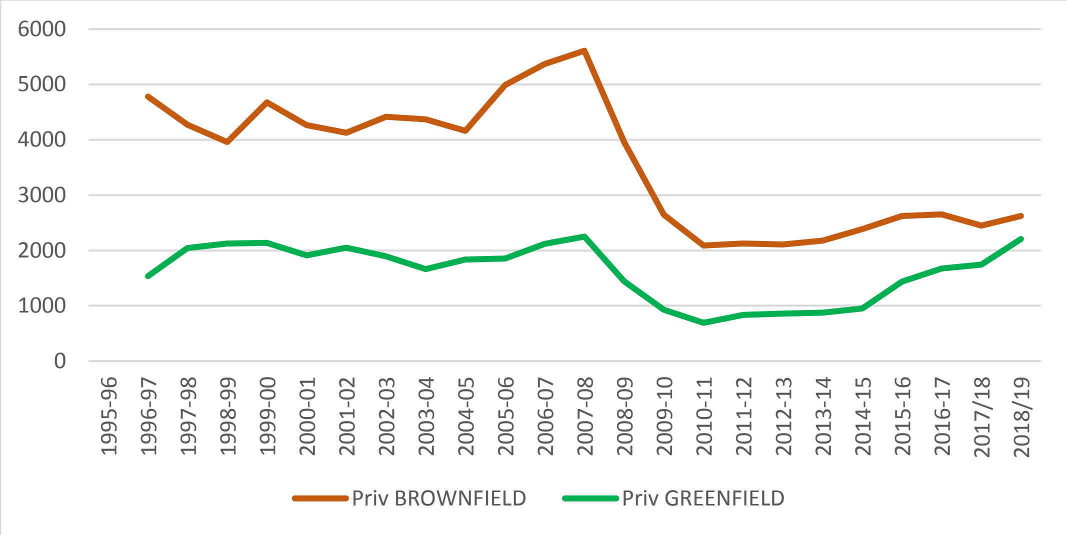
2.5.2 Since the base year of the SDP (2012), around 38,500 homes have been completed. These completions added to the current established land supply of nearly 104,000 homes mean that the LDPs have collectively (delivered and) made provisions for over 142,000 homes for the period 2012-29, far exceeding the Land Requirements and Targets identified in the SDP. Future programming indicates that sufficient land is being made available to enable delivery. Housing Land Audit (2019) figures indicated that 62,000 all tenure homes were programmed to be built which equates to 8,800 homes a year.

36 GCR Economic Baseline 2021

37 https://glasgowcityregion.co.uk/what-we-do/strategy-and-programmes/economic-recovery/

38 Housing Land Supply 2019, Clydeplan

Figure 2.23 Private Sector Completions (Long Term)



Housing Land Supply 2019, Clydeplan

2.5.3 The decline in brownfield delivery in the private sector post Global Financial Recession (GFR) has been severe, and has still not recovered to anything close to pre GFR levels (Figure 2.23). A significant element of the decline in delivery within the city region overall is due specifically to the decline in private sector flatted development in the urban areas and particularly within Glasgow.[39]

2.5.4 This reduction in flatted development delivery[40] means that whilst land is available and programmed to deliver 8,800 homes per annum, only approximately 6,200 per annum were delivered in the years 2016-2019. Until measures are implemented to address the legacy of urban brownfield land within the Clydeplan area, including measures that support the private sector to deliver in these locations, this may remain a threat to the delivery of the Compact City Model and public interest led development which the Strategic Development Plan aims to deliver.

2.6 Other Drivers - Scottish Government Policy and Recent Initiatives

2.6.1 The Bank of England's Monetary Policy Committee sets interest rates which influence the cost and availability of mortgages. The Scottish Government has devolved powers over housing and planning, and these national fiscal and policy drivers set the short to medium term context for the GCR housing system over the projection periods covered in this HNDA.

2.6.2 Commencing in 2015, the planning system was reviewed with the subsequent Planning (Scotland) Act 2019 passed in June 2019. The National Planning Framework, NPF4, encompasses Scottish Planning Policy (SPP) and will provide a national spatial strategy to 2050. Along with local development plans, the NPF will form part of the statutory development plan which will be reviewed every 10 years. The Act also introduced the inclusion of "targets for the use of land in different areas of Scotland for housing", within NPF4, as well as, a duty to address six specified outcomes:

a) Meeting the housing needs of people living in Scotland including, in particular, the housing needs for older people and disabled people,
b) Improving the health and wellbeing of people living in Scotland,
c) Increasing the population of rural areas of Scotland,

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[39] Registers of Scotland Calendar Year Report 2018
[40] Scottish Land Commission: Land for Housing: Towards a Public Interest Led Approach to Development

d) Improving equality and eliminating discrimination,
e) Meeting any targets relating to the reduction of emissions of greenhouse gases, within the meaning of the Climate Change (Scotland) Act 2009, contained in or set by virtue of that Act, and
f) Securing positive effects for biodiversity.

2.6.3 NPF4 should be informed by Regional Spatial Strategies (replacing Strategic Development Plans).

2.6.4 Recent initiatives by the Scottish Government are largely concerned with delivering housing through the More Homes Scotland, Social Housing, and Growing the Economy policies, which covers a range of initiatives and funding mechanisms to deliver housing of all tenures with focus on affordable housing, energy efficiency and standards. The Housing to 2040, the draft Infrastructure Investment Plan, the Scottish National Investment Bank, and the Affordable Housing Supply Programme, among others seek to address matters such as housing supply, delivery, and energy efficiency of homes. Also, the document "A Scotland for The Future: The opportunities and challenges of Scotland's changing population"[41] includes a discussion of population imbalances with depopulation threatening some areas particularly across the Islands and in the West, and population growth predominantly in the East.

2.6.5 As outlined earlier, the wider economic and social context has already had an immediate and short-term impact, but for this HNDA it is necessary to outline the broader 'direction of travel' of trends and public policy, and what that could mean for the GCR housing system over the next five to ten years.

2.6.6 Key policy influences are outlined within the following table.

Key Housing Policy Influences
More Homes[42] The original commitment was to fund and deliver 50,000 homes within the lifetime of the parliamentary term ending in 2021 and this has contributed to an increase in social housing development in the GCR.
Scottish Government and Scottish Green Party Cooperation Agreement In August 2021, the Scottish Government and the Scottish Green Parliamentary Party announced that they had entered into a cooperation agreement. This agreement was made following a period of negotiation after the Scottish Parliament elections in May 2021, where the Scottish National Party (SNP) formed a minority government. The agreement aims to deliver 110,000 affordable homes by 2032 of which at least 70% will be available for social rent and 10% will be in remote, rural and island communities and to accelerate the response to the climate emergency, including a step change in the delivery of measures on the energy efficiency of homes.
Programme for Government 2021/22 Specific commitments within the most recent PFG include providing £1.8 billion to make homes easier and greener to heat, as part of a commitment to decarbonise 1 million homes by 2030 and delivering 110,000 affordable homes by 2032 and investing an additional £50 million to tackle homelessness and rough sleeping.

[41] https://www.gov.scot/publications/scotland-future-opportunities-challenges-scotlands-changing-population/documents/
[42] For more information on this policy and related initiatives/funding see:https://www.gov.scot/policies/more-homes/

Key Housing Policy Influences
Housing to 2040[43] Key challenges: • An ageing population and people living longer • Growing number of households and more people living alone • Climate change • Homelessness • Child poverty • Impact of UK departure from the EU and UK Governments welfare reforms Of note is Action 5 which aims to shift the planning system to be more directive about the quality of places including through: • Implementing new planning policies to discourage development in unsustainable locations; and, • Discouraging greenfield development and instead promoting reuse of vacant and derelict land
National Planning Framework 4 • The new national spatial strategy sets out a vision for more sustainable locations and types of development in Scotland to achieve net-zero. • A set of six spatial principles aims to achieve a more balanced and productive use of land in the future through compact growth, local living, and by making better use of existing assets. • The contribution of each part of Scotland to this vision is set out in five action areas which are described at a regional strategic focus scale. • A series of 18 National Developments will support delivery of the spatial strategy. Each has a crucial role to play in supporting our transition to net-zero whilst making the most of the special qualities of our places.   Key policy changes include: • A requirement to give significant weight to the **Global Climate Emergency** in plans and decisions. • Requiring all developments to contribute to **nature recovery and** expanding blue / green infrastructure to build resilience and improve our health and quality of life. • Ensuring we adapt to future climate impacts by considering **flood risk, infrastructure resilience, temperature change and coastal vulnerability.** • Enabling the infrastructure, we will need including **green energy, heat networks, facilities for a circular economy, and sustainable transport.** • **Promoting local liveability** through 20-minute neighbourhoods, reducing the need to travel, and supporting an infrastructure-first approach by directing development to existing city, town and neighbourhood centres and supporting sustainable rural communities. • **Limiting out-of-town and greenfield development** and making better use of vacant and derelict land and empty buildings.
Scottish National Investment Bank The Bank provides a mission-led, patient capital investment to businesses, projects, and communities to

[43] https://www.gov.scot/publications/housing-2040/

Key Housing Policy Influences
• Support Scotland's transition to net zero by 2045 – sustainable technology, services and industry. • Building communities and promoting equality by 2040 – improve opportunities and outcomes. • Harnessing innovation to enable our people to flourish by 2040.
The Scottish Land Commission Community wealth building (CWB) is a people-centred approach to local economic development, which redirects wealth back into the local economy, and places control and benefits of assets and resources into the hands of local people. Putting people at the centre of our local economies is at the heart of community wealth building: making sure that control of assets and resources, and the benefits they bring, are in the hands of the local people can help keep the wealth generated in the local economy – creating a fairer, greener, and more equal Scotland that empowers communities to bring about positive changes.
Grants and Funding for Owner Occupation • Homeowners Support Fund (Mortgage to Rent or Mortgage to Shared Equity); • Open Market Shared Equity; • New Supply Shared Equity. • Help-to-Buy; • The Low-cost Initiative for First-time Buyers (LIFT); • First Home Fund launched in December 2019 as a shared equity scheme providing £200m of funding for first-time buyers, where buyers can access up £25,000 to help them buy a property; and, • Partnership Support for Regeneration (formerly known as GRO Grant Owner Occupation) for developers. • £4m Self Build Loan Fund that can provide loans up to £175,000 to fund development for eligible applicants unable to access standard bank lending. • A Scottish Land and Buildings Transaction Tax (LLBT) replaced the UK Stamp Duty on 1 April 2015. Subject to regular updates, the latest one related to the Global Pandemic and introduced temporary relief (ending April 2021) on the nil rate band for LLBT residential property transactions which has stimulated a short-term uptick in market activity.
Empty Homes and re-use of buildings Focus on bringing as many empty homes back into use as possible through: the Scottish Empty Homes Partnership; shared service Empty Homes Officers; Council Tax on second and long-term empty homes. Through the 2021/21 Programme for Government introduction of a Place Based Investment programme focussing on repurposing of land and buildings.
Council Housing The Right to Buy Scheme ended 31 July 2016, Funding – Housing Revenue Accounts, and links to the Scottish Social Housing Charter which seeks to improve the quality and value of services that social landlords provide.
Welfare Reform Welfare reforms introduced in recent years include the Under Occupancy charge, and Universal Credit. Under the Scotland Act 2016 the Scottish Government provide Discretionary Housing Payments (DHPs) to mitigate the effects of these reforms. There were also cuts to the Local Housing Allowance, which resulted in a gap between Private Rents and the amount of rent covered through benefits. In 2019/20 the budget for Discretionary

Key Housing Policy Influences
Housing Payments (DHPs) was £52m, helping more than 70,000 households across Scotland (an increase of £32m since 2013/14).
Homelessness The national commitment to tackling homelessness continues and the Global Pandemic has brought homelessness and rough sleeping into sharp focus. The Scottish Government is to invest £50m to transform the homelessness system and implementing the updated Ending Homelessness Action Plan which builds on the 2018 Action Plan and includes actions to respond to Covid-19. Other parts of this policy area include transforming temporary accommodation by transitioning to rapid rehousing and therefore reducing the use of temporary accommodation.

2.7 Access to Mortgages and Development Finance

2.7.1 Analysis undertaken for the Scottish Housing Market Review Q2 2023 indicates that there have been a number of significant changes that have impacted on the ability of (a) prospective purchasers to access mortgages, and (b) housebuilders to access development finance.

Mortgages

2.7.2 In the year to Q1 2023, the number of mortgages advanced to first time buyers and home movers reduced significantly (-19.7% and 15.5% respectively). This follows a period of recovery in advances during the pandemic, and is relatively similar to the downward trend experienced in the year prior to Q1 2020, when the pandemic began. The current trend can be attributed to the rise in interest rates feeding through to a drop in activity when compared to the recovery in the market experienced as Covid restrictions were relaxed.

2.7.3 Trends in mortgage approvals (which is a good early indicator of likely house sales) saw a significant increase in numbers following the lockdown in mid-2020 (going from 9,922 in May 2020 to 104,598 in October 2020) before returning to normal levels in the period to September 2022. From October 2022 to May 2023, there was a substantial fall off in numbers of approvals, with a 27% decline compared to the same period in 2019.

Loan to Value (LTV) Ratios

2.7.4 LTV ratios govern the level of deposit that a purchaser would have to provide to buy a property, and this is therefore an important driver of activity in the market. These ratios have been reducing in the year to Q1 2023, both for first time buyers (down 2.3 to 80.1) and home movers (down 3.8 to 68.4). It may be concluded that this could impact more on first time buyers' ability to enter the market, as a cash deposit would be required, rather than any equity from an existing home that a home mover may have been able to accrue.

2.7.5 When higher risk mortgages, i.e. those with an LTV of more than 90% or an LTV, or an LTV of more than 90% and a high income multiple, are examined, it is evident that, after a large increase of these types of mortgages as a share of all mortgages in the period post Covid restrictions, the proportion of these products as a share all mortgages has declined. This would tend to indicate a lowering of confidence in the market from mortgage providers, as well as a consequence of higher interest rates.

Mortgage Rates and Affordability

2.7.6 The Bank of England base rate has increased 14 times between December 2021 and July 2023, rising from 0.1% to 5.25%, with a consequent impact on mortgage rates. For example, two-year fixed rates were 6.47% in July 2023, compared to 5.49% in June 2023. Five-year fixed rates were 6.01%, compared to 5.17% over the same period. Market expectations are that mortgage rates will start to come down over the medium term, although it may be concluded that the very low rates would seem to be unlikely to return.

2.7.7 The impact of mortgage rate rises has not been fully apparent, however, as, at Q1 2023, 83.1% of new mortgages, and 86.9% of all mortgages were on fixed rates. However, there was a sharp drop in new mortgages on fixed rates in Q1 2023, suggesting that buyers may be unwilling to fix at very high rates for the moment. As more house owners come off fixed rate deals, however, the full effect of these rises will be more fully understood.

2.7.8 It seems clear, nevertheless, that mortgage costs now represent a higher share of incomes, with this share for home movers up 2.5% to 18.4% in the year to March 2023, and for first time buyers up 3.4% to 19.6% in the same period. Using the affordability rules of mortgage providers as a guide, therefore, would tend to indicate a softening impact on house prices.

2.7.9 Buy to let mortgages have also been affected by interest rate rises, with the number of products available also reducing, and being priced at higher rates. There have been two effects of this: (a) a number of landlords exiting the market, which has affected stock availability, and (b) rising costs feeding through to higher rent levels.

Cash Purchases

2.7.10 One aspect of the market that is shielded from interest rate rises is cash purchase of property. Analysis of Land Registry data indicates that this now represents a significant proportion of transactions in the GCR area, with around 31% of all house purchases between April 2022 and March 2023 being funded by cash.

2.7.11 Table 2.15 below shows the number of transactions for cash and mortgage funded purchases in Glasgow and the Clyde Valley, along with the average purchase prices respectively. Across all local authorities, average cash purchases were broadly above lower quartile prices, but below average prices for all purchases. There is no data to confirm the identity of cash purchasers, but it would likely be people downsizing, buy to let landlords, as well as local authorities.

Table 2.15 - Land Registry House Price Statistics April 22 – March 2023

Land Registry House Price Statistics April 22 – March 2023						
	Number of Transactions				**Average Price – May 2023**	
	Cash	**Mortgage**	**Total**	**% Cash**	**Cash**	**Mortgage**
East Dunbartonshire	529	1203	1732	**31%**	£218,074	£274,616
East Renfrewshire	481	1253	1734	**28%**	£242,459	£315,521
Glasgow City	3552	7948	11500	**31%**	£153,589	£182,855
Inverclyde	551	691	1242	**44%**	£114,408	£134,821
North Lanarkshire	1404	4121	5525	**25%**	£111,852	£147,286
Renfrewshire	1179	2671	3850	**31%**	£127,224	£166,810
South Lanarkshire	1909	4685	6594	**29%**	£142,797	£174,437
West Dunbartonshire	388	881	1269	**31%**	£115,884	£135,614
	9993	**23453**	**33446**	**31%**		

2.7.12 This comparison would give some indication of the property market starting to diverge between those who are dependent on mortgages, and those who are not. It should be noted, however, that this part of the market is out with the scope that this HNDA could influence.

Development Finance

2.7.13 After a significant fall in the value of loans to house builders during the pandemic, the amount of finance loaned has since returned to pre-pandemic levels. However, the increase in general inflation, allied to rises in construction costs, has contributed to an overall real terms reduction in the total amount of lending to builders, which would inevitably feed through to the levels of activity.

2.7.14 The number of insolvencies in the development industry, which had decreased during the pandemic as a result of the business support available, has started to rise again since Q2 2021, largely as a result of this support being withdrawn.

2.7.15 These factors would tend to indicate a more difficult environment for the development industry in the short term.

Summary

2.7.16 The combination of higher interest rates, a reduction in the number of mortgage products available, and the likely increased impact of home-owners coming off low fixed deals, all point towards a growing affordability issue for purchasers, private landlords and, in consequence, for renters (despite some evidence of house prices softening).

2.7.17 At the same time, the pandemic may have masked evidence of a more difficult financial environment for the development sector. Now that the financial assistance that was available at that time is being unwound, it could be concluded that some downturn in activity may be expected.

2.8 Summary and Key Issues Tables

Local Housing Strategy and Development Plan	Summary and Key Issues
I. Demographic key issues for the local housing market	
• The HNDA uses NRS 2018-based population and household projections. The Glasgow City Region population is projected to grow by around 52,000 (3%) from 1,831,000 to 1,883,000 (2018 to 2043). • The number of households in the city region is projected to increase by 9% between 2018 and 2043 and by 79,000 from 841,000 to 921,000. This is an average rate of 3,160 per annum. This growth is driven through changes in the demographic composition of the population, including the dissolution of existing households and smaller average household size. Households are projected to decrease in size from 2.13 to 2.00 and by 2043 single person households will account for 41% of all households. • The projections are uneven across the Glasgow City Region. Inverclyde and West Dunbartonshire continue to project only small or no population and household growth. • The key driver of this projected growth is positive net inward migration. This offsets a projected natural change decrease (with more death than births over this period). Overall, the population is ageing. The working age population is projected to rise only marginally, 0.5% over this period (2018 to 2043). This has implications for labour supply, economic growth and provision of services. • There are significant uncertainties for the growth projections. Disruptions caused by Brexit and the COVID-19 pandemic may well have a substantial impact on patterns of future migration. • Net migration has been at the core of recent population growth at over 10,000 per annum on average and each local authority area will require to understand the make-up of recent inward migration and its implications for service delivery. • It is anticipated that demand for purpose-built, accessible housing to meet the particular needs of an ageing population will increase. Most older households are likely to remain within their own homes. Therefore improving the condition of existing homes, for example retro-fitting with energy efficiency measures and adaptations to aid accessibility, will be a strategic priority.	

Local Housing Strategy and Development Plan	Summary and Key Issues

II. Affordability key issues for the local housing market

- During the period 2013-2017, sales transactions increased 8.7% per year and average prices increased by 3.8% per year.
- Over the period 2012 to 2018, for Glasgow City Region house prices have generally increased at a greater rate than average household incomes, suggesting increasing pressures on affordability for buyers.
- Following the Global Financial Crash (2008) and up to December 2021, the Bank of England maintained a 'Bank Rate' (base interest rate) at a low level, below 1%. Since that period, interest rates have increased significantly, with consequent impacts on the housing market.
- New build average prices are higher than average resale prices of existing homes. In some areas it is significantly cheaper to buy second-hand homes than to build new. This is a factor which may impact delivery viability in these areas.
- The proportion of private renters has reduced but only slightly from 15% in 2009 to 14% in 2019. The increase in private renting observed in HNDA2 has therefore prevailed although its sensitivity to changes through extraneous factors including the economy, Brexit and the global pandemic, is not known and requires to be closely monitored. Improving the quality and management of the private rented sector remain important considerations for Local Housing Strategies.
- The private rented sector does not have equivalent deposit and lending barriers as for owner occupation, however there is evidence of affordability pressures. Comparing Broad Rental Market Area (BRMA) average rents to incomes indicates lower quartile rent payers in single households could be using between 25 to 38% of income on their housing costs.
- Social rented housing options are provided by Local Authorities and Registered Social Landlords. These are commonly the most affordable housing option though there are supply constraints. Scottish Government remains committed to a significant new build social housing programme.

Local Housing Strategy and Development Plan	Summary and Key Issues
III. **Economic key issues for the local housing market**	

- The previous HNDA (2015) forecast that Glasgow city region would not regain pre-recession levels of employment until after 2038. However, employment rates did recover beyond pre-recession levels, suggesting resilience within the region's economy.
- Advances in technological developments, such as automation, artificial intelligence and digitisation, will impact the future world of work. As Scotland aims to achieve a net-zero target by reducing carbon emission across all sectors of the economy by 2045, the labour market is expected to be affected, potentially positively, as the economy moves towards greater sustainability.
- There is an uncertain economic outlook, due to the combination of the UK's exit from the EU and the more recent global pandemic. New opportunities have opened up but there may be some longer-term negative impacts on some employment sectors in the city region, particularly those reliant on trading relationships with the EU. From 2008 to 2012, due to the impact of the Global Financial Crash the construction sector lost 17,500 jobs across the region, a decline of 31%. Capacity issues may be impacted by the UK's exit from the EU.
- The region has a slightly higher proportion of employment in health, administration and the public sector. This could present risks and challenges to the future performance of the region, as public sector budgets are further restrained and the demands on health services increase due to the ageing population and relatively high dependency rates. The demand for health and related care services is likely to increase significantly, due to an ageing population and relatively high dependency rates.
- Disparities in economic performance are evident across the region, which in part parallels performance in relation to population and household growth/decline. This presents a key challenge for strategic, local and community planning partners to explore how infrastructure and other investment can contribute towards ensuring a strong and balanced housing market across the Glasgow city region. The role of interventions such as City Deal may be significant in this regard.

Local Housing Strategy and Development Plan	Summary and Key Issues
IV. **Other Drivers – Land, Development and Policy**	
• Within the Glasgow City Region, initiatives are required that support delivery of housing within harder to develop urban brownfield locations and delivery of spatial strategy objectives for a compact city model. • There has been an increasing drive towards net zero to address climate change and a green and just recovery from the global pandemic. • The Scottish Government remains committed to a significant new build social housing programme. Through the Infrastructure Investment Plan and NPF4, there is a strong focus on making best use of existing land and buildings; building in climate resilience to place making underpinned by the concept of 20-minute neighbourhoods.; and reducing carbon emissions through efficient heating of homes, all contributing to the drive towards net zero.	

2.9 Implications for HNDA Scenarios and Tool Assumptions

2.9.1 The HNDA Tool models a range of scenarios and provides an estimate of the additional, housing units required in future to meet housing need. This has split total need into those who can afford:

- owner occupation
- private rent
- below market rent
- social rent

2.9.2 **Overview of Scenarios modelled –** The GCR Housing Market Partnership (HMP) agreed to model a range of alternative futures, and to consider the results of those scenarios and their implication for housing policy and planning for the local authorities. Five scenarios were modelled as follows:

1. Principal Scenario: Default Settings
2. Scenario A: Post-COVID-19/Brexit suppressed migration and income.
3. Scenario B: Post-COVID-19/Brexit no impact on migration limited income suppression
4. Scenario C: Accelerated Recovery
5. Scenario D: Pre-COVID-19/Brexit levels return

2.9.3 **HNDA Tool Assumptions-** Figure 2.24 below summarises how the demographic, fiscal, economic, and policy context, informed the assumptions used in the HNDA Tool, and the scenarios modelled. The table is structured in the order of the HNDA Tool inputs, as set out in the CHMA Tool Instructions.[44] Further detail is provided in Chapter 4, "Estimating the Need for New Housing".

Figure 2.24 Implications for HNDA Tool Assumptions

<table>
<tr><td>Base Date</td><td>2022</td></tr>
<tr><td>Projection Period</td><td>2022-2042</td></tr>
<tr><td colspan="2">Stage 1: Future Need for Additional Housing Units – Demography Choices
• The GCR HNDA3 uses the 2018-based population and household projections prepared by National Records of Scotland (NRS), including the principal projection and variants for low and high migration scenarios.
• Between 2012-2020, NRS household estimates correlate most closely to the 2012-based low migration scenario for the GCR as a whole.
• Almost all future growth in demand to form new households, comes from net inward migration. The long-term impacts of Brexit and COVID-19 pandemic are difficult to project, though the short-term impacts tend to reduce net inward migration.
• Ambitions for growth and investment priorities across the Glasgow City Region are significant counterweight factors.</td></tr>
<tr><td colspan="2">Stage 2: Existing Need for Additional Housing Units
The approach to existing need is written up more fully within Chapters 3,4 and 5. The HNDA Tool default assumptions using the HoTOC method[45], were used. The tool also makes the assumption that existing need is to be met over 5 years.</td></tr>
<tr><td colspan="2">Stage 3: Affordability Income Growth and Distribution
The Scottish Government Data on Small Area Incomes was used, and different income growth scenarios were modelled as follows.</td></tr>
<tr><td colspan="2">3(a) How average (median) income might grow over the projection period</td></tr>
</table>

[44] https://www.gov.scot/publications/hnda-tool-instructions-2020/
[45] HoTo C - This is a count of homeless households in temporary accommodation and households who are both overcrowded and concealed. HNDA Toolkit Guidance (December 2020)

Evidence indicates the GCR economy is resilient, but there are significant external factors which may impact: • recovery since the global financial recession; • bounce back following the pandemic, along with some growth in incomes during recent years; • but offset due to inflation pressures Scenarios based on low to moderate real terms growth, were considered reasonable although a higher growth scenario can be modelled.
3(b) How might the shape of the income distribution change over the projection Income growth in the GCR has exhibited increasing inequity between local authorities, with differing socio-economic groupings. However, through the GCR Regional Recovery Plan and other related activities, policies and actions are being implemented to support inclusive economic growth and address inequalities. Therefore, scenarios modelled on options that exhibit either no or improving inequality can be modelled.
3(c) Decide which part of the income distribution is of interest This input is illustrative and does not form part of the Tool calculation. The default 25th percentile is of interest because, historically, this is seen to represent where First-Time Buyers enter the housing market, where housing need and demand is often most critical. Within the GCR, lower quartile house prices compared to incomes, demonstrated worsening affordability between 2014 and 2018.
Stage 4: Affordability House Prices **4 How might house prices grow over the projection period** Given continuing recovery in house prices since the Global Financial Recession, an improving lending environment for first time buyers, improving affordability within lower quartile house prices; projections of UK growth following the pandemic; albeit against recent projections of increasing inflation, this signals a need for projections founded on cautious growth over the 20-year projection period. The tool default trend house price growth is equivalent to the annualised growth rate of the average Scottish house price (UK HPI) over the last ten years, which is 1.6% per annum. Trend growth of 1.6% along with Moderately High growth of 2.3% are considered reasonable scenarios to model.
4(a) Set affordability criteria to decide a cut-off point for who can afford to buy in the market and who cannot (and will require some form of rental accommodation) The default setting in the Tool was used. This assumes that a household is suitable for home ownership, provided that they could afford to purchase a house at the lower quartile (25th percentile) of the house price distribution. Although there is uncertainty surrounding mortgage availability for lower income households and FTBs, and there is evidence of generally worsening ratios of income to house prices, the evidence did not conclusively support an alternative to the default setting of 3.9.
Stage 5: Affordability Rental Prices (Split of Need into Tenure) **5 Decide of those who can afford to purchase in the market, what proportion will actually go on to do so.** The default in the Tool is set at 60%. This assumes, of those who can afford mortgage repayments, only 60% also have the deposit to actually go on to buy. The default is selected in the absence of any evidence to the contrary.
5(a) Set two affordability thresholds to split the remainder of the need into three rental sectors (Private, Below Market and Social Renting)

1) The first threshold determines those who can afford to rent in the private sector. The default of 25%, which assumes that households can spend up to 25% of income on private renting, has been used. 2) The second threshold determines those who can afford below market rent. The default which, assumes that households can spend up to 35% of income on below market renting, has been used. This then means that those whose housing costs are more that 35% of household income, will enter social renting.
5(b) Decide how rental prices are likely to change over the course of the projection period e.g. 2012-2032 There are five options from low to moderately high growth. The HMP selected the default trend growth rise in private rental levels which is equivalent to the 1.6% annual growth rate of the average Scottish house price (UK HPI) over the last ten years.

