

#### ANALYSIS OF SOCIAL HOUSING NEED AND DELIVERY IN SCOTLAND'S FOUR LARGEST CITIES

# Background

Following the success of our social housing campaign, the Scottish Government (SG) have committed to deliver 110,000 affordable homes over the next 10 years, at least 77,000 (70%) of which will be homes for social rent. With close to £3.5bn committed over the next 5 years to help deliver these badly needed affordable homes.

How are these homes actually delivered? The Scottish Government's Affordable Housing Supply Programme (AHSP) is key to delivering social housing. Most of the budget for the AHSP is used for new build housing, although it can also be used for the rehabilitation of existing housing and purchases of existing housing. Social housing is provided by both housing associations and local authorities. There are 32 councils in Scotland, but six have no council housing following the sale of their housing stock in the early 2000s e.g. Glasgow City Council.

Under the AHSP, all 26 councils that retain social housing receive a financial grant, sharing £85 million between them. Grant subsidies vary based on city/rural/island location, and how energy efficient a home will be. Edinburgh and Glasgow have their own specific fund known as Transfer of Management Development Funding (TMDF). Councils then use this funding as a basis to develop Strategic Housing Investment Plans (SHIPs) which detail how they intend to meet housing needs within their area, typically over a 5-year period. Local housing need is partly worked out by using the Housing Need and Demand Assessment (HNDA), this works by combining estimates of housing need from existing households with projected housing need and demand from households that will form in the future.

# Purpose of this paper

# To better understand the gap between delivering social housing locally and national plans to meet social housing need.

Below is an outline of what local demand for social housing looks like. We include more detailed figures in the Appendix, which demonstrates the gap between need and delivery.

# EDINBURGH

- **2,047 households**<sup>1</sup>, including **1,515 children**<sup>2</sup> in temporary accommodation
- Did not deliver on their previous SHIP affordable housing target

<sup>&</sup>lt;sup>1</sup><u>Homelessness in Scotland: update to 30 September 2021 - gov.scot (www.gov.scot)</u>

<sup>&</sup>lt;sup>2</sup> Homelessness in Scotland: update to 30 September 2021 - gov.scot (www.gov.scot)

- Current SHIP affordable housing plan is **10,000**<sup>3</sup> homes over 2022 27
  - At least 70% of the current SHIP should be for social housing, as per SG targets
    = 7,000 (2022 27) homes for social rent

#### GLASGOW

- 2,929 households<sup>4</sup>, including 2,480 children<sup>5</sup> in temporary accommodation
- Did not deliver on their previous SHIP affordable housing target
- Current SHIP affordable housing plan is **5,250**<sup>6</sup> homes over 2022 27
  - At least 70% of the current SHIP should be for social housing, as per SG targets = 3,675 (2022 27) homes for social rent

#### DUNDEE

- Households in temporary accommodation for 285 days<sup>7</sup>
- Did not deliver on their previous SHIP affordable housing target
- Current SHIP affordable housing plan is **936**<sup>8</sup> homes over 2022 27
  - At least 70% of the current SHIP should be for social housing, as per SG targets
    = 655 (2022 27) homes for social rent

# ABERDEEN

- Households in temporary accommodation for 103 days<sup>9</sup>
- Did not deliver on their previous SHIP affordable housing target
- Current SHIP affordable housing plan is **1,219**<sup>10</sup> homes over 2022 27
  - At least 70% of the current SHIP should be for social housing, as per SG targets
    = 853 (2022 27) homes for social rent

**NB:** The above figures and those in the appendix do not tell the whole picture in concrete terms but they are indicative of the gap between social housing need and the delivery of these homes. Each local authority has different ways of drafting their Strategic Housing Investment Plans (SHIPs) and some information isn't clear or is absent in terms of the numbers of social homes planned to be delivered. Consequently, current SHIPs figures above refer to more than just social housing, which is why we use the 70% figure set by the Scottish Government's AHSP

<sup>6</sup> https://www.glasgow.gov.uk/CHttpHandler.ashx?id=44876&p=0

<sup>&</sup>lt;sup>3</sup> https://democracy.edinburgh.gov.uk/documents/s39972/7.5%20-

<sup>%20</sup>Strategic%20Housing%20Investment%20Plan%20SHIP%202022-27.pdf

<sup>&</sup>lt;sup>4</sup> <u>Homelessness in Scotland: update to 30 September 2021 - gov.scot (www.gov.scot)</u>

<sup>&</sup>lt;sup>5</sup> Homelessness in Scotland: update to 30 September 2021 - gov.scot (www.gov.scot)

