

## Glasgow City Council Case Study

### The story of the local authority's approach to community-led housing

#### Basic summary

- **Local housing market characteristics**
  - Urban
  - High and low housing demand
- **Country: Scotland**
- **New build and refurbished homes. Examples given:** Community-controlled housing associations (CCHA) new build; CCHA acquisition and repair
- **Partners:** Community-controlled housing associations (CCHA)

**Key message:** Glasgow City Council (GCC) is a successful example of how a large urban authority with the political and senior officer will to do so, can support and sustain genuine community-led housing (CLH) initiatives. CLH in Glasgow is not just about affordable housing provision, but is also about wider urban regeneration of neighbourhoods and sustainable communities. It should be noted that the funding system in Scotland for social housing providers is more generous in grant terms than in England.

#### 1. *The story: what was the problem that needed addressing?*

Glasgow is Scotland's largest city, with a combination of high and low housing demand. The top local housing market challenges are:

- An ageing housing stock, particularly pre-1919 tenement flats
- Vacant and derelict land
- Infrastructure issues such as contamination and drainage.

Community-controlled housing associations and co-operatives (CCHAs) were first set up in Glasgow in the early 1970s, to tackle slum conditions in run-down inner city neighbourhoods. The CCHA and co-operative movement has grown rapidly since then and now most of the 68 registered social landlords (RSLs) in the city are CCHAs or co-ops. The City Council's own social rented housing stock was transferred in 2003 to a number of RSLs including CCHAs.

#### 2. *Why is Glasgow City Council supporting CLH?*

GCC funds community-controlled housing associations and co-operatives as they contribute to all six priorities in [Glasgow's Housing Strategy](#):

- Promote area regeneration and enable investment in new build housing
- Manage, maintain and improve the existing housing stock
- Raise standards in the private rented housing sector
- Improve access to housing in all tenures
- Promote health and wellbeing
- Tackle fuel poverty, energy efficiency and climate change

CCHAs support these priorities by building new homes, for both rent and low cost home ownership, and by transforming poor housing conditions in unpopular, low demand estates. CCHAs have been responsible for the physical, social and economic regeneration of their

neighbourhoods and have acted as community anchors, empowering communities to make decisions about their own areas. Empowerment includes skills and capacity building courses. CCHAs provide training and employment opportunities, support communities to set up and sustain social enterprises, and develop and manage local facilities including shops, cafés and commercial work spaces.

### **3. How does Glasgow City Council enable CLH schemes to develop?**

Enabling work is complex as it involves a variety of providers with different requirements. There is a need to be flexible and adaptable. GCC supports RSLs in the city through:

#### **Partnership**

- **Leading on regeneration schemes**, including eight transformational regeneration areas in the city, three new neighbourhoods and a city deal project with seven other local authorities in the City region area where associations have a new build role.

#### **Funding**

- Providing development funding for new build housing (circa £70m per annum) including the technical evaluation of tenders and support for land acquisition and planning costs
- Providing funding from second homes council tax fund to support development.

#### **Enabling access to land and properties**

- Enabling access to vacant and derelict land and contributing to infrastructure work
- Assisting with land consolidation to allow developments to proceed
- Assisting RSLs to resolve repair, maintenance and management issues in common properties through a strategic acquisition programme.

#### **Other support**

- Providing support to carry out local housing needs assessments
- Co-ordination of a common housing register pilot in the north west of the city with RSLs
- Assisting RSLs to help owners to bring long term empty properties back into use.

### **4. Examples of homes that have been or will be produced by CLH schemes in Glasgow:**

CCHAs in Glasgow provide new build homes and refurbish existing homes. For GCC it is important that affordable homes created remain affordable, especially as almost half of Glasgow's residents - 283,000 people - reside in the 20% most deprived areas in Scotland. Affordable housing is classified as social housing, low cost home ownership, shared equity, shared ownership and mid-market rent. Affordability is maintained through input from the Scottish Housing Regulator, annual consultations with tenants on rent rises and grant for new build.

#### **[Lauriston Transformational Regeneration Area](#)**

[Lauriston Living](#) is a major regeneration project on a site consisting mainly of derelict and vacant land in the Gorbals district, designated as Lauriston Transformational Regeneration Area (TRA). Partners include GCC, the Scottish Government, [Urban Union](#) a private sector development company, and New Gorbals Housing Association (NGHA), a CCHA controlled by an elected

volunteer management committee of Gorbals residents. The first phase won design awards and delivered 201 social rent homes and 39 mid-market rent homes for NGHA. 69 homes were built for sale. 46 social rent and 9 shared equity homes for NGHA will be completed in 2018. Phase 2 will produce 173 homes for sale and Southside Housing Association, a CCHA, proposes refurbishing a tenement into flats for mid-market rent and community facilities.

#### **South West Govanhill Property Acquisition and Repair Programme**

GCC is investing £14m alongside the Scottish Government's £20m in a four-year programme to fund the acquisition of up to 350 homes by Govanhill Housing Association, so that repairs and improvements can be made to run down tenement flats. Govanhill Housing Association, a community-controlled and owned organisation, will involve local people in the programme in order to achieve better living conditions in the area, reduce overcrowding and achieve effective property management and maintenance. A pilot scheme – the South-West Govanhill Property Acquisition and Repair Programme – targeted four blocks in disrepair and brought 124 flats into housing association ownership, enabling essential repairs to be carried out. GCC sees this programme as the foundation for a long-term improvement of conditions in the private rented sector in this Enhanced Enforcement Area.

#### **5. *What Glasgow City Council will do next:***

The City's housing strategy includes actions over the next five years involving the Council working with RSLs including community-controlled housing associations:

- Enable the development of 15,000 new build properties in the city between 2017 and 2022, 7,500 of which will be for affordable housing.
- Support housing associations that wish to provide new housing supply.
- Establish the potential to create a network of community anchor/community hubs led by community based or controlled housing associations who wish to provide a service.
- Deliver projects to unlock development potential of vacant and derelict land.

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