

# Strategic Agreement

Between

**Glasgow City Council**



And

**Wheatley Housing Group**



## **Strategic agreement between**

**Glasgow City Council** (GCC) - the strategic housing and planning authority in Glasgow.

And

**Wheatley Housing Group** (Wheatley) - the parent organisation of GHA, Cube, and Loretto Housing Associations.

GCC is Scotland's largest local authority and provides services to some 600,000 residents. With annual expenditure in excess of £2bn, GCC provides a wide range of services including Education, Roads, Cleansing, Economic Development and Leisure and Recreation. The City Council is also the strategic housing and planning authority.

GCC's Strategic Plan identifies 5 key priorities. These are to ensure Glasgow has:

- Economic growth, and is
- A world class city
- A sustainable city
- A city that looks after its vulnerable people, and
- A learning city

This Strategic Agreement with the Wheatley, a key partner, will contribute to all these priority areas.

As the Strategic Housing Authority, GCC must prepare a Local Housing Strategy, Glasgow's Housing Strategy (GHS), every 5 years. GHS identifies the changing housing needs and demands across all tenures in the city and the outcomes GCC wants to achieve in addressing these needs. The Strategic Housing Investment Plan (SHIP), which also forms part of GHS, sets out the priorities for investment in housing in Glasgow and outlines how GCC and its partners will deliver these priorities.

Partnership working is central to the delivery of GHS outcomes and SHIP priorities. As such GHS and SHIP provide a clear framework for joint working with partners and stakeholders such as Housing Associations.

Wheatley is Scotland's leading housing, care and regeneration group. It comprises five Registered Social Landlords, a care organisation and two commercial subsidiaries. Wheatley spans 12 local authority areas across Central Scotland, providing homes and award-winning services to over 100,000 tenants and factored homeowners, and has a commercial property portfolio of almost 300 shops and offices. Wheatley is based in Glasgow and committed to the city as its home and centre of operations.

The Wheatley family comprises:

- GHA, Scotland's largest social landlord, with 41,500 affordable homes in Glasgow;

- Cube Housing Association, with 3,300 social homes in Glasgow and elsewhere in the West of Scotland;
- Loretto Housing, with 1,200 affordable homes in Glasgow and elsewhere in the central belt;
- West Lothian Housing Partnership, with almost 400 affordable homes;
- Loretto Care, supporting over 1,000 care service users;
- Dunedin Canmore Housing and Enterprises with approximately 6,000 properties in Edinburgh and the Lothians
- YourPlace Property Management, Scotland's "Feel Good Factor", with over 25,000 customers in Glasgow;
- and Lowther Homes, which has a growing portfolio of almost 600 mid and full-market apartments, almost entirely in Glasgow.

All parts of Wheatley are unified by a total commitment to excellent customer services and to putting tenants and factored homeowners first.

Wheatley's mission – "To Make Homes and Lives Better" – is underpinned by a promise to ensure tenants, care service users, sharing owners and factored homeowners remain at the heart of decision making.

### **Purpose of this agreement**

This agreement is to protect Glasgow's tenants and the stock transfer legacy into the future through setting out how GCC and Wheatley will work together to build on the outcomes achieved through transfer for the benefit of Glasgow and its citizens.

### **Ambition in fulfilling the purpose**

GCC and Wheatley both recognise the historic decision by GCC in transferring its housing stock to GHA in 2003 and the significant achievements of both partners since transfer, including supporting and delivering investment in excess of £1.2 billion in Glasgow's social housing stock, wider benefits to the City's economy and the second stage transfer programme. Both agree that these achievements and the basis they provide for establishing Wheatley offer a unique opportunity for GCC and Wheatley to enhance further their already strong reputation for innovation, excellence and quality services for the benefit of tenants of GHA, customers of other Wheatley organisations, Glasgow citizens and the wider benefit to the City. Both also recognise that stock transfer and its legacy place a particular onus and responsibility on Wheatley, especially through GHA, to support GCC in achieving its stated priorities and to remain, as now, rooted in Glasgow and its communities.

The Wheatley Affordable Housing Programme for 3181 new homes in the City will be an important component in meeting the objectives of Glasgow's Housing Strategy. It will also contribute to GCC's target of 25,000 new homes in the City over the next 10 years.

