



Item No: 13

Meeting Date: Wednesday 29th January 2025

Glasgow City Integration Joint Board

Report By: Frances McMeeking, Assistant Chief Officer, Operational Care Services and Homelessness

Contact: Jim McBride, Head of Service, Homelessness and Complex Needs

Phone: 0141 287 4028

Glasgow's Housing Emergency

Purpose of Report:

This report updates the Integration Joint Board (IJB) on the current pressures facing Homelessness Services following the declaration of a 'housing emergency' in November 2023. The report also provides an update on the Housing Emergency Action Plan and the work being undertaken to mitigate the housing emergency.

Background/Engagement:

On 30th November 2023, at Glasgow City Council's City Administration Committee (CAC), councillors agreed that the unprecedented pressures facing the Council in relation to homelessness had led them to declare that the city was experiencing a 'housing emergency'.

Governance Route:

The matters contained within this paper have been previously considered by the following group(s) as part of its development.

- HSCP Senior Management Team ☒
- Council Corporate Management Team ☐
- Health Board Corporate Management Team ☐
- Council Committee ☐
- Update requested by IJB ☒
- Other ☐
- Not Applicable ☐

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Recommendations:	The Integration Joint Board is asked to: a) Note the contents of this report; and b) Note the significant risks and challenges faced by the HSCP's Homelessness Service, including significant financial pressures.
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Relevance to Integration Joint Board Strategic Plan:

The delivery of an effective response to the prevention and management of homelessness is one of the key elements of the IJB Strategic Plan 2023 – 2026.
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Implications for Health and Social Care Partnership:

Reference to National Health & Wellbeing Outcome(s):	This plan relates to the National Health and Wellbeing Outcomes.
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Personnel:	There have been implications for workload that management are working to mitigate
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Carers:	No implications
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Provider Organisations:	Provider organisations continue to play an integral part in the delivery of homelessness services.
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Equalities:	The delivery of homelessness services supports the addressing of multiple disadvantage and complex needs.
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Fairer Scotland Compliance:	No implications
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Financial:	<p>In March 2024 the IJB approved an increase to the homelessness budget of £5.4m recognising the increase in demand experienced from our local population. To date this budget has been sufficient to cope with the demand being experienced for our population.</p> <p>The cost arising from the impact of Home Office asylum decisions is forecast to be £26.5m in 2024/25, of which £11.6m can be off set with the use of reserves. The Council has provided the IJB with a commitment that the remaining balance of £14.9m will be fully funded. Discussions are underway in relation to the impact for 2025-26 ahead of the IJB setting its budget in March.</p>
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Legal:	Increase in Judicial reviews and unsuitable accommodation orders
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Economic Impact:	Budget implications for the HSCP and Glasgow City Council.
Sustainability:	No implications.
Sustainable Procurement and Article 19:	No implications.
Risk Implications:	The report sets out the significant challenges and risks currently facing Homelessness Services at this time in relation to the increase in demand for homelessness services and the number of households in temporary accommodation.
Implications for Glasgow City Council:	Financial implications and potential reputational damage
Implications for NHS Greater Glasgow & Clyde:	No implications.
Direction Required to Council, Health Board or Both	
Direction to:	
1. No Direction Required	<input checked="" type="checkbox"/>
2. Glasgow City Council	<input type="checkbox"/>
3. NHS Greater Glasgow & Clyde	<input type="checkbox"/>
4. Glasgow City Council and NHS Greater Glasgow & Clyde	<input type="checkbox"/>

1. Purpose

- 1.1. The purpose of this report is to update the Integration Joint Board (IJB) on the current pressures facing Homelessness Services in 2024/25 following the declaration of a housing emergency in November 2023.
- 1.2. The report also provides an update on the Housing Emergency Action Plan which outlines the work being undertaken towards mitigating the housing emergency alongside colleagues in Glasgow City Council's Neighbourhoods, Regeneration and Sustainability (NRS) service.

2. Background – Covid-19, Legacy and Recovery

- 2.1. In March 2020, Homelessness Services faced significant challenges relating to the COVID-19 pandemic. The implementation of public health measures, aimed at protecting the health of citizens, led to a virtual cessation of letting activity across the city for a significant period and saw the HSCP rapidly expand its use of temporary accommodation, including the use of bed and breakfast/hotel accommodation.