3 Chapter 3, Housing Stock Profile, Pressures and Management Issues

3.1 Context

3.1.1 The evidence collated within this chapter is relevant to the fulfilment of core output 4 as set out below:

Core Output 4	**Housing stock profile, pressures & management issues** • Consider what existing stock is available to meet local housing needs and identify any under-supply or surplus of housing types. • Show where existing housing stock is pressured and could be managed differently to meet the housing needs. • Describe the types and number of in-situ solutions used. • Stock should be considered by size, type, condition, occupancy (overcrowding and under-occupancy, concealed households and turnover (re-lets and voids), tenure and location.

3.1.2 This chapter provides a profile of the mainstream housing stock, and explores pressures within the social rented sector, including mismatches of housing supply and demand and hard to let properties. This will inform policy on the type of stock to provide, how to reduce stock pressures and other stock management issues.

3.1.3 The characteristics of the stock profile of housing within the GCR have been identified, and some broad market wide issues highlighted. As set out in the introductory chapter, whilst HNDA3 provides a context for local considerations, many housing issues identified will require to be considered further and addressed at a sub local authority scale and taken forward via Local Housing Strategies (LHS) and Local Development Plans (LDP).

3.2 Housing (condition) quality: (Physical Characteristics and Attributes)

3.2.1 The Scottish House Condition Survey (SHCS) Local Authority Tables provide estimates of dwelling stock supply characteristics, conditions and attributes, which can be benchmarked at local authority and regional level. The latest published figures (SHCS 2017-19) and analysis below highlight the key features and profiles for Glasgow City Region dwelling stock compared to Scotland.

Figure 3.1 Dwelling Stock Age and Type

	Total	Age of Dwelling				House Type			
		Pre 1945	%	Post 1945	%	House	%	Flat	%
East Dunbartonshire	46,000	11,000	24%	35,000	76%	37,000	80%	9,000	20%
East Renfrewshire	39,000	15,000	38%	24,000	62%	31,000	79%	8,000	21%
Glasgow City	293,000	119,000	41%	174,000	59%	78,000	27%	215,000	73%
Inverclyde	38,000	11,000	29%	26,000	68%	17,000	45%	20,000	53%
North Lanarkshire	152,000	32,000	21%	120,000	79%	99,000	65%	53,000	35%
Renfrewshire	86,000	20,000	23%	66,000	77%	48,000	56%	38,000	44%
South Lanarkshire	146,000	29,000	20%	117,000	80%	113,000	77%	34,000	23%
West Dunbartonshire	43,000	10,000	23%	33,000	77%	22,000	51%	21,000	49%
Glasgow City Region	843,000	247,000	29%	595,000	71%	445,000	53%	398,000	47%
SCOTLAND	2,479,000	754,000	30%	1,725,000	70%	1,584,000	64%	895,000	36%

Source: Scottish House Condition Survey 2017-19 (Local Authority Tables)

3.2.2 Compared to Scotland, Glasgow City Region has a higher proportion of flatted dwellings (see Figure 3.1, 47% to 36% respectively). This broadly reflects the significant urban character of the metropolitan region, however, there is considerable variation across the local authority areas ranging from 21% flats in East Renfrewshire and East Dunbartonshire, to 73% in Glasgow City**.** The significant overall stock size for Glasgow City contributes to the higher level of flats for Glasgow City Region. Scottish Government Statistics Small Area Housing Estimates also provide estimated dwelling characteristics at data-zone level. The result for the region is consistent with the SHCS findings, with 52% of Glasgow City Region dwellings as houses and 48% as flats.

3.2.3 As might be expected in a conurbation, there is a higher proportion of houses, and fewer flats in suburban authorities such as East Dunbartonshire, East Renfrewshire and South Lanarkshire. The proportion of houses and flats in North Lanarkshire is close to the Scottish figure, while in Glasgow, Inverclyde, Renfrewshire and West Dunbartonshire, there is a higher prevalence of flats, with Glasgow particularly high at 73%. There is some correlation with the tenure data, with areas of higher owner-occupation also having more houses.

3.2.4 In terms of the age, the majority of housing stock in all local authority areas in GCR was built after 1945. Glasgow and East Renfrewshire have a higher proportion of stock that was built pre-1945, although the house type and tenure data would tend to suggest that most of the older stock in Glasgow comprises pre-1919 tenement flats in both the social rented and owner-occupied sectors, whereas in East Renfrewshire, it is more older houses, predominantly in owner-occupation.

Figure 3.2: Dwelling Stock by Size

	Number of Bedrooms				Tenure					
	2 or fewer	**%**	**3+**	**%**	**O/O**	**%**	**Social Rent**	**%**	**Private Rent**	**%**
East Dunbartonshire	15,000	33%	31,000	67%	39,000	85%	4,000	9%	3,000	7%
East Renfrewshire	14,000	36%	25,000	64%	32,000	82%	4,000	10%	2,000	5%
Glasgow City	196,000	67%	96,000	33%	140,000	48%	100,000	34%	53,000	18%
Inverclyde	22,000	58%	16,000	42%	24,000	63%	9,000	24%	4,000	11%
North Lanarkshire	80,000	53%	72,000	47%	87,000	57%	57,000	38%	8,000	5%
Renfrewshire	42,000	49%	44,000	51%	52,000	60%	25,000	29%	9,000	10%
South Lanarkshire	63,000	43%	83,000	57%	96,000	66%	35,000	24%	15,000	10%
West Dunbartonshire	24,000	56%	19,000	44%	22,000	51%	18,000	42%	3,000	7%
Glasgow City Region	456,000	54%	386,000	46%	492,000	58%	252,000	30%	97,000	12%
SCOTLAND	1,235,000	50%	1,243,000	50%	1,530,000	62%	638,000	26%	31,1000	13%

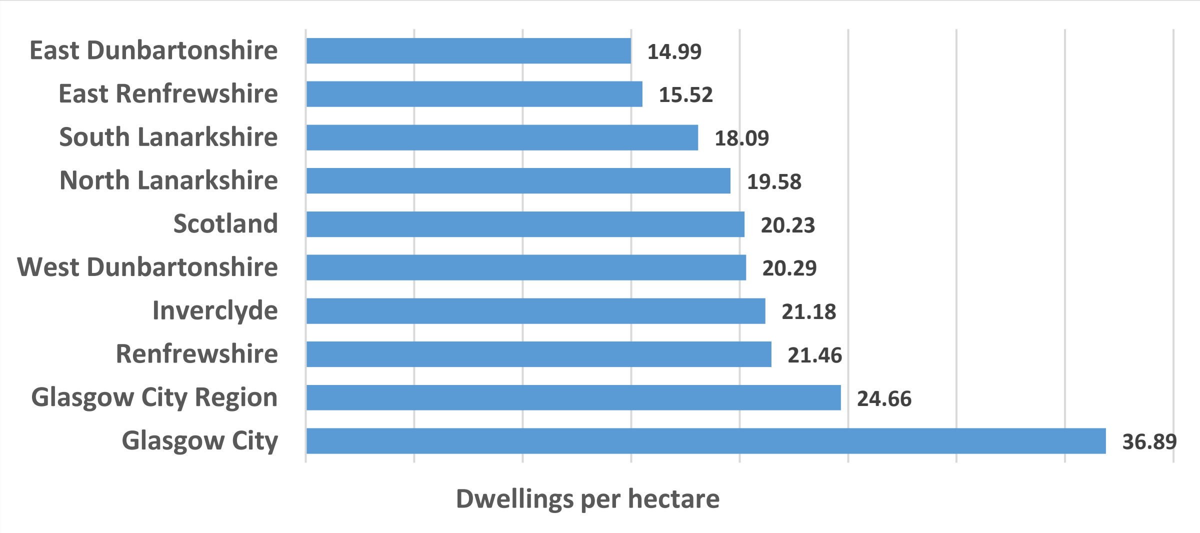
Source: Scottish House Condition Survey 2017-19 (Local Authority Tables)

3.2.5 Figure 3.2 shows that stock dwelling size (bedrooms) is broadly consistent with dwelling stock type with a higher percentage of flats correlating with a higher percentage of smaller dwellings (2 or fewer bedrooms). However, urban density is also a factor. Glasgow has a higher housing density compared to other local authority areas as well as a higher proportion of larger dwelling flats (3+ bedrooms).

3.2.6 The size of stock in the GCR area follows similar patterns to that of the house type data, with more larger properties in East Dunbartonshire, East Renfrewshire and South Lanarkshire, a fairly even split between flats and houses in Renfrewshire and North Lanarkshire, and more smaller properties in Glasgow, Inverclyde and West Dunbartonshire. Glasgow is particularly notable, with around two thirds of properties having 2 bedrooms or less. This would be consistent with the high prevalence of flats in the City.

3.2.7 The mix of housing shown in Figure 3.2 contributes to varying housing densities across GCR, with relatively low densities in the suburban authorities, and higher figures in more urban locations (see Figure 3.3).

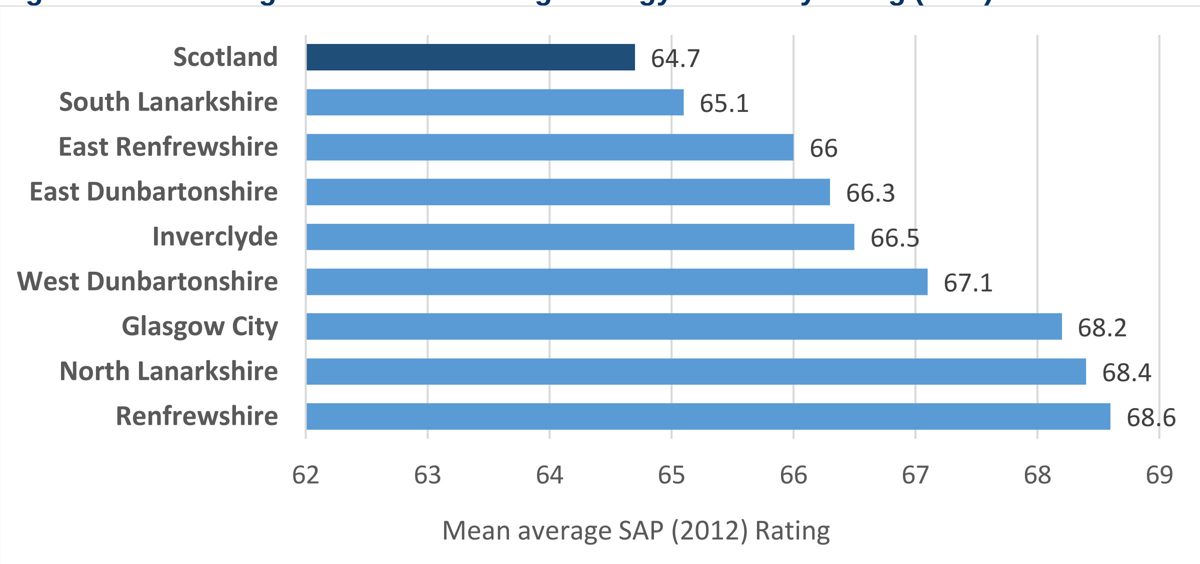
Figure 3.3: Housing density 2017



(Small Area Housing Estimates, Scottish Government Statistics)

3.2.8 The average Energy Efficiency Ratings (EER) for dwelling stock within Glasgow City Region local authority areas are all higher than the average for Scotland (64.7), ranging from 65.1 to 68.6, indicating that dwellings are comparatively more energy efficient.

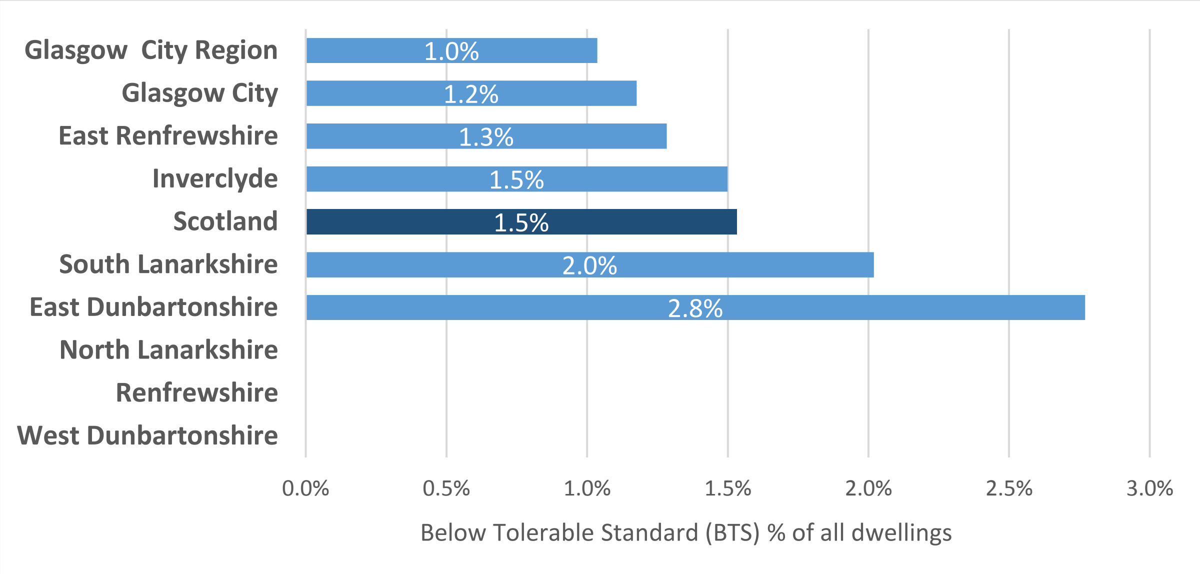
Figure 3.4: Dwelling Stock mean average energy efficiency rating (EER) SAP 2012



3.2.9 Across Glasgow City Region, councils have invested significant resources in improving the energy efficiency of homes. This has been achieved via area-based schemes alongside major investment programmes undertaken by registered social landlord housing providers and stock retaining local authorities. Other sources of information on energy efficiency include local housing management plans and performance reports, as well as detailed local modelling available in tools such as the Energy Saving Trust Home Analytics. These indicate further improvements achieved for average energy efficiency, in particular, for social rented homes.

3.2.10 There are around 8,700 dwellings (1% of all) across Glasgow City Region that are estimated to be Below Tolerable Standard (see Figure 3.5). East Dunbartonshire is estimated to have the highest percentage (2.8%), however, this is less than 1,300 dwellings.

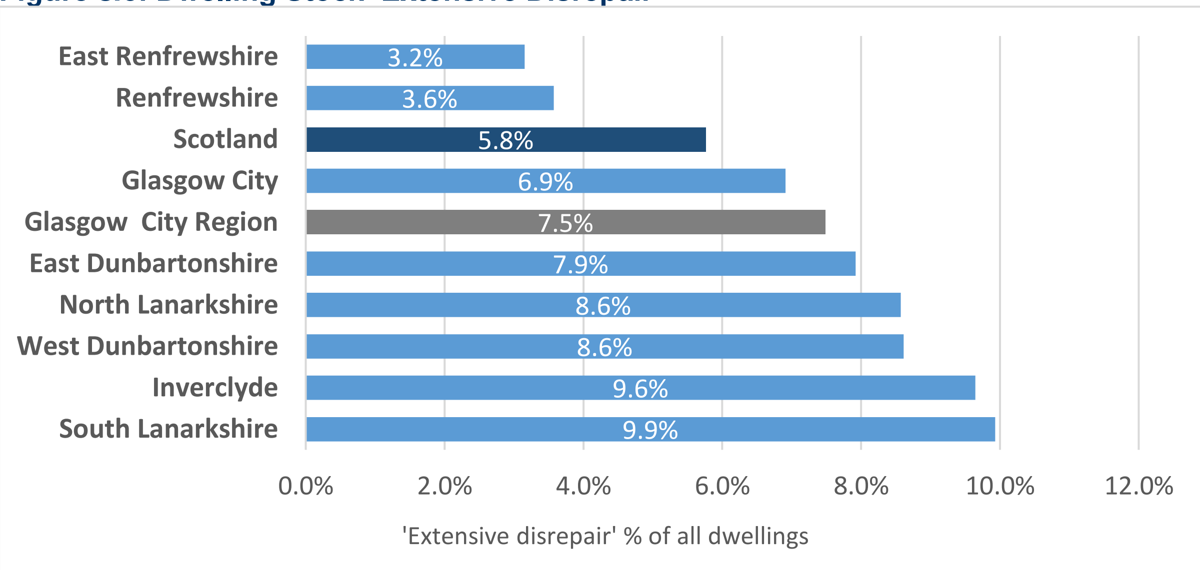
Figure 3.5: Dwelling Stock Below Tolerable Standard*[46]



*Estimates were not available for North Lanarkshire, Renfrewshire and West Dunbartonshire due to insufficient sample sizes.

3.2.11 There are approximately 63,100 dwellings (7.5% of all) across the Glasgow City Region which are estimated to have 'extensive disrepair' (see Figure 3.6) which relates to cases where the damage covers at least a fifth (20%) or more of the building element area. This, is above the level for Scotland (5.8%). The proportions of estimated 'extensive disrepair' range across local authorities from approximately 3-10% of dwelling stock. In terms of dwelling tenure, across the Glasgow City Region higher percentage of private rented sector homes are estimated to have extensive disrepair (9.1%) compared to social rented (7.5%) and owner-occupied (6.1%) dwellings. This 'extensive disrepair' tenure distribution is consistent with the pattern for Scotland.

Figure 3.6: Dwelling Stock 'Extensive Disrepair'



The Scottish House Condition Survey (SHCS)

46 Scottish House Condition Survey Local Authority Tables (2017-19)

Housing stock pressures and management issues

3.2.12 Glasgow City Region has a slightly higher percentage of rented homes (social and private) compared to Scotland, 41.6% to 38.3% respectively (see Figure 3.7). The region has approximately 1% fewer private rent homes and 4% more social rented homes compared to Scotland. There is significant variation in the tenure distribution across the eight local authority areas. East Dunbartonshire and East Renfrewshire have above 80% owner occupied homes. West Dunbartonshire has the highest percentage of social rented homes (around 42%). Glasgow has less than 50% owner occupied homes (around 48%). Glasgow City also has the highest percentage of private rented homes (18%).

Figure 3.7: Dwelling stock tenure

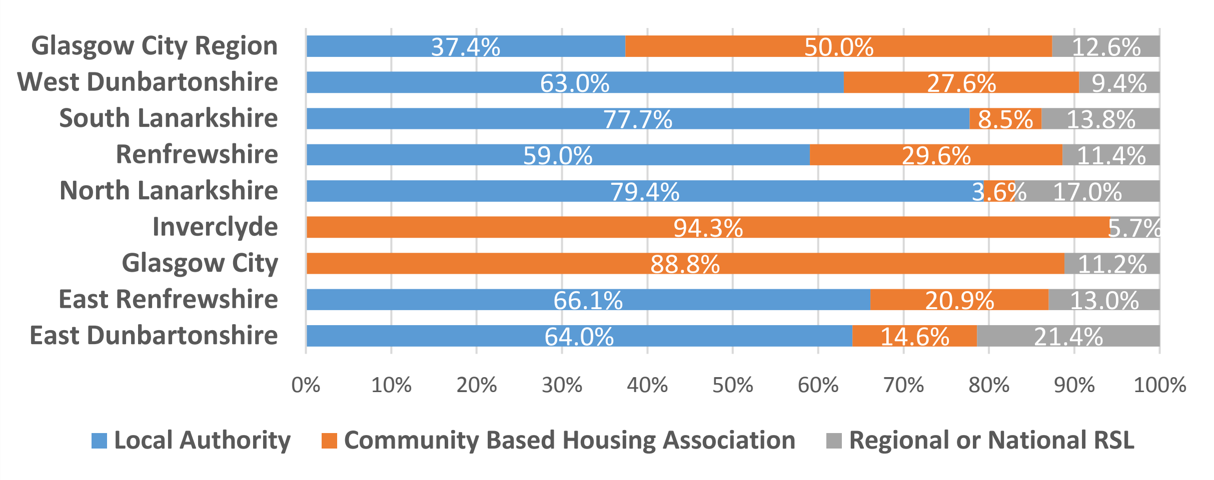
	Total	Owner Occupied	%	Private Rent	%	Social Rent	%	Vacant Private	%
East Dunbartonshire	46,854	37,835	81%	2,842	6%	5,544	12%	632	1%
East Renfrewshire	39,023	31,911	82%	2,186	6%	4,468	11%	458	1%
Glasgow City	313,026	137,977	44%	61,700	20%	106,733	34%	6,616	2%
Inverclyde	388,981	22,308	57%	5,134	13%	9,860	25%	1,679	4%
North Lanarkshire	156,029	93,422	60%	13,837	9%	46,039	30%	2,730	2%
Renfrewshire	87,676	56,461	64%	9,102	10%	20,339	23%	1,774	2%
South Lanarkshire	152,175	96,924	64%	19,791	13%	32,114	21%	3,346	2%
West Dunbartonshire	45,293	23,770	52%	4,149	9%	16,505	36%	869	2%
SCOTLAND	2,626,028	1,551,452	59%	375,514	14%	600,083	23%	98,979	4%

Source: Scottish Government Housing Statistics 2019

3.2.13 Six of Glasgow City Region's local authorities have retained social rented stock. Glasgow City Council and Inverclyde Council completed large scale voluntary transfer (LSVT) of their respective social housing stock. Glasgow City Region has approximately 242,000 self-contained social rented homes ('Stock by provision type and local authority area as at 31 March 2019', Scottish Housing Regulator), which is about 40% of Scotland's 600,000 social rented homes. Registered Social Landlords (RSL) and local authorities managing social housing stock submit annual returns on the Scottish Social Housing Charter to the Scottish Housing Regulator. This provides extensive information on the dwelling stock supply, attributes, applicants, allocations and tenancy management. Of the approximately 242,000 self-contained social rented homes in the Glasgow City Region, over 211,000 (87.4%) are owned and managed by either one of the six stock retaining local authorities or one of seventy-five community-based housing associations (CBHA), each of which operate exclusively within a single local authority area.

3.2.14 Owner-occupation in Glasgow, Inverclyde and West Dunbartonshire is below the rate in Scotland, with Glasgow particularly low. In North Lanarkshire, Renfrewshire and South Lanarkshire, the level of owner-occupied stock is just above the Scotland figure, while in East Dunbartonshire and East Renfrewshire, owner-occupation is much higher. Private renting in Glasgow is significant, at 20% of the total stock. The social rented stock in East Dunbartonshire and East Renfrewshire is relatively small, while in Inverclyde, Renfrewshire and South Lanarkshire it is similar to the Scottish figure. In Glasgow and North Lanarkshire, around a third of the stock is social rented.

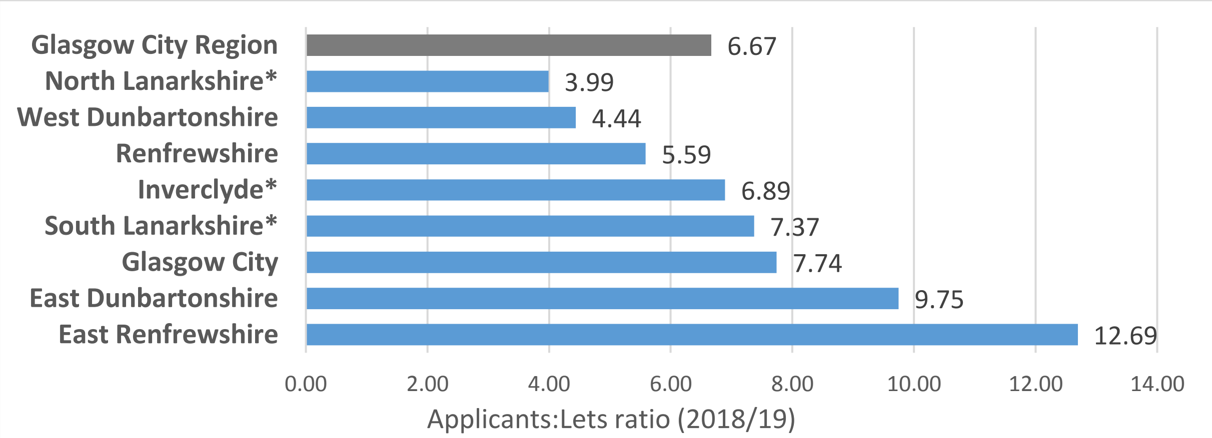
Figure 3.8: Social Housing providers



Scottish Housing Regulator

3.2.15 For the eighty-one locally-based social housing providers, the overall number of applicants registered presents need and demand that is tied to the local authority area. Therefore, measuring the number of applicants relative to dwelling stock supply and turnover gives an indication of comparative pressures in terms of expressed demand for social housing within a local authority area. Applicants may apply to multiple providers, therefore the sum of all applicants is not a total need figure. However, taking an average of all providers applicants to supply and turnover ratios, by local authority, gives an indication of the comparative expressed demand for social rent housing supply in the area. In 2018/19, for the eighty-one locally-based social housing providers there were 17,883 lets (8.5% stock turnover). Combined, there were 119,222 applicants registered giving a city-region, applicants to lets ratio of 6.67. Figure 3.9 below sets out the comparative demand ratios by local authority.

Figure 3.9: Applicant demand for social housing by local authority

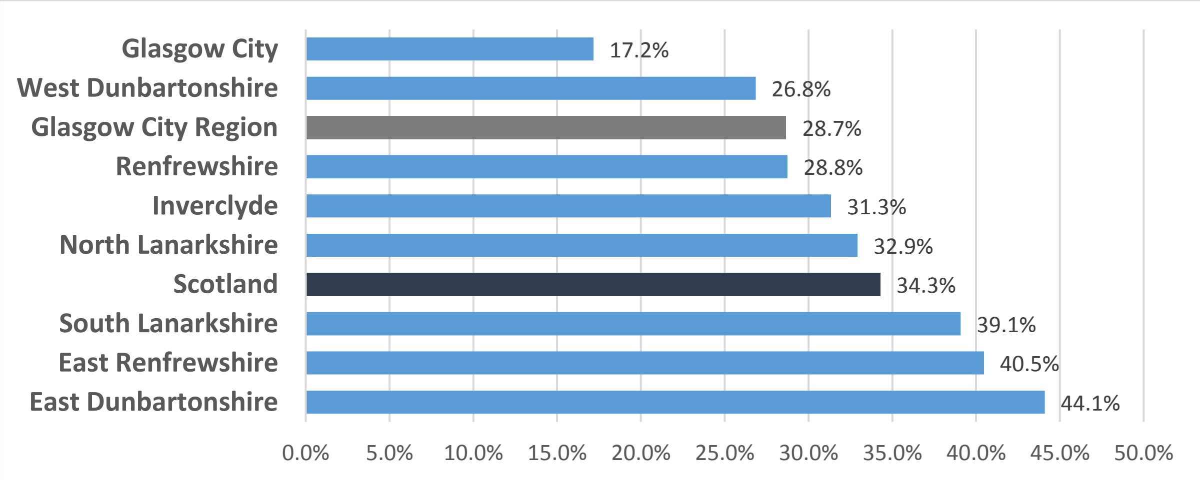


(estimates derived from Scottish Housing Regulator data, Annual Return on Charter, 2018/19)
*Local Authority areas with a Common Housing Register in operation

3.2.16 The Scottish House Condition Survey (SHCS) Local Authority Tables provide estimates of both overcrowding (as per Part 7 of the Housing (Scotland) Act 1987 Act which defines "overcrowding" as when the number of people sleeping in a home exceeds the room standard or the space standard, also referred to as the 'Bedroom Standard') and under-occupying (dwellings in which the number of people to bedrooms exceeds the minimum Bedroom Standard requirements by 2 or more Bedrooms).