GCC and Wheatley have identified shared key objectives in fulfilling this ambition and the stated purpose. These are:

- to **update the principles of the conditions in the transfer agreement** with GHA;
- to **establish a framework for future joint working** with Wheatley, as a key housing provider in the city, that allows and binds it to, contributing to the overall delivery of Glasgow's Housing Strategy;
- to **define the respective roles that will be carried out** by various parts of Wheatley Group in Glasgow and how they will contribute to the GCC's strategic aims;
- to **optimise outcomes for each partner** maximising the resources and investment in the city focused on achieving our joint objectives.

## **Shared Key objectives**

### Update principles of the stock transfer agreement

Since stock transfer significant progress has been made with the original stock transfer objectives. GCC and Wheatley want to build on this, and the joint working, based on mutual respect and desire to support respective goals, that has underpinned delivery of the original stock transfer commitments. This will be achieved through the outcomes detailed in the Schedules at Appendix 1 that renew, revise or remove, where appropriate, particular issues that were agreed as part of the original stock transfer in the following areas:

- homelessness and access to housing
- new build housing investment across tenures
- land protocols
- completion of GHA re-provisioning and demolition programmes
- wider community regeneration and local economic development outcomes around jobs, training and apprenticeships
- monitoring and information sharing

### Establish a framework for future joint working

GCC and Wheatley are committed to having a framework for future joint working that contributes to the overall delivery of Glasgow's Housing Strategy and related strategic aims. This framework will be built on the following principles:

- Wheatley's support for GCC's role as the strategic housing authority through its contribution to the development and delivery of the City's Housing Strategy, the Strategic Housing Investment Plan and Single Outcome Agreements.
- GCC recognition of, and support for, Wheatley including its aim of using its size, scale and capacity to contribute to city outcomes in affordable housing, regeneration, property management and care.

- Mutual support for the achievement of GCC and Wheatley's stated strategic priorities.
- Jointly identifying priorities and objectives at an early stage and, where appropriate.
- GCC and Wheatley's willingness to support innovative and new service models with the potential to deliver more for GHA tenants, customers of Wheatley and more generally citizens and communities across Glasgow.
- GCC's and Wheatley's joint working with other bodies (e.g. housing associations) within the City of Glasgow

These principles will guide all joint working between GCC and Wheatley and provide a basis for specific joint working protocols in key areas where both have shared interests including those listed in the Schedules contained at Appendix 1.

#### Define the respective roles that will be carried out

GCC and Wheatley each recognise the particular role of the other in achieving housing, social, care and economic objectives in Glasgow and beyond. GCC's role in achieving these objectives will include:

- Meeting its responsibilities as set out in law and other nationally agreed direction and or guidance
- Setting strategic aims in the city including in housing, support, care and economic development
- Promoting and encouraging joined up, effective and efficient service delivery systems for the benefit for Glasgow and its citizens
- Working in line with its recognised democratic mandate and political accountabilities

Wheatley's role and contribution to achieving these objectives will include:

- Developing affordable housing and other tenures to meet housing need and demand in Glasgow in line with the City's Housing Strategy
- The effective maintenance and management of its existing and future housing stock
- Management of the environment in communities where it has responsibility
- Working with individuals and the communities where they live to build capacity and to support better lives and stronger communities
- Working with GCC to help it deliver its legislative and other obligations including preventing and alleviating homelessness
- Commissioning goods, works and services that take cognisance of the potential to impact positively on the Glasgow economy and the wellbeing of its citizens
- Providing, especially through Loretto Care, services that meet the needs of more vulnerable citizens

- Working collaboratively with the Council, its strategic partners and others to inform priorities and ensure effective service delivery for the benefit of Glasgow and its citizens

GCC and Wheatley will be mindful of the respective roles of each other in delivering existing plans and developing new initiatives. They will also work together in ways that are consistent with these roles and look for opportunities that are consistent with existing legal and other constraints, to promote and support the other in achieving its particular role.

#### Optimise outcomes for each partner

GCC and Wheatley Group both want to act in ways and pursue opportunities that contribute to the others strategic objectives GCC and Wheatley also both recognise that their strategic objectives are often aligned through their commitment to delivering high quality services and outcomes for the City of Glasgow and its citizens.

A particular aspect of this is realising the full potential of the new finance that Wheatley has secured, through its asset base and revenue streams, to increase the supply of affordable housing in Glasgow. GCC as strategic housing authority, can impact the development opportunities available to Wheatley Group RSLs - GHA, Cube HA and Loretto HA.