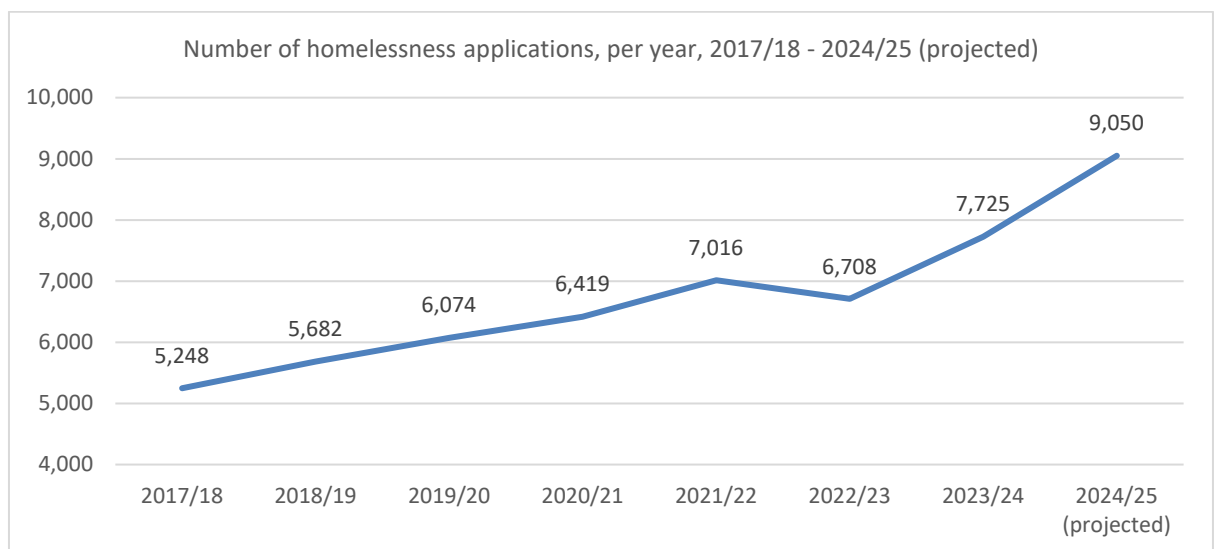
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- 2.2. This expansion of temporary accommodation allowed the HSCP to routinely discharge its duty to homeless households and also allowed the HSCP to extend public health protections to those with No Recourse to Public Funds (NRPF). However, this expansion placed significant financial pressures on the HSCP given the cost of this type of accommodation provision.
- 2.3. Post-pandemic recovery planning in Homelessness Services was initially successful with the HSCP securing around 3,300 lets for homeless households and delivering significant successes in homelessness prevention activities.
- 2.4. However, in 2023/24, Homelessness Services faced unprecedented challenges relating to a number of factors out with its control including the war in Ukraine, which led to a number of Ukrainian Displaced Persons (UDPs) being accommodated in the city, the cost-of-living crisis, and an increase in the number of homelessness applications from households granted refugee status.
- 2.5. In July 2023, the UK Government announced a streamlined asylum policy which gave decision makers increased flexibility over the process of making asylum decisions as quickly as possible and, where appropriate, without the need for a personal interview.
- 2.6. Whilst this was a positive development for those seeking humanitarian assistance, this streamlined process led to a 96% increase in homelessness applications in Glasgow between 2022/23 (1,300 applications) and 2023/24 (2,600 application) from households who had been granted leave to remain.