3.2.17 The SHCS 2019 estimated that 241,686 homes are not exactly matched to the current occupants' household size, of which the majority, over 218,000 dwellings (90% of total) are due to under-occupying. Most of these are within the owner-occupied sector (87%). There are approximately 23,000 dwellings which are overcrowded within the Glasgow City Region, of which 47% are in the social rented sector and 75% house families. Figure 3.10 below sets out the percentage of homes that are not exactly matched, by local authority area:

Figure 3.10: Percentage of housing not matched exactly to current occupants' household sizes



The Scottish House Condition Survey (SHCS)

Figure 3.11 Dwelling Stock Under-Occupation - Age of Dwelling

	Total	Pre 1945	%	Post 1945	%
East Dunbartonshire	20,284	4,549	22%	15,747	78%
East Renfrewshire	15,782	5,688	36%	10,107	64%
Glasgow City	39,804	17,280	43%	22,524	57%
Inverclyde	10,678	2,884	27%	7,800	73%
North Lanarkshire	41,613	6,395	15%	35,228	85%
Renfrewshire	24,725	5,938	24%	18,787	76%
South Lanarkshire	55,430	11,250	20%	44,179	80%
West Dunbartonshire	10,370	1,482	14%	8,871	86%
Glasgow City Region	218,686	55,466	25%	163,244	75%
SCOTLAND	794,991	227,625	29%	567,353	71%

Figure 3.12 - Dwelling Stock Under-Occupation - House Type

	Total	Houses	%	Flats	%
East Dunbartonshire	20,284	19,662	97%	815	4%
East Renfrewshire	15782	15125	96%	721	5%
Glasgow City	39,804	27,851	70%	11,988	30%
Inverclyde	10,678	7,896	74%	2,483	23%
North Lanarkshire	41,613	39,804	96%	1,939	5%
Renfrewshire	24,725	20,609	83%	4,090	17%
South Lanarkshire	55,430	54,184	98%	1,530	3%
West Dunbartonshire	10,370	8,423	81%	2,000	19%
Glasgow City Region	218,686	193,553	89%	25,566	12%
SCOTLAND	794,991	727,183	91%	67,823	9%

Figure 3.13 - Dwelling Stock Under-Occupation - Tenure

	Total	Owner Occupied	%	Social Rented	%	Private Rented	%
East Dunbartonshire	20,284	19,629	97%	*	*	*	*
East Renfrewshire	15,782	15,045	95%	*	*	*	*
Glasgow City	39,804	31,849	80%	5,110	13%	2,880	7%
Inverclyde	10,678	8,830	83%	1,171	11%	*	*
North Lanarkshire	41,613	35,042	84%	6,662	16%	*	*
Renfrewshire	24,725	20,456	83%	1,813	7%	*	*
South Lanarkshire	55,430	50,879	92%	3,740	7%	*	*
West Dunbartonshire	10,370	8,665	84%	1,439	14%	*	*
Glasgow City Region	218,686	190,395	87%	19,934	9%	2,880	1%
SCOTLAND	794,991	704,703	89%	51,786	7%	38,508	5%

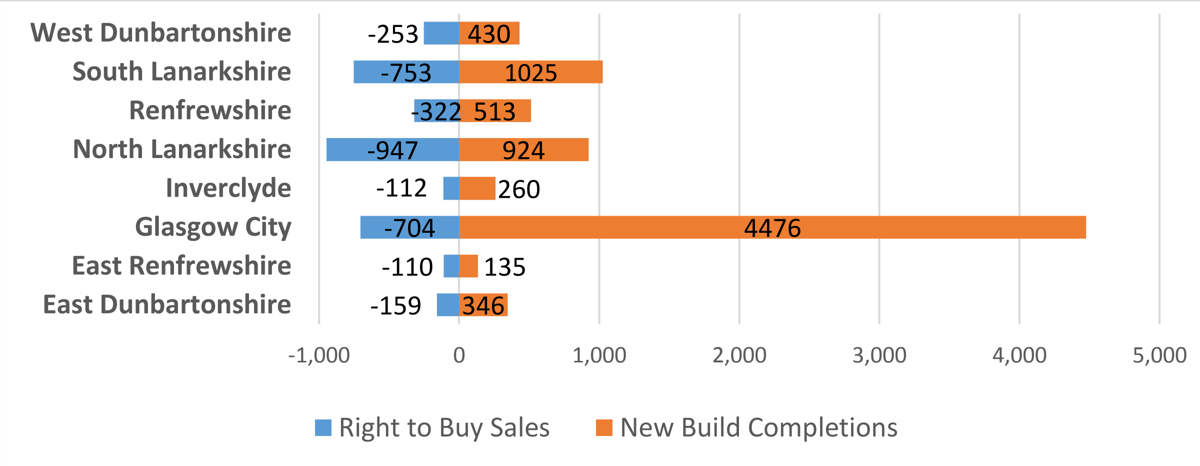
Source: Scottish House Condition Survey 2017-19 (Local Authority Tables) *Data not available

3.2.18 Figures 3.11 to 3.13 show that almost 220,000 dwellings are under-occupied in the GCR area, which may present opportunities to more effectively meet need and demand through more flexible use of stock. It may be concluded that the issue of under-occupation is one that predominantly affects housing stock that was built after 1945, with around 75% of dwellings of that age in Glasgow City Region having two or more bedrooms above the minimum required.

3.2.19 It can also be concluded that the vast majority of under-occupied dwellings are houses, although much of the 12% figure for flats can be attributed to Glasgow, Inverclyde, Renfrewshire and West Dunbartonshire. In terms of tenure, under-occupation is very much an owner-occupied phenomenon, ranging from 80% to 97% of the under-occupied stock in the GCR authorities. There are reasonably high levels of under-occupation in the social rented sector in Glasgow, Inverclyde, North Lanarkshire and West Dunbartonshire, which may indicate the need to adapt or replace stock through Local Housing Strategies to meet need.

3.2.20 In the period between 2006 and 2016, a total of 10,862 homes were sold across Glasgow City Region under Right to Buy (RTB), an average of just over 1,000 per year (see www.gov.scot/collections/housing-statistics) Over the five-year period 2014-19, across Glasgow City Region 8,109 new affordable homes were completed and 3,360 social homes were sold under RTB, giving a net change (excluding demolitions and conversions) of 4,749 homes (see Figure 3.14 below).

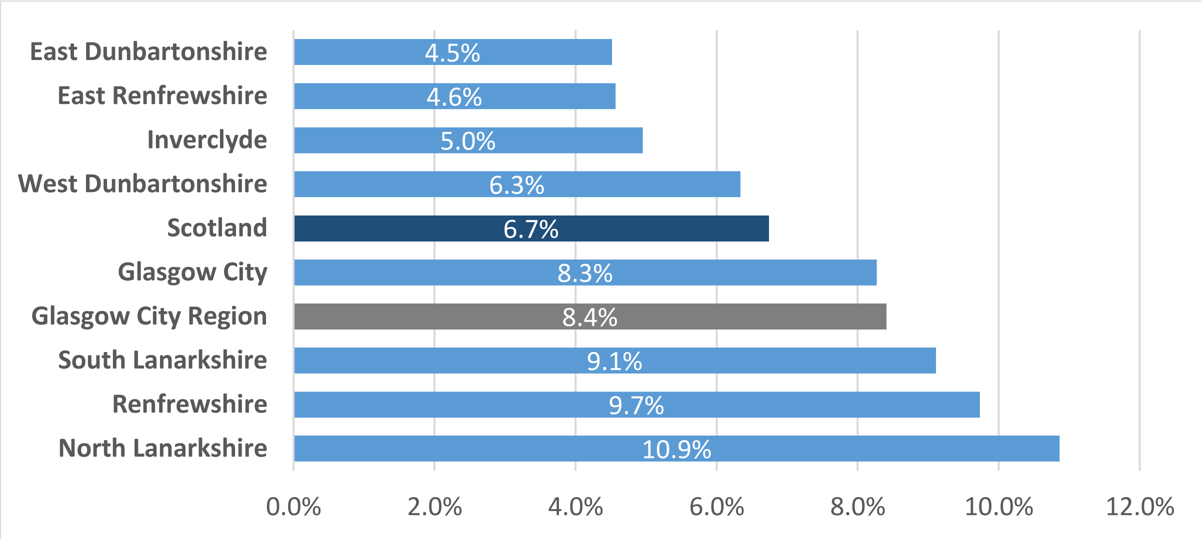
Figure 3.14: Social Housing Stock Flows (2014-19)



www.gov.scot/collections/housing-statistics

3.2.21 Across Glasgow City Region, there are an estimated 70,890 dwellings containing a long-term sick or disabled person who is restricted by the dwelling. This is equivalent to 8.4% of all dwellings, which is higher than for Scotland (6.7%). North Lanarkshire has the highest estimated percentage (10.9%) which equates to an estimated 16,500 dwellings and households.

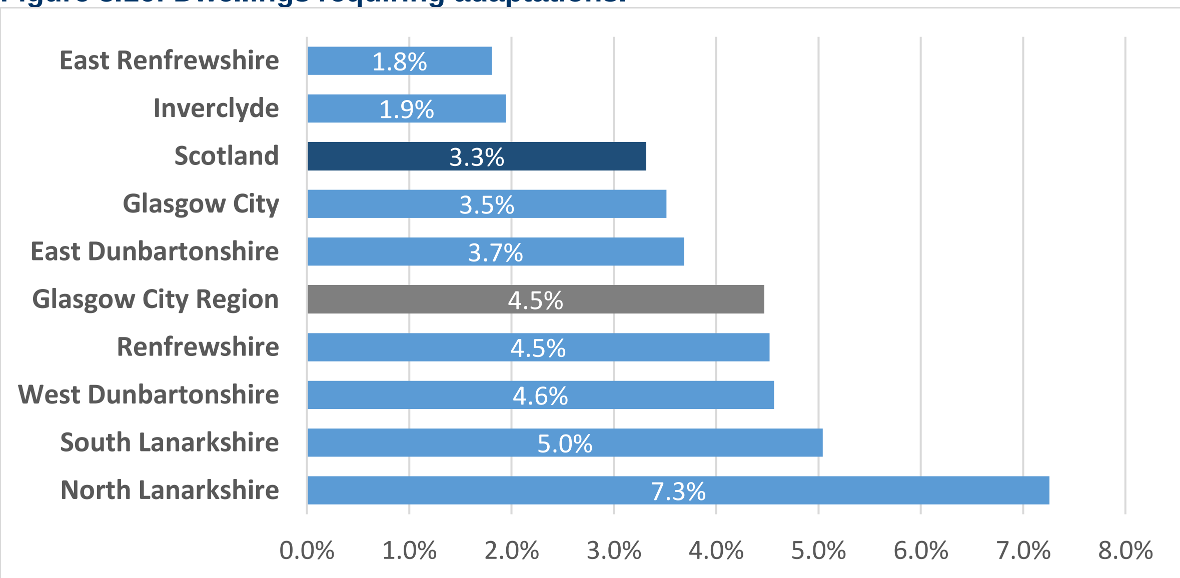
Figure 3.15: Dwellings containing a long-term sick or disabled person who is restricted by the dwelling.



The Scottish House Condition Survey (SHCS)

3.2.22 The Scottish House Condition Survey records the proportion of households in each Local Authority and sub-group that report requiring adaptations. This gives a broad indication of the number of people who think their home requires some form of adaptation to support independent living. The SHCS 2019 indicated that 4.5% of all households reported that they may require adaptations for living in their existing home, amounting to approximately 38,000 homes and this varies by local authority. North Lanarkshire has the highest estimated percentage (7.3%) which equates to an estimated 11,000 dwellings requiring adaptations to support households (29% of the Glasgow City Region total).

Figure 3.16: Dwellings requiring adaptations.



The Scottish House Condition Survey (SHCS)

3.3 Future social housing supply and sustaining communities

3.3.1 Glasgow City Region has over 240,000 social rented homes, which include over 90,600 homes provided by local authority social landlords (Glasgow City and Inverclyde undertook large scale voluntary transfer of the council housing stock). The Glasgow City Region Housing Market Partnership undertook a high-level review to estimate a range for social housing stock that could be affected by potential long-term effectiveness (LTE) issues. This included consideration of factors of low demand as well as other key drivers, including information regarding: non-traditional construction type; unpopular property type; poor property condition; high turnover/void rates; high void and repair costs, high future investment costs and estate management issues.

3.3.2 As a broad consideration of LTE, this review exercise estimated that potentially up to 10% of all Glasgow City Region housing stock (around 24,000 properties) may be affected by one or more LTE factor which could require an additional response beyond usual management and planned investment. Examples of research and engagement as well as committed programmes include the following:

- In Inverclyde, work has been undertaken to understand what areas may be vulnerable to being at risk, low demand and require attention in the future, taking consideration of demographic projections that indicate an ageing population and potential population decline. Specific analysis undertaken for the New Build Impact Assessment indicates there continues to be significant demand for social housing across Inverclyde, and existing social rented stock and turnover does not meet all expressed demand on the housing registers. Inverclyde Council have set out an Eastern Gateway Development Strategy for this area of Port Glasgow and designated this a ‘Priority Place’ within the Inverclyde Local Development Plan. The strategy includes recommendations for reprovisioning of mixed tenure housing in both the Clune Park and Kelburn estates. Inverclyde Council are also looking to take forward other Strategic Housing Priority Areas.
- Renfrewshire Council undertook a strategic management analysis exercise which identified approximately 20% of Council properties, across Paisley, Johnstone and Renfrew, as having performance and long-term effectiveness issues, based on a combination of one or more of the identified factors above. Renfrewshire Council have committed to a major renewal and investment programme to address these issues and is developing detailed plans for a phased approach.
- North Lanarkshire has set out plans for long-term investment and re-provisioning of multi-storey tower blocks and some low-rise blocks. This programme adopts a phased approach which spans over twenty years.
- South Lanarkshire Council continues its housing led regeneration of Whitlawburn, Cambuslang. Following demolition of older properties that failed to meet relevant quality and energy efficiency standards, 230 new homes for social rent are being constructed.

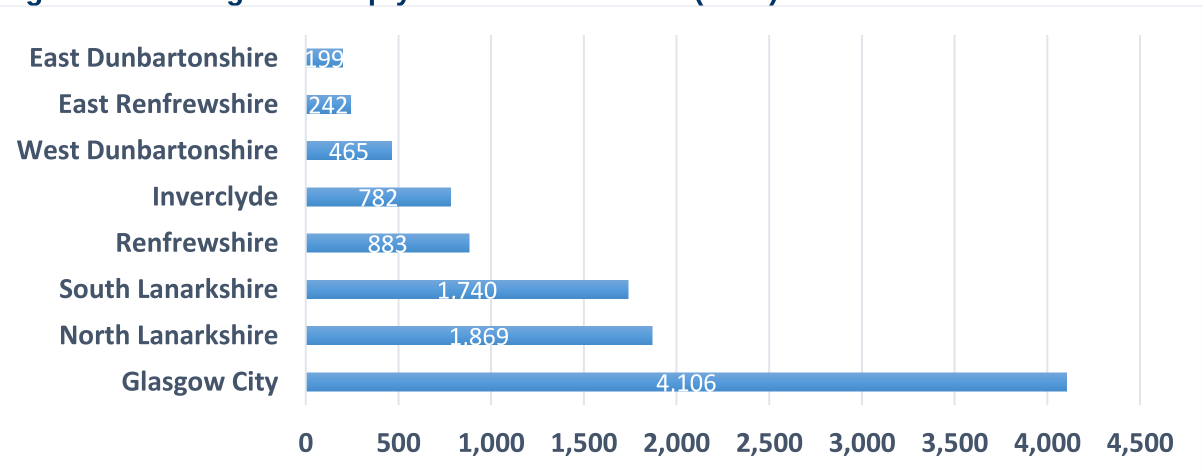
3.3.3 In addition, data published via the Scottish Housing Regulator was considered. All registered social landlords are required to submit an annual return on the Scottish Social Housing Charter to the Scottish Housing Regulator. This includes reporting of ‘low demand’ properties. For the charter return, a low demand property (empty or occupied) is identified where one or more of the following symptoms are exhibited:

- Generally, a small or non-existent waiting list for the property. A determination is made by comparing the number of applicants on the waiting list for the property against the number of applicants on the waiting lists for other properties in the same letting area. Local knowledge is also applied, as low turnover rates may function as a deterrent for potential applicants thus constraining the waiting list.
- Tenancy offers on a dwelling are frequently refused (more than three times where an offer of tenancy is made) for other than personal reasons, defined as a non-property or letting area related reason.
- Considerably higher than normal rates of tenancy turnover for a property in an area.

3.3.4 The most recent published charter returns (2018/19) identified 15,952 low demand properties across Glasgow City Region, approximately 7.6% of the total supply (excluding regional, national and specialist providers, where it was not possible to determine the local authority).

3.3.5 Long term empty properties are those which have been empty for 6 months or more. Scottish Government data indicate that, in 2020, there were around 10,300 long-term empty and second homes across the Glasgow City Region and 71,800 in Scotland as a whole. Therefore, approximately 1.2% of all housing across Glasgow City Region was long-term empty or second homes, compared to 2.9% for Scotland as a whole.

Figure 3.17: Long-term empty and second homes (2020)[47]



[47] Scottish Government Housing Statistics 2020 (see: https://www.gov.scot/publications/housing-statistics-empty-properties-and-second-homes/); "Information on empty properties and second homes is collected each year from Local Authorities through the CTAXBASE data collection.

3.4 Key Issues Table:

Housing Stock profile, Pressures (and existing need) and Management Issues

Local Housing Strategy (LHS) and Local Development Plan (LDP	Summary and Key Issues
General Issue	
• The characteristics of the stock profile of housing within the GCR have been identified, and some broad market wide issues highlighted. However, given significant stock profile variations between authorities and smaller localities, it will be for Local Housing Strategies and Local Development Plans, to explore those characteristics in more detail, including for each tenure. Trends that should be explored, include for example, identifying that under-occupancy in the owner-occupied sector could be targeted as a housing solution through incentives to downsize.	
Housing (condition) quality	
• Evidence suggests housing (condition) quality in the Glasgow City Region has improved over the past decade, but many homes remain in disrepair or below quality standards. • Most social rented homes comply with regulatory standards, but some are exempt or in abeyance, and work will require to be continued to bring homes up to the required standards. • The Energy Efficiency Standard for Social Housing post 2020 (ESSH2) and achieving 'net zero' present significant challenges for resources and investment, deliverability, availability of technology, supply chain, skills, labour and overall capacity of the market to deliver. • Housing (condition) quality issues continue to be a greater concern in the private sector, with specific challenges related to engaging private owners and progressing works in mixed tenure blocks and estates. • The supply, maintenance and improvement of older private sector properties, in particular homes over one hundred years old, remains a considerable challenge, in particular to meet sustainability and climate change targets for energy efficiency and decarbonisation.	
Housing stock pressures and management	
• Pressure for social rented housing varies considerably across local authorities in the Glasgow City Region. At a local authority level, evidence indicates East Renfrewshire and East Dunbartonshire have higher demand pressures and North Lanarkshire and West Dunbartonshire lower demand pressures. However, within each local authority, there are sub-local authority letting areas which show evidence of higher demand pressures. • All authorities have waiting list demand for social rented housing, with substantial numbers of applicants on waiting lists and housing registers. • There is evidence of significant levels of under-occupation within the owner-occupied sector. This may present issues for older households in relation to the	

- daily upkeep, general maintenance and overall suitability of their homes as they age.
- Housing options for older people who are home owners to down-size, may be more limited due to the age, type and value of existing homes which affects the available pool of buyers, as well as the availability of appropriate market options for purchase. This may be a greater challenge within local authority areas and sub-housing markets with above average levels of private sector housing and higher average property values.
- Overcrowding is a more significant issue in the social rented sector, mainly affecting family households. This presents implications for the type and location of homes that are funded via affordable housing supply programmes as well as for allocation policies and existing stock in terms of potential remodelling, conversions and extensions.

Local Housing Strategy (LHS) and Local Development Plan (LDP	**Summary and Key Issues**

Size, type, tenure and location of future social housing supply

- An increasingly older population presents implications for the type, size and location of homes across tenures. Improving accessibility and suitability of both new and existing homes across all tenures is a key priority.
- A key priority is to increase the supply of 'wheelchair' liveable and adaptable homes across all tenures.
- Evidence suggests that there will continue to be a need for smaller homes as well as larger family homes in the social sector, across Glasgow City Region. The requirements will be determined locally through development of Local Housing Strategies and associated plans.
- There is a need for further engagement with private housing developers to stimulate the owner occupation market to deliver homes that meet the needs of a changing population, including options suitable for older households wishing to down-size and households with disabled people.
- There will be a continuing need for equipment, adaptations, care and support, and technology given the projected population growth amongst older households, and also in health improvements and life expectancy of people with learning disabilities and other health conditions.

Sustaining communities

- Across Glasgow City Region, local authorities have set out regeneration plans to address low demand and ineffective housing stock. This will improve the quality of places and communities, providing high quality affordable homes that are better connected (physically, socially and digitally).
- The HNDA does not cover land issues. However, known factors addressed in development plans and housing investment are land supply and conditions, which have a significant bearing on planning and delivery of new homes.

4 Chapter 4, Estimating Future Housing Need and Demand

4.1 Context

4.1.1 This chapter provides the estimates of future additional housing units, setting out a range of scenarios modelled. The Chapter closely follows on from Chapter 2, which sets out evidence on the key demographic, economic and policy drivers affecting the city region and its local housing markets. This provides a context for understanding the wide-ranging matters that require to be considered, to conclude on the assumptions and judgements behind the data inputs for the HNDA Tool, and to support the choice of the scenarios modelled.

4.1.2 The evidence presented is in fulfilment of the CHMA Core Criteria for 'robust and credible' status for Core Output 2 and Core Processes 4 and 5.

Core Output

2	**Estimate a RANGE of additional future housing units:** • Figures should be broken down into the number of households who are likely to afford owner occupation, private rent, below market rent, and social rent. • Estimates must be reported for each five-year period of the projection, and the cumulative total at the end of the full projection. • The geography chosen should fit with those required for the Local Housing Strategy and Development Plan. • Assumptions and choices made about scenarios (demographic, existing need, house price, income and affordability) used in the Tool must be based on evidence and clearly explained in the HNDA.

Core Processes

4	Assumptions, judgements and scenarios are well reasoned and transparent.
5	Key findings have been summarised, at the start of the HNDA, using the Key Findings Template provided by the CHMA. Figures should be shown for each five-year period of the projection and the cumulative total at the end of the projection.

4.2 HNDA Scenarios and Tool Assumptions

4.2.1 This HNDA used the Scottish Government's HNDA Tool, which includes a range of pre-populated datasets and default calculations that taken together are described by the CHMA as the 'prevailing state of the Scottish housing market and economy' from 2020 to 2040.

4.2.2 The results are set out in the supporting evidence spreadsheet - *HNDATool_v4_August2021_GCRv2_0_HNDA* Please note all supporting files in the document are available on the HNDA section of the Clydeplan website[48].

4.2.3 The tool requires a geography to be selected from a pre-populated list. As described in Chapter 1, the HMP are content that the Glasgow City Region remains the functional Housing Market Area, and the tool allows for outputs at this geography (while also providing the outputs at the constituent Local Authority areas).

4.2.4 The tool requires a start date. The default is for 2020. As described in Chapter 1, (1.6 HNDA Tool Estimates and Projection Periods) the GCRHMP determined that the year 2022 would be most appropriate to align with National Planning Framework 4. Changing the start date limits the full projection period to 19 years (January 2022 to December 2040). As such, a technical adjustment was required to give outputs for the final period, which covered four years rather than five[49].

4.2.5 The tool has the option for other user-input changes to be made to describe alternative scenarios including to, the household projections; existing need estimates; income, growth and distribution; prices and affordability; and rent growth assumptions, and these are described below.

4.2.6 Changes to default settings were applied to worksheets S1 to S8 (representing each local authority area) rather than applied direct to the Scenario All worksheet (representing the GCR housing estimates). This is because the tool does not cascade scenarios down to local authority geographies, but rather sums upwards from local authority scenario outputs to the GCR.

4.2.7 **Household Projections –** The tool is pre-populated with the three variants of the National Records of Scotland 2018-based household projections (low, principal, high). GCRHMP noted other projections and determined that there are no other projections more robust or up to date at the geographies required. GCRHMP also noted NRS 2020-based national household projections, demonstrating various (negative) Brexit implications which all show lower household numbers than even the 2018-based low variant. Figures were not available, however, at local authority level and were not introduced for the tool.

4.2.8 GCRHMP noted that, irrespective of the NRS variant considered, Inverclyde and West Dunbartonshire household projections show periods of decline. Following

[48] o 3_HNDATool_v4_August2021_GCRv2_0_HNDA spreadsheet

[49] The CHMA identified alternative coding which would have allowed the tool to provide tenured outputs for the final year of the 20 year period. This was received by the GCRHMP after the initial HNDA report was submitted. While the GCRHMP note and understand the technical fix suggested by the CHMA, the resource required to re-run the tool would be significant on the GCRHMP while, in their view, would accrue little benefit given an updated HNDA (or equivalent) will likely be required before 2041 and noting that the outcome would in general lower annual need and demand overall (because need and demand is so much lower by the end of the projection period). The HMP are satisfied that the 19 year period exceeds equivalent processes such as the MATHLR process (15 condensed to 10) and have previously run with a 17 year period for planning purposes (in the previous HNDA) so are content that periods not totalling 20 years will be understood and accepted by the reader.

advice from the CHMA about the limitations of the tool (namely, that it can produce negative housing need where household projections are negative) and having considered three options provided by the CHMA to address projected decline through the tool, the HMP adjusted the Household Projections (Step 1, Input 1 within the HNDA Tool) to replace NRS projected decline with a replication of the previous year's figure. This was applied to each of the variants to ensure that they do not have annual decline in households at any point. The partnership considered this scenario more realistic, particularly given past NRS projections of decline which did not materialise. In essence, where applicable, household figures 'hold steady' rather than follow the NRS projection for decline.

4.2.9 The adjustments are applied via the [Step 1 Input 1 "User"] options in the household projection section of the tool. The projection changes are to Inverclyde and West Dunbartonshire specifically, but they impact on the Glasgow City Region overall total and therefore the housing estimate outputs (by increasing them for the scenarios, and as evidenced in Chapter 2, para 2.2.25)[50].

4.2.10 **Economic Context and** Trends **and Implications for HNDA Scenarios and Tool Assumptions**). It was considered that the HMP should model the 'prevailing state of the Housing Market and economy', as described by the CHMA, while acknowledging that much of the more recent evidence (see 2.2, Demographic and Social Trends) suggests that lower migration and higher mortality are likely to be in effect (at least in the short-term) than that anticipated by the NRS in their preparation of the 2018-based projections or by the CHMA in their setting up of the tool.

4.2.11 Therefore, the household projection inputs used were the 'User 1 - NRS 2018 Principal amended to no HH decline' input, that describes the principal scenario, scenarios 3 and 4 while 'User 2 – NRS 2018 Low amended to no HH decline' household projection input describes scenario 1 and 2.