The partners will also, through their service delivery, look to optimise outcomes that are particularly significant to the other.

This will include Wheatley's commitment to:

- Delivering new build units that are listed in the Strategic Housing Investment Plan for social and mid-market rent through GHA, Cube and Loretto
- Introducing new build housing for sale through Lowther Homes
- Innovation in housing standards – energy efficiency etc.
- Improving neighbourhoods
- Managing across a range of tenures
- Continuing to deliver community benefits through jobs, training places and apprenticeships in Glasgow
- Continuing to support Community Planning arrangements in the city at both citywide and strategic planning area level
- Provision of temporary and settled accommodation for homeless households in accordance with agreed capacity planning targets
- Working jointly to establish a "Housing Options" model across the city.
- Contribute significantly to provision of accommodation to enable the Council to support vulnerable households
- Joint working on responses to national policy development.

And GCC's commitment to:

- Supporting additional new build units at low unit costs delivered by GHA, Cube HA, Loretto HA and any future Wheatley Group housing association that is operational in Glasgow;

- Making GCC land available, through GCC's nominated disposals process to RSLs (and subject to the relevant governance approval), to support delivery of Wheatley's Affordable Housing programme linked to the Wheatley's Bond as more particularly described in Schedule II of Appendix 1;
- Both parties recognise that additional Scottish Government subsidy outwith the current £97 million Wheatley Bond subsidy is required. GCC and Wheatley agree to jointly promote the benefits of that subsidy with the Scottish Government.
- Jointly discussing the Scottish Government's funding for Wheatley's Follow on Bond as soon as possible;
- GHA having access to grant funding from the city's TMDF programme or alternative sources, on the same basis as other RSLs operating in the city, for Wheatley's follow on affordable housing programme. TMDF would only be available to GHA once the £97 million subsidy and any subsequent ring fenced monies received from the Scottish Government had been fully drawn down.
- Working with housing association such as Wheatley and other partners to attract additional finance for specific projects or initiatives;
- A successful "Housing Options" model;
- The rollout of the Common Housing Register Citywide.

### **Status of this Agreement**

This document, including the Schedules at Appendix 1, form the Strategic Agreement between GCC and Wheatley. This sets the framework for how GCC and WHG will work together to deliver Glasgow's local housing strategy and wider City objectives. Though not a legal document itself, it is, and will be, underpinned, where appropriate, by various contracts including the 2003 Transfer Agreement between GCC and GHA and the legal agreements that underpin existing Transformational Regeneration Areas (TRAs).

## Monitoring Arrangements

If at any time any question of difference or dispute whatsoever arises between the parties in relation to the Strategic Agreement then the matter shall be discussed by the Chief Executive Officer of Wheatley and the Chief Executive of GCC.

This Strategic Agreement will be reviewed by GCC and Wheatley every three years and monitored annually by the Chief Executive of GCC and the CEO of Wheatley.

**Signed (Leader of GCC)**

**Signed (Chairperson WHG)**

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**Dated**

**Dated**

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**The following Appendices are annexed to the foregoing Strategic Agreement between Wheatley and GCC.**

## **APPENDICES CONTENT**

1. Appendix 1- The schedules included are:
  - I - Homelessness and access to housing
  - II- Regeneration and Wheatley Affordable Housing Programme
  - III - Care and Support
  - IV - Wider Role
  - V- Land Protocol, Disposal Clawback and Other issues
  - VI - Monitoring and information sharing
  - VII- Glossary
2. Appendix 2- The Reprovisioning Programme
3. Appendix 3- The Location Plans for the Reprovisioning Programme
4. Appendix 4- The Wheatley Group Affordable Housing Programme
5. Appendix 5- The Location Plans for the Wheatley Group Affordable Housing Programme

## **SCHEDULE I HOMELESSNESS AND ACCESS TO HOUSING**

### **Introduction**

All people living in Glasgow are entitled to a safe, warm and dry home and Wheatley is keen to make a significant contribution to addressing homelessness in the City by working closely with GCC and other agencies.

This schedule sets out the current arrangements, the strategic roles and responsibilities of both GCC and Wheatley in relation to homelessness and access to housing in Glasgow and requirements of each party to be addressed by this agreement.

