

Shaping Places for Wellbeing Programme

Housing and Community:

Impact on Clydebank's Community



Housing can have a positive impact on people when everyone has access to:

- A home that is affordable, energy efficient, high quality, and provides access to private outdoor space.
- A variety of housing types, sizes and tenancies to meet the needs of the community. And of a sufficient density to sustain existing or future local facilities, services and amenities.
- A home that is designed and built to meet need and demand, is adaptable to changing needs and includes accessible/ wheelchair standard housing.
- New homes that are located and designed to provide high levels of climate resilience and use sustainable materials and construction methods.
- Homes that are designed to promote community cohesion.

This is why it is one of Scotland's Place and Wellbeing Outcomes.

The evidence tells us¹:



Provision of good quality affordable housing is associated with improved physical and mental health outcomes including quality of life.



Poor quality housing and homelessness are associated with adverse health conditions.



Older people and people with disabilities find it difficult to access good quality affordable housing that meets their needs.



Unaffordable housing is associated with poorer mental health, particularly for certain groups such as people on a low income.



Housing should be located to enable residents to easily access facilities, services, social networks, employment and transport.



Security of tenure helps people to feel settled, put down roots, and maintain family and social networks.



Fuel and wider poverty negatively impact on people's mental health.



Inadequate ventilation can lead to poor indoor air quality, which can negatively impact on health.

1. Source: [Evidence Behind Place Standard Tool & Place and Wellbeing Outcomes](#)

Indicators for Housing and Community in West Dunbartonshire and Clydebank 2

Fuel Poverty

Percentage of all households in fuel poverty (2017-19)

- West Dunbartonshire 29.2%
- Scotland 24.4%

Percentage of households (with families) in fuel poverty

- West Dunbartonshire 26.4%
- Scotland 16.7%

Percentage of households (with older people) in fuel poverty

- West Dunbartonshire 29.5%
- Scotland 27%

Households with Private Outdoor Space

The areas of **Dalmuir and Clydebank town centre** have the **lowest levels of households with private outdoor spaces. (2020)**

- Dalmuir 71.7%
- Clydebank town centre 71.1%
- Clydebank* 83.7%
- West Dunbartonshire 85.7%
- Scotland 87.3%

*This refers to the Clydebank Locality boundary used by West Dunbartonshire Health Social Care Partnership

Indoor Air Quality - Damp

3% of West Dunbartonshire dwellings have rising or penetrating damp in 2017-19. This is the same rate as Scotland.

However, the percentage of **social housing dwellings with rising or penetrating damp in West Dunbartonshire is 6%.**

This is **higher than the rate for Scotland at 2%.**

Housing Density

Number of dwellings per hectare (2022)

- Clydebank* 2.8%
- West Dunbartonshire 2.9%
- Scotland 0.3%

What we heard from a range of communities, organisations and practitioners in Clydebank in 2023



Impact of poverty

The impact of poverty was a recurring theme in local conversations, with this playing an important role in relation to housing affordability. It was recognised that there is a reliance on social housing in Clydebank and that there is a growing demand for housing from the local authority and housing associations.

It was noted that private rents are having a negative impact on people's finances, despite West Dunbartonshire Council's scheme to support people to save a private rent deposit. It was also highlighted that buying a house is out with most people's ability.

Fuel poverty was recognised as a growing issue of concern and the importance of local organisations working together to address this and wider poverty issues.



Partnership working and community involvement

Reference was made to the positive way that social housing providers engage with local groups and organisations in seeking to address the needs identified amongst residents and local communities. Similarly, the involvement of local people, including Tenants and Residents Associations and the Housing Revenue Account was valued in identifying and addressing local issues.

The benefits of this were recognised in relation to a range of activities, including:

- Benefits and welfare advice for income maximisation.
- Access to emergency and affordable food.
- Improvements to housing, communal areas, parks and community spaces.
- Adult learning opportunities.
- Support for different population groups, such as gender based support and addressing issues including recovery and bereavement.
- Affordable opportunities for exercise and physical activity.
- Social events and opportunities to connect with others.
- Addressing anti-social behaviour and contributing to communities feeling safer.

Disappointment was expressed that West Dunbartonshire Council housing support is no longer available from the town centre. Concerns were voiced by some regarding the potential barriers to accessing housing or homelessness support for people without access to devices or the necessary skills to digitally access support.



With an aging population and predicted increase in dementia, we need to be thinking right now about the associated housing requirements if we are going to successfully enable people to live in their own communities for longer. A key part of this is ensuring that our local communities are dementia friendly and the necessary support is in place. Local charity worker.



Further considerations

A range of stakeholders raised questions about potential issues relating to new housing developments planned for the town centre and other areas of Clydebank, including:

- Location and accessibility to employment, transport and services.
- Affordability issues.
- The need for a mix of tenure.
- Viability for housebuilders in delivering private housing.

Frontline workers from a range of organisations highlighted the need for consideration of particular housing needs for different population groups (e.g. older people and people with a disability), recognising the impact that people's homes can have on their health.

The importance of early planning to enable older people to remain in their own home and community as they age was highlighted. This was also referenced in relation to the anticipated increase in dementia amongst older people across West Dunbartonshire.

Visit the [website](#) for more information on [Clydebank Project Town activity](#). Follow us on X [@place4wellbeing](#) to keep up to date with our latest news and place-based resources.