4.2.12 **Existing Need for Additional Housing Units –** the HNDA Tool includes default assumptions for existing need using the HoTOC method[51]. While other measures of existing need were considered including a survey undertaken by Diffley on behalf of Homes for Scotland that identified a wider range of housing demand, it did not identify the *net* need for additional homes required by the tool and as such it was considered that it would be better considered in assessments beyond the HNDA. Figures from the HoTOC method of calculating existing need are used for all scenarios. For the GCR geography existing need is considered to be 6,350.

4.2.13 The tool also includes a period over which the existing need will persist (and beyond which it will dissipate if not addressed). The default period is 5 years. However it is noted that the Scottish Government untethered the HoTOC from its base date and stretched its dissipation over a 10-year period through the process and justification for the MATHLR process. Given also that the new Development Plan period will be 10 years, it was considered appropriate to align with the Scottish Government's most recent process and justification, resulting in the dissipation period for existing need being set at 10 years for all scenarios.

4.2.14 Existing need is also discussed within Chapters 2, 3, and 5.

[50] See Annex B

[51] HoTo C - This is a count of homeless households in temporary accommodation and households who are both overcrowded and concealed. HNDA Toolkit Guidance (December 2020)

Table 4.1 Level of delivery of affordable housing across GCR (2009-19)

	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	Ave 2009-19	Ave 2014-19
East Dunbartonshire	26	133	30	157	138	141	13	120	20	52	83	72
East Renfrewshire	119	57	15	119	16	0	32	60	0	43	46	30
Glasgow City	922	1090	1202	590	725	1293	774	785	842	782	901	896
Inverclyde	336	25	376	159	126	6	97	0	68	89	128	65
North Lanarkshire	244	251	165	166	193	192	154	85	324	169	194	186
Renfrewshire	109	90	236	175	196	40	132	108	77	156	132	107
South Lanarkshire	359	56	243	247	141	45	109	235	221	415	207	205
West Dunbartonshire	78	48	217	13	48	102	91	72	42	123	83	86
Glasgow City Region	2,193	1,750	2,484	1,626	1,583	1,819	1,402	1,465	1,594	1,829	1,775	1,647

4.2.15 **Affordability, Income Growth and Distribution** – the HNDA Tool includes Scottish Government Data on Small Area Incomes as a pre-populated data source. The HMP are content that this data source remains the most relevant, and applicable given the challenges in accessing and publishing other related data sources such as CACI data used in earlier versions of the HNDA Tool. The existing need figure across the GCR is 6,350 houses, or 635 houses per year over a 10 year period. In order to provide context for the most appropriate period over which this need should be addressed, Table 4.1 above shows the level of delivery of affordable housing across GCR in recent years. This would appear to indicate that the level of need could be addressed relatively quickly. However, it is noted that the delivery of affordable housing is influenced by a number of factors, including:

- availability of public sector funding;
- the operation of affordable housing policies;
- access to land where local authorities may not have significant ownership;
- the need to also meet the housing needs of newly forming households;
- the sustainable management of Local Development Plan delivery programmes; and
- the capacity of the development industry.

4.2.16 With these factors in mind, it has been concluded that it would be appropriate to address existing housing need over a 10 year period.

4.2.17 **Income** - The HNDA Tool provides a default growth in median income of 2.5% which it describes as 'Moderate Real Terms growth'. However, the Tool allows the user to adjust this factor, and the HMP have taken the opportunity to model different scenarios based on evidence described in chapter 2 (2.3 Affordability Context and Trends).

4.2.18 While uncertainty is the overarching theme in much of the evidence, scenarios based on 'Moderately Below Real Terms growth' (1.5%), 'Moderate Real terms Growth' (2.5%) and High Real Terms growth' (3.5%) were considered appropriate.

4.2.19 The HNDA Tool also provides an opportunity for the user to make a broader prediction about income distribution, while allowing for adjustments for greater equality or inequality.

4.2.20 As described in sections 2.3.14 to 2.3.18, income growth across the UK has varied between lower and higher income levels. There is no available evidence on this below the national UK level, and while within the GCR, housing remains relatively affordable compared with other city regions, all scenarios maintain the CHMA 'prevailing state of the Housing Market and economy' default input.

4.2.21 **Prices and Affordability** - the HNDA Tool includes assumptions about how house prices will change (it is assumed they will increase) over the period 2022 to 2040, and assumes that growth will be consistent across the market.

4.2.22 The HNDA Tool sets 1.6% per annum as the default 'Trend Growth' house price increase. It is equivalent to average Scottish house price growth (UK HPI) over the last ten years.

4.2.23 Office for National Statistics analysis indicates that Brexit and the pandemic have significantly impacted on house prices in Scotland, with price increases estimated at 16.9% on average between August 2020 and August 2021. (https://www.ons.gov.uk/economy/inflationandpriceindices/bulletins/housepriceindex/august2021)

4.2.24 Until the last two or three years the improved lending environment for first time buyers and, consistent interest rates which had remained at historically low levels for a prolonged period had led to, and improved affordability within lower quartile house prices (see 2.3 Affordability Context and Trends). However, the more recent increases in interest rates to address inflation is starting to feed through to the housing market and is considered likely to limit those who can access funding to purchase new homes.

4.2.25 'Trend growth' of 1.6% along with 'Moderately High' growth of 2.3% are considered reasonable scenarios to model over the longer term.

4.2.26 The next user option in the Tool allows for the adjustment of the point of interest in the distribution for the affordability calculations. The default is 25%. Evidence identified within Chapter 2 (2.3 Affordability Context and Trends and 2.9 Implications for HNDA Scenarios and Tool Assumptions) did not identify sufficient evidence that this element should be adjusted from the 'prevailing state of the Scottish Housing Market and economy' as described by the CHMA.

4.2.27 The final user option under prices and affordability is the income ratio. This is based on prices rather than mortgage level. According to the CHMA, the default value of 3.9 is equivalent to an 82% mortgage at an income multiple of around 3.2. Again, evidence identified within chapter 2 on incomes (2.3.14 to 2.3.18 and 2.9 Implications for HNDA Scenarios and Tool Assumptions) did not identify sufficient evidence that this element should be adjusted from the 'prevailing state of the Scottish housing Market and economy' as described by the CHMA.

4.2.28 **Rental Growth and Tenure Splits** – the HNDA Tool includes assumptions about how rental prices will change (specifically increase) over the period 2022 to 2040. By default, this matches the 1.6% trend-based growth set as the default for house price growth as described above.

4.2.29 Chapter 2 (2.3.18 to 2.3.32) describes trends in the rental market and recognised local differences including the potential impact of large-scale build-to-rent offers entering the market early in the projection period. This introduced uncertainty rather than pushing in a faster or slower direction. In lieu of regional information on this aspect, it was considered reasonable to maintain the setting that describes the 'prevailing state of the Housing Market and economy' as described by the CHMA and for this to be an aspect that will need to be considered beyond the HNDA. Private renting often offers a relatively rapid response to changing external market conditions (e.g. student housing in Glasgow City) and should be monitored closely at local authority and sub authority geographies with local responses adopted within LHS and LDPs.

4.2.30 The final set of user inputs are three interlinked assumptions that determine to what tenure each additional household will require access.

4.2.31 The first input 'proportion of the market who buy' can be thought of as a "Wealth constraint" according to the CHMA. The default setting is 60%.

4.2.32 Of the remaining two inputs, the 'Upper income-to-rent threshold' determines the high end of those requiring below market rent based on median rents while the 'Lower income-to-rent threshold' determines the split between social rent and below market rents based on Local Housing Allowance (30% of market rents). The default settings for these inputs are 25% and 35% respectively.

4.2.33 Evidence set out in Chapter 2 did not warrant moving away from the default settings that describe the CHMA's 'prevailing state of the Scottish Housing market and economy'.

4.2.34 **Overview of Scenarios modelled –** In total, five scenarios have been modelled including the 'prevailing state of the Scottish housing market and economy'. These use the evidence in chapter 2 (2.9 Implications for HNDA Scenarios and Tool Assumptions) and the changes described above. They are summarised as follows:

Principal Scenario	**Prevailing state of the Scottish housing market and economy** This is formed from the default settings provided by the CHMA, that describe the 'prevailing state of the Scottish housing market and economy' scenario but which have adjustments to ensure no household decline and persistence of existing need over 10 years.
Scenario A	**Early Covid-19/Brexit impacts persist** Migration is constrained by the twin impacts of Brexit and Covid-19 over the longer term. The early trends for slower income growth and more rapid house price growth than the 'prevailing state' persist.
Scenario B	**Early Post-Covid-19/Brexit impacts are weathered** Household formation continues to track positively against NRS low variant despite global conditions. Recent rapid house prices subsumed to 'prevailing state' over the projection period while income rises less rapidly than the 'prevailing state'.
Scenario C	**Pre-Covid-19/Brexit Levels anticipated** Household formation accelerates to 'prevailing state', with no negative impacts on migration or household formation from Covid-19 or Brexit. Economy re-adjusts to present moderate income and house price growth over the projection period.
Scenario D	**Economic Recovery** Household formation accelerates to 'prevailing state' as GCR generates high real terms income growth while maintaining 'core trend' house price and rental growth.

4.3 HNDA Administrative Change Outputs

4.3.1 The following figures and tables summarise the outcome resulting from the administrative changes described in section 4.3. Namely: to use a 19-year period instead of 20; change the start date from 2020 to 2022; extend the persistence of existing need from 5 years to 10; and to amend the NRS projections to prevent household decline (changes from original default tool set-up marked in red text).

Figure 4.1: Administrative changes shown to aid transparency in process

ACTIVE SCENARIO	'Constrained Total' Default Settings -4	'Constrained Total' Default Settings -3	'Constrained Total' Default Settings -2	'Constrained Total' Default Settings -1	'Constrained Total' Default Settings
Scenario Name	20 year period - default inputs	19 year period - default inputs	19 year period - default inputs except: 2022 start date	default inputs except: 2022 start date and existing need persists for 10 years	default inputs except: 2022 start date, existing need persists for 10 years, and no HH decline
Summary Justification	the prevailing state of the Scottish housing market and economy	the prevailing state of the Scottish housing market and economy	the prevailing state of the Scottish housing market and economy	the prevailing state of the Scottish housing market and economy	the prevailing state of the Scottish housing market and economy
Projection duration (yrs)	20	19	19	19	19
Household Projection Period	2020-2039	2020-2038	2022-2040	2022-2040	2022-2040
Total number of new **households over the projection period**	63,240	60,899	56,054	56,054	59,597
Total households with **existing need (net)**	6,350	6,350	6,350	6,350	6,350
Number of years to clear existing need	5	5	5	10	10
CUMULATIVE TOTAL AT END OF PROJECTION PERIOD					
Total households over the projection period who *may* afford:	'Constrained Total' Default Settings	'Constrained Total' Default Settings	19 year period - default inputs except: 2022 start date	default inputs except: 2022 start date and existing need persists for 10 years	'Constrained Total' Default Settings
OWNER OCCUPATION	23,286	22,375	20,477	20,494	22,120
PRIVATE RENT	14,656	14,085	13,072	13,076	13,611
BELOW MARKET RENT	11,601	11,199	10,308	10,302	10,991
SOCIAL RENT	20,048	19,590	18,548	18,531	19,225
Total additional future housing units for period	**69,590**	**67,249**	**62,404**	**62,404**	**65,947**
MARKET SECTOR	37,941	36,460	33,549	33,571	35,731
AFFORDABLE SECTOR	31,649	30,789	28,855	28,833	30,216

4.3.2 The administrative changes mainly affect the number of new (additional) households projected to form – reducing the total. This is because new households are projected by the NRS to form more slowly between 2038 to 2040 than they were between 2020 and 2022.

4.3.3 The administrative change to address the inclusion of negative household projections into the tool, broadly adds the need for 3,500 additional homes to the GCR total. It also happens to have the effect of bringing the GCR total back up to ~66,000, closer to the 19-year default housing estimates (~67,000) from 2020 onwards following an initial decrease (to ~62,500) attributed to moving the starting point on 2 years.

4.3.4 The four steps shown (left to right) in Figure 4.1 lead to the 'prevailing state of the Scottish housing market and economy' scenario. This is carried forward as the Principal Scenario and considered against four other variations on this model, informed by market and economic conditions (as highlighted in chapter 2 and 2.9 Implications for HNDA Scenarios and Tool Assumptions).

4.3.5 The administrative change to amend the period over which existing need persists (to align with Scottish Government's justification for similarly attributing HoTOC over 10 years for the MATHLR process) and makes no difference to the headline figures above but does reduce the annual housing estimate for years 1-5 and correspondingly increases the 5 -10 year periods, as shown in Figure 4.2 below.

Figure 4.2: Annual need moving from 5 to 10 year persistence

ACTIVE SCENARIO	'Constrained Total' Default Settings -2	'Constrained Total' Default Settings -1
Scenario Name	19 year period - default inputs except: 2022 start date	default inputs except: 2022 start date and existing need persists for 10 years
ANNUAL NEED - YEARS 1 TO 5		
Total households over the projection period who *may* afford:	19 year period - default inputs except: 2022 start date	default inputs except: 2022 start date and existing need persists for 10 years
OWNER OCCUPATION	1,275	1,090
PRIVATE RENT	825	705
BELOW MARKET RENT	677	579
SOCIAL RENT	1,591	1,360
Annual additional future housing units per year for this 5 year period	**4,369**	**3,734**
ANNUAL NEED - YEARS 5 TO 10		
Total households over the projection period who *may* afford:	19 year period - default inputs except: 2022 start date	default inputs except: 2022 start date and existing need persists for 10 years
OWNER OCCUPATION	876	1,064
PRIVATE RENT	560	681
BELOW MARKET RENT	451	549
SOCIAL RENT	1,057	1,285
Annual additional future housing units per year for this 5 year period	**2,944**	**3,579**

4.3.6 Figure 4.3 summarises the market and economic scenarios and their corresponding inputs. Note that all these final scenarios adopt a 10-year period for the “years to clear existing need”. Changes from the ‘Prevailing State’ scenario are shown with a light blue background.

Figure 4.3: Tool Inputs that Underpinned Scenarios

ACTIVE SCENARIO	Principal Scenario	Scenario A	Scenario B	Scenario C	Scenario D
Scenario Name	Prevailing State	Early Covid-19/Brexit impacts persist	Early Post-Covid-19/Brexit are weathered	Pre-Covid-19/Brexit Levels anticipated	Economic Recovery
Summary Justification	the prevailing state of the Scottish housing market and economy - no HH decline	Constrained migration, slow income growth and faster house prices rises	Household formation maintained at past levels. Subdued Income	Faster household growth in line with 'prevailing state'. Moderate income and House Price growth	Faster household growth in line with 'prevailing state'. High Real Terms Income growth
Household Projection	User 1 - NRS 2018 Principal amended to no HH decline	User 2 - NRS 2018 Low amended to no HH decline	User 2 - NRS 2018 Low amended to no HH decline	User 1 - NRS 2018 Principal amended to no HH decline	User 1 - NRS 2018 Principal amended to no HH decline
Adjustments (y/n)	No	No	No	No	No
2. Existing Need Choices					
Existing need (and method)	6350 (HoTOC)	6350 (HoTOC)	6350 (HoTOC)	6350 (HoTOC)	6350 (HoTOC)
Affordability Model Used (y/n)	No	No	No	No	No
Number of years to clear existing need	10	10	10	10	10
3. Income Growth & Distribution Choices					
Income Data Used	Scot Gov't Income Estimates 2018	Scot Gov't Income Estimates 2018	Scot Gov't Income Estimates 2018	Scot Gov't Income Estimates 2018	Scot Gov't Income Estimates 2018
Median Income Scenario	Moderate Real Terms Growth (2.5%) (CoreDefault)	Moderately Below Real Terms Growth (1.5%)	Moderately Below Real Terms Growth (1.5%)	Moderate Real Terms Growth (2.5%) (CoreDefault)	High Real Terms Growth (3.5%)
Change in Income Distribution	No Change (0.0%) (CoreDefault)	No Change (0.0%) (CoreDefault)	No Change (0.0%) (CoreDefault)	No Change (0.0%) (CoreDefault)	No Change (0.0%) (CoreDefault)
4. House Price Choices					
Prices and Affordability	Trend Growth (1.6%) (CoreDefault)	Moderately High Growth (2.3%)	Trend Growth (1.6%) (CoreDefault)	Moderately High Growth (2.3%)	Trend Growth (1.6%) (CoreDefault)
Percentile	25%	25%	25%	25%	25%
Income Ratio	3.9	3.9	3.9	3.9	3.9
5. Rental Choices					
Proportion of market who _can_ buy that *do* buy	60%	60%	60%	60%	60%
Upper Income-to-rent threshold *(PRvsBMR)*	25%	25%	25%	25%	25%
Lower income-to-rent limit (*BMRvsSR*)	35%	35%	35%	35%	35%
Rent Growth Assumption	Trend Growth (1.6%) (CoreDefault)	Trend Growth (1.6%) (CoreDefault)	Trend Growth (1.6%) (CoreDefault)	Trend Growth (1.6%) (CoreDefault)	Trend Growth (1.6%) (CoreDefault)

4.3.7 Figure 4.4. shows the Glasgow City Region headline figures for the five scenarios considered by the HMP broken down into the number of households who are likely to afford owner occupation, private rent, below market rent, social rent.

4.3.8 The 'total additional future housing units for 19-year period' between 2022 and 2040 ranges from 54,153 to 65,947 homes.

Figure 4.4. Additional Future Housing Units for Each Scenario (GCR)

ACTIVE SCENARIO	Principal Scenario	Scenario A	Scenario B	Scenario C	Scenario D
Scenario Name	Prevailing State	Early Covid-19/Brexit impacts persist	Early Post-Covid-19/Brexit are weathered	Pre-Covid-19/Brexit Levels anticipated	Economic Recovery
Summary Justification	the prevailing state of the Scottish housing market and economy - no HH decline	Constrained migration, slow income growth and faster house prices rises	Household formation maintained at past levels. Subdued Income	Faster household growth in line with 'prevailing state'. Moderate income and House Price growth	Faster household growth in line with 'prevailing state'. High Real Terms Income growth
Projection duration (yrs)	19	19	19	19	19
Household Projection Period	2022-2040	2022-2040	2022-2040	2022-2040	2022-2040
Total number of new **households over the projection period**	59,597	47,803	47,803	59,597	59,597
Total households with **existing need (net)**	6,350	6,350	6,350	6,350	6,350
Number of years to clear existing need	10	10	10	10	10
CUMULATIVE TOTAL AT END OF PROJECTION PERIOD (19 years)					
Total households over the projection period who *may* afford:	'Prevailing State'	Early Covid-19/Brexit impacts persist	Early Post-Covid-19/Brexit are weathered	Pre-Covid-19/Brexit Levels anticipated	Economic Recovery
OWNER OCCUPATION	22,120	15,367	16,383	20,888	23,736
PRIVATE RENT	13,611	11,640	10,624	14,843	14,627
BELOW MARKET RENT	10,991	9,104	9,104	10,991	10,111
SOCIAL RENT	19,225	18,041	18,041	19,225	17,473
Total additional future housing units for 19 year period	**65,947**	**54,153**	**54,153**	**65,947**	**65,947**
MARKET SECTOR	35,731	27,007	27,007	35,731	38,363
AFFORDABLE SECTOR	30,216	27,146	27,146	30,216	27,584

4.3.9 The scenarios generally project an even tenure balance between market and affordable housing tenures over the 19-year period for the Glasgow City Region geography.

4.3.10 The principal scenario shows a 54% tilt to market tenure, while this increases to 58% in the 'Economic Recovery' scenario. The scenarios that factor in suppression arising from Brexit and Covid-19 have 50/50 tenure balances, although there are differences within the market sector with more private rent required in Scenario A than Scenario B, presumably reflecting the impact of higher house prices on the pool of buyers able to afford a new home.

4.3.11 As per the HNDA practitioners guide, estimates must be reported for each five-year period of the projection, and details for the Glasgow City Region are shown in Figure 4.5

Figure 4.5: Additional Future Housing Units Per Year for Each 5 Year Period 1-15, and for the 4 Year Period to 2040 (GCR)

ANNUAL NEED - YEARS 1 TO 5					
Total households over the projection period who *may* afford:	'Prevailing State'	Early Covid-19/Brexit impacts persist	Early Post-Covid-19/Brexit are weathered	Pre-Covid-19/Brexit Levels anticipated	Economic Recovery
OWNER OCCUPATION	1,160	954	971	1,141	1,188
PRIVATE RENT	726	646	629	745	742
BELOW MARKET RENT	610	513	513	610	601
SOCIAL RENT	1,396	1,299	1,299	1,396	1,362
Annual additional future housing units per year for this 5 year period	3,892	3,412	3,412	3,892	3,892

ANNUAL NEED - YEARS 5 TO 10					
Total households over the projection period who *may* afford:	'Prevailing State'	Early Covid-19/Brexit impacts persist	Early Post-Covid-19/Brexit are weathered	Pre-Covid-19/Brexit Levels anticipated	Economic Recovery
OWNER OCCUPATION	1,146	811	858	1,089	1,217
PRIVATE RENT	707	621	574	765	750
BELOW MARKET RENT	584	467	467	584	557
SOCIAL RENT	1,323	1,238	1,238	1,323	1,236
Annual additional future housing units per year for this 5 year period	3,760	3,137	3,137	3,760	3,760

ANNUAL NEED - YEARS 10 TO 15					
Total households over the projection period who *may* afford:	'Prevailing State'	Early Covid-19/Brexit impacts persist	Early Post-Covid-19/Brexit are weathered	Pre-Covid-19/Brexit Levels anticipated	Economic Recovery
OWNER OCCUPATION	1,260	820	900	1,167	1,380
PRIVATE RENT	763	650	571	856	840
BELOW MARKET RENT	609	513	513	609	542
SOCIAL RENT	694	661	661	694	563
Annual additional future housing units per year for this 5 year period	3,325	2,644	2,644	3,325	3,325

ANNUAL NEED - YEARS 15 TO 19					
Total households over the projection period who *may* afford:	'Prevailing State'	Early Covid-19/Brexit impacts persist	Early Post-Covid-19/Brexit are weathered	Pre-Covid-19/Brexit Levels anticipated	Economic Recovery
OWNER OCCUPATION	1,072	610	685	975	1,203
PRIVATE RENT	657	513	438	754	741
BELOW MARKET RENT	494	409	409	494	403
SOCIAL RENT	541	513	513	541	416
Annual additional future housing units per year for this 4 year period	2,764	2,046	2,046	2,764	2,764

4.3.12 In general, the scenarios all show decreasing annual need over time, for example, in the 'Economic Recovery' scenario, the social rented need falls from a maximum 1,396 social rented homes each year during the first five years to a maximum of 416 new social rented homes per year by the final 4 years of the projection.

4.3.13 The balance of tenures also changes over time and is dependent on the scenario. The 'Prevailing State' Principal Scenario for example begins with a 50/50 market/affordable balance before moving to 60/40 beyond year 10. The economic recovery scenario suggests the balance could move to 70/30 if incomes increase significantly without corresponding house price and rental increases.

4.3.14 This change over time is, in part, impacted by the first 10 years being supplemented by the existing need addition. Nevertheless, because the element of household growth driven by household composition change and generally diminishes over time, the annual need for an additional house correspondingly declines. The scenarios show this is even the case where projected declines in households in Inverclyde and West Dunbartonshire are ignored.

4.3.15 The HNDA Practitioner's Guide requires the HNDA to provide details at the geography that is required for the Local Housing Strategy and Development Plan – namely the Local Authority boundaries as detailed in Figure 4.6

4.3.16 Figure 4.6 below shows the 'total additional future housing units for the 19-year period' 2022 to 2040 for each local authority area as constrained by the Glasgow City regional functional housing market area, and seperated into tenures.

4.3.17 Each Local Authority area is impacted by the scenarios in different ways, largely because of the significantly different underlying household projections for each area, rather than any user input choices.

- East Dunbartonshire – additional future housing need and demand ranges from 4,152 to 4,642 homes (~220 to 245 homes per year). Between 850 and 1,000 social rented homes will be needed over the period.
- East Renfrewshire – additional future housing need and demand ranges from 5,341 to 5,876 homes (~280 to 310 homes per year). Between 675 and 700 social rented homes will be needed over the period.
- Glasgow City – additional future housing ranges from 22,135 to 28,959 homes (~1,165 to 1,525 homes per year). Between 10,300 and 11,700 social rented homes will be needed over the period.
- Inverclyde – additional future housing output is 180 homes (~13 homes per year). All 180 units are social rented homes reflecting the HoTOC backlog.
- North Lanarkshire – additional future housing ranges from 6,818 to 8,264 homes (~360 to 440 homes per year). Between 1,800 and 1,950 social rented homes will be needed over the period.
- Renfrewshire - additional future housing ranges from 5,929 to 7,026 homes (~310 to 370 homes per year). Between 1,100 and 1,325 social rented homes will be needed over the period.
- South Lanarkshire – additional future housing ranges from 9,258 to 10,650 homes (~485 to 560 homes per year). Between 1,990 and 2,275 social rented homes will be needed over the period.
- West Dunbartonshire – additional future housing ranges from 340 to 350 homes (~18 homes per year). Between 340 and 350 social rented homes will be needed over the period.

