

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.

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

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

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



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



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

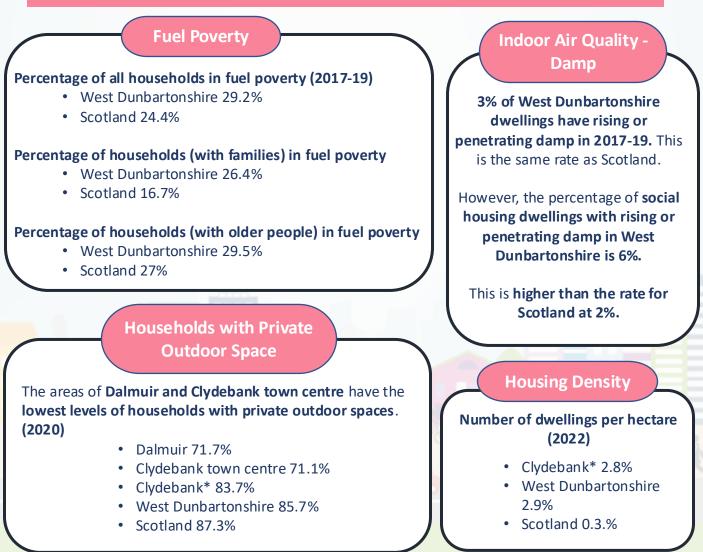


Security of tenure helps people to feel settled, put down roots, and maintain family and social networks.



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

Indicators for Housing and Community in West Dunbartonshire and Clydebank 2



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

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.

2. Data Sources: <u>statistics.gov.scot</u> : Fuel Poverty (Scottish House Condition Survey); <u>statistics.gov.scot</u> : <u>Domestic Energy Performance Certificates - Dataset to Q1 2024</u>; <u>Access to gardens and public green space in</u> <u>Great Britain - Office for National Statistics (ons.gov.uk)</u>; <u>statistics.gov.scot</u> : <u>Dwellings per Hectare</u>

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 <u>website</u> for more information on Clydebank <u>Project</u> <u>Town activity</u>. Follow us on X <u>@place4wellbeing</u> to keep up to date with our latest news and place-based resources.

Public Health K improvement service