

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME



Langlands Road, Govan, Trust Housing Association

PERFORMANCE REVIEW 2024/25

CONTENTS

FOREWORD

1. INTRODUCTION

2. HOUSING UNITS

Table 1	Unit Approvals by Housing Investment Area
Table 2	New Build Unit Approvals by Tenure
Table 3	Unit Approvals by Grant Type
Table 4	Wheelchair Accessible Housing Unit Approvals by Housing Investment Area
Table 5	Larger Family Housing Unit Approvals by Housing Investment Area
Table 6	3-bedroom (4 apt) Housing Unit Approvals by Housing Investment Area
Table 7	Unit Completions by tenure
Table 8	SCHIP Monitoring

3. EXPENDITURE

Table 9	Expenditure by Budget Type
Table 10	Expenditure by Housing Investment Area
Table 11	Expenditure by Grant Type incl. Medical Adaptations (Stage 3s)
Table 12	Strategic Acquisitions Expenditure and Unit Numbers per RSL

4. DEVELOPMENT COSTS, RENTS, GRANT LEVELS & PROCUREMENT

Table 13	Development and Works Costs
Table 14	Housing Association Social Rents included within 2024/25 New Build Tender Approvals
Table 15	Grant Levels for Tender Approvals (3 person Equivalent)
Table 16	Distribution of Contracting Work

5. LAND RELEASE PROGRAMME

Table 17	Site Disposals to RSLs during 2024/25 Vacant and Derelict Land
----------	---

6. QUALITY, INNOVATION & SUSTAINABILITY

Table 18 SAP Ratings

7. FEATURED PROJECTS

- North-West & Govan Area – Water Row Phase 1
- North-West & Govan Area – Dundashill
- North-East Area – Calton Village Phase 1
- South Area – Victoria Infirmary & Larkfield 2
- Glasgow's AHSP Project Awards

8. POST COMPLETION REVIEWS

9. COMMUNITY BENEFITS/FAIR WORK FIRST

10. TRANSFORMATIONAL REGENERATION AREAS (TRAs)

11. FUNDING BY HOUSING ASSOCIATION

Table A Housing Association Out-turns – Mainstream
Programme

Table B Housing Association Out-turns LSVT Programme

Table C National and Regional Housing Associations included in
Tables 1 and 2

Table D Housing Association Out-turns –
Stage 3 Adaptations

12. PARTNERSHIP SUPPORT FOR REGENERATION (PSR)

APPENDICES

- 1 City Map 1 showing New Build Approvals
- 2 City Map 2 showing New Build Completions
- 3 GLOSSARY

FOREWORD

Welcome to the 22nd Affordable Housing Supply Programme (AHSP) Annual Performance Review 2024/25. This review provides an overview of all the great housing and regeneration outcomes which have been delivered over the last year through this programme, and which have been the culmination of incredible level of partnership working with our Housing Association partners, the Scottish Government (SG), the construction and development sector, and with our communities.

At the start of the financial year 2024/25, the AHSP budget was £78.687m, with a further £3.825m allocated later in the year. In year, targeted investment of an additional £11.544m was directed to Glasgow to support the strategic acquisitions programme and Housing Association void programme. This followed considerable engagement with SG to support the work underway by the Council in responding to Glasgow's homelessness and housing emergency, declared in 2023.

The £94.056m AHSP budget in Glasgow was fully delivered and levers in significant levels of private investment, which in turns helps to drive wider economic benefits. 453 homes were approved and 842 new homes were completed during the year.

The AHSP impacts widely on the housing system and has multiple benefits for the health, social care and economic wellbeing of Glasgow's residents. The investment of £4.321m in adaptations enabled 1,100 residents to remain in their existing homes by supporting the delivery of adaptations. It assists Housing Associations to make most effective use of their housing stock by enabling residents to move to more accessible housing suited to their needs, and releasing larger properties for families. The programme contributes to the city's sustainability and carbon net zero targets with 100% of the new build homes achieving Band B of the SAP 2012 energy efficiency ratings, and helping many households to reduce their fuel bills.

The housing needs within our communities are acute and the multitude of benefits of delivering more affordable homes is widely acknowledged, and so we will continue to seek out even better way to approach the delivery of more affordable homes, optimising outcomes for the city and the people of Glasgow.



Councillor Ruairi Kelly

City Convener for Housing, Development, Built Heritage and Land Use

1. INTRODUCTION

Since September 2003, the Council has been responsible for The Transfer of the Management of Development Funding (TMDF) for affordable housing in the city on behalf of Scottish Government.

The Glasgow Affordable Housing Supply Programme (AHSP) budget for 2024/25 was £94.056m. The allocation is comprised of the budget from the Scottish Government's Cabinet Secretary for Finance which was £64.295m for 2023/24 and this was topped up by £29.761m from the Minister for Local Government Housing and Planning.

Glasgow's Local Housing Strategy (LHS) and Strategic Housing Investment Plan (SHIP) provide a framework for the Affordable Housing Supply Programme in Glasgow. The strategy and investment plan's aims and objectives range across tenures and housing needs. The vision and priorities are listed below: -

Vision	We have more affordable, accessible, safe and sustainable homes, which support good health in thriving neighbourhoods across the city, are well-connected to jobs, education, services and opportunities, and contribute to Glasgow being an attractive place for people to live, learn, work and invest.
Strategic Priorities	<ol style="list-style-type: none">1. Delivering more homes and great places that reduce poverty and inequality and increase opportunity and prosperity for all.2. Improving the energy efficiency of Glasgow's homes, reducing fuel poverty and supporting a Just Transition to Net Zero through decarbonising domestic heating and energy.3. Improving the condition of Glasgow's existing homes and preserving Glasgow's tenements and built heritage.4. Supporting people to live independently and well at home in the community.5. Improving housing options, affordability and sustainability for tenants and owners, to prevent and reduce homelessness.

For affordable rented housing, the LHS and SHIP include targets for the number of new affordable homes and the development of wheelchair and larger family housing. The programme also aims to support access to owner occupation through New Supply Shared Equity (NSSE) and Partnership Support