Figure 4.6: Additional Future Housing Units for Each Scenario (Local Authority)

CUMULATIVE TOTAL AT END OF PROJECTION PERIOD - Principle Scenario - Prevailing State Scenario

	GCR Combined	East Dunbartonshire	East Renfrewshire	Glasgow City	Inverclyde	North Lanarkshire	Renfrewshire	South Lanarkshire	West Dunbartonshire
EXISTING NEED	6,350	250	100	3,410	180	920	310	840	340
NEWLY ARISING HOUSEHOLDS	59,597	4,392	5,776	25,549	0	7,344	6,716	9,810	10
Total households in Housing Need	**65,947**	**4,642**	**5,876**	**28,959**	**180**	**8,264**	**7,026**	**10,650**	**350**
Total households over the projection period who may afford:									
OWNER OCCUPATION	22,120	1,458	1,720	8,836	0	3,272	2,697	4,132	4
PRIVATE RENT	13,611	1,398	2,898	2,546	0	1,866	1,973	2,928	1
BELOW MARKET RENT	10,991	803	580	5,892	0	1,194	1,108	1,411	2
SOCIAL RENT	19,225	982	678	11,684	180	1,932	1,248	2,179	342
Total additional future housing units	**65,947**	**4,642**	**5,876**	**28,959**	**180**	**8,264**	**7,026**	**10,650**	**350**

CUMULATIVE TOTAL AT END OF PROJECTION PERIOD - Scenario A - Early Covid-19/Brexit impacts persist

	GCR Combined	East Dunbartonshire	East Renfrewshire	Glasgow City	Inverclyde	North Lanarkshire	Renfrewshire	South Lanarkshire	West Dunbartonshire
EXISTING NEED	6,350	250	100	3,410	180	920	310	840	340
NEWLY ARISING ADDITIONAL	47,803	3,902	5,241	18,725	0	5,898	5,619	8,418	0
Count of newly-forming households	**54,153**	**4,152**	**5,341**	**22,135**	**180**	**6,818**	**5,929**	**9,258**	**340**
Total households over the projection period who may afford:									
OWNER OCCUPATION	15,367	1,085	1,298	5,467	0	2,402	1,973	3,142	0
PRIVATE RENT	11,640	1,295	2,711	1,989	0	1,467	1,650	2,528	0
BELOW MARKET RENT	9,104	780	655	4,341	0	1,027	984	1,317	0
SOCIAL RENT	18,041	991	677	10,338	180	1,923	1,321	2,271	340
Total additional future housing units	**54,153**	**4,152**	**5,341**	**22,135**	**180**	**6,818**	**5,929**	**9,258**	**340**

CUMULATIVE TOTAL AT END OF PROJECTION PERIOD - Scenario B - Early Post-Covid-19/Brexit are weathered

	GCR Combined	East Dunbartonshire	East Renfrewshire	Glasgow City	Inverclyde	North Lanarkshire	Renfrewshire	South Lanarkshire	West Dunbartonshire
EXISTING NEED	6,350	250	100	3,410	180	920	310	840	340
NEWLY ARISING ADDITIONAL	47,803	3,902	5,241	18,725	0	5,898	5,619	8,418	0
Count of newly-forming households	**54,153**	**4,152**	**5,341**	**22,135**	**180**	**6,818**	**5,929**	**9,258**	**340**
Total households over the projection period who may afford:									
OWNER OCCUPATION	16,383	1,165	1,408	5,927	0	2,495	2,101	3,287	0
PRIVATE RENT	10,624	1,216	2,602	1,528	0	1,374	1,522	2,383	0
BELOW MARKET RENT	9,104	780	655	4,341	0	1,027	984	1,317	0
SOCIAL RENT	18,041	991	677	10,338	180	1,923	1,321	2,271	340
Total additional future housing units	**54,153**	**4,152**	**5,341**	**22,135**	**180**	**6,818**	**5,929**	**9,258**	**340**

CUMULATIVE TOTAL AT END OF PROJECTION PERIOD - Scenario C - Pre-Covid-19/Brexit Levels anticipated

	GCR Combined	East Dunbartonshire	East Renfrewshire	Glasgow City	Inverclyde	North Lanarkshire	Renfrewshire	South Lanarkshire	West Dunbartonshire
EXISTING NEED	6,350	250	100	3,410	180	920	310	840	340
NEWLY ARISING ADDITIONAL	59,597	4,392	5,776	25,549	0	7,344	6,716	9,810	10
Count of newly-forming households	**65,947**	**4,642**	**5,876**	**28,959**	**180**	**8,264**	**7,026**	**10,650**	**350**
Total households over the projection period who may afford:									
OWNER OCCUPATION	20,888	1,362	1,599	8,283	0	3,146	2,562	3,932	4
PRIVATE RENT	14,843	1,495	3,020	3,100	0	1,992	2,108	3,128	1
BELOW MARKET RENT	10,991	803	580	5,892	0	1,194	1,108	1,411	2
SOCIAL RENT	19,225	982	678	11,684	180	1,932	1,248	2,179	342
Total additional future housing units	**65,947**	**4,642**	**5,876**	**28,959**	**180**	**8,264**	**7,026**	**10,650**	**350**

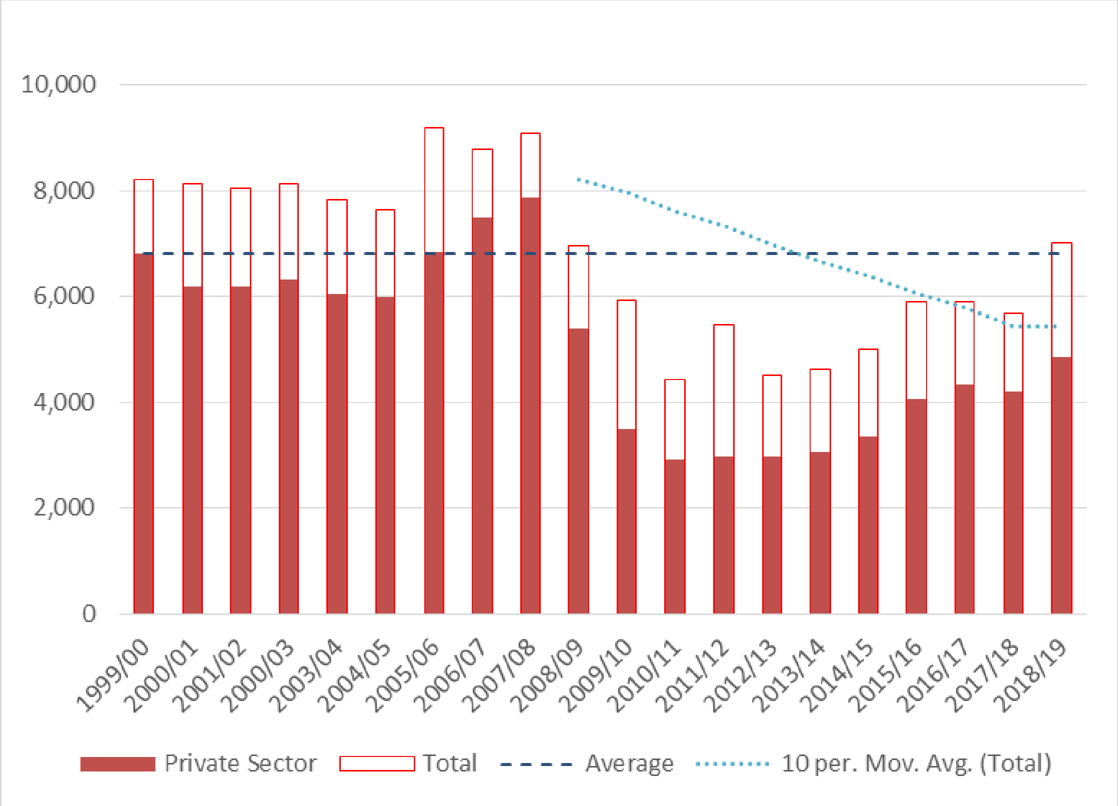
CUMULATIVE TOTAL AT END OF PROJECTION PERIOD - Scenario D - Economic Recovery

	GCR Combined	East Dunbartonshire	East Renfrewshire	Glasgow City	Inverclyde	North Lanarkshire	Renfrewshire	South Lanarkshire	West Dunbartonshire
EXISTING NEED	6,350	250	100	3,410	180	920	310	840	340
NEWLY ARISING ADDITIONAL	59,597	4,392	5,776	25,549	0	7,344	6,716	9,810	10
Count of newly-forming households	**65,947**	**4,642**	**5,876**	**28,959**	**180**	**8,264**	**7,026**	**10,650**	**350**
Total households over the projection period who may afford:									
OWNER OCCUPATION	23,736	1,571	1,889	9,596	0	3,432	2,875	4,369	4
PRIVATE RENT	14,627	1,477	2,889	3,142	0	1,976	2,065	3,077	1
BELOW MARKET RENT	10,111	743	420	5,717	0	1,044	972	1,213	2
SOCIAL RENT	17,473	852	678	10,504	180	1,812	1,114	1,991	342
Total additional future housing units	**65,947**	**4,642**	**5,876**	**28,959**	**180**	**8,264**	**7,026**	**10,650**	**350**

4.4 Comparison of Scenario Results, Past Delivery and Programming

4.4.1 The tool generates housing estimates for the period (2022-40) that range from 54,153 (2,850 per annum) to 65,947 (3,470 per annum). GCRHMP note that these are all significantly lower than completions over the last 10 years (5,400 per annum, see Figure 4.7) and this should be considered by the HMP in their deliberations beyond the HNDA.

Figure 4.7: Housing Completions from Clydeplan Monitoring Reports



4.4.2 GCRHMP also note that the residual housing target set for Clydeplan to 2029 sat at 62,394 at April 2019. This existing 10-year target exceeds the 19-year housing estimate generated by the tool this time around, but does factor in policy aspirations which the HMP should consider again beyond the HNDA.

4.4.3 The GCRHMP note the established land supply at 2019 sat at 104,271, with 71,167 identified on effective sites. The Glasgow City Region land supplies are likely to exceed the housing estimate (even taking into account completions and potential completions by 2022) but the HMP may want to consider beyond the HNDA whether there are issues at local geographies that might be addressed through a collaborative commitment to the provision of new homes 'in the right place', given the mutual benefits of regenerating brownfield land and placemaking.

4.4.4 The NRS household projections are trend-based and constrained by demographics. They do not factor in policy interventions or political aspiration, and therefore neither does the tool or its outputs. The GCRHMP acknowledge the respective policies, commitments and funding in place to counter population decline, increase the population of the city centre, and develop a compact city model. Adjustments to take account of these aspects also merit consideration beyond this HNDA.

4.4.5 The NRS projections showed a reduction in households at 2042 for the Inverclyde and West Dunbartonshire areas. In the HNDA tool, the negative figures have been subtracted from the existing housing need, which has consequently been reduced. In order to reflect both Councils aspirations to halt population and household decline, the HMP has applied a technical adjustment to these figures to show zero household growth in both areas. This has the effect of restoring the existing housing need figures. This issue is set out in more detail in a separate paper at Annex B.

4.5 Total Existing Need

4.5.1 HNDA2 set out a figure for 'Total Existing Need' of 11,727 households, set out in Table 4.2 below. Existing Need as a proportion of the GCV total ranged from 48% in Glasgow City (5,677 households) to 1% in Inverclyde (120 households).

Table 4.2 - HNDA2 – 'Table 4.1 Total Existing Need'[52]

Local Authority	Homeless Existing Need	Overcrowded and Concealed Existing Need	Total Backlog (Homeless Existing Need + Overcrowded and Concealed Existing Need	% of Existing (Backlog) Need within GCV Area
East Dunbartonshire	258	0	258	2%
East Renfrewshire	48	154	202	2%
Glasgow City Council	2,507	3,170	5,677	48%
Inverclyde Council	120	0	120	1%
North Lanarkshire Council	548	1,675	2,223	19%
Renfrewshire Council	206	372	578	5%
South Lanarkshire Council	629	1,561	2,190	19%
West Dunbartonshire Council	325	154	479	4%
GCV Total	**4,641**	**7,086**	**11,727**	**100%**

[52] (p.20 of 110, 'TR07 Strategic Housing Estimates: Methodology and Results' https://www.clydeplan-sdpa.gov.uk/docman/current-plan-july-2017-other-reports/64-hnda-may-2015-supporting-material-technical-report-07-strategic-housing-estimates/file)

Table 4.3 HNDA3 – Total Existing Need

Local Authority	Homeless Existing Need	Overcrowded and Concealed Existing Need	Total Backlog (Homeless Existing Need + Overcrowded and Concealed Existing Need	% of Existing (Backlog) Need within GCV Area
East Dunbartonshire	185	60	245	2%
East Renfrewshire	59	38	97	1%
Glasgow City Council	2557	853	3,410	29%
Inverclyde Council	49	127	176	2%
North Lanarkshire Council	497	424	921	8%
Renfrewshire Council	193	116	309	3%
South Lanarkshire Council	624	220	844	7%
West Dunbartonshire Council	263	78	341	3%
GCV Total	**4,427**	**1,916**	**6,343**	**100%**

Table 4.4 Net Change in Estimated Total Existing Need HNDA2 to HNDA3 (count)

Local Authority	Homeless Existing Need	Overcrowded and Concealed Existing Need	Total Backlog (Homeless Existing Need + Overcrowded and Concealed Existing Need
East Dunbartonshire	-73	60	-13
East Renfrewshire	11	-116	-105
Glasgow City Council	50	-2,317	-2,267
Inverclyde Council	-71	127	56
North Lanarkshire Council	-51	-1,251	-1,302
Renfrewshire Council	-13	-256	-269
South Lanarkshire Council	-5	-1,341	-1,346
West Dunbartonshire Council	-62	-76	-138

Table 4.5 Net Change in Estimated Total Existing Need HNDA2 to HNDA3 (percentage)

Local Authority	Homeless Existing Need	Overcrowded and Concealed Existing Need	Total Backlog (Homeless Existing Need + Overcrowded and Concealed Existing Need
East Dunbartonshire	-28.3%		-4.9%
East Renfrewshire	22.9%	-75.1%	-51.8%
Glasgow City Council	2.0%	-73.1%	-39.9%
Inverclyde Council	-59.2%		46.6%
North Lanarkshire Council	-9.3%	-74.7%	-58.6%
Renfrewshire Council	-6.3%	-68.9%	-46.6%
South Lanarkshire Council	-0.8%	-85.9%	-61.5%
West Dunbartonshire Council	-19.1%	-49.3%	-28.8%
GCV Total	-4.6%	-73.0%	-45.9%

4.5.2 When HNDA3 is compared to HNDA2 it shows that across GCR there was a 4.6% reduction in the number of homeless existing households in temporary accommodation. In addition, there was a 73% reduction in the number of concealed and overcrowded households. This significant decrease is considered below. See Tables 4.3 – 4.5 above.

Concealed and overcrowded households.

4.5.3 For HDNA2, households which were both concealed and overcrowded were estimated from the Scottish Household Survey and Scottish House Condition Survey. The Scottish Government undertook a bespoke analysis on behalf of the HMP to produce the required information, using 2010-2012 data to produce a large enough sample. This was then averaged to give an annual estimate. In total there were **7,086** such households estimated across the GCV area.

4.5.4 National estimates were not available to compare against the CHMA bespoke analysis for HNDA2. However, the CHMA have since further developed the methodology and approach which is now included as the HoTOC method and default data in the HNDA Tool for all local authorities. Considering GCRHMP as a proportion of Scotland in these later estimates (c.41%), it can be approximated that the national HoTOC figure for HNDA may have been around 17,300 households.

4.5.5 It is possible to compare two iterations of the method using HNDA Tool version 3.4 (March 2020) and HNDA Tool 4.0 (Nov 2020). This compares the uprating using Scottish Household Survey (SHS) 2013-2015 estimates to SHS 2018-28 estimates; and total households in temporary accommodation at Q12018 to total households in temporary accommodation at 31st March 2020.

Table 4.6 HNDA Tool Version 3.4 – HoTOC figures

HoTOC (Existing Need) Components	Concealed and Overcrowded HH From the Census (2011) Uprated to the (SHS 2013-2015) Estimates	Total Households In Temporary Acommodation at Q12018 (HLN1)	HoTOC Total
East Dunbartonshire	121	185	306
East Renfrewshire	77	55	132
Glasgow City	1,706	2,150	3,856
Inverclyde	254	50	304
North Lanarkshire	848	510	1,358
Renfrewshire	231	200	431
South Lanarkshire	440	615	1,055
West Dunbartonshire	156	260	416
GCV	3,833	4,025	7,858
Scotland	8000	10933	18,933

Table 4.7 HNDA Tool Version 4.0 – HoTOC Figures

HoTOC (Existing Need) Components	Concealed and Overcrowded HH From the Census (2011) Uprated to the (SHS 2016-2018) Estimates	Total Households In Temporary Acommodation at 31 March 2020 (HLN1)	HoTOC Total
East Dunbartonshire	60	185	245
East Renfrewshire	38	59	97
Glasgow City	853	2,557	3,410
Inverclyde	127	49	176
North Lanarkshire	424	497	921
Renfrewshire	116	193	309
South Lanarkshire	220	624	844
West Dunbartonshire	78	263	341
GCV	1,916	4,427	6,343
Scotland	4,000	11,665	15,665

Table 4.8 HoTOC Figures in HNDA Tool Version 4.0 compared to Version 3.4 (Net Change – Count)

HoTOC change	C&O	Temp Accom	HoTOC Total
East Dunbartonshire	-60	0	-60
East Renfrewshire	-38	4	-34
Glasgow City	-853	407	-446
Inverclyde	-127	-1	-128
North Lanarkshire	-424	-13	-437
Renfrewshire	-116	-7	-123
South Lanarkshire	-220	9	-211
West Dunbartonshire	-78	3	-75
GCV	-1,916	402	-1,514
Scotland	-4,000	732	255

Table 4.9 HoTOC Figures in HNDA Tool Version 4.0 compared to Version 3.4 (Net Change – Percentage)

HoTOC change	C&O	Temp Accom	HoTOC Total
East Dunbartonshire	-50%	0%	-20%
East Renfrewshire	-50%	7%	-26%
Glasgow City	-50%	19%	-12%
Inverclyde	-50%	-2%	-42%
North Lanarkshire	-50%	-3%	-32%
Renfrewshire	-50%	-4%	-28%
South Lanarkshire	-50%	1%	-20%
West Dunbartonshire	-50%	1%	-18%
GCV	-50%	10%	-19%
Scotland	-50%	7%	2%

4.5.6 The comparison shows there was a uniform reduction of 50% in the number of concealed and overcrowded households across all local authorities and Scotland when uprating on the SHS 2015-18 compared to the SHS 2013-15 data.

4.5.7 The following is noted in the CHMA's methodology note (see: https://www.gov.scot/publications/concealed-and-overcrowded-households-methodology-2020/)

"Using aggregated years, the estimated average national concealed family rate is 1.2% of all households (2016-18). The estimated proportion of Scottish households

which are both overcrowded and contain at least one concealed family is 0.1% for the same period. Other sources of concealed families data include the 2011 Census and, in some cases, Local Authority housing registers."

4.5.8 Table 4.10 shows that in 2016 to 2018, at Scotland level, there were around 59,000 overcrowded household (2.4% (±0.35%) of all households), 31,000 concealed households (1.2% (±0.26%) of all households) of which there were 4,000 concealed and overcrowded households (0.1% (±0.09%) of all households)."

Table 4.10: Three year Scotland average (2016-2018) of overcrowded and concealed family households

Scotland 2016-18 average	Mid-point	lower	upper	confidence intervals % of households
overcrowded	59,000	51,000	68,000	0.35%
concealed households	31,000	24,000	37,000	0.26%
both overcrowded and concealed	4,000	1,000	6,000	0.09%

4.5.9 The HoTOC method is considered the most appropriate robust and credible method available for calculating the total existing housing need to include as an input for the HNDA Tool. There is reasonable certainty that this measure avoids double counting against newly arising household needs (NRS household projections) and therefore is a clear net requirement for an additional unit. Whilst local data sources are available, they cannot be aggregated regionally and retain a similar confidence for avoidance of double counting.

4.6 Beyond the HNDA

4.6.1 Following conclusion of this HNDA, the GCR authorities will consider working collaboratively to prepare a "Beyond the HNDA" report which will build upon the evidence within this HNDA as well as local political aspirations and commitments and its role will be to shape and develop regional and local policy responses within LHS and LDPs, including shared Housing Supply Targets derived from the estimates produced above .Therefore, further adjustments to the housing estimates will be applied to ensure that the spatial and policy housing challenges are addressed collectively across the GCR.

4.7 Summary and Key Issues Table

Estimating Future Housing Need and Demand	
Local Housing Strategy and Development Plan	**Summary and Key Issues identified**
Future need for additional housing broken down by household who are likely to be able to afford: • owner-occupation • private rent • below market rent • social rent	
• The principal planning scenario, 'prevailing state of the Scottish housing market and economy', generated a need and demand for 65,947 new homes between 2022 and 2040 for the Glasgow City Region. • Alternative scenarios were considered that attempted to take account of global factors such as Brexit and Covid-19, including where these appear to have impacted on specific inputs such as an increase in house prices that was faster than the 'prevailing state' anticipated. • Scenarios were considered together and have identified a need and demand for tenured homes to satisfy the additional households within the following range: ○ Between 15,367 and 23,736 owner-occupation ○ Between 10,624 and 14,843 private rent ○ Between 9,104 and 10,991 below market rent ○ Between 17,473 and 19,225 social rent • Annual need and demand was identified in 5-year tranches, with a slight fall off towards the end of the period. • Glasgow City Region is recognised as a functional Housing Market Area (HMA). Local authority boundaries are not recognised as functional HMA, though they have a degree of containment. Local authority figures are included here for consideration and inform processes beyond the HNDA to determine mobile demand and targets. ○ East Dunbartonshire – 4,642 additional housing units ○ East Renfrewshire – 5,876 additional housing units ○ Glasgow City – 28,959 additional housing units ○ Inverclyde - 180 additional housing units ○ North Lanarkshire – 8,264 additional housing units ○ Renfrewshire – 7,026 additional housing units ○ South Lanarkshire – 10,650 additional housing units ○ West Dunbartonshire – 350 additional housing units • These estimates are constrained by structural demographic issues in-built to the NRS household projections. Other evidence suggests there may be value in considering past completion trends – especially in those locations like Inverclyde and West Dunbartonshire, where the NRS projections have historically under-estimated performance.	

Estimating Future Housing Need and Demand
• Other key factors that will impact housing need and demand and delivery include existing commitments of local authority partners to deliver housing, as described by the housing land supply but also other collaborative efforts such as City Deal, Clyde Mission, and the Metropolitan Glasgow Strategic Drainage Partnership, as well as local commitments such as the affordable build programmes across the Glasgow City Region. • As part of the local housing systems analysis approach that informs local housing strategies as well as local development plans, the private rented sector is considered in terms of its elasticity, both of supply and rent prices, and how this may function at different times to absorb or release housing needs and demand. Market demand signals, such as increasing numbers of students, are important though these need to be considered against regulatory and legislative changes, as well as comparative capital appreciation of assets. The private rented sector, supply, rents and turnover, should be monitored closely at local authority and sub authority geographies with local responses adopted within LHS and LDP.

5 Chapter 5, Specialist Provision

5.1 Context

5.1.1 The evidence collated within this chapter is relevant to the fulfilment of core output 3 as set out below:

Core Output 3	**Specialist Provision** • Identifies the contribution that Specialist Provision plays in enabling people to live well, with dignity and independently for as long as possible. • Identifies any gap(s)/ shortfall(s) in that provision and the future level and type of provision required. • Considers evidence regarding property needs, care and support needs and locational/ land needs. • Undertakes consultation with all appropriate stakeholders who represent the views of those people who this chapter may impact upon and reports on the findings of such consultation. • Gives due consideration to the provisions of the Equality Act (2010).

5.1.2 'Specialist Provision' refers to three broad categories of need covering six types of housing or housing related provision, as shown in the table below. These types of housing support independent living for as long as possible, and help enable people to live well and with dignity.

Category of Housing Need	Type of Housing Provision
Property Needs	5.2 Accessible and Adapted Housing
	5.3 Wheelchair housing
	5.4 Non-permanent housing
Care and Support Needs	5.5 Supported provision
	5.6 Care / support services for independent living
Locational or Land Needs	5.7 Site provision

5.1.3 As stated earlier in this report, whilst HNDA3 provides a general context, many housing issues identified will require to be addressed and taken forward via Local Housing Strategies (LHS) and Local Development Plans (LDP).

5.2 Accessible and Adapted Housing

5.2.1 **Suitability -**'Accessible and adapted housing' covers the physical dimensions and attributes of a home and how these may be altered to meet particular need(s) of a household. This ranges from minor changes to an internal layout through to substantial remodelling, including adding rooms or annexes. Adaptations can assist in making everyday tasks more manageable and help prevent accidents in the home. The use of adaptations can help to reduce the need for care/support services, medical care, or hospital admission. This type of housing may be suitable for people and families with disabilities or long-term conditions, as well as for older people or people who are frail.

5.2.2 **National Policies- The Scottish Government's National Health and Wellbeing Outcomes** aim that "*people, including those with disabilities or long term conditions, or who are frail, are able to live, as far as reasonably practicable, independently and at home or in a homely setting in their community*". www.gov.scot/publications/national-health-wellbeing-outcomes-framework

5.2.3 The national strategy for housing and ageing aims to promote a preventative model for responding to the changing *needs* and aspirations of Scotland's older population built on three principles of providing the right advice, the right support and the right home. www.gov.scot/publications/age-home-community-next-phase/

5.2.4 Within the Scottish Government's National Dementia Strategy (2017-20), housing is identified as a critical component of promoting a person-centred approach to support and care, and is linked to 'Promoting Excellence: A framework for health and social care staff working with people with dementia and their carers' www.gov.scot/publications/scotlands-national-dementia-strategy-2017-2020/

5.2.5 **Local Policies, Plans and Strategies -**The national strategy for housing and older people recognises that the following principles should be prioritised at a local level:

- Older People are an Asset: Older people's experiences are vital to ensuring that the services they use are fit for purpose. They are also big providers of care;
- Choice: There is no single model of housing and support services that meet the needs of all. There is a need for a range of different types of services that are flexible, and enable older people to choose;
- Planning Ahead: Planning for older age should be seen as a positive part of life, enabling people to prepare at an early stage for their future needs;
- Preventative Support: Housing and housing-related services provide a relatively inexpensive and cost-effective way of enabling older people to live independently at home, when compared with care homes and hospital admissions.

5.2.6 Relevant local policies for the Glasgow City Region partner local authorities include:

- Health and Social Care Partnership Strategic Commissioning Plans and Housing Contribution Statements
- Local Housing Strategies
- Section 72 Statements of Assistance ('Schemes of Assistance')

5.2.7 **Evidence and Analysis (including data sources) -** The Scottish Housing Condition Survey (SHCS 2019) estimates that of the over 843,000 existing dwellings across Glasgow City Region, approximately 194,000 dwellings have adaptations, which is 23% compared to 20.8% for Scotland. These include properties with accessible entrances (including ramps and rails), lifts and internal adaptations.

5.2.8 For the Scottish Social Housing Charter, the Scottish Housing Regulator defines six types of supported housing, see Scottish Social Housing Charter Technical Guidance for Landlords', www.housingregulator.gov.scot/media/1671/charter-technical-guidance-march-2021-updated-may-2021.pdf2021 (2021, Scottish Housing Regulator):

Sheltered housing	Properties where the main form of support is a warden service and / or an emergency call service, connecting each house to a warden system.
Very sheltered housing	Properties which generally have all the features of sheltered housing but will usually have special bathroom facilities as well. There will also be a greater level of care and support offered, through the service of extra wardens, full-time carers or domiciliary assistance, and the provision of at least one meal a day.

Medium dependency housing	Properties' design based on the standards of general needs housing but with the addition of other features of the above sheltered housing definition.
Wheelchair housing	Properties built or adapted to give extra floor area, whole house heating, special features in the bathroom and kitchen, and other features
Ambulant disabled	Properties for people who have disabilities but who are not confined to wheelchairs. Such accommodation is built or adapted to general needs housing standards, but with a level or a ramped approach, a WC and bathroom at entrance level, and other special features.
Other specially adapted housing	Dwellings with other adaptations, for example the installation of renal dialysis equipment, should be included here if information is available.

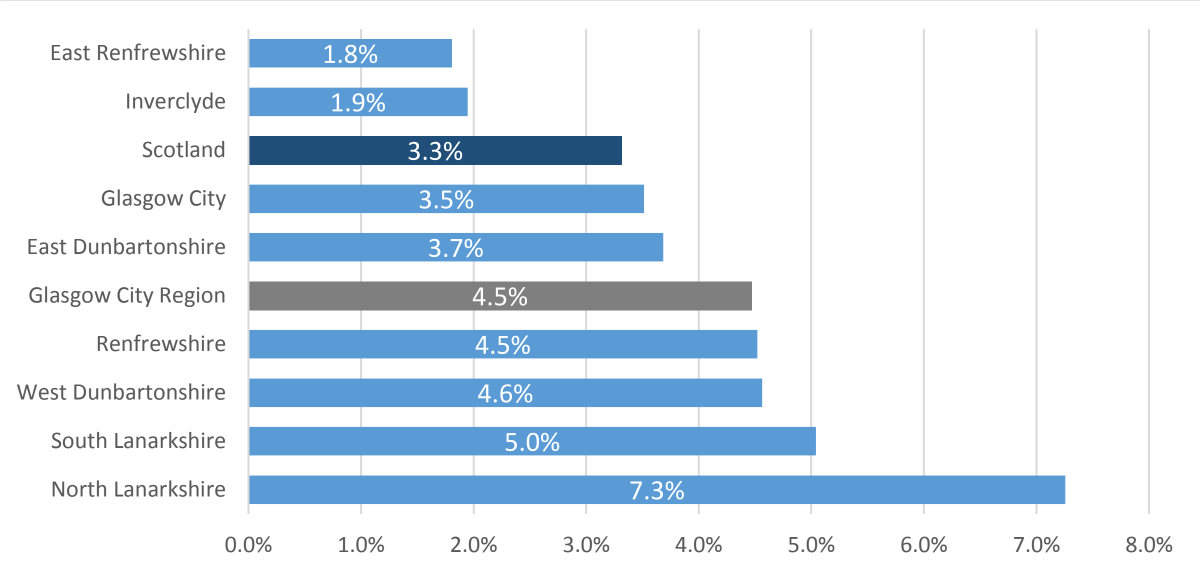
5.2.9 Based on these definitions, there are approximately 26,400 supported housing social rented properties, Self-Contained Units (SCU), across Glasgow City Region, just under 7% of all social rented properties and 30.7% of all 'supported housing' across Scotland (26,431 of 85,859 properties).

