



Glasgow and West of Scotland
Forum of Housing Associations

Draft GWSF Strategic Priorities 2026/27

For consultation with members, September-November 2026

Overarching priority – to ensure that the interests of community based housing associations are at the heart of GWSF's work and to help maximise the potential for CBHAs to thrive

Key priority areas

1 Support the sector to ensure Community Based Housing Associations can serve their communities well and are strong, well-run organisations

- Where requested/invited, work closely with member associations facing difficulties to help address immediate and longer term challenges
- Continue to maintain and refresh the GWSF Support Panel as a means of the sector providing mutual support for CBHAs facing difficulties
- Facilitate the sharing of information, experience and good practice on governance through ad hoc meetings of members, network groups, member email queries
- Where appropriate, work with the Scottish Housing Regulator to address practical issues relating to how the regulatory framework is implemented and its particular impact on CBHAs
- Regularly use membership research to monitor CBHAs' position on maintaining good numbers on their committee/board and to assess trends around the make-up of committees/boards (e.g. local/non-local)

2 Highlight what CBHAs achieve for their tenants and communities

- Including a further annual report comparing CCHAs' Charter performance with that of other landlords
- Use our conferences, network groups and publications to highlight projects and services in which members excel and innovate

3 Support members to respond appropriately and proportionately to the challenges of the housing emergency

- Work with members, local authority partners and the Scottish Government to maximise CBHAs' contribution to responding to homelessness whilst also highlighting the critical need for a proportionate approach in order to maintain community cohesion and balance
- Work with members, SFHA and other partners to respond to the serious challenges faced by members facing protests targeted at associations, usually around how homes are allocated, and to influence an appropriate response from the Scottish Government and local and national politicians
- Specifically in Glasgow, to work closely with the Council and Health and Social Care Partnership to ensure the smooth running of the homelessness referral system and associated support services, maintaining the crucial role of GWSF's Housing Association Liaison Manager post within the Homelessness Service

4 Lobby for 'wider role' funding to support critical community regeneration services and community wealth building/community empowerment

- Continue to press for stable, long term community regeneration funding, including funding which comes direct from the Scottish Government rather than through councils or other intermediaries

5 Retrofit – help ensure HA responsibilities are proportionate and affordable so that a just transition becomes a reality

- Continue to make the case for a fair and proportionate Social Housing Net Zero Standard which allows associations to invest where it will be most cost-effective for tenants and associations alike
- Continue to lobby for adequate grant subsidy which reduces the burden on rents, through a system which funds works which are replicable at scale
- Support members to learn from each other and from newly emerging technological solutions for both fabric improvement and clean heat installation

6 Saving our older tenements

- Continue our efforts to build and maintain momentum over the need to tackle poor conditions in private tenemental housing and the action required to address this, including the critical importance of adequate incentives for owners so that they can fund their share of works

- Work with members and with the Scottish Housing Regulator to help develop proportionate approaches to HA monitoring and SHR regulation of health and safety in older tenements

7 New supply – Highlight barriers and potential solutions to maximising the CBHA contribution to the Affordable Housing Supply Programme

- Work with the Scottish Government, members and wider stakeholder organisations to influence the shape and nature of the proposed national housing agency More Homes Scotland
- Work with members to gather information on their practical experience of providing new build housing, including how the system of grant benchmarks and rent benchmarks operates and the interface with planning and related local authority functions and wider infrastructure provision
- Continue to highlight the additional benefits of properly funded acquisitions of private housing, which both boost social supply and support the effective management of mixed tenure blocks

8 Balancing investment with rent affordability

- Continue to highlight specific issues which threaten associations' capacity to keep rents reasonable
- Monitor in particular the impact of the ongoing decline in public services, which places additional pressure on associations to fill the gap in environmental and related services
- Continue to influence the outcome of the Scottish Government's review of affordability measures in the social sector
- Issue our usual annual membership survey of intentions relating to the April rent review

9 Maximising the benefits of our digital age

- Provide opportunities for members to learn from each other, and from others, about how AI can be used to benefit tenants and associations alike, and also to gain insight into how to minimise potential risks from AI
- Continue to support members to further develop ways of using digital communications to reach more people and be a tool facilitating inclusion and involvement rather than exclusion and isolation

10 Respond with speed and agility when new challenges arise for members

- Capitalise on GWSF's small size and structure to act quickly to support members when new issues and challenges arise
- Support members to manage new challenges by facilitating early sharing of views, experiences and potential solutions