



Glasgow City Council

**Economy, Housing Transport and Regeneration
City Policy Committee**

**Report by George Gillespie, Executive Director of
Neighbourhoods, Regeneration and Sustainability**

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Item 2

30th September 2025

**GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME 2024/25
PERFORMANCE REVIEW**

Purpose of Report:

To inform members of performance of Glasgow's Affordable Housing Supply Programme in 2024/25 as outlined in the annual Affordable Housing Supply Programme Performance Review.

Recommendations:

That Committee considers the contents of the annual report, Glasgow's Affordable Housing Supply Programme Performance Review 2024/25.

Ward No(s):

Citywide: ✓

Local member(s) advised: Yes ☐ No ☐ consulted: Yes ☐ No ☐

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1 Introduction

- 1.1 This report provides an overview of the delivery of the Affordable Housing Supply Programme (AHSP) during 2024/25. Full details are provided in Glasgow's Affordable Housing Programme Performance Review 2024/25, Appendix 1 of this report. This report is presented annually and is published on the Council's website after Committee consideration.
- 1.2 Since September 2003, the Council has been responsible for the management of development funding in the city following the Transfer of the Management of Development Funding function (TMDF). Since 2003, £1.84 billion has been invested in affordable housing through the AHSP producing over 22,000 new and improved homes in the city.
- 1.3 The AHSP is a key resource for working towards addressing the housing and homeless emergency and continues to make a vital contribution to the city's regeneration. The strategic framework for the delivery of the programme is outlined in the annually updated [Strategic Housing Investment Plan \(SHIP\) 2025/26 to 2029/30](#). The AHSP significantly contributes to the delivery of the 6,500 affordable homes target outlined in [Glasgow's Local Housing Strategy 2023-2028](#) and to the Scottish Government's target of 110,000 affordable new homes by 2032.
- 1.4 The AHSP funding allocation and programme for 2025/26 was considered and approved by City Administration Committee on 4th September 2025. The annual Strategic Housing Investment Plan review will be considered by City Administration Committee later in Autumn, prior to submission to Scottish Government.

2 Programme Out-turn

- 2.1 The Glasgow AHSP budget for 2024/25 was £94.056m which was made up of £64.295m of Local Government Settlement funding, topped up by £29.761m from Scottish Government's Affordable Housing Supply Programme funding.
- 2.2 Table 1 below provides the budget and units out-turn figures for 2024/25.

Table 1

	Target 2024/25	Out-turn 2024/25	Variance
Expenditure	£94.056m	£94.056m (100%)	0
Approvals	472	453 (96%)	-19
Site Starts	759	734 (97%)	-25
Completions	983	1,011 (103%)	+28

- 2.3 The Council sets programme targets each year which are illustrated in Table 1 above. One development programmed for approval in late 2024/25 was not approved, hence this target was narrowly missed; similarly, one development programmed to start in late 2024/25 did not commence until early 2025/26.

- 2.4 An allocation of £3.687m had been ring-fenced for medical adaptations to housing association homes during 2024/25, which was a reduction from the usual allocation of £5m in the previous year. This was due to the overall grant reduction received from Scottish Government. The final expenditure on these medical adaptations for 2024/25 was increased to £4.321m.
- 2.5 To assist in addressing the significant level of Glasgow families with children living in unsuitable temporary accommodation, a further £11.544m of grant funding was allocated by Scottish Government to Glasgow specifically for strategic acquisitions. A particular focus of this programme is on family and larger family type homes however the availability of this type of property is very much market dependent. In total, 180 properties were acquired or are being brought back into use through this funding.
- 2.6 The Council is working closely with RSLs and City Property (Glasgow) LLP on nominated land disposals. In 2024/25 the Council transferred two sites to housing associations which will contribute 24 units to the Affordable Housing Supply Programme.

3 Policy and Resource Implications

Resource Implications:

Financial: There are no additional financial implications of this report. The delivery of the AHSP contributes to the Council's income in the form of land receipts, planning application fees, building warrant fees and ENV 2 contributions.

Legal: There are no direct legal implications of this report.

Personnel: There are no direct personnel implications of this report.

Procurement: There are no direct procurement implications of this report.

Council Strategic Plan: The measures outlined in the report have contributed towards the following all 4 Grand Challenges and the following Missions.

Grand Challenge 1 – Mission 3-Improve the health and wellbeing of our local communities.
Grand Challenge 2 – Mission 2 -Support the growth of an innovative, resilient & net zero carbon economy.

Grand Challenge 3 – Mission 2 – Become a net zero carbon city by 2030

Grand Challenge 4 – Mission 1 – Create safe, clean and thriving neighbourhoods

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.

Yes – The AHSP helps to deliver key strategic outcomes from Glasgow's Housing Strategy 2023 - 2028, which has been subject to an [Equality Impact Assessment](#).

What are the potential equality impacts as a result of this report?

The AHSP has provided opportunities for people to access much needed high-quality and accessible homes. The AHSP has created new affordable housing for local communities with environmental improvements to local areas.

Please highlight if the policy/proposal will help address socio-economic disadvantage.

The new and improved housing delivered via the 2024/25 AHSP has contributed to the continuing regeneration of neighbourhoods within Glasgow

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify:

Homes delivered via the 2024/25 AHSP have high energy efficiency resulting in low carbon emissions and low running costs for residents. This supports Glasgow's Climate Plan, Theme Five: Green Recovery.

What are the potential climate impacts as a result of this proposal?

The re-use of brownfield sites contributes positively to sustainability.

Will the proposal contribute to Glasgow's net zero carbon target?

Yes, homes delivered via the 2024/25 AHSP have high energy efficiency resulting in low carbon emissions and low running costs for residents.

Privacy and Data Protection Impacts:

No privacy and Data Protection impacts identified.

That Committee considers the contents of the annual report, Glasgow's Affordable Housing Supply Programme 2024/25.