<sup>&</sup>lt;sup>7</sup> <u>Homelessness in Scotland: 2020 to 2021 - gov.scot (www.gov.scot)</u>

<sup>&</sup>lt;sup>8</sup> <u>https://www.dundeecity.gov.uk/reports/reports/302-2021.pdf</u>

<sup>&</sup>lt;sup>9</sup> Homelessness in Scotland: 2020 to 2021 - gov.scot (www.gov.scot)

<sup>&</sup>lt;sup>10</sup> https://committees.aberdeencity.gov.uk/mgConvert2PDF.aspx?ID=125822

which stipulates that of all the affordable housing it delivers, at least 70% of this should be for social housing.

It's important to note that between the pandemic, its impacts on trade and access to materials, the costs of decarbonisation and post-Brexit skill shortages, those involved in the supply of social housing are facing very real and emerging challenges. However, Shelter Scotland believes that greater emphasis on local delivery is required to deliver the Scottish Government's social housing programme. **By publishing this analysis, we aim to begin a debate about the harm that happens when social housing fails to be delivered locally.** 

### Our view

Social housing is called many things: from council housing to housing association homes. But at the heart it's about genuinely affordable, safe, permanent homes. As more people are exposed to the risks of homelessness, only social housing can make the difference. So, while the Scottish Government has promised the cash for new social homes, we need to keep fighting to make sure they're actually built.

There is a gap between the social housing that Scotland needs and the local delivery. We must work to hold those charged with delivering it accountable and to ensure that there are the resources in place to make it all possible. Too many adults and children across Scotland are homeless and trapped in temporary accommodation, often in cramped, unsuitable conditions, with many of them living like this for months, or even years.

Every local authority has an obligation to come up with a plan to help ensure there are enough social homes for people that need them, but things do not always go to plan, which is why local delivery plans should follow Scottish Government requirements that at least 70% of affordable homes required are for social rent. By doing this and increasing the supply of social housing we can help end homelessness and get people out of temporary accommodation and into an affordable, safe, permanent home.

# APPENDIX

\*Completion rates data from Scottish Government; Affordable Housing Supply Programme (AHSP) "out-turn reports" - The tables below attempt to set out previous affordable housing targets in each city and what was delivered over that period.

NB: "out-turn reports" does not account for affordable housing delivered outside of the
AHSP

EDINBURGH (CITY OF) COMPLETIONS	Social Rent	Affordable	Total	5 YEAR COMPLETIONS TOTAL
<u>2016 - 17</u>	314	795	1,109	
<u>2017 - 18</u>	214	711	925	
<u>2018 - 19</u>	439	604	1,043	
<u>2019 - 20</u>	705	622	1,327	
<u>2020 - 21</u>	252	570	822	5,226
SHIP 2016 - 2021 TARGET			<u>10,000</u>	-4,774

GLASGOW (CITY OF) COMPLETIONS	Social Rent	Affordable	Total	5 YEAR COMPLETIONS TOTAL
<u>2016 - 17</u>	842	264	1,106	
<u>2017 - 18</u>	1,064	490	1,554	
<u>2018 - 19</u>	841	195	1,036	
<u>2019 - 20</u>	930	279	1,209	
<u>2020 - 21</u>	521	92	613	5,518
SHIP 2017 - 2022 TARGET			<u>7,500</u>	-1,982

DUNDEE (CITY OF) Completions	Social Rent	Affordable	Total	5 YEAR COMPLETIONS TOTAL
<u>2016 - 17</u>	87	36	123	
<u>2017 - 18</u>	104	42	146	
<u>2018 - 19</u>	112	29	141	
<u>2019 - 20</u>	71	34	105	
<u>2020 - 21</u>	68	9	77	592

SHIP 2016 - 2021	1,655 <sup>11</sup>	-1,063
TARGET		

ABERDEEN (CITY OF) COMPLETIONS	Social Rent	Affordable	Total	5 YEAR COMPLETIONS TOTAL
<u>2015 - 16</u>	66	99	165	
<u>2016 - 17</u>	28	126	154	
<u>2017 - 18</u>	129	275	404	723
<u>2018 - 19</u>	202	344	546	
<u> 2019 - 20</u>	342	170	512	
SHIP 2015 - 2020 TARGET			<u>2,000</u> (2017)	-1,277

<sup>&</sup>lt;sup>11</sup> <u>https://www.dundeecity.gov.uk/reports/reports/188-2016.pdf</u> & <u>https://www.dundeecity.gov.uk/reports/reports/345-2018.pdf</u>