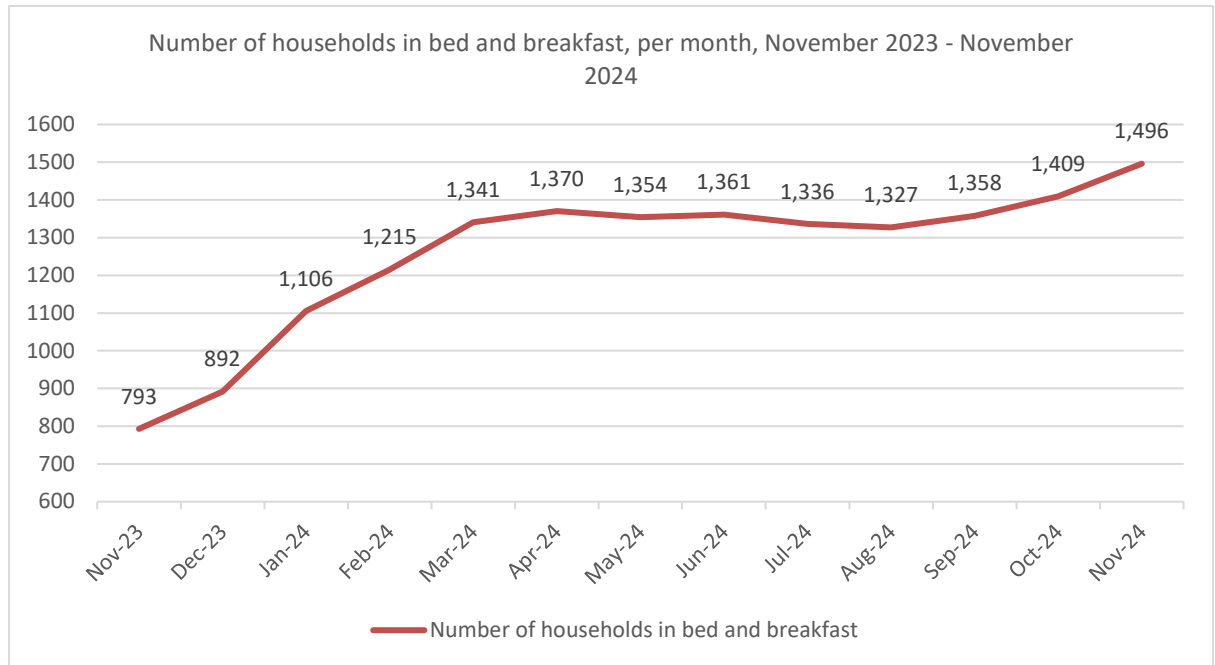
3. Current Pressures

- 3.1. The cumulative effect of these pressures led the city's councillors to declare a 'housing emergency' on 30th November 2023, citing the unprecedented demand on Homelessness Services. The table below shows the number of homeless applications made in Glasgow from 2017/18 to the projected total for 2024/25.



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- 3.2. The number of homelessness applications up to 17th December in 2024/25 is 6,199, which is a 17.2% increase on the comparable period in 2023/24. This means that the total number of projected applications for 2024/25, should this trend continue, would be 9,050.
- 3.3. In order to manage to this increased demand, Homelessness Services had no alternative but to rapidly increase the use of temporary accommodation, including an unprecedented increase in the use of bed and breakfast and hotel accommodation. The chart below shows the sharp increase in the use of bed and breakfast over the past 12 months.



- 3.4. There has been an 88% increase in the number of households in bed and breakfast/hotel accommodation between November 2023 and November 2024 and a 90% increase in the number of hotels being used (20 hotels in November 2023 rising to 38 in November 2024).
- 3.5. The sharp increase in both these numbers has led to challenges for the HSCP in relation to safeguarding, responding to households with complex needs, and ensuring community cohesion within the city centre.
- 3.6. In addition to this, the HSCP are also receiving in excess of 200 threats of judicial review, per month, from law centres due to failures to both provide temporary accommodation at the point of request and the continued use of accommodation which is in breach of the Unsuitable Accommodation Order (UAO).
- 3.7. The HSCP is currently breaching the UAO in relation to 1,362 households in bed and breakfast who have been residing in this type of accommodation for over 7 days. In November 2024, the HSCP was unable to provide accommodation at the point of request on 1,086 occasions (relating to 399 distinct households).

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- 3.8. Homelessness Services continue to ensure that safeguarding visits are in place for all households residing in bed and breakfast/hotel accommodation and continue to work in collaboration with key partners within the HSCP, Police Scotland and third sector to ensure robust support is in place for all households.
- 3.9. Homelessness Services also continue to prioritise support to the most vulnerable households, including single parent families, pregnant women and households with dependent children to minimise the time spent in bed and breakfast accommodation and ensure that suitable temporary and settled accommodation is identified as quickly as possible.