### **Current Arrangements/Strategic Roles and Responsibilities**

GCC has statutory responsibilities in relation to dealing with homelessness as set out in the relevant Housing (Scotland) Acts, including provision of advice and assistance, homelessness assessment, temporary and settled accommodation, and housing support services. These responsibilities are discharged by the Council via the Glasgow Health and Social Care Partnership (HSCP), and are monitored by the Scottish Housing Regulator and the Care Inspectorate. As a result of stock transfer, GCC relies on Wheatley and other housing providers across the city to discharge these responsibilities and secure an adequate supply of temporary and settled accommodation.

Wheatley, as a registered social landlord, has a duty under Section 5 of the Housing (Scotland) Act 2001 to provide housing for homeless households. Wheatley also has responsibilities under the Scottish Social Housing Charter to work with partners to ensure that:

- people looking for housing get information that helps them make informed choices and decisions about the range of housing options available to them;
- tenants and people on housing lists can review their housing options;
- people at risk of losing their homes get advice on preventing Homelessness;
- people looking for housing find it easy to apply for the widest choice of social housing available and get the information they need on how the landlord allocates homes and their prospects of being housed;
- tenants get the information they need on how to obtain support to remain in their home; and
- suitable support is available, including services provided directly by the landlord and by other organisations.

At Group level Wheatley welcomes the opportunity to work more closely with the Council to improve the strategic and joint long term planning for these services.

The existing contracts are:

- GHA – Parts 12 and 13 of the 2003 Transfer Agreement
- Cube – none
- Loretto Housing – nominations agreement for Section 5 referrals

The existing protocols are:

- Homelessness Duty Protocol 2013
- The Management of Offenders (Scotland) Act 2005 – Duty to Co-operate Information Sharing Protocol June 2012
- Statements of Best Practice in Joint Working between Glasgow City Council and Registered Social Landlords

### **GCC requirements/priorities**

GCC, as the strategic housing authority for the city, has set out the following key requirements in relation to homelessness, access to housing and related issues that Wheatley Group is committed to working with the Council to achieve:

- A revised Access to Housing Agreement/ Re-affirming conditions in the Access to Housing Agreement relevant to the above from the original agreement
- Ongoing capacity planning for provision of temporary furnished flats (TFFs)
- Housing Options/Common Housing Register (including continued commitment to the latter as per Transfer Agreement)
- Jointly agreed targets for numbers of lets to homeless households by GHA, Cube & Loretto within the context of capacity planning at locality level across the RSL sector.
- Continued implementation of the Agreement with respect to referrals under National Accommodation Strategy for Sex Offenders (NASSO)
- Continued joint working to progress the agreed aims contained within the current HSCP Homelessness Strategy and Glasgow Housing Strategy, and participation in associated joint strategic groups
- Joint review and update of Statements of Best Practice

### **Wheatley requirements/priorities**

Wheatley, as the leading housing provider in Glasgow, has set out the following key requirements in relation to homelessness, access to housing and related issues that GCC is committed to working with Wheatley to achieve:

- GCC and WHG continue to work together to prevent homelessness through the implementation of a housing options approach across the city
- Clarification and joint agreement on respective roles and responsibilities in relation to provision of support to households to help prevent or alleviate homelessness, including advice and assistance, support to participate in choice based lettings, and provision of housing support
- Wheatley continues as a key partner in the CHR project board set up to design and deliver the CHR pathfinder in the North West of the city

- GCC continues to work towards a position where the number of RSOs rehoused within Wheatley properties is proportionate to Wheatley's share of social housing lets within the City.
- GCC and Wheatley will work together to ensure that appropriate information sharing and risk assessment protocols are developed and implemented for individuals in TFFs.
- GCC continues to work towards a position where the number of lets and homeless households is proportionate to Wheatley's share of social housing lets within the City.

## **SCHEDULE II**

### **REGENERATION AND WHEATLEY AFFORDABLE HOUSING PROGRAMME**

#### **Introduction**

This schedule summarises the specific requirements of GCC and the Wheatley in relation to regeneration and specifically the delivery of the Wheatley Affordable Housing programme in Glasgow and of the remaining projects in the GHA Re-provisioning programme.

#### **Current Arrangements**

GCC has statutory responsibilities in relation to its role as the strategic housing and strategic planning authority that it delivers through its Development and Regeneration Services. It also has specific responsibilities in relation to the distribution of housing association grant funding for the affordable housing programme via the TMDF arrangements agreed with the Scottish Government and as reflected in the Strategic Housing Investment Plan and Glasgow's Local Housing Strategy.