Table 5.1: Social Housing Providers, Dwelling Type (SHR, 2019) (count)

Area	Sheltered	Very Sheltered	Medium Dependency	Wheelchair Housing	Ambulant disabled	Other	All
East Dunbartonshire	369	0	111	61	5	9	555
East Renfrewshire	407	39	99	36	1,007	0	1,588
Glasgow City	2,641	305	1,093	897	1,095	1,296	7,327
Inverclyde	306	32	453	89	52	0	932
North Lanarkshire	1,495	123	475	149	564	1	2,807
Renfrewshire	794	146	143	178	383	274	1,918
South Lanarkshire	1,453	157	961	244	6,697	77	9,589
West Dunbartonshire	387	119	390	226	491	84	1,697
Glasgow City Region	7,852	921	3,725	1,880	10,294	1,741	26,413
Scotland	27,691	3,051	15,812	6,284	28,252	4,769	85,859

5.2.10 The Scottish House Condition Survey records the proportion of households in each local authority and sub-group that report requiring adaptations. This gives a broad indication of the number of people who think their home requires some form of adaptation to support independent living. The SHCS 2019 indicated that 4.5% of all households reported that they may require adaptations for living in their existing home, which is approximately 38,000 homes and this varies by local authority as shown in figure 5.1.

Figure 5.1: Percentage of dwellings requiring adaptations



The Scottish House Condition Survey (SHCS)

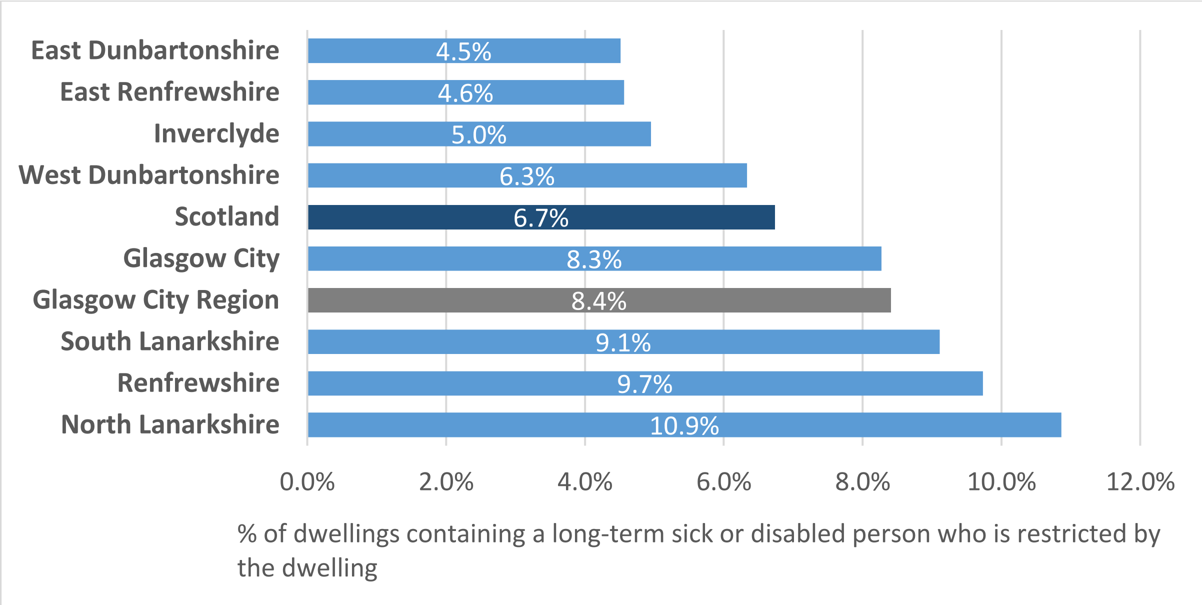
5.2.11 The 38,000 homes requiring adaptations is a broad estimate of the existing need for adapted and accessible homes across Glasgow City Region. Not every home may be adaptable to meet the current and future needs of existing households. A proportion may require a move to an alternative, more suitable home or potentially a new build home.

5.2.12 **Mandatory Building Standards 4.1 & 4.2** set out the accessibility requirements for all new build residential properties. All new build homes delivered with public grant subsidy via the Scottish Government's Affordable Housing Supply Programme are required to meet the following quality standards. They should:

- as a minimum, be two-person, two apartment units (unless otherwise agreed with the relevant Scottish Government area team and local authority)
- comply with all approved applicable building regulations as required by law
- be sufficiently flexible to meet people's varying needs, and
- meet – as a minimum – the design criteria indicated as a 'basic' requirement as outlined in Housing for Varying Needs (column 'B' in 'Summary of Design Criteria'). The design criteria indicated as 'desirable' (column 'D' in 'Summary of Design Criteria') should also be included where possible.

5.2.13 The SHCS 2019 estimates that across Glasgow City Region there are approximately 368,000 households where one or more of the members are Long Term Sick or Disabled (LTSD), which is 43.6% of all households. This includes more than a third of all owner occupiers (37.5%) and over half of all social renters (59.1%). Approximately 71,000 households (8.4%) include long-term sick or disabled people who are restricted in some way by the dwelling. (see Figure 5.2 below).

Figure 5.2: Dwellings containing a long-term sick or disabled person who is restricted by the dwelling



The Scottish House Condition Survey (SHCS)

5.2.14 It is estimated that 38,000 existing dwellings require adaptations to support people to live within their existing homes, approximately 4.5% of homes across the city region.71,000 is a broad estimate of people that experience environmental restrictions related to housing. This is an indication of the potential scope of existing housing needs that may require support, ranging from low level care and minor adaptations to major adaptations and assistance with planned moves.

5.2.15 Not every home may be adaptable to meet the current and future needs of existing households. A proportion may require a move to an alternative, more suitable home or potentially a new build home. Due to demographic changes, it is anticipated that this figure will increase, however, there is insufficient data to model projections. Further evidence gathering, data analysis and forecasting will be undertaken by local authorities and health and social care partnerships through development of Local Housing Strategies and Strategic Commissioning Plans.

5.3 Wheelchair Housing

5.3.1 **Suitability -** There is currently no agreed single standard to define housing for wheelchair users to live in. The terms ‘wheelchair accessibility’ and ‘wheelchair liveability’ are used to refer to properties that are suitable for wheelchair users to live in, and to distinguish them from properties that may be accessible for wheelchair users to visit and / or capable of being adapted for wheelchair users.

5.3.2 The Scottish Government’s targets to support the delivery of ‘Wheelchair Accessible’ homes across all tenures explicitly refer to homes that are suitable for wheelchair users to live in, and should as a minimum comply with the design criteria indicated as a ‘basic’ requirement for wheelchair users, as outlined in Housing for Varying Needs (HfVN) (column ‘B’ in ‘Summary of Design Criteria’). The Scottish Government’s long-term strategy, ‘Housing to 2040’, sets out a commitment to review Housing for Varying Needs (HfVN) design guidance, considering the Scottish Federation of Housing Association's concept of an "inclusive living and design" approach, which would see all homes in the social housing sector designed for all ages and abilities.

5.3.3 **National Policies -** 'A Fairer Scotland for Disabled People Delivery Plan' sets out the Scottish Government's approach to policy for disabled people, and how it intends to meet its obligations under the United Nations Convention on the Rights of Persons with Disabilities (UNCRPD). It is part of a broader programme to support a fairer Scotland. The Scottish Government has published advice for setting Local Housing Strategy (LHS) targets to support the delivery of more Wheelchair Accessible housing (MHSGN 2019/02).

5.3.4 **Local Policies, Plans and Strategies -** In March 2019, Scottish Government published 'Guidance for setting of Local Housing Strategy (LHS) targets to support the delivery of more Wheelchair Accessible housing' (MHGDN 2019/02). Glasgow City Region partners have set out their wheelchair targets within LHS annual updates and Strategic Housing Investment Plans. They range from 3-10% of new housing delivery, with a strong focus on increasing accessible affordable housing supply.

5.3.5 **Evidence and Analysis (including data sources) -** Horizon Housing's Study, 'Still Minding the Step' (2018) estimated that there are around 87,300 households with a wheelchair user across Scotland, or 3.6% of all households. The study estimated 19% of these, approximately 17,200 households, have unmet housing needs. Furthermore, based on health trends and projections, the study estimated an 80% increase in unmet demand by 2024 to around 31,000 households.

5.3.6 About a third of all households in Scotland live in the Glasgow City Region. The region has a higher prevalence of people with disabilities and living with long-term conditions. Based on the Horizon Study and a potential range of 33-40% of the projected unmet need being within Glasgow City Region, this would equate to between 10,300 and 12,400 households.

5.3.7 Not every home may be adaptable to meet the current and future needs of existing households with wheelchair users. A proportion may require a move to an alternative, more suitable home or potentially a new build home.

5.3.8 Returns on the Scottish Social Housing Charter (2019, Scottish Housing Regulator) indicate that there are 1,880 self-contained, wheelchair housing social rented properties across Glasgow City Region, approximately 0.8% of all social rented homes, (this excludes sheltered and very sheltered properties).

5.3.9 Due to demographic changes and co-morbidities associated with ageing and frailty, it is anticipated that demand for wheelchair accessible housing may increase further, however, there is insufficient data to model projections. Further evidence gathering, data analysis and forecasting will be undertaken by local authorities and health and social care partnerships through development of local housing strategies and strategic commissioning plans.

5.4 Non-Permanent Housing

5.4.1 **Suitability -** The focus of this section includes consideration of current provision, as well as need and demand for temporary accommodation for homeless people, students, migrant workers, asylum seekers and refugees.

5.4.2 **National Policies -** The Scottish Government has set out a national plan 'Ending Homelessness Together' with the aim of ensuring everyone has a home that meets their needs. The plan outlines the case for change, noting that emergency accommodation arrangements are a temporary measure, not a sustainable solution. It commits to a transformation of services and support, so that people can move into their own home as soon as possible, and all parts of the system respond to someone's experience or risk of homelessness in a way that advances equality.

5.4.3 The Housing (Scotland) Act 2001 introduced a duty on registered social landlords (RSLs) to assist local authorities in rehousing homeless people. The Homelessness etc. (Scotland) Act 2003 outlined the provision that, by 2012, anyone finding themselves homeless through no fault of their own must be entitled to settled accommodation in a local authority or housing association tenancy or a private rental. This amended the Housing (Scotland) Act 1987 which defines the rights of homeless people and was enshrined in law in 2012, along with the Homeless (Abolition of Priority Need Test) (Scotland) Order 2012.

5.4.4 Dispersal is the process by which the Home Office moves asylum seekers to specified local authority areas across the UK. They are first moved to initial accommodation while their application for asylum support is processed. Once the application has been processed and approved, they are moved on to dispersal accommodation. Glasgow is the only dispersal area in Scotland.

5.4.5 The UK Resettlement Scheme (UKRS) replaced the Syrian Refugee Resettlement Programme in 2020. Glasgow City Region local authorities participate in this scheme, which includes recent interventions to support displaced people as part of the Afghan Relocation and Assistance Policy (ARAP) Scheme and the Afghan Citizens Resettlement Scheme (ACRS).

5.4.6 The UK government also sets out a National Transfer Scheme (NTS) protocol for Unaccompanied Asylum Seeker Children (UASC) which enables the safe transfer of unaccompanied children from one local authority (the entry authority from which the unaccompanied child transfers) to another local authority (the receiving authority). The NTS protocol aims to ensure that children can access the services they need, by achieving a fairer distribution of unaccompanied children across all local authorities and parts of the UK. This is undertaken through a scheme which is equitable and transparent and accords with Article 3 of the United Nations Convention on the Rights of the Child, providing that in all actions taken concerning children, the best interests of the child shall be a primary consideration. There are around 200 UASC supported in Scotland.

5.4.7 The New Scots refugee integration strategy 2018-2022 sets out a vision for a welcoming Scotland, where refugees and asylum seekers are able to rebuild their lives from the day they arrive. The strategy commits to better access to essential services such as education, housing, health and employment. It recognises the skills, knowledge and resilience which refugees bring, and aims to help people to settle, become part of the community, and pursue their ambitions. The strategy focuses on seven key themes: needs of asylum seekers; employability and welfare rights; housing; education; language; health and wellbeing; communities, culture and social connections.

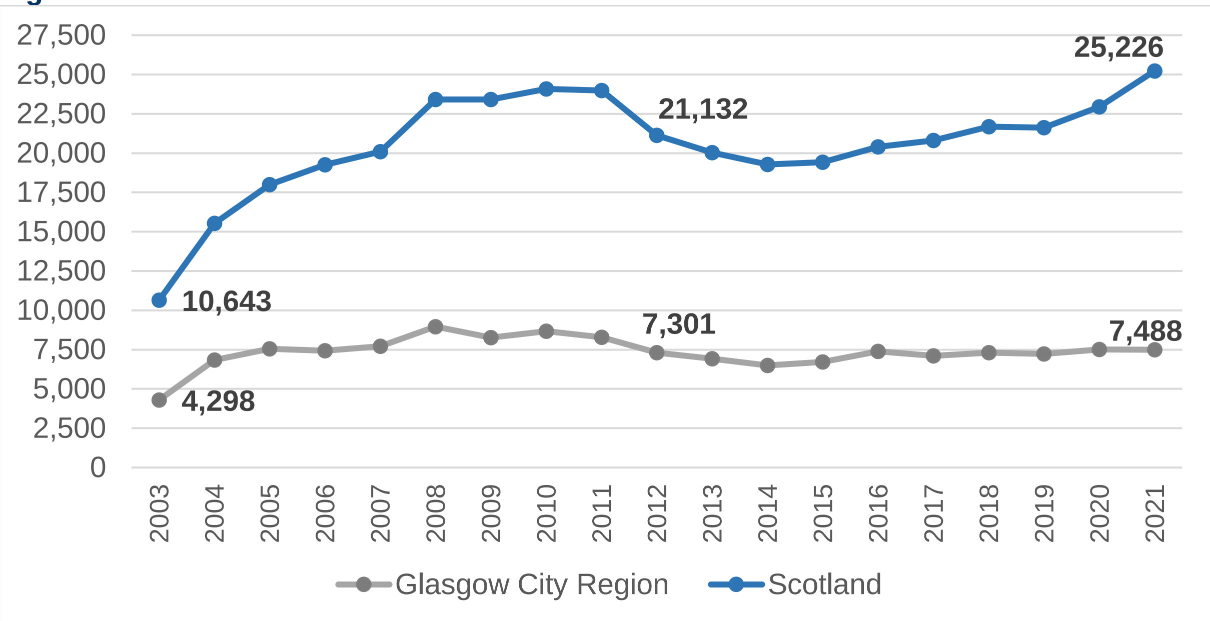
5.4.8 Equally Safe is Scotland's strategy for preventing and eradicating violence against women and girls and focuses on the need for prevention of violence. It was produced in partnership with the Convention of Scottish Local Authorities (CoSLA), Police Scotland, Health Scotland and specialist Violence Against Women support groups like Scottish Women's Aid and Rape Crisis Scotland. The Equality Safe Action Plan includes actions on Housing to ensure that those in housing services coming into contact with those who have experienced gender-based violence can offer an appropriate, safe and consistent response. This includes developing options for funding short-term supported housing, including domestic abuse refuge provision.

5.4.9 **Local Policies, Plans and Strategies -** All local authorities and local Health and Social Care Partnerships have developed and published 'Rapid Rehousing Transition Plans', which set out commitments to preventing homelessness, promoting a 'Housing First' approach to supporting homeless people with complex needs and achieving a transition towards supporting people to move into their own settled homes as soon as possible.

5.4.10 Mears Group delivers an Asylum Accommodation and Support Contract on behalf of the Home Office. The contract requires Mears to provide an accommodation service and associated support to asylum seekers in Glasgow whilst their application for asylum is being considered. The contract will be managed by Mears until 2029. Glasgow City Council is a member of the Asylum Accommodation and Support Contract Delivery and Procurement Group. Key partners include COSLA, Mears, the Home Office, Scottish Government, Police Scotland and Glasgow City Health and Social Care Partnership and Migrant Help. Regular meetings provide an opportunity for partners to discuss the procurement of properties by Mears, general housing and service delivery challenges and the number of asylum seekers that are dispersed to Glasgow by the Home Office.

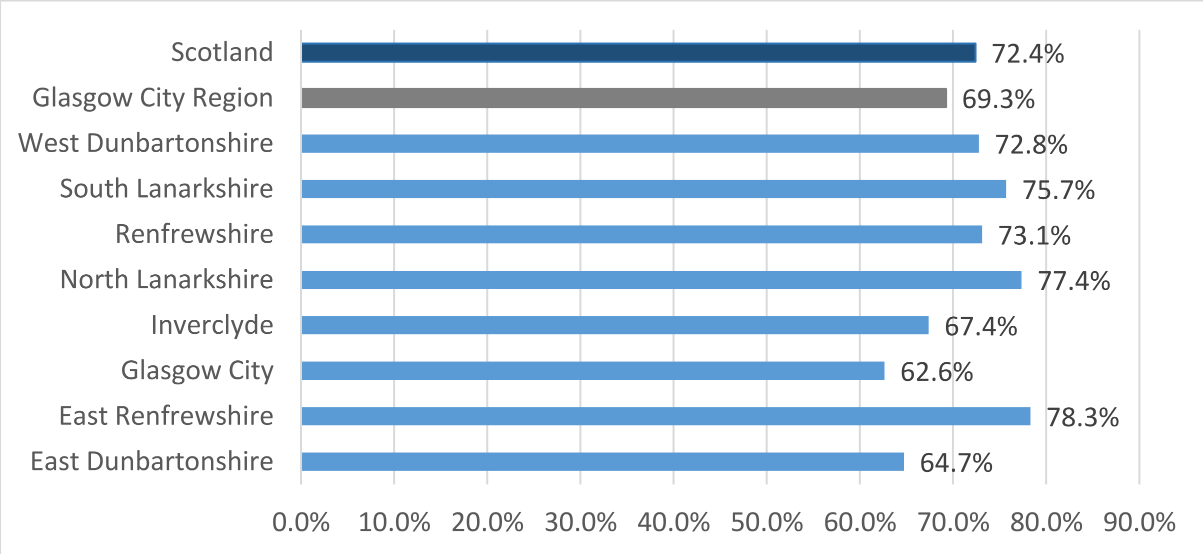
5.4.11 **Evidence and Analysis (including data sources) -** The Homelessness etc. (Scotland) Act 2003 set a target for the abolition of 'priority need' by 2012. Over nine years (2003 to 2012), the number of homeless households increased by approximately 70% in Glasgow City Region (current homeless households as of 31st March each year). Thereafter, the nine years (2012 to 2021), the number of *homeless* households has increased by 2.5%. This compares to 98.5% (2003 to 2012) and 19.4% (2012 to 2021) for Scotland as a whole.

Figure 5.3: Number of live homelessness cases as of 31st March: 2003-2021



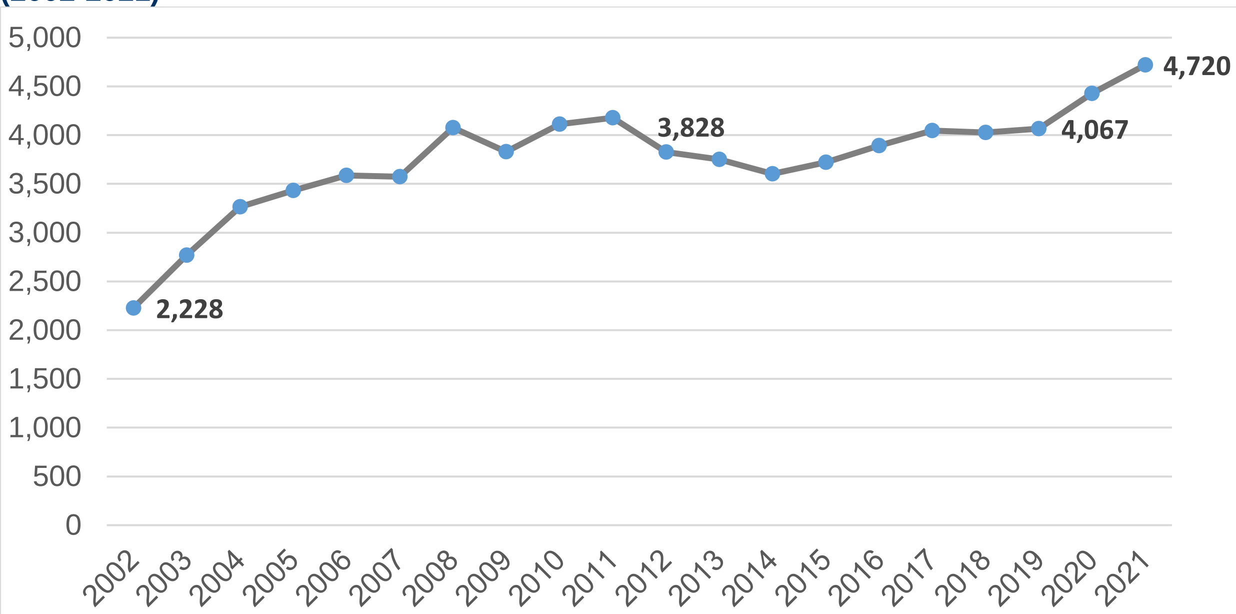
5.4.12 A factor in the comparative lower increase in homelessness across Glasgow City Region over the period 2012 to 2021 is the social housing supply and its use to meet acute housing needs. Over five years (2016 to 2021), 32,490 homeless households across Glasgow City Region were provided with settled social rent housing, a rate of just under 6,500 per year which equates to approximately 69% of all households assessed as homeless in this period.

Figure 5.4 percentage of assessed homeless households provided with settled accommodation (2016-21)



5.4.13 The number of homeless households in temporary accommodation as of 31 March 2021 was 4,720. This represented a 16% increase since March 2019, however this was lower than for Scotland as a whole (19%). The COVID-19 pandemic and public health measures to contain the transmission of the virus were significant factors affecting allocations to meet homelessness needs over this period, 2020 to 2021. It is estimated that over the medium term the temporary restrictions and subsequent increases in homelessness needs which will require additional efforts to reduce the backlog existing need.

Figure 5.5: Homeless households in temporary accommodation as of 31st March (2002-2021)



5.4.14 In 2020/21, 14% of all incidences of assessed homelessness in Scotland was due to a violent or abusive dispute within a household. Across Glasgow City Region, over the period 2014 to 2021, there were 157,880 incidents of domestic abuse recorded by the police, an average of 22,554 per year or sixty-two per day. There are temporary refuge accommodation options provided by voluntary and charity organisations across Glasgow City Region. In some instances, this is linked for a formal assessment of homelessness.

5.4.15 The ‘Hard Edges Scotland’ report identified patterns and levels of Severe Multiple Disadvantage (SMD)[53] affecting people and estimated that over a year, 5,700 people in Scotland experience all three of homelessness, substance dependency and offending; 28,800 experience two out of these three; and 156,700 experience one of these disadvantages. At local authority level, the highest rates of the original three-dimensional form of SMD are generally found in urban and poorer authorities, mostly in the central belt, with West Dunbartonshire, Clackmannanshire, Glasgow, Dundee, North Ayrshire and Aberdeen City showing high prevalence.

5.4.16 The highest risks of SMD are associated with being younger (under 40), single, white and male. However, the report takes a wider consideration of SMD, including mental ill-health (MH) and domestic violence and abuse (DVA), which gives fuller recognition to a range of complex needs and experiences which tend to affect women to a greater extent. Incorporating MH and DVA changes the gender profile of SMD, in that both of these ‘single domain’ experiences are majority female, especially DVA. However, even when these two additional domains are included as part of the mix, the most complex forms of SMD continue to be male dominated.

5.4.17 SMD is predominantly associated with urban and city environment. In all, seven Scottish local authorities - the four main cities, Fife, and North and South Lanarkshire - account for 53% of the total number of adults in Scotland with two or more of these disadvantages.

5.4.18 **Asylum Seekers and Refugees -** As of 31st March 2021, there were 3,778 asylum seekers supported in dispersed accommodation in Glasgow. (‘Asylum and Protection - Section 95 support by local authority’ www.gov.uk/government/statistical-data-sets/asylum-and-resettlement-datasets). As at March 2021, 1,283 refugees had settled in the Glasgow City Region, 35.7% of all refugees resettled in Scotland. (Asylum and Resettlement - Resettlement by Local Authority, National Statistics, www.gov.uk/government/statistical-data-sets/immigration-statistics-data-tables-year-ending-march-2021)

Table 5.2 Refugees resettled in Glasgow City Region

Local Authority	Total Resettled	% Scotland
East Dunbartonshire	21	0.6%
East Renfrewshire	47	1.3%
Glasgow City	521	14.5%
Inverclyde	104	2.9%
North Lanarkshire	154	4.3%
Renfrewshire	170	4.7%
South Lanarkshire	161	4.5%
West Dunbartonshire	105	2.9%
Glasgow City Region	1,283	35.7%
Scotland	3,590	100.0%

www.gov.uk/government/statistical-data-sets/asylum-and-resettlement-datasets

[53] https://lankellychase.org.uk/wp-content/uploads/2019/06/Hard-Edges-Scotland-full-report-June-2019.pdf

5.4.19 It is estimated that 18% of Glasgow's population was born outside the UK (as at 2019/20[54]. Data from schools indicates further how Glasgow has become more diverse. In 2019/20, pupils from minority ethnic communities accounted for nearly one-quarter of all pupils in Glasgow's schools and 4% of pupils were from asylum seeker or refugee families representing over 3,000 pupils.

5.4.20 **Student Accommodation -** Across Glasgow City Region there are twelve further and higher education institutes with campus locations in seven of the eight Glasgow City region local authorities. The largest concentration is in Glasgow, which hosts five higher education institutes and as of 2019 there are 73,780 students enrolled (Higher Education Statistics Association)[55]. Over 23% enrolments were international students and the number of international students increased by over 3,000 (21%) from 2014 to 2019.

5.4.21 Most students (>90%) are accommodated in private accommodation, which includes living at a family home, renting privately and renting within housing of multiple occupation. There are estimated to be just over 8,000 dedicated accommodation units for students, most of which (c.92%) are in Glasgow. Institutions provide over three quarters (78%) of this accommodation, with the remainder provided by third party commercial agents, including purpose-built student accommodation.

Table 5.3: Accommodation units provided for students.

Local Authority	Provided by Education Institute	Provided by 3rd Party	Total Units	% of GCR
East Dunbartonshire	0	0	0	0.0%
East Renfrewshire	0	0	0	0.0%
Glasgow City	5,714	1,656	7,370	91.8%
Inverclyde	0	0	0	0.0%
North Lanarkshire	49	0	49	0.6%
Renfrewshire	496	0	496	6.2%
South Lanarkshire	0	111	111	1.4%
West Dunbartonshire	0	0	0	0.0%
GCR	6,259	1,767	8,026	100.0%

5.4.22 The Scottish Government's Infrastructure Investment Plan noted under responses to long-term demographic trends that "dedicated university accommodation has reduced housing pressures in cities". *In 2020-21, Glasgow City Council consulted on updates to the section on student accommodation in SG10. The following amendments to the guidance were approved[56]:*

- A guiding principle that no one area has limitless capacity to absorb student accommodation;
- the reinforced importance of considering built heritage in the design process;
- a mixed-tenure requirement is now expected in all sites with a floorspace of over 0.3 hectares out-with the city centre and 0.2 hectares in the city centre.

[54] https://www.gcph.co.uk/assets/0000/8225/Health_in_a_changing_city_Glasgow_2021_-_report.pdf

[55] https://www.hesa.ac.uk/

[56] https://www.glasgow.gov.uk/article/20795/SG10-Meeting-Housing-Needs#:~:text=What%20is%20it%3F,accommodation%20and%20short%20stay%20accommodation.