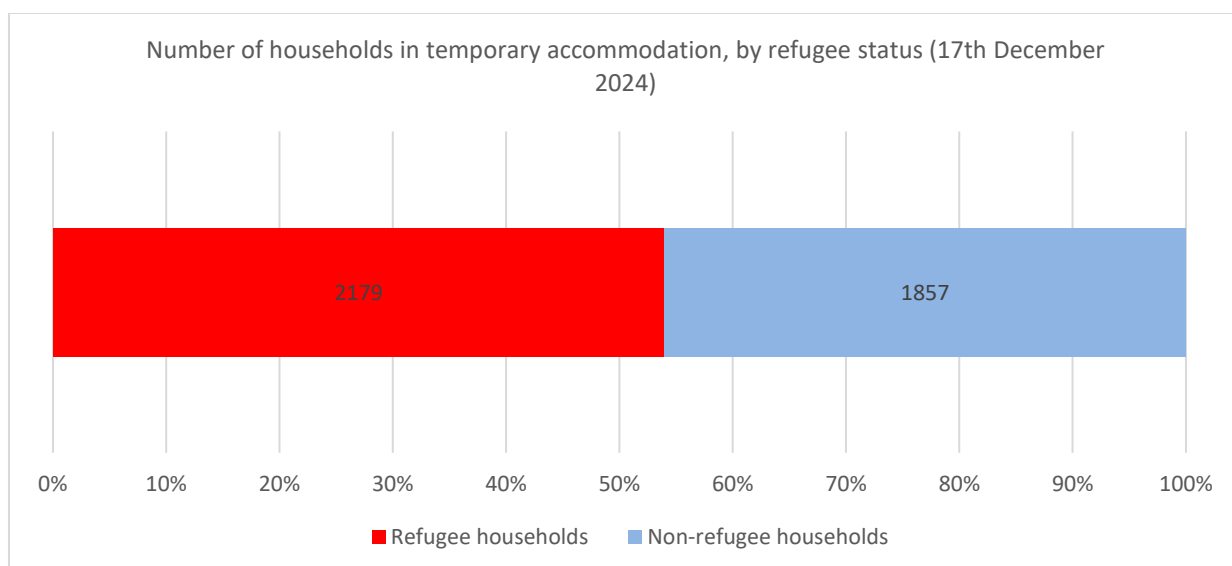
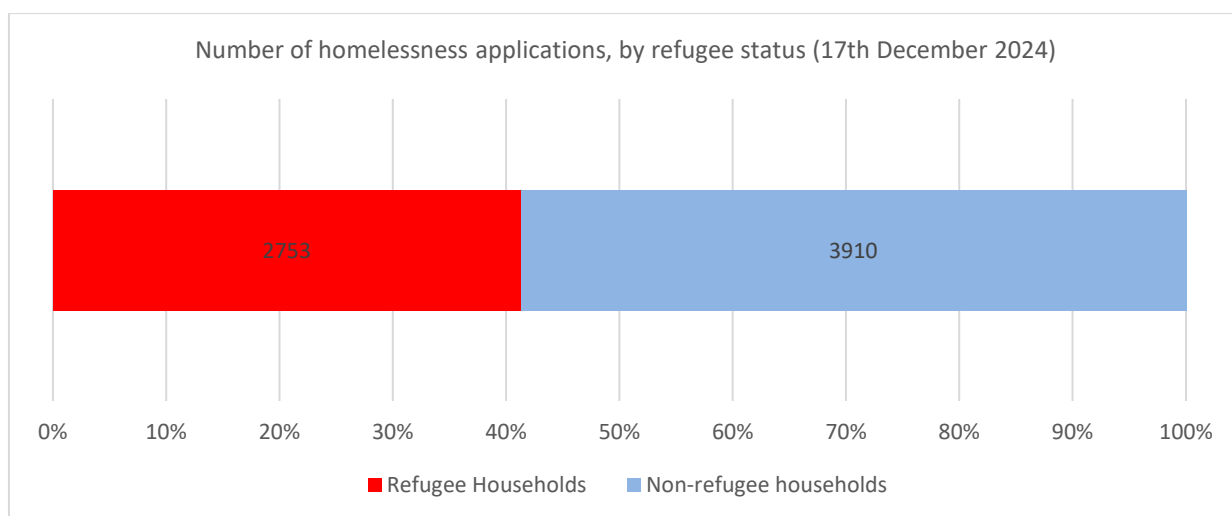
4. Asylum Pressures

- 4.1. Glasgow has a long and proud history of welcoming refugees and those seeking asylum from all over the world. The Immigration and Asylum Act 1999 began a programme of dispersing those seeking asylum across the UK and, until 2022, Glasgow was the only dispersal area in Scotland.
- 4.2. Glasgow recognises the significant contribution made by those granted refugee status who have added value to local communities, both culturally and economically, bringing skills, experience and a willingness to contribute to their new communities.
- 4.3. However, the most recent data, provided by the Home Office, indicates that 95% of asylum seekers in Scotland are currently being accommodated within Glasgow and the city has retained a commitment to accommodate 4,500 – 5,000 asylum seekers in the city (with 4,103 asylum seekers currently being accommodated). The remaining 5% of asylum seekers are dispersed across 17 other local authorities with 14 local authorities in Scotland accommodating no asylum seekers. This is despite a move towards full dispersal announced in April 2022 which was designed to reduce the over reliance on a small number of local authorities who were accommodating a disproportionately high number of asylum seekers in their area.
- 4.4. The Homelessness in Scotland 2023/24 figures produced by the Scottish Government reported that 67% of all homelessness applications made by refugees in Scotland were made in Glasgow. Glasgow witnessed an increase of 1,300 homelessness applications between 2022/23 and 2023/24 from those granted leave to remain, and refugee households currently make up 41% of Glasgow's live homelessness applications. The Home Office currently provide funding of £750 per annum per asylum seeker as a contribution to the cost to the city and the IJB. The difference needs to be met by the IJB and the City of Glasgow.
- 4.5. In addition to the high number of refugees granted leave to remain in Glasgow, the city is also witnessing considerable increase in the number of households that are granted leave to remain elsewhere in the UK, who are then traveling to Glasgow to make an application for homelessness assistance.

