

## **Glasgow's Housing Emergency Situation**

Thank you for your invitation to share updated information regarding the Housing Emergency situation in Glasgow and the work we are undertaking with partners to address the housing and homelessness need and demand pressures.

On 30<sup>th</sup> November 2023, Glasgow City Council's (GCC) [City Administration Committee](#) declared a 'housing emergency'. The impact of the cost-of-living crisis, lack of housing supply across all tenures and the UK Government's decision to introduce a streamlined asylum process all continue to contribute towards an increase in homelessness demand both within domestic and refugee populations.

## **Glasgow's Response to the Housing Emergency Update**

On 29 January 2025, the Glasgow City [Integration Joint Board](#) (IJB) further considered the pressures facing Homelessness Services in 2024/25. The report provides an update on the Homeless and Housing Emergency Action Plan, which outlines the work being undertaken towards mitigating the housing emergency by both Glasgow City Health and Social Care Partnership (GCHSCP) and Neighbourhoods, Regeneration and Sustainability (NRS).

The whole system action plan highlights key themes and issues identified, plus actions to address the homeless and housing emergency. The action plan is being used to guide and monitor the city's response going forward. NRS and GCHSCP are returning a range of homelessness and empty homes datasets to Scottish Government each month, and officers are fully engaged in delivering against the plan. Officers representing NRS and GCHSCP continue to meet regularly with members of the Scottish Government's Housing Emergency team to discuss the ongoing pressures and the city's response. NRS is also progressing the appointment of a Housing Emergency Response Lead and the postholder will be responsible for overseeing the implementation of the action plan, an associated governance framework and leading engagement activities with partners.

NRS and GCHSCP are working proactively with partners, and I can report that progress has been made against the action plan themes, including:

- Progress towards the Homelessness Services request of 67% of social housing lets from all Registered Social Landlords (RSLs) during 2024/25 for the resettlement of homeless households. As of December 2024, RSLs have recorded approximately 52% of all lets to homeless households. This is ahead of the same position in 2023/24. GCHSCP and NRS are continuing to work in partnership with RSLs towards the target whilst recognising the pressures associated with the number of people registered on RSL waiting lists, or requiring to move to another property which meets their housing need.
- Continuing to work with RSLs to accelerate and increase the development of new affordable homes going forward. The Council's new Strategic Housing Investment Plan (SHIP) 2025/26-2029/30 sets out 166 proposed projects with potential to deliver 6,637 new affordable homes and support RSLs to strategically acquire 550 private sector homes for social rent. A further review identified 37 additional

development opportunities with potential for delivering 4,321 new homes. However, the cost of developing affordable housing in Glasgow has risen by 56% per unit during the period between 2017/18 and 2023/24, and by 6% in the last year alone. The average total development cost to build a new RSL property in 2023/24 was £245,476, and the average grant approval was £180,936 per unit (social rent). This is 52% over the Scottish Government grant benchmarks (3 person equivalent) as of October 2024. Additional funding is required to accelerate and deliver affordable homes in the city as set out in the SHIP.

- During 2024/25, 847 new build units are expected to achieve completion, with 5 of these units being Larger Family Homes (4+bedroom / 6+ bedspaces), 43 of the units will be 3-bedroom sized properties, and 67 of these units will be wheelchair adaptable. The reduction in Affordable Housing Supply Programme (AHSP) funding for 2024/25 has impacted on the approval pipeline, with fewer than 350 units expected to be approved this financial year. Despite the anticipated restoration of funding for 2025/26 to 2023/24 levels, this will have an impact on our delivery programme during the next two to three years as we re-establish a pipeline of developments.
- Supporting RSLs to acquire private sector properties in the city, funded via the AHSP. In September 2024, Scottish Government confirmed additional funding of £11.544m during 2024/25 for acquisitions to help address temporary accommodation pressures or, where appropriate, to bring long term void properties back into use. This support has been welcomed and has enabled NRS to support RSLs to acquire properties through a targeted approach that meets our strategic priorities including increasing the supply of affordable family housing and reducing homelessness and child poverty. As of February 2025, 37 units have settled at a cost of £4.2m, a further £5.1m is earmarked for acquisitions, in addition a total of 64 void properties are planned to be brought back into use at a grant cost of £2.2m.
- Working with RSL partners to promote a housing transfer incentive scheme with the aim of encouraging households that are under-occupying larger homes to transfer to a home that meets their needs. The available property is then let to a homeless family and the scheme is open to all RSLs operating within Glasgow. As of February 2025, three transfers are complete and there are 18 potential transfers that are awaiting an offer and/or availability of an alternative tenancy.
- Continuing to place a strong focus on bringing empty homes back into use. GCC held an Empty Homes workshop in November 2024 and partners contributed to discussion on approaches to reducing the number of empty homes, using Compulsory Purchase Orders including potential reforms to the associated legislation and repurposing empty buildings. Delegates were fully engaged with the workshops and the feedback was mainly supportive and encouraging and will help shape the action plan for 2025/26. Empty homes officers identify long-term empty homes via council tax records and as at January 2025, 475 private sector homes have been brought back into use during 2024/25. NRS is expecting circa 600 homes to be brought back into use by the end of the March 2025.
- Continuing to support families living in the Private Rented Sector (PRS) who are at risk of homelessness and/or living in poor quality housing through the work of the

Council's PRS Housing and Welfare Hub. The current homeless prevention rate achieved by the Hub is 80%.

## **Glasgow's Homelessness Position**

Given the current levels of demand on Homelessness Services within Glasgow, the number of households in temporary accommodation has increased from 3,727 in March 2024 to 4,100 as of today's date. Within the same time period, the number of children in temporary accommodation has increased from 3,060 to 3,503.

The Housing Emergency Action Plan implemented by Glasgow sets out the actions that the city is taking in response to the declaration of the Housing Emergency in November 2023, however, as has been highlighted by the Scottish Housing Regulator (SHR), the city's Homelessness Service continues to be impacted by 'systemic failure'. The SHR has made clear that the number of people who are homeless in Glasgow now exceeds the Council's capacity to respond and the increase in capacity required goes beyond that which can be delivered by the council alone.

Whilst the actions within the Housing Emergency Action Plan set out clear and realistic objectives for the city, the impact of such actions is unlikely to lead to reductions in the use of temporary accommodation in the short to medium term. As has been highlighted to the Scottish Government, the pressures on Glasgow from households who have been granted refugee status remains high and, as a group, are more likely to require temporary accommodation (due to a lack of wider support networks) and this is particularly true for those who have travelled to Glasgow after being granted their status.

We continue to engage with the Scottish Government in relation to a Rapid Rehousing Transition Plan (RRTP) funding framework, which will support Glasgow in its efforts to respond to the housing emergency.

As of February 2025, there were:

- 6,600 live homeless applications. This has increased by 3% (+220 live applications) when compared with the dataset previously provided for June 2024.
- 4,100 households living in temporary accommodation. An increase of 9% (+348 households).
- 1,570 households living in bed and breakfast/hotel accommodation (An increase of 14% (+198 households)).
- 1,309 homeless households in temporary accommodation that have children. An increase of 10% (+114 households with children).
- 3,503 children living in temporary accommodation. An increase of 13% (+403 children).

I trust the information outlined in this letter is helpful and I would welcome the opportunity to discuss the challenges and funding that would assist in implementing further responses to improving access to housing and increasing the supply of affordable homes in the city with you.