5.4.23 Across the five higher education institutions in Glasgow there is projected to be continued growth in student enrolment. There is insufficient data to model projections, however further evidence gathering, data analysis and forecasting will be undertaken through the local housing strategy and associated local authority strategic planning. The long-term intentions set out in policies and plans aim for planned reduction in temporary accommodation for homelessness. Across Glasgow City Region, local authorities continue to provide support including housing provision in response to international humanitarian crises. There is insufficient data to model projections, however, further evidence gathering, data analysis and forecasting will be undertaken by local authorities and health and social care partnerships through development of local housing strategies and strategic commissioning plans.

5.4.24 Glasgow City Development Plan Supplementary Guidance on ‘Meeting Housing Needs’ (SG10) notes that “The potential benefits of purpose-built student accommodation must be balanced against any negative impacts arising from significant concentrations that might be harmful to the sustainability of residential communities.”

5.5 Supported Provision

5.5.1 **Suitability -** Supported accommodation is specifically designed to provide different levels of support for individuals, depending on need. The support is designed to facilitate independent living as far as is possible, within a homely setting such as, Residential/Care Homes, Sheltered and Very Sheltered/Extra Care housing.

5.5.2 **National Policies -** In 2019, Scottish Government launched a programme for reforming adult social care support. In February 2021, the Independent Review of Adult Social Care in Scotland (‘Adult social care: independent review’, www.gov.scot/publications/independent-review-adult-social-care-scotland) published its findings. The report noted: “Strong and effective social care support is foundational to the flourishing of everyone in Scotland. It is a good investment in our economy and in our citizens. In order to maximise the potential of social care support we have to change our perspective of what is social care support. We need to shift the paradigm of social care support to one underpinned by a human rights-based approach.” As well as investment in developing the social care workforce, the review recommended setting-up a new National Care Service. In August 2021, the Scottish Government launched a consultation on ‘A National Care Service for Scotland’.

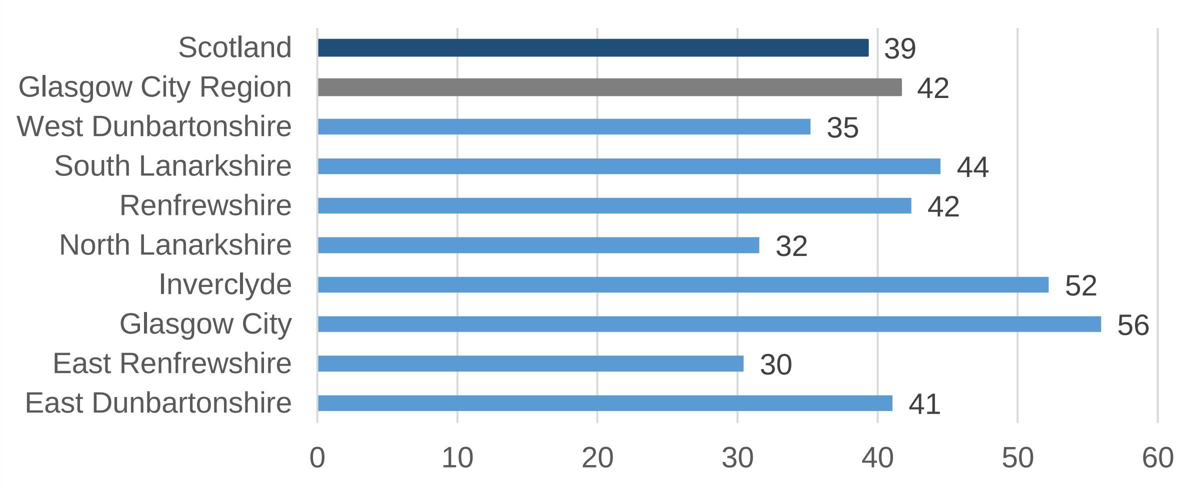
5.5.3 **Local Policies, Plans and Strategies -** Relevant local policies for the Glasgow City Region partner local authorities include:

- Health and Social Care Partnership Strategic Commissioning Plans and Housing Contribution Statements
- Local Housing Strategies
- Section 72 Statements of Assistance (‘Schemes of Assistance’)

5.5.4 Current regulations and guidance provide the framework for local authorities to charge for the residential care that they provide or arrange. The local authority will conduct a financial assessment on any individual requiring or choosing to have residential care, to determine how much someone is expected to contribute towards their care home costs. The National Care Home Contract (NCHC) is negotiated annually between local authorities and care providers and provides a framework for national charging for residential care.

5.5.5 **Evidence and Analysis (including data sources) -** As at 2019, the Scottish Care Home Census shows that there were 298 residential care homes and 13,897 registered places across the Glasgow City Region, a rate of forty-two places per 1,000 adults compared to thirty-nine for Scotland (see Figure 5.6).

Figure 5.6: Residential care Places per 1,000 Adults (2019)



Scottish Care Home Census

5.5.6 On 31 March 2019, there were an estimated 11,877 residents aged 18 years and over in care homes, which is a 4.2% decrease since 31 March 2009. The estimated occupancy rate for all care home places was 85.5%. Older people accounted for 91% of residents in all care homes.

5.5.7 On 31 March 2019, there were an estimated 10,330 long stay residents in care homes for older people – a reduction of 5.8% since 31 March 2009 (10,961). Of these, an estimated 6,667 had dementia (either medically or non-medically diagnosed), a prevalence of 64.6% which is slightly above the rate for Scotland as a whole (63.4%) see Table 5.4.

Table 5.4: Older people in residential care with dementia (Care Home Census, 2019)

Place	No of people with dementia in 2019	Long-stay residents	% dementia
East Dunbartonshire	490	755	64.8%
East Renfrewshire	306	503	60.9%
Glasgow City	2,170	3,384	64.1%
Inverclyde	409	610	67.0%
North Lanarkshire	903	1,306	69.1%
Renfrewshire	851	1,212	70.2%
South Lanarkshire	1,241	2,048	60.6%
West Dunbartonshire	308	512	60.2%
Glasgow City Region	6,677	10,330	64.6%
Scotland	19,590	30,914	63.4%

5.5.8 Most care home provision is delivered by the private sector (approximately 77% of all residents are in private care homes). The estimated number of residents in private sector care homes for older people increased by approximately 340 (3.9%) between 31 March 2009 and 31 March 2019.

5.5.9 The average age of a long stay resident in a care home in 2019 in GCR is 82 years, comparable with Scotland, also 82 years. In GCR, the average age of a long stay resident in a care home ranges from 79 years in Glasgow City to 86 years in East Renfrewshire.

5.5.10 The average length of stay among long stay residents in a care home in GCR is 2.4 years, compared to 2.3 years in Scotland. The average length of stay among long stay residents in a care home has reduced by 0.4 years from 2009 levels, compared to 0.3 years in Scotland.

5.5.11 Across national and local policies and plans there is a clear intention to support people to live independently at home in the community for as long as possible. However, due to demographic changes, it is anticipated that need and demand for residential care may increase. There is insufficient data to model projections for particular property types. Further evidence gathering, data analysis and forecasting will be undertaken by local authorities and health and social care partnerships through development of Local Housing Strategies and Strategic Commissioning Plans.

5.6 Care/support services for independent living

5.6.1 **Suitability -** Social care may be provided in people's own homes, including through remote care and technology enabled care, in residential accommodation and care homes or in the wider community, and this provision may include advice and support services. The population receiving social care and support is diverse, with wide ranging needs and circumstances.

5.6.2 The main feature of this type of specialist provision is the package of support provided to individuals and households, which enables them to live as independently as possible within a community setting. It ranges from low level assistance for people with mobility needs and frailty, to more intensive and personalised supports that enable people with particular needs, related to their capacity for sustaining a housing option. In general, there are no specific property related factors and supports that can be provided across all dwelling and tenure types.

5.6.3 However, there are certain specific design requirements and dwelling types that are more compatible with the needs of people requiring care and support, and these most commonly relate to the size and tenure of the dwelling, with a greater proportion being social rented and smaller types (1-2 bedrooms), as well as certain specific options that may be required: for example, a permanent, single person tenancy may not be the best option for a young care leaver.

5.6.4 Some young people will need a more graduated transition towards such an option. This does not mean, however, that care leavers should experience multiple moves (from one accommodation to another). There needs to be scope within local authority housing protocols agreed with housing providers that allows for flexible tenures, such as Short-Scottish Secure Tenancy (SSST) agreements, which specify support arrangements and can be converted to full SSST agreements if and as required.

5.6.5 **National Policies -** In 2019, the Scottish Government launched a programme for reforming adult social care support. In February 2021, the Independent Review of Adult Social Care in Scotland ('Adult social care: independent review' , www.gov.scot/publications/independent-review-adult-social-care-scotland) published its findings. The report noted: "Strong and effective social care support is foundational to the flourishing of everyone in Scotland. It is a good investment in our economy and in our citizens. In order to maximise the potential of social care support, we must change our perspective of what is social care support. We need to shift the paradigm of social care support to one underpinned by a human rights-based approach." As well as investment in developing the social care workforce, the review recommended setting-up a new National Care Service.

5.6.6 Following the publication of The National Independent Care Review, in February 2020, 'The Promise' was launched. This sets out to ensure that children are listened to and meaningfully and appropriately involved in decision-making about their care, with all those involved properly listening and responding to what they want and need. There must be a compassionate and caring decision-making culture, focussed on children and those they trust. In particular, 'The Promise' highlighted that parenting does not stop at 18, and that all local authorities must continue to consider how to create greater equity and opportunity for care experienced young adults. That consideration must include how to increase opportunity for care experienced people to access employment, training, stable housing and support.

5.6.7 Other relevant national policies, plans and strategies include:

- The Children and Young People (Scotland) Act 2014
- Staying Put Scotland - guidance for all corporate parents on ensuring the wellbeing of care leavers, including coverage of Continuing Care (detailed below)
- Housing options protocol for care leavers: guidance for corporate parents (www.gov.scot/publications/housing-options-protocol-care-leavers-guidance-corporate-parents-improving-housing)
- Support and Assistance of Young People Leaving Care (Scotland) Regulations 2015 (SSI 2015/62) to extend the categories of aftercare support provided for by the 2014 Act.
- Scottish Strategy for Autism

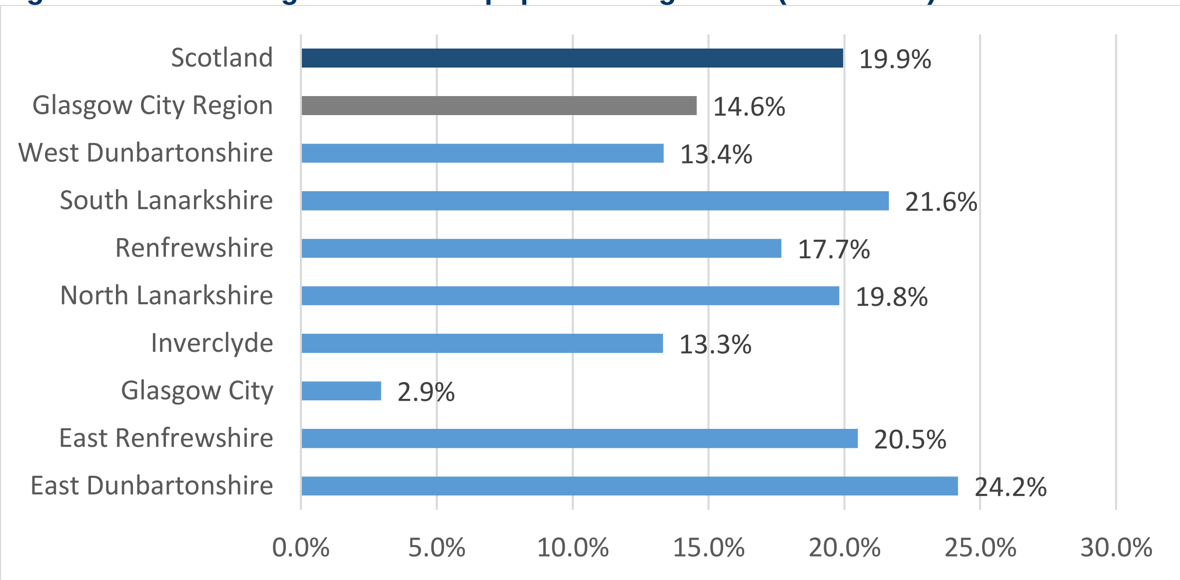
5.6.8 In 2018, the Scottish Government along with the other governments of the United Kingdom, launched the Strategy For Our Veterans. In 2021, Scottish Government published an annual update report on support for veterans and the armed forces community. This set out the key actions and progress, including support for veterans in making a home in civilian society, including funding for affordable housing for veterans where local authorities identify this as a strategic priority. The Scottish Government also continue to support Housing Options Scotland to provide its Military Matters project. This service focuses on housing issues affecting people serving in the Armed Forces in Scotland, all UK Service personnel transitioning into civilian life in Scotland, and veterans. It helps them to find the right home in the right place. Since it began in 2012, the project has supported around 1,000 people and in 2020-2021, the service received 266 new referrals.

5.6.9 **Local Policies, Plans and Strategies -** Relevant local policies for the Glasgow City Region partner local authorities include:

- Health and Social Care Partnership Strategic Commissioning Plans and Housing Contribution Statements
- Local Housing Strategies

5.6.10 **Evidence and Analysis (including data sources) -** National Records of Scotland mid-year population estimates indicate that the number of people aged 65 and above in the Glasgow City Region increased by 14.6%, 2009 to 2019 (see Figure 5.7).

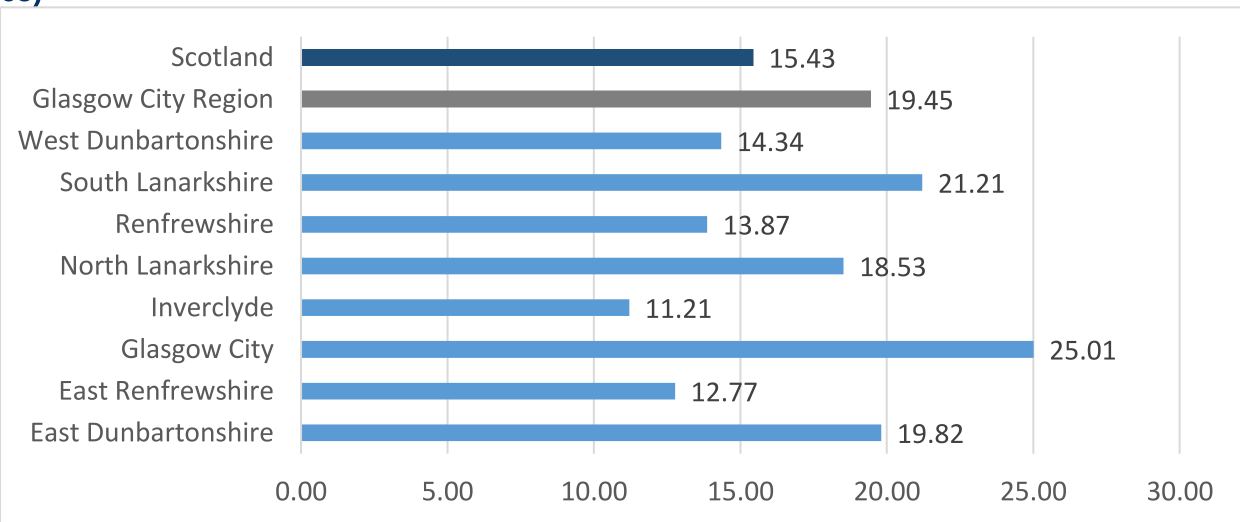
Figure 5.7: Percentage increase in population aged 65+ (2009-2019)



National Records of Scotland

5.6.11 This was a lower increase than for Scotland as a whole (19.9%). The largest percentage increase was in East Dunbartonshire (24.2%) and the lowest percentage increase in Glasgow City (2.5%). As at 2019, NRS estimated the number of adults aged sixty-five and above in Glasgow City Region was just over 317,700 people. Of these people, 6,180 were in receipt of 10+ hours a week adult social care, (see Figure 5.8), a rate of 19.45 per 1,000 adults aged 65+, which is significantly greater than for Scotland (15.43 per 1,000 adults aged 65+).

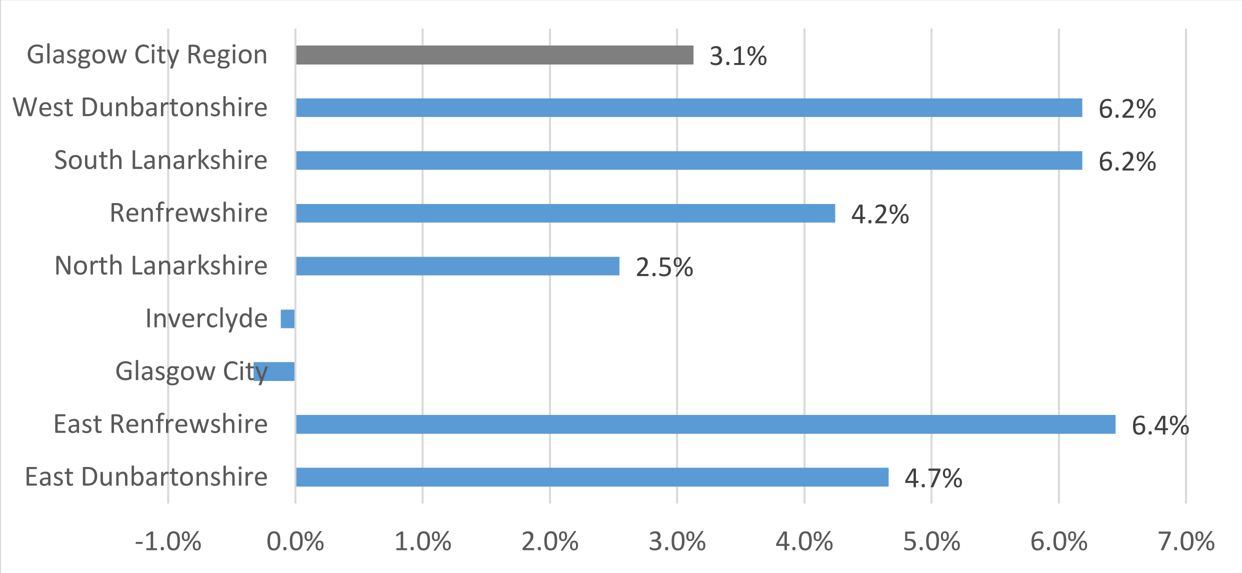
Figure 5.8: people receiving 10+ hours a week adult social care (per 1,000 adults aged 65)



National Records of Scotland

5.6.12 National Records of Scotland (NRS) 2018-based principal population projections indicate that over a ten-year period, the Glasgow City Region population will increase by approximately 33,000 people (1.8%) to reach 1,867,135 people by 2028. The number of people of pensionable age in the Glasgow City Region is projected to increase at a higher rate, estimated at 3.1% which would result in around 9,900 additional people of pensionable age. The distribution of this increase varies by local authority area, with NRS projections showing slight decreases for Glasgow City (0.3%) and Inverclyde (0.1%) contrasted with increases elsewhere ranging from 2.5% in North Lanarkshire to 6.4% in East Renfrewshire (see Figure 5.9).

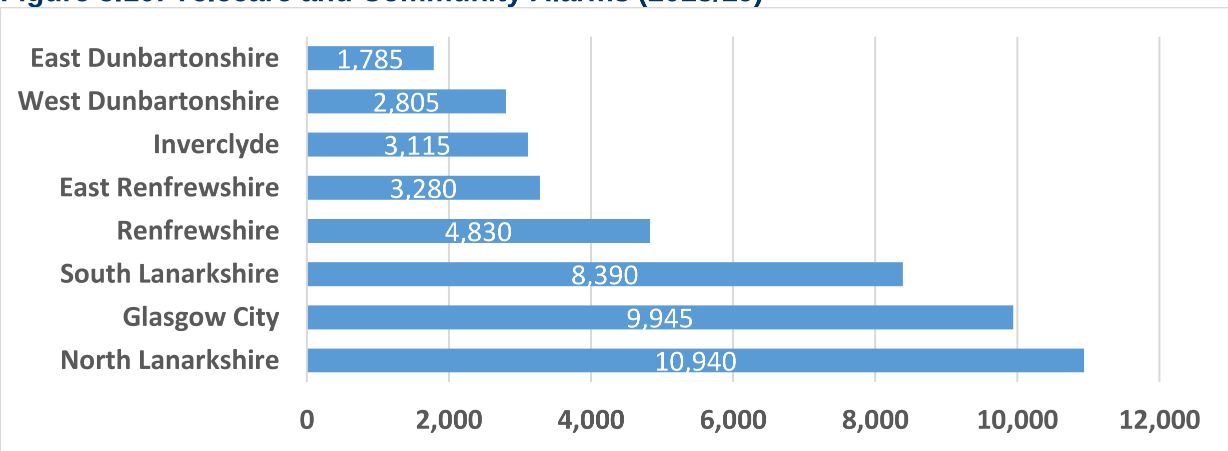
Figure 5.9: Projected % increase in adults aged 65+ (2018-2028)



National Records of Scotland

5.6.13 For people with particular needs, including certain types of disability or impairment, the use of equipment and technology can help them live safely and independently at home, providing reassurance to themselves and to carers and enhancing personal choices. As at 2019, there were approximately 49,000 people supported by a community alarm and/or telecare (https://scotland.shinyapps.io/phs-social-care-equipment-201819). The majority (60%) of these were community alarm only, with around 10% receiving only telecare support (see Figure 5.10).

Figure 5.10: Telecare and Community Alarms (2018/19)

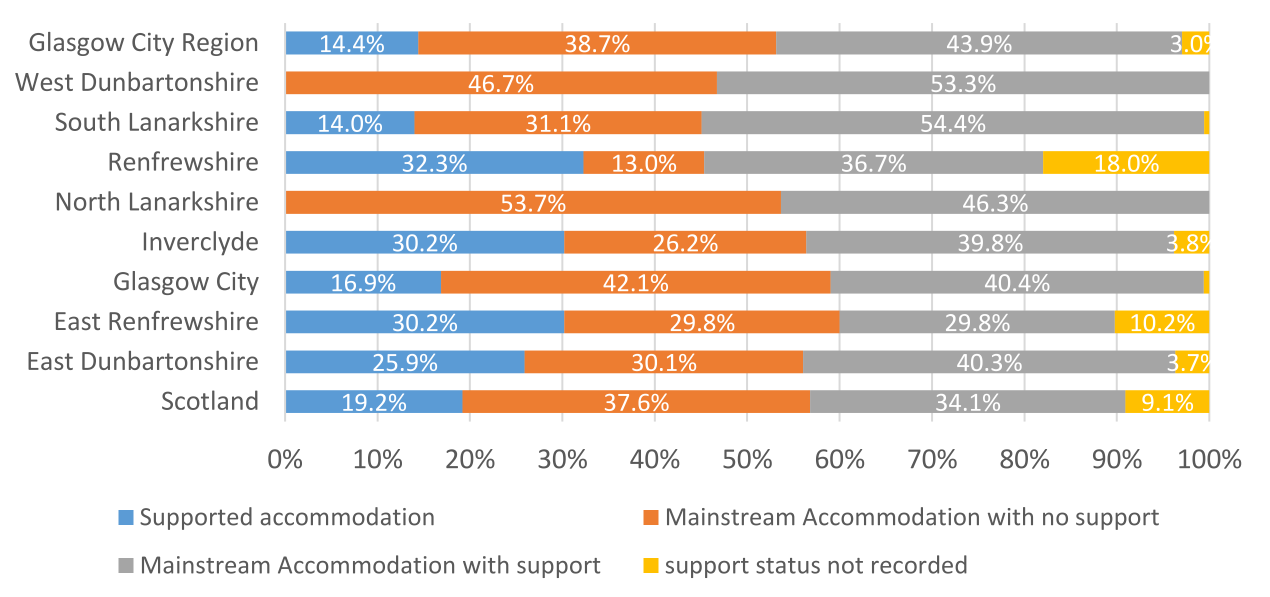


https://scotland.shinyapps.io/phs-social-care-equipment-201819

5.6.14 A community alarm is a form of equipment for communication, especially useful as an alert should the user have an incident where they require to call for help quickly. It can be used within an individual's own home or part of a communal system. Sheltered and supported housing accommodation often include community alarms. Telecare refers to a technology package which goes over and above the basic community alarm. It is the remote or enhanced delivery of care services to people in their own home by means of telecommunications and computerised services. Telecare usually refers to sensors or alerts which provide continuous, automatic and remote monitoring of care needs, emergencies and lifestyle using information and communication technology. It may trigger a human response or shut down equipment to prevent hazards.

5.6.15 **Learning Disability -** 33% (7,733) of adults with learning disabilities known to local authorities in Scotland live in the Glasgow City Region. The rate of adults with learning disabilities known to local authorities is 5.1 per 1,000 population which is equivalent to the rate for Scotland (5.2). In GCR, six of the eight GCR authorities have higher than average rate of adults with learning disabilities varying from 4.1 per 1,000 population in Glasgow City and South Lanarkshire authorities, to 7.6 per 1,000 population in Inverclyde (see Figure 5.11).

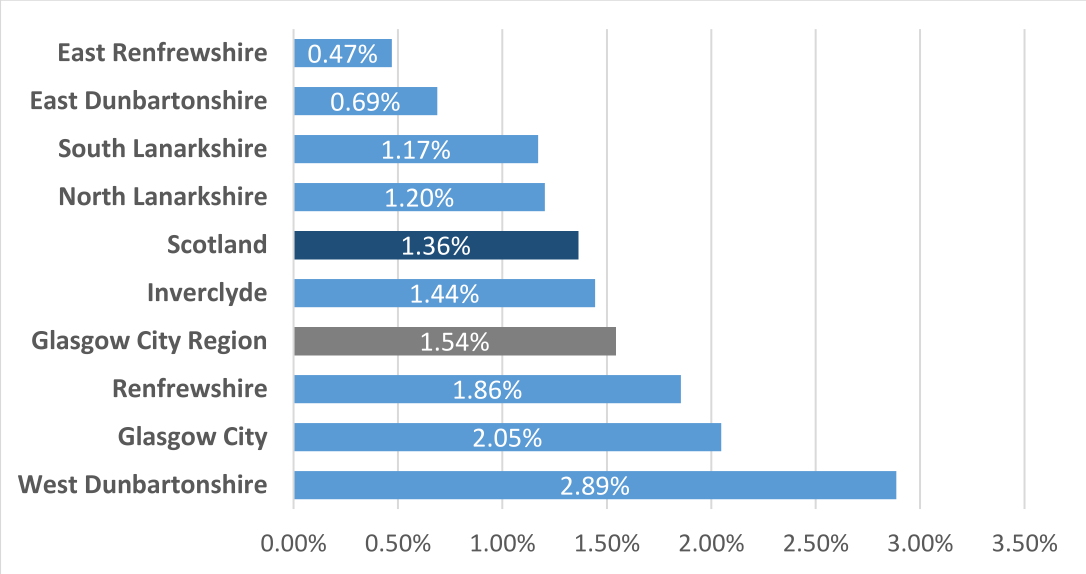
Figure 5.11: Distribution of accommodation type for adults with learning disabilities



5.6.16 The majority of adults with learning disabilities across Glasgow City Region live in mainstream accommodation (over 85%). Approximately 14.4% are estimated to live in supported accommodation, which is lower than for Scotland (19.2%). Of those adults with learning disabilities living in mainstream accommodation, just over half (51.3%) receive support.

5.6.17 **Looked After Children and Young People -** As of 31 July 2019, there were 5,441 children (aged under 18) identified as looked after by local authorities within Glasgow City Region (see Figure 5.12). The Glasgow City Region average is 1.54% which is slightly above the rate for Scotland (1.36%).