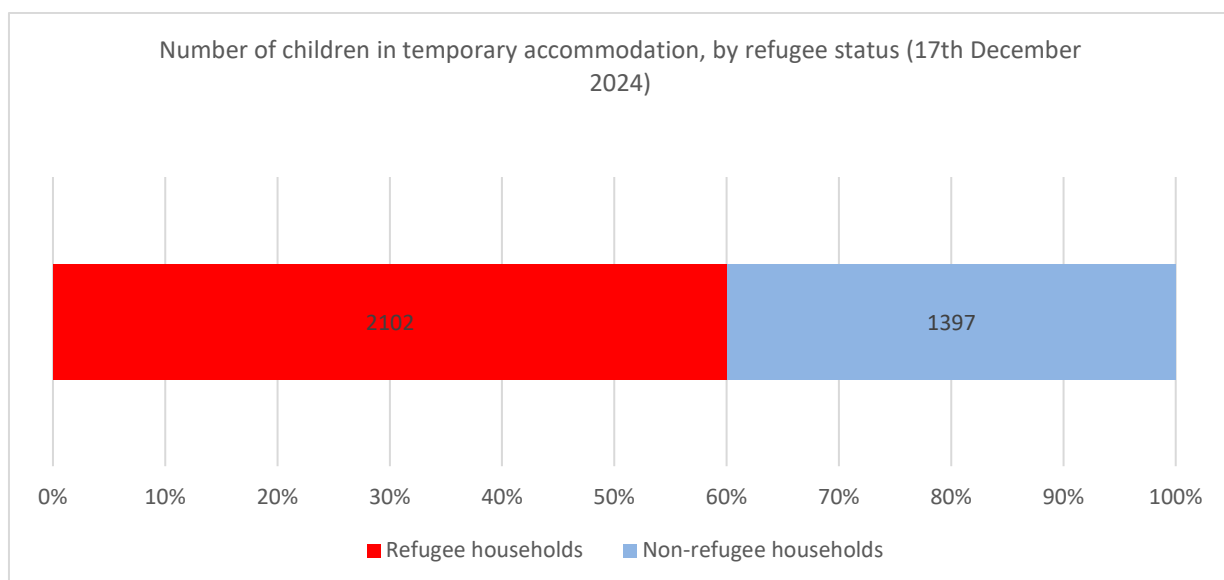
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- 4.6. In 2023/24, Glasgow received 599 homelessness applications from those granted leave to remain out with the city and in 2024/25 (up to 17th December 2024) a further 527 applications have been made. Homelessness Services are given no advanced notification of these households and receive no additional funding for them.
- 4.7. More progressive homelessness legislation in Scotland (which has no 'priority need' test and a legal right to housing for all unintentionally homeless households) is seen as a key driver for this increased demand. Furthermore, some cities in England have also recently witnessed significant hostile behaviour towards asylum seekers and refugees, culminating in protests and the targeting of hotels accommodating them. This also appears to be a factor which is driving demand towards Glasgow.
- 4.8. The charts below show the number of live homelessness applications, number of households in temporary accommodation and the number of children in temporary accommodation, broken down by those granted leave to remain.



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- 4.9. Whilst Glasgow has always been, and will continue to be, a welcoming city for those fleeing persecution, it is evident that an increase in asylum cases as well as an increase in domestic demand, the crisis in the housing market and funding constraints make it challenging for Glasgow to continue to commit to the national framework in relation to asylum seekers and refugees, is unsustainable for the city of Glasgow, and is placing significant strain on the authority's Homelessness Service.
- 4.10. Under the Housing (Scotland) Act 1987, accommodation provided to those seeking asylum does not establish a 'local connection' to that area, meaning that households granted leave to remain elsewhere in the UK are entitled to make an application for homelessness assistance to any local authority in Scotland. When considered in conjunction with the abolition of the 'priority need' test (for access to both temporary and permanent accommodation) and alongside a significant community support network in Glasgow, these factors have combined to act as a strong pull for households receiving leave to remain decisions in England and Northern Ireland to travel to Glasgow.
- 4.11. In recent months, it has also become evident that many single person households who have been granted leave to remain have applied for family reunion visas to allow additional members of their household to join them in Glasgow. Many of these households have been granted leave to remain out with the city and have travelled to Glasgow seeking accommodation for themselves before their family arrives. The arrival of additional members of the household place significant strains on both the homelessness and housing sectors in Glasgow given the low turnover of properties suitable for larger families (i.e. 3+ bedrooms).

5. Local Connection

- 5.1. In November 2022, the Scottish Government implemented the Homeless Persons (Suspension of Referrals between Local Authorities) (Scotland) Order 2022 which suspends the ability of local authorities in Scotland to refer

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households - who have no 'local connection' to their authority – to another Scottish authority where such a connection exists.

- 5.2. Since the introduction of this legislation, Glasgow has received an additional 336 homelessness applications from households who would have, prior to the legislative change, been eligible for a referral back to their original authority. Scottish Government data indicates that those households who are presenting to other local authorities typically have higher support needs which is likely to impact on wider HSCP and third sector services.
- 5.3. Glasgow is currently monitoring the impact of this legislative change and is in regular dialogue with the Scottish Government in relation to the impact of this legislation on the city. Glasgow has made clear to the Scottish Government that they would welcome a pause in this legislation during the housing emergency. However, to date the Scottish Government has shown no willingness to address the city's concerns.