Wheatley is a major partner and contributor to regeneration outcomes across Glasgow. Working through its subsidiaries GHA, Cube, Loretto, Yourplace and Lowther Homes, the group is a key provider in the regeneration and well-being of communities in Glasgow. With over 70,000 customers in the city, its investment in existing and new assets along with the core services and wider community benefits in education, jobs, training, health and well-being makes Wheatley of systematic importance in delivering priority outcomes across Glasgow.

The existing arrangements are set out in the following:

- Cube – agreed SHIP/TMDF programme commitments
- Loretto Housing – agreed SHIP/TMDF commitments
- GHA, Cube and Loretto – additional development programme based on Wheatley Bond finance and associated SG subsidy,
- The articles of association and Members Agreement for Transforming Communities: Glasgow
- Activation Agreements for TRAs

#### **GCC's Requirements/Priorities**

GCC has stated key requirements in relation to regeneration in Glasgow that Wheatley Group is committed to working with GCC to achieve. These requirements are:

- To continue the significant joint working on regeneration in the city through our joint special purpose vehicle with the GHA and Scottish Government, Transforming Communities: Glasgow.

- To continue the significant joint working on mixed tenure regeneration to maximise private investment. This will be achieved through our joint special purpose vehicle with the GHA and Scottish Government, Transforming Communities: Glasgow.
- To continue the significant joint working on mixed tenure regeneration to maximise private investment in line with the regeneration objectives set out in Glasgow's Housing Strategy.
- To ensure that GHA, Cube and Loretto's investment and development programmes, as set out in appendices 2, 3, 4 and 5 attached, and any additional sites that are identified and agreed for development between GCC and Wheatley, are aligned with the Glasgow's Housing Strategy, SHIP and the wider GCC affordable housing programme and that finance raised on assets located in Glasgow is invested in Glasgow.

### **Wheatley requirements/priorities**

Wheatley has set out the following key requirements of GCC in relation to regeneration, GHA Reprovisioning and the Wheatley Affordable Housing Programme:

The summary of unit number targets in Glasgow are as follows:

	<b>GHA</b>	<b>Cube</b>	<b>Loretto</b>	<b>Total</b>
<b>Current Bond</b>				
Social Rent	604	162	209	975
Mid-Market	493	85	18	596
<b>Follow on Bond</b>				
Social Rent	900	120	150	1170
Mid-Market	350	40	50	440
	<b>2347</b>	<b>407</b>	<b>427</b>	<b>3181</b>

1. GCC, Scottish Government and Wheatley continue to work together through Transforming Communities: Glasgow to agree and implement the TRA programme.
2. GCC and Wheatley work together to ensure delivery of the remaining GHA re-provisioning programme, with a view to securing the commitment of the Scottish Government, through formal grant approvals, for the remaining projects by 31 March 2017. The land supply for the remaining units is as identified in Appendix 2. All disposals shall be in accordance with GCC's nominated disposals process to RSLs (and subject to the relevant

governance approval) to facilitate conclusion of the GHA Reprovisioning programme.

3. The six remaining Reprovisioning programme sites are identified in the Wheatley Affordable Housing programme attached at Appendix 2 and respective location plans are attached at Appendix 3. GHA, with support from GCC, will seek to secure grant approvals for the remaining Reprovisioning units from the Scottish Government.
4. Cube and Loretto, since joining Wheatley, and with grant funding support from GCC, have completed or have secured project approvals for 432 new build homes, at a total investment of £48.6M. GCC shall continue to appraise Cube and Loretto Strategic Development Funding Plans in line with Scottish Government guidance.
5. GCC and Wheatley commit to progress the disposal of the land supply in the specific locations as identified in the Wheatley Affordable Housing Programme in Glasgow attached at Appendix 3 in accordance with GCC's nominated disposals process to RSLs (and subject to the relevant governance approvals) .
6. Subject to additional subsidy being granted by the Scottish Government or TMDF being utilised, GCC shall endeavour to identify and reach agreement on sale of land to Wheatley subject to GCC's nominated disposals process to RSLs and relevant GCC governance approvals to support Wheatley's Follow on Bond.
7. GCC will undertake to expedite the sale of any of GCC's land subject to GCC's nominated disposals process to RSLs (and subject to the relevant governance approvals) to GHA, Cube or Loretto, as agreed with Wheatley, to support delivery of the programme.
8. In respect of the disposal of sites from the GCC to Wheatley, GCC shall have 28 days to propose an initial valuation. Thereafter both parties shall use best endeavours to reach an agreement within 28 days on the valuation of the site. If agreement on the valuation cannot be reached by the end of the 28 day period, then the parties agree to jointly appoint the District Valuer to review and recommend a valuation. Both parties agree that the District Valuer's valuation shall be binding on both parties. The method of valuation will be in line with RICS standards, guidance from the Scottish Government and any relevant statutory requirements.