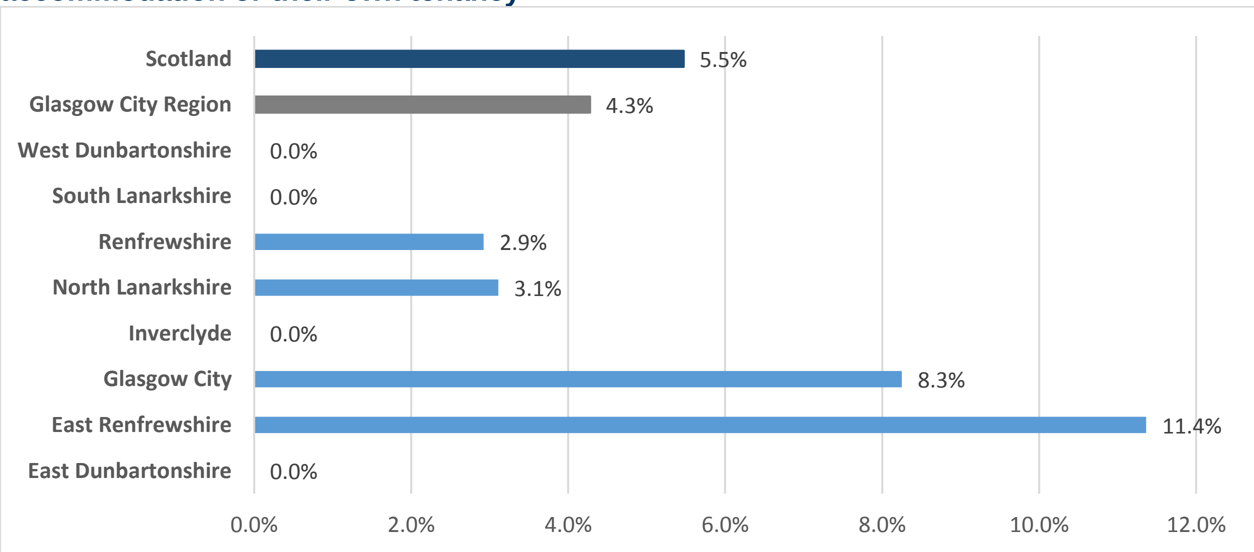
Figure 5.12: % of children and young people (aged under 18) looked after



5.6.18 Of these 5,441 children and young people, 414 (7.6%) were looked after in residential care, which is a significantly lower rate than for Scotland (12%). During 2018/19, just over 1,145 children ceased to be identified as looked after. The majority (68%) returned to the care of either biological parents, relatives, or friends. 4.3% of children moved on to supported accommodation or their own tenancy, (see Figure 5.13), which is lower than the rate for Scotland (5.5%).

5.6.19 Across national and local policies and plans there is a clear intention to support people to live independently at home in the community for as long as possible. Due to demographic changes, it is anticipated that need and demand for housing with care, including digital technology enabled care, will increase for older adults, as well as other core care groups including people with disabilities. There is insufficient data to model projections for particular property types. Further evidence gathering, data analysis and forecasting will be undertaken by local authorities and health and social care partnerships through development of local housing strategies and strategic commissioning plans.

Figure 5.13: % of looked after children and young people moving on to supported accommodation or their own tenancy



5.7 Gypsy/Traveller Site Provision

5.7.1 **Suitability -** 'Locational or land needs' includes consideration of the requirements for sites and pitches that can meet the accommodation needs and demands of Gypsy/Traveller and Travelling Showpeople. This can include requirements for communal facilities, yard storage, suitable access and serviced sites. Additionally, there may be locational needs for sites to deliver certain types of specialist provision of housing, such as non-permanent accommodation for students located within close proximity to education institutes.

5.7.2 **National Policies -** Improving the lives of Gypsy/Traveller is a joint plan by the Scottish Government and the Convention of Scottish Local Authorities (COSLA) (www.gov.scot/publications/improving-lives-scotlands-gypsy-travellers-2019-2021/). It commits to the following key actions:

- Provide more and better accommodation
- Improve access to services
- Improve incomes in and out of work
- Tackle Racism and Discrimination
- Improve Gypsy/Traveller Representation

5.7.3 Key policies relating to meeting Gypsy/Traveller accommodation needs include:

- 'Guidance for Local Authorities on Managing Unauthorised Camping by Gypsy /Travellers in Scotland (2017)' – this seeks to promote a whole systems approach, and ensuring adequate data is gathered to help the local authority assess requirements for future provision.
- 'Guidance on Minimum Site Standards and Site Tenants' Core Rights & Responsibilities (2015)' which sets out standards that must be adhered to by all social landlords managing Gypsy/Traveller Sites. It covers two broad areas; physical facilities and services provided by the site provider / treatment of tenants.
- Scottish Social Housing Charter Outcome 16, which states that local authorities with responsibility for managing sites for Gypsy/Travellers should manage sites in order that they are 'well maintained and managed and meet minimum site standards set in Scottish Government Guidance'.
- A Gypsy/Traveller planning awareness project saw the publication of five guides on Gypsy/Travellers and the Scottish Planning System, targeted at local authorities, elected members, community councils, Gypsy/Traveller and the media. These guides are available online at http://www.pas.org.uk/news/recognition-of-unique-gypsytravellerculture/

5.7.4 An independent analysis of responses to the call for ideas to inform the preparation of a new National Planning Framework (NPF), launched in January 2020, highlighted issues Scottish Travelling Showpeople have faced regarding forced relocations and the segmentation of Showmen's Yards in areas of multiple deprivation ('NPF4 call for ideas: analysis of responses', Scottish Government, 2020: www.gov.scot/publications/npf4-analysis-reponses-call-ideas/pages/7/)

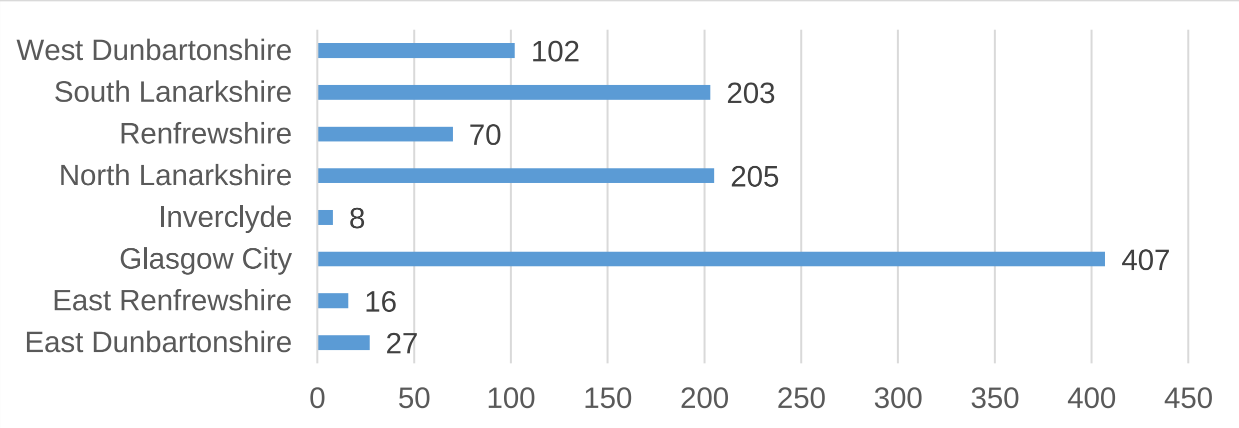
5.7.5 **Local Policies, Plans and Strategies -** All local authorities have a designated gypsy/traveller liaison service, which deal principally with temporary encampments, as well as engaging with the settled site communities in South Lanarkshire Council and West Dunbartonshire Council areas. South Lanarkshire Council are developing a local Gypsy/Traveller Need Assessment, seeking to identify current demand for sites or housing for Gypsy/Traveller within the South Lanarkshire area. This is part of the significant investment programme taking place on its two sites, including upgrades to pitches, amenity units, improving digital accessibility and new community facilities.

5.7.6 North Lanarkshire Council have a Gypsy/Traveller Strategic Group that involves a range of partners (Health, Police, Education, Housing, Planning Environmental Services etc.) and services which work towards progressing key priorities and actions to improve the lives of Gypsy/Travellers contained within a Gypsy/Traveller Action Plan, which is aligned to the national action plan.

5.7.7 Glasgow City Council set out in Glasgow's Housing Strategy 2017-22 commitments to engage with the Scottish Showmen's Guild to consider the accommodation needs of the Travelling Showpeople community.

5.7.8 **Evidence and Analysis (including data sources) -** In Scotland's Census 2011, just over **4,200 people** identified their ethnic group was 'White: Gypsy/Traveller and this represented 0.1 per cent of the population. Over 1,000 people were resident in the Glasgow City Region, (see Figure 5.14), representing just under a quarter of this population (24.6%).

Figure 5.14: Gypsy/Traveller Population (Scotland Census 2011)



5.7.9 In 2018, research based on local authority data returns found that there were a total of 54 sites across Scotland, including twenty-nine public and twenty-five private sites. These fifty-four sites provide a total of 613 pitches, with the great majority of these let on a permanent basis (Craigforth & Engage Scotland 2018). 11.8% of all active public site pitches across Scotland were in the Glasgow City Region, South Lanarkshire and West Dunbartonshire (see Table 5.5).

Table 5.5: Gypsy/Traveller accommodation

	Public		Private		All Sites		Encampments	
Area	**sites**	**active pitches**	**sites**	**active pitches**	**sites**	**active pitches**	**locations**	**camps per year**
East Dunbartonshire	0	0	0	0	0	0	8	3
East Renfrewshire	0	0	0	0	0	0	2	7
Glasgow City	0	0	0	0	0	0	0	0
Inverclyde	0	0	0	0	0	0	12	6
North Lanarkshire	0	0	0	0	0	0	-	-
Renfrewshire	0	0	0	0	0	0	-	17
South Lanarkshire	2	27	0	0	2	27	9	12
West Dunbartonshire	1	20	0	0	1	20	11	12
Glasgow City Region	3	47	0	0	3	47	42	57
GCR % of Scotland	10.3%	11.8%	0.0%	0.0%	5.6%	7.7%	10.3%	13.8%
Scotland	29	397	25	216	54	613	406	414

Craigforth & Engage Scotland 2018

5.7.10 Unauthorised encampments are typically the result of Gypsy/Traveller stopping for a short period when travelling through or visiting an area. Encampments vary in size, from small family groups (typically 1-2 vans) to larger groups of up to 20+ vans. Locations used also vary considerably and can include open ground in rural locations or within/adjacent to towns, industrial locations, and retail or business parks.

5.7.11 The Craigforth & Engage Scotland Report noted that anecdotal evidence indicates local authorities are more likely to be made aware of larger encampments and/or those in more 'visible' locations, but that encampments in more remote rural areas may go unreported. The study identified a total of 406 discreet locations across Scotland used for unauthorised Gypsy/Traveller encampments over 3 years, accounting for an average of 414 encampments per year. 13.8% of these encampments were within the Glasgow City Region.

5.7.12 It is agreed that, in Scotland, there are now more Gypsy/Travellers living in conventional housing than living on sites or unauthorised encampments. The 2011 Census confirmed this, with 85% of the Gypsy/Traveller population found to live in some form of conventional housing. Social research and anecdotal evidence indicate that some Gypsy/Travellers use mainstream housing as a winter base, and that being housed does not necessarily mean that Gypsy/ Travellers do not also have a traditional nomadic lifestyle.

5.7.13 In 2020, the Scottish Government published a wider-ranging report, 'Gypsy/Travellers - accommodation needs: evidence review' (Scottish Government, 2020). This included the following key findings:

5.7.14 **On Accommodation**

- Gypsy/Travellers are not a homogenous group and have differing cultural needs and practice varying degrees of nomadism. A 'one-size fits all' approach to accommodation is therefore not appropriate and unlikely to work in practice. Accommodation needs are also likely to change over an individual's life course.
- There is limited available evidence on the current population, specific accommodation aspirations and travel patterns of Gypsy/Travellers in Scotland
- There is no agreed methodology for understanding Gypsy/Traveller accommodation needs, but evidence suggests that, particularly when attempting to meet aspirations, a degree of collaboration with the local Gypsy/Traveller population is key.
- Accommodation preferences of Gypsy/Travellers are diverse, and influenced by several factors, including privacy, proximity to family, access to services and health considerations.

5.7.15 **On Site provision and management**

- Ways of engaging Gypsy/Travellers in the research planning, design and implementation of accommodation needs assessments, should be considered carefully, including ways of reaching households in conventional housing. Gypsy Traveller Liaison Officers, site managers and organisations working with the community may provide valuable sources to facilitate this.
- Partnership and sub-regional working are crucial to the completion of robust Gypsy/Traveller needs assessments, particularly where travel patterns cross local authority boundaries.
- Despite the introduction of minimum standards, the poor quality of sites continues to be a major issue for many Gypsy/Travellers on local authority/RSL sites.

- A proactive approach to the management of sites could improve standards, reduce conflict with the settled community, and make sites more sustainable in the long-term.
- Failure to meet the accommodation needs of Gypsy/Travellers is a key factor in the discrimination that they face, and often places them in conflict with the settled community.
- Opposition from the settled community continues to present a significant barrier to further site provision. Ways to alleviate this tension and engage the wider community in the planning process should be considered.
- Access to services.
- A lack of understanding of Gypsy/Traveller culture persists across many statutory and voluntary services, including health and housing.

5.7.16 Fair Scotland, a community group of Scottish Showpeople, estimate that the Glasgow City authority area is the winter base for the majority of Travelling Showpeople (c.80%). The Local Government and Communities Committee 'Stage 1 Report on the Travelling Funfairs (Licensing) (Scotland) Bill' (2021) highlighted that for showpeople, travelling funfairs are their way of life. The report noted views of the Scottish Showmen's Guild which highlighted the unique challenges travelling funfairs deal with such as sites becoming unavailable at the last moment, and variations between local authorities approaches and fees for public entertainment licences.

5.7.17 There is insufficient data to model needs and demand projections for gypsy traveller and travelling showpeople sites in the future. Further evidence gathering, data analysis and forecasting will be undertaken by local authorities and health and social care partnerships through development of Local Housing Strategies and Strategic Commissioning Plans.

5.8 Consultation and Engagement Feedback

5.8.1 In accordance with HNDA Guidance, Glasgow City Region Housing Market Partnership sought views of key partners and stakeholders to consider and augment the HNDA evidence base for 'Specialist Provision' housing, where possible. The GCRHMP identified organisations that could assist, and invited them to share their views, including:

- Glasgow Centre for Population Health
- Glasgow Disability Alliance
- Glasgow Equality Forum
- Coalition of Care and Support Providers Scotland
- COSLA
- Scottish Government
- MECOPP
- Scottish Spina Bifida Association
- Spinal Injuries Scotland
- MND Scotland
- Stroke Association
- Muscular Dystrophy UK
- Cerebral Palsy Scotland
- Capability Scotland

5.8.2 Several key points were raised through the engagement process regarding additional evidence, patterns and trends for consideration, which are noted here.

5.8.3 A key change highlighted for Glasgow City Region over the past two decades was the increase of asylum seekers and refugees into the area. Within the city, there is evidence beyond the Census that Glasgow's population is becoming more ethnically diverse, especially among young people, (see: www.gcph.co.uk/assets/0000/8225/Health_in_a_changing_city_Glasgow_2021_-_report.pdf)

5.8.4 Challenges associated with mental health and vulnerabilities were noted in relation to homelessness and housing need, and the 'Hard Edges' report into identified patterns and levels of Severe Multiple Disadvantage (SMD) is referenced.

5.8.5 Stakeholder feedback regarding Gypsy/Traveller needs noted a potential mismatch between the proportion of people across Scotland identifying as Gypsy/Traveller in the 2011 Census and resident in Glasgow City Region, 24.6%, compared with the proportion of active pitches for Gypsy/Traveller accommodation across Scotland that are located within Glasgow City Region, 7.7% indicating that further work is required to consider demand levels in the area.

5.8.6 Following HNDA2, the Glasgow City Region Housing Market Partnership authorities undertook additional research into Gypsy/Traveller Accommodation Needs, 'Gypsy/ Travellers Desktop Study to assist with informing development of Local Housing Strategies for the Glasgow, Clyde Valley and Ayrshire authorities', (see: www.glasgow.gov.uk/CHttpHandler.ashx?id=36366&p=0). This study added to the HNDA2 findings, with data drawn from the respective local authorities, including management information collected by councils with sites as well as other information for related services, including:

- housing management information on public sites (site occupancy rates, site waiting lists);
- homelessness statistics, which may give an indication of housing need;
- school rolls or any information available from the Scottish Traveller Education Project;
- information on planning permission for private sites;
- information on roadside or other encampments; and
- feedback from Gypsy/Traveller Liaison Officers and site managers.

5.8.7 In developing their Local Housing Strategy 2021-26, North Lanarkshire Council undertook additional research and analysis into Gypsy/Travellers' Needs, see: www.northlanarkshire.gov.uk/sites/default/files/2021-12/Gypsy%20Traveller%20evidence%20paper%202020_0.pdf

5.9 Key Issues Table:

Specialist Provision	
Local Housing Strategy and Development Plan	**Summary and Key Issues identified**
Accessible / adapted housing	
• The projected increase in older population and smaller households will increase demand for accessible, adaptable housing. Housing options for older people who are homeowners to down-size, may be more limited due to the age, type and value of existing homes which affects the available pool of buyers, as well as the availability of appropriate market options for purchase.	
Wheelchair Housing	
• Demand for wheelchair accessible and adaptable homes may be higher in Glasgow City Region and is projected to be around 10,000 to 12,400 households by 2024. • The shortfall of wheelchair housing is projected to increase across Glasgow City Region. The requirement to set all tenure wheelchair housing targets within Local Housing Strategies presents opportunities as well as challenges in delivering the homes we need to tackle unmet housing need amongst wheelchair users.	
Non-permanent housing	
• Homelessness, although reducing in recent years, may increase due to the combined impacts of the COVID-19 pandemic and wider economic and political changes. All local authorities are committed to the principles of rapid rehousing and supporting Housing First approaches. Managing potential increasing homelessness demand in this context will be a key challenge for housing, health and social care partners.	
Supported Provision	
• There is evidence of need and demand for supported accommodation across Glasgow City Region, however there are notable variations in terms of access admissions and average ages, which may be linked to local drivers that include supply as well as other factors such a comparative health and wellbeing. These are considerations that will be taken forward through joint research and planning linked to development of Local Housing Strategies and Strategic Commissioning Plans.	
Care /support services for independent living	
• Increase in older population and related demand for smaller households will increase demand for equipment and adaptations, care and support. • The shift from acute to community is evident when looking at the number of people supported at home. This means more people with complex needs are being supported in the community, and this also brings implications for the type of housing and access to support, equipment and adaptations • Technology will play an increasingly important role as we go forward in enabling independence, providing greater choice and control as well as improving health and wellbeing. • Housing continues to play a crucial role in supporting care experienced young people.	

• Most people with learning disabilities continue to live in mainstream housing. Housing and related services are vital in supporting people at points of transition, and will be required to take an increasingly proactive approach to future planning and avoid a housing crisis from occurring.
Site provision
• Further engagement and involvement of Gypsy/Travellers is required to improve understanding and better meet needs, and much more needs to be done to achieve the national priorities set out the national action plan for Gypsy/Travellers 'Improving the Lives of Gypsy Travellers' (https://www.gov.scot/publications/improving-lives-scotlands-gypsy-travellers-2019-2021/).
Affordable Housing
• Affordable housing policies within NPF4, Local Housing Strategies and Local Development Plans should be augmented to address specific specialist provisions and affordability shortfalls within local authority and sub authority localities.

6 Chapter 6, Summary and Key Messages

6.1 Overview

6.1.1 This HNDA was prepared by the Glasgow City Region Housing Market Partnership through an extensive process of research, analysis and engagement of key partners and stakeholders. The principal findings are set out for each chapter in the key issues tables, and the main messages are summarised here.

6.2 Key findings

6.2.1 The HNDA principal planning scenario, 'prevailing state of the Scottish housing market and economy', estimates a requirement for 65,947 new homes between 2022 and 2040 across Glasgow City Region. The number of households across Glasgow City Region is projected to increase by an average rate of 3,160 per year.

6.2.2 Growth is driven through changes in the demographic composition of the population including the dissolution of existing households and smaller average household size.

6.2.3 These projections are strongly influenced by past trends. Other key factors that will impact housing need and demand and delivery include; existing commitments of local authority partners to deliver housing, (within Local Housing Strategies and Local Development Plans) but also other collaborative efforts such as City Deal, Clyde Mission, Metropolitan Glasgow Strategic Drainage Partnership, as well as local commitments such as the affordable build programmes across the Glasgow City Region.

6.2.4 Pressure for affordable, social rented housing varies across local authorities in the Glasgow City Region. All authorities have waiting list demand for social rented housing, with substantial numbers of applicants on waiting lists and housing registers.

6.2.5 The Scottish Government remains committed to a significant new build social housing programme. Through the Infrastructure Investment Plan, there is a strong focus on making best use of existing land and buildings; building in climate resilience to place making underpinned by the concept of 20-minute neighbourhoods; and reducing carbon emissions through efficient heating of homes, all contributing to the drive towards net zero.

6.2.6 Over the past 15-20 years, there is clear evidence of a shift in the balance of tenures across Glasgow City Region. The increase in private renting observed in HNDA2 has prevailed. However, its sensitivity to changes through external factors, including the economy, Brexit and the global pandemic, requires to be closely monitored.

6.2.7 Evidence suggests housing (condition) quality in the Glasgow City Region has improved over the past decade but many homes remain in disrepair or below quality standards. Housing (condition) quality issues continue to be a greater concern in the private sector, with specific challenges related to engaging private owners, and progressing works in mixed tenure blocks and estates.

6.2.8 The supply, maintenance and improvement of older private sector properties, in particular homes over 100 years old, remains a considerable challenge, in particular to meet sustainability and climate change targets for energy efficiency and decarbonisation. Improving the quality and management of the private rented sector therefore remain important considerations for Local Housing Strategies.

6.2.9 An increasing older population presents implications for the type, size and location of homes across tenures. Improving accessibility and suitability of both new and existing homes across all tenures is a key priority, as is the need to increase the supply of 'wheelchair' liveable and adaptable homes across all tenures.

6.2.10 A shortfall of wheelchair housing is projected to increase across Glasgow City Region. The requirement to set all tenure wheelchair housing targets within Local Housing Strategies presents opportunities as well as challenges in delivering the homes that are needed to tackle unmet housing need amongst wheelchair users.

6.2.11 Evidence suggests that there will continue to be a need for smaller homes as well as larger family homes in the social sector, across Glasgow City Region. The requirements will be determined locally through development of Local Housing Strategies and associated plans.

6.2.12 There is a need for further engagement with private housing developers to stimulate the owner occupation market to deliver homes that meet the needs of a changing population, including options suitable for older households wishing to down-size and households with disabled people.

6.2.13 Homelessness, although reducing in recent years, may increase due to the combined impacts of the COVID-19 pandemic, and wider economic and political changes. Managing potential increasing homelessness needs in this context will be a key challenge for housing, health and social care partners.

6.2.14 Further engagement and involvement of Gypsy/Travellers is required to improve understanding and better meet needs, and much more needs to be done to achieve the national priorities set out in the national action plan for Gypsy/Travellers 'Improving the Lives of Gypsy Travellers'.

6.2.15 As evidenced within the NPF4 and the MATHLR approach, Scottish Government policy on housing appears to be moving towards setting requirements at a local authority level. However, given the reality of how the housing market functions within this metropolitan city region, specifically how need and demand arises and is met (for example in addressing homelessness and strategic land releases) continuing local authority collaboration is warranted.

Annex A List of meetings undertaken to support the development of HNDA3

- GCRHMP Project management group and Scottish Government liaison – 09/10/19
- GCRHMP and Scottish Government CHMA – HNDA Tool Training – 27/01/2020
- GCRHMP Project management group Homes for Scotland, Glasgow University and GWSF liaison – 15/12/2020 – Scenarios context discussion
- GCRHMP Project management group Homes for Scotland, Glasgow University, SPT, Wheatley Group and GWSF liaison – 28/01/2021 – Scenarios context discussion
- GCRHMP Project management group and Homes for Scotland liaison – 11/05/2021 – Discussion around HFS Discussion papers and Template returns
- GCRHMP Project management group and Scottish Government liaison – 17/05/2021 – NPF4 MATHLR discussion
- Homes for Scotland discussion on Diffley Research in September 2021
- Homes for Scotland meeting on 5th October 2021.
- GCRHMP – 14/12/21 & 12/01/22 – Stakeholder engagement (Specialist Provision)
- GCPH responded in April 2022 and content included in finalised draft of HNDA3
- Spinal Injuries Scotland – no issues or additional evidence on 14th April 2022
- COSLA responded in April 2022 on issues relating to Gypsy Travellers and the feedback was noted and incorporated into the final HNDA.

Annex B Inverclyde and West Dunbartonshire Councils HNDA Response to CHMA Recommendations

1. Inverclyde and West Dunbartonshire Councils are aware that under the scenarios used within the HNDA tool, negative values of estimated housing need have been produced due to NRS household projections showing negative household growth in the coming years. As highlighted by the Centre for Housing Market Analysis, a review of NRS's 2012 household estimates showed that between 2012 and 2020, in five of the eight years there was household growth in Inverclyde, and in seven of the eight years there was household growth in West Dunbartonshire.

2. Furthermore, despite a forecasted decline in population and households within projections, there is clear evidence of affordable housing pressures in Inverclyde and West Dunbartonshire.

3. Within Inverclyde, there are 9,964 units of social housing with around 10% becoming available for letting in each year, and there are approximately 7 registered applicants for every available let. Allocation of properties is determined using a choice-based lettings allocations policy and 43 applications are made for every property advertised by partners. Whilst demand is strong, 25% of offers made to applicants are declined, suggesting that the quality and stock profile of homes available do not meet the needs and aspiration of housing applicants in Inverclyde. This evidence of affordable housing pressure compliments the trend of household growth seen in previous years and strongly indicates that there is a requirement for additional new build affordable housing in Inverclyde.

4. There are around 16,000 social housing units in West Dunbartonshire, 10,454 of which are Council owned. The Council is facing unprecedented demand for council housing, with currently 5,714 on the waiting list. Our RSL partners are reporting similar pressure. In particular, there is extremely high demand from homeless applicants, with the Council having to resort to the use of bed and breakfast accommodation for the first time in five years. The ongoing cost of living crisis points in the direction of increasing demand for new affordable rented homes, and a need to increase the build programme in this tenure. There is continued interest from developers to build market housing in West Dunbartonshire, with 439 market homes completed between 2018 and 2023, a number of developers currently on site, and planning permissions in place to maintain this level of private sector home building.

5. Inverclyde Council and partners in the Inverclyde Alliance recognise that a declining and ageing population will have implications, in terms of the scale and nature of the future workforce and local demand for public and other services[57]. Addressing population decline has been identified as a priority for Inverclyde Council, and it is the intention to continue with the ongoing work towards repopulating Inverclyde. It is therefore necessary for a justifiable adjustment in household growth, to enable the Council to plan for future growth of the area with regards to the housing offer in Inverclyde.

6. West Dunbartonshire Council's Local Housing Strategy 2022 – 2027 commits to supporting the Scottish Government's goal of increasing the housing supply to 2040. It notes that the relocation of staff to Faslane and the expansion of the Golden Jubilee may increase demand for housing in West Dunbartonshire. The LHS also recognises

[57] Inverclyde Alliance, Inverclyde Repopulation Action Plan, 2019

the importance of new build in meeting the outstanding need for specialist or particular needs housing. The Strategic Housing Investment Plan 2023- 2028 expresses the Council's desire to encourage an increase in housing across West Dunbartonshire, to mitigate an ageing population, address waiting lists and to grow the local economy. It notes that increasing the supply will also enable more support to be given to the Ukrainian and Afghan Resettlement programmes.

7. Both Councils are therefore supportive of disregarding the negative household growth presented within the NRS 2018 household projections, and statistical adjustments to remaining steady (flat) across the projection period, based on the last year of projected growth in each area.

Clydeplan
Floor 2, Room 29, City Chambers East, 40 John Street, Glasgow G2 1JL
0141 229 7730 • info@clydeplan-sdpa.gov.uk • www.clydeplan-sdpa.gov.uk • @Clydeplan