6. Financial Implications

- 6.1 In March 2024 the IJB approved an increase to the homelessness budget of £5.4m recognising the increase in demand experienced from our local population. To date this budget has been sufficient to cope with the demand being experienced for our population.
- 6.2 The cost arising from the impact of Home Office asylum decisions is forecast to be £26.5m in 2024/25, of which £11.6m can be off set with the use of reserves. The Council has provided the IJB with a commitment that the remaining balance of £14.9m will be fully funded. Discussions are underway in relation to the impact for 2025-26 ahead of the IJB setting its budget in March.

7. Housing Emergency Action Plan

- 7.1. In response to the unprecedented challenges facing the service at this time, and the declaration of the housing emergency, the HSCP alongside colleagues in NRS have developed a Housing Emergency Action Plan. A summary version of the Action Plan is attached at Appendix 1 and is subject to change.
- 7.2. The plan sets out a number of actions which both services are taking forward in order to mitigate the challenging circumstances which forced the declaration of a housing emergency in November 2023.
- 7.3. The key actions relate to continued partnership working with the city's Registered Social Landlords (RSLs) to maximise the number of properties being allocated to homeless households as well supporting RSLs to acquire properties on the open market (which are then allocated to homeless households) and reducing the number of empty properties across the city.
- 7.4. RSLs in the city have responded positively to the housing and homelessness emergency and are currently allocating, on average, around 50% of social housing lets to homeless households however performance is variable across the high number of RSLs in the city. Homelessness Services have developed a

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robust monitoring framework for RSL performance which includes an interactive data dashboard as well as both local and strategic engagement and communication frameworks. As at December 2024, 52% of available lets have been allocated to Homelessness Services.

- 7.5. The HSCP is also committed to reducing the use of unsuitable temporary accommodation in Glasgow and is finalising a 10-year temporary accommodation strategy which will set out a roadmap as to how this will be achieved.
- 7.6. Glasgow City HSCP will also continue to liaise closely with both the UK and Scottish Governments in relation to a fair funding settlement for the delivery of homelessness services.
- 7.7. The Integration Joint Board is asked to:
 - a) Note the contents of this report; and
 - b) Note the significant risks and challenges faced by the HSCP's Homelessness Service, including significant financial pressures.



Whole System

Glasgow Homeless and Housing Emergency Taskforce

Action Plan - January 2025 (Version 6) Summary



Action Origin	Theme / Issue	Issue	Action
HSCP	Homelessness Prevention	Increased focus on upstream homelessness prevention work, specifically in relation to section 11 notices which are sent to the local authority when households are facing eviction from their tenancies.	On-going. Working group has been established with key stakeholders from Homelessness, Health and Social Care Connect and NHS staff to review the current process and implement agreed improvements. Revised process is expected to be completed by July 2025.
HSCP	Homelessness Prevention	Review of the current information available on the HSCP and Glasgow City Council website regarding the range of housing options available to the citizens of Glasgow. This is intended to reduce demand on Homelessness Services by allowing individuals to access a wide range of relevant housing options advice.	Weekly meetings being undertaken by the project team to review available information to be hosted on the HSCP and Council website. Phase 1 has been complete which provides information on the challenges facing the Council in light of the housing emergency and Phase 2 to be complete by April 2025 which will involve comprehensive, bespoke information about the housing options available to citizens based on their personal circumstances.
HSCP	Homelessness Prevention	Homelessness Services will continue to focus on homelessness prevention through Health and Social Care Connect, a multi-disciplinary frontline service aimed at preventing homelessness, where possible. Housing support services as well as Money and Debt Advice services are embedded within HSCC to ensure households at risk of homelessness have access to all available supports	Continued focus on homelessness prevention will reduce the number of statutory homelessness applications made to Glasgow and, consequentially, reduce the high demand for both temporary and settled accommodation.
HSCP	Homelessness Prevention	Homelessness Services are currently enhancing homelessness prevention activities through a redesign of the Tenant Hardship Fund. Tenants at risk of homelessness, due to rent arrears, will have access to support to sustain their tenancy through the Tenant Hardship Fund.	Targeted use of the Tenant Hardship Fund will increase tenancy sustainment in the community and will support households at risk of homelessness with rent arrears. This is intended to reduce the number of homelessness applications in the city.