## **SCHEDULE III CARE AND SUPPORT**

### **Introduction**

This schedule summarises the specific requirements of GCC and Wheatley in relation to care and support services across the city

#### **Current arrangements**

GCC has statutory responsibilities in the provision of adult social care and support, and self directed support, which are delivered through the Social Work Services team. These responsibilities are discharged by the Council via the Glasgow Health and Social Care Partnership (HSCP), and are monitored by the Care Inspectorate.

### **GCC's Requirements/Priorities**

GCC's Social Work Services are committed to caring for, protecting and supporting people helping them to take responsibility for and have control over their lives. To do this they deliver services in consultation and through involving service users, carers and working in partnership with other organisations.

The Local Housing Strategy identifies the the main strategic outcome  
More people are living independently and receiving the support they require.

The HSCP also looks to Wheatley for support in achieving the aims set out in the nine National Health and Wellbeing Outcomes.

GCC has the following key requirements of Wheatley in relation to care and support:

- Continued joint working to progress the agreed aims contained within the current HSCP Strategy and Glasgow Housing Strategy, and participation in associated joint strategic groups
- To meet agreed targets on disabled / wheelchair accessible / barrier free housing, through new build and existing provision
- To discuss and agree with GCC how Wheatley can maximise provision of aids and adaptations to support strategies to increase numbers of people being supported to remain in their own home
- Maintain and develop support for the Good Moves programme
- To support GCC's accommodation strategy for Older People
- To assist GCC with the development of technology enabled care to support service users across the city
- To improve accessibility to choice based lettings system for vulnerable households



## **Wheatley Requirements/Priorities**

Wheatley has set out the following key requirements of GCC in relation to care and support

- Wheatley and GCC work together to optimise the opportunities to deliver personalised services. GCC and Wheatley continue to work with partners to find solutions to identify suitable supports and the development of the 415 Project.
- Wheatley and GCC work together on the use of technology enabled care in properties to improve services
- Wheatley and GCC continue to work together to improve pre-planning for offenders being released from prison
- Wheatley will work with GCC on delivering the aspirations of GCC's Housing Contribution Statement by widening the housing choices and options available across all tenures through; our investment programme in new homes; our adaptation programme which will enable individuals to remain independent for longer in their existing homes and by increasing our workforce capacity to deliver personalised housing and support services.

## **SCHEDULE IV WIDER ROLE**

### **Introduction**

This schedule summarises the specific requirements of GCC in relation to wider role activities as currently set out in GCC's report of November 2013. It also details how Wheatley will work with GCC to maximise its impact on broader City objectives.

### **Wider Partnering Opportunities**

- Sustainable Glasgow membership and commitment to tackle fuel poverty in our communities and significantly contribute to the city carbon reduction targets
- Working with key partners in Community Planning Partnerships across the city
- Working with GCC as part of the financial inclusion partnership in the city and maximising any external funding opportunities into the city
- Safe Glasgow strategic partner contributing to improving health, well-being and safety in all communities in Glasgow
- Core member of the Glasgow Poverty Leadership Panel with the objective of tackling poverty and disadvantage across Glasgow
- Digital Glasgow- supporting the development of Glasgow as a smart city and through the wider partnership helping citizens to access and have the skills to confidently use the internet and supporting a network of connected learning centres and community centres across the city.
- Completion and publication of the Gowell longitudinal study examining the long term health and well-being effects of our investment and regeneration programmes across key communities in Glasgow with a particular focus on outcomes in TRAs
- Agreement on Wheatley's role in supporting GCC across other areas of activity including community planning and to explore innovative ways of delivering investment/services including options for shared services and joint ventures.