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Action Origin	Theme / Issue	Issue	Action
NRS	Homelessness Prevention	NRS and the HSCP continue to fund the Private Rented Sector Hub which supports households currently living in the PRS who are at risk of homelessness, through robust advice, assistance and support. The PRS Hub has also been involved in efforts to increase the quality of PRS housing standards of management by utilising the landlord registration database to communicate and upskill landlords	The PRS Hub will continue its work to support families in the PRS, particularly families with children who are living in poverty due to the impact of welfare reform. The Hub has developed strong working relationships with partner organisations to support tenants and has played a crucial role in the prevention of homelessness.
HSCP	Temporary Accommodation	Proactively review options to increase the use of suitable hotel/B&B accommodation across the city	On-going. Work is currently on-going to review the number of potential Hotel/BnB placements within the city. At present, 38 Hotels are being used - 6 of these are currently contracted and the remaining Hotels are on a monthly rolling contract with regular engagement.
HSCP	Temporary Accommodation	Work to secure larger properties outwith traditional social housing stock e.g., care homes, residential units for use in temporary accommodation	Council-owned sites are being identified and business cases being prepared for capital funding from GCC with the intention to repurpose the sites in two phases to accommodate larger families. Nine additional properties have been considered and discounted as unsuitable due to costs and complexity to reinstate.
HSCP	Temporary Accommodation	Due to increasing use of Bed and Breakfast accommodation, a RAG (Red, Amber, Green) system has been developed to identify and mitigate risk across the temporary accommodation estate	On-going. RAG system currently being put in place which will be reviewed on a regular basis. This is in partnership with key stakeholders including the third sector, Police Scotland and colleagues in NRS.
HSCP	Temporary Accommodation	<p>To carry out a feasibility study to determine:</p> <p>(1) alternative temporary housing options</p> <p>(2) to review alternative homelessness housing projects across the UK</p> <p>(3) to consider relocatable modular and prefabricated buildings</p> <p>(4) to consider costs, sustainability, scope, planning options, social impact and identifiable GCC sites.</p>	Complete - Initial report completed on 13th November 2023 with a number of recommendations which are currently under review.

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HSCP	Temporary Accommodation	Review of Temporary Accommodation Strategy.	The revised Temporary Accommodation Strategy is currently in its final stages and will be presented to the HSCP Executive group in the coming months before publication.
HSCP	Safeguarding	<p>Give consideration as to whether further work is required to support health screening in relation to asylum seekers travelling to the city</p> <ul style="list-style-type: none"> - What additional resources would be required? - Who would manage this? - Implications on primary care. <p>Scottish Refugee Council have also indicated that there may be an increased risk of trafficking in relation to accelerated decision-making particularly negative decisions.</p>	Currently scoping the additional number of new refugees (Leave to Remain) decision within 6 months) travelling to Glasgow to ensure that health assessments are in place for all households.
HSCP	Data and Planning	<p>Track data on positive decisions from England, Wales and Northern Ireland to include the following information.</p> <ul style="list-style-type: none"> - Do they have a connection to the city? - Which city have they travelled from? - Demographic profile? <p>- Escalate growing BRP issues from the Home Office Mears Group - to include and track data on lack of compliance on 28 days notice following positive decision to stay.</p> <p>- Consider what additional information would be required to improve client profiling on unsupported asylum seekers cohort.</p>	<p>Complete. Work has been complete in relation to tracking data on positive decisions from rest of UK. Guidance has been issued to staff and new report is available which can track numbers.</p> <p>Compliance on 28 days notice continues to be monitored and raised with Mears, where necessary, however recent move announced to increase this provision to 56 days.</p> <p>No referrals/presentations have been received in relation to the unsupported asylum seekers cohort however this can be revisited should this change.</p>

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Action Origin	Theme / Issue	Issue	Action
HSCP	Data and Planning	Work with Home Office to secure additional information in relation to the demographics and timescales for asylum decisions. Access to 'heat maps'. Lack of information in relation to potential demand over recent months has hindered planning and has resource implications. Data from November 2023 indicates that 28 notice period is only being given in around 3% of cases.	On-going. 'Heat map' now being replaced with 'place-based visibility tool'. Home Office will share a weekly 'forward look' of cessations per local authority each Wednesday. This should allow greater understanding of incoming numbers and improve forward planning. Home Office now providing local authority level data however this does not include distinction between positive/negative decision. On-going dialogue with Home Office to improve data provided.
HSCP	Service Provision	HOLo (Home Office Liaison Officers) model - to work with colleagues in the Home Office to upstream interventions with asylum and refugee households	Test of change complete which highlighted and progressed issues around Biometric Residence Permits (BRPs) and highlighted issues with the Home Office around the impact of streamlined asylum decision making process on Glasgow's homelessness service
HSCP	Service Provision	Co-location of Asylum and Refugee Support Team within South Portland Street to fully integrate the service delivery to asylum and refugee households	Asylum and Refugee Support Team is now fully integrated with staff from the Ukrainian Team now working within the wider ARST framework
HSCP	Service Provision	Consider staffing implications and skill set within current Asylum and Refugee Support Team - further clarification required from ACO/HOS and Finance.	Two Team Leaders have been recruited as well as Senior Homelessness Workers and additional Social Care Workers to ensure that the Asylum and Refugee Support Team are able to meet the current demand from the refugee population. Staffing levels will continue to be reviewed.
HSCP	Service Provision	Consider wider pressures facing domestic homelessness population (increased demand, winter planning, rough sleeping etc.)	Complete. New data dashboard in place which allows breakdown of domestic/refugee homelessness pressures - this has been shared and signed off by senior management. Weekly rough sleepers meeting in place with Community Homelessness Service, Commissioning Team, Complex Needs Service and Simon Community Scotland to review rough sleeping numbers and ensure care and support needs are being met.
HSCP/NRS	Communications	To prepare a detailed communication strategy to ensure options are sought from cross sector representation - to include Homelessness Network Scotland, the Wheatley Group, The West of Scotland Housing Forum.	RSL engagement event took place in December 2023 which was positive. Further meeting took place on 22nd March 2024 which was well attended and strong commitment from the sector to the housing and homeless emergency. Anticipated that meetings will continue 2024/25 in addition to the standard engagement interfaces already in place, to emphasise the key role of RSLs within the housing emergency.