## **SCHEDULE V**

### **LAND PROTOCOL, DISPOSALS CLAWBACK AND OTHER RELEVANT ISSUES**

#### **Introduction**

This schedule summarises the specific requirements of GCC in relation to other relevant issues.

#### **Current arrangements**

The Glasgow Stock Transfer Agreement has a number of requirements and obligations on both GHA and GCC including:

- GCC to provide 200 new homes for re-provisioning to GHA

The Land Protocol and associated Disposals Claw-back arrangement that formed part of the Glasgow stock transfer agreement, which has been subsequently amended and supplemented, applies to GHA owned land and assets that formed part of the 2003 transfer, except in activated Transformational Regeneration Areas, as reflected in the relevant activation Agreements between GCC, GHA and Scottish Government.

The existing arrangements relating to stock improvement, demolition and subsequent use of land, and land disposal are set out in the Glasgow Stock Transfer Agreement:

- Part 11 - The Deed of Undertaking by GHA
- Part 17 - Disposals Clawback and Land Provision and Return Arrangements (as amended and supplemented)
- Part 24 - Development Agreement for the Enhancement of Dwellings
- Part 26 and 27 - Regeneration Schemes and Regeneration Implementation Agreement

#### **GCC requirements**

GCC has stated there are issues with respect to the transfer agreement that GCC would wish to review including Reprovisioning and other issues such as ground maintenance and repair of unadopted roads/paths and garages.

GCC has set out the following requirement relating to land protocols:

- Clarification and agreement on land protocol (and management/monitoring arrangements). This relates to arrangements on the future use or disposal of cleared sites e.g. where GHA has demolished stock. These sites could be used for GHA new build re-provisioning, , transferred back to GCC for RSL new build, other housing uses in line with the city's Housing Strategy or for some other agreed use.

## **Wheatley requirements/priorities**

Wheatley has set out the following key requirements in relation to other relevant issues that GCC is committed to working with Wheatley to achieve:

- Revisal of the Land protocol and Disposal Clawback Agreement out with activated TRA's.
- Settlement of the issues around Regeneration and Reprovisioning
- Settlement of the issue of the outstanding dilapidations cost for Wheatley House from GCC
- Settlement of the issue of the historical back-rent and service charges for leased office property due from GHA to GCC
- Support that grant subsidised mid-market rent units that are leased from GHA to Lowther Homes to let and manage are excluded from the Disposals Clawback provisions of the Glasgow Stock Transfer Agreement in discussion with the Scottish Government.
- Clarification and agreement on the way forward for dealing with maintenance of open spaces, unadopted roads and footpaths and garages in GHA neighbourhoods.

## **SCHEDULE VI MONITORING AND INFORMATION SHARING**

### **Introduction**

This schedule summarises GCC's and Wheatley's shared commitment to monitoring this Agreement and progress against the outcomes in its Schedules.

GCC and Wheatley will work jointly to monitor progress towards achieving the various outcomes describes in this agreement. Monitoring will take place using frameworks that the parties develop and agree for measuring progress against the outcomes in each of the Schedules to this agreement. Both parties will share information to support developing the required frameworks and to allow progress towards agreed outcomes to be measured. Where required information is not available to either party, they will discuss approaches to addressing this including through joint research.

Progress against outcomes in each schedule will be monitored quarterly by senior staff in GCC and Wheatley with responsibility for the area covered by the schedule.

The success and value of this Agreement to each party will be considered at least annually through a joint review led by the GCC Chief Executive and Wheatley Chief Executive.

## SCHEDULE VII GLOSSARY

Term / Abbreviation	
CEO	Chief Executive Officer
CHR	Common Housing Register
GCC	Glasgow City Council
GHA	Glasgow Housing Association
GHS	Glasgow's Housing Strategy
HA	Housing Association
HSCP	Health and Social Care Partnership
NASSO	National Accommodation Strategy for Sex Offenders
RICS	Royal Institution of Chartered Surveyors
RSLs	Registered Social Landlords
RSO	Registered Sex Offender
SG	Scottish Government
SHIP	Strategic Housing Investment Plan
SHR	Scottish Housing Regulator
TFF	Temporary Furnished Flats
TMDF	Transfer of Management of Development Funding
TRA	Transformational Regeneration Area
Wheatley or Wheatley Housing Group	Group subsidiaries in Glasgow especially GHA but also including Cube, Loretto Housing, and Wheatley itself.
WHG	Wheatley Housing Group