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Action Origin	Theme / Issue	Issue	Action
HSCP	Communications	To ensure that regular communications are in place with elected members, council leader and wider political leadership including Scottish and Westminster Government Ministers.	On-going. Chief Officer, Assistant Chief Officer and Head of Service continue to meet with, and brief, elected members on the pressures within the homelessness and housing system. Cross-party group has been convened to support implementation of Housing Emergency Taskforce
HSCP	Commissioning Services/Partnership engagement	To meet with third sector partners to ensure that the views of the third sector are represented and to align specific workstreams to third sector organisations	Engagement session took place on 23rd February 2024 with the sector. Feedback from the group will be collated and shared. All in for Glasgow now established with Homeless Network Scotland to assist the HSCP to deliver services to homeless households.
GCC Finance	Financial pressures	To capture all additional financial pressures related to accelerated asylum process	On-going. Financial tracker in place via fortnightly budget grip meeting and also discussed within Executive Management meetings. Data provided by the Home Office via their Index Tool is also discussed which outlines potential referral numbers between May - December 2024.
HSCP	Legal Challenges	Homelessness Services continue to receive significant numbers of challenges from households in relation to both section 29 duties as well as breaches of the Unsuitable Accommodation Order.	Meeting held with Legal Services and preparatory work being undertaken in relation to potential court action in the event that GCC are taken to judicial review over accommodation pressures. Additional resource will be put in place within the accommodation team to deal with resource pressures within the team.
NRS	Supply of Social Housing	Work with RSLs to bring empty homes back into use more quickly and let to homeless households.	On-going. NRS continue to work with RSLs and private owners to investigate opportunities to bring empty properties back into use.

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Action Origin	Theme / Issue	Issue	Action
NRS	Supply of Social Housing	Continue to effectively manage the delivery of the Strategic Housing Investment Plan (SHIP) including options for accelerating delivery and ensuring a pipeline of development sites by scoping other sites for development including engaging with development partners.	Ongoing. NRS presented the Council's new SHIP to the CAC on 7th November 24. The SHIP is a statutory document that is used to monitor delivery and outline sites that NRS will allocate funding towards the delivery of affordable housing during the next 5 years. NRS Housing continues to review sites in the current investment plan and explore opportunities to accelerate delivery. RSLs need access to funding (both grant from GCC and private finance) to accelerate opportunities. Work continues to identify sites for potential residential development during the medium/long terms.
NRS	Supply of Social Housing	Evaluate options to accelerate the implementation of modular construction methods to increase the supply of permanent housing for social rent.	2 pilot projects have been identified and are included in the Council's AHSP. RSLs working towards submitting project proposals/applications for funding approval from NRS.
NRS	Supply of Social Housing	Fund RSLs to acquire private sector properties to increase the supply of social rented housing and let to homeless households through Section 5 process.	Ongoing Service. £11.544m to be provided to RSLs during 24/25.
NRS	Supply of Social Housing	Fund and work in partnership with RSLs to develop new and increase the supply of new affordable homes through the city's Affordable Housing Supply Programme.	Ongoing Service. Forecast number of new build homes expected to complete during 24/25 including approx. 900 properties. Due to reduction in AHSP funding, new approvals will be significantly reduced which will negatively impact on site starts and completions going forward.
NRS	Supply of Social Housing	Explore and evaluate comparable cities out with Glasgow to establish any potential solutions to improve access to social housing	On-going. NRS will continue to explore opportunities to gather information on potential solutions that could be progressed to improve access to social housing in the city through engaging with other local authorities/partners within the Housing Sector.
NRS	Supply of Social Housing	Reducing the under occupation of family housing in the social rented sector through the provision of incentives, Delivered by RSLs through the Housing Transfer Incentive Scheme, which is administered and funded by NRS (relaunched January 2024)	Ongoing. NRS Housing Strategy Group relaunched the scheme during January 24. NRS Housing Strategy continues to promote the scheme with RSLs and liaise with Homelessness Services to ensure homeless families access properties that become available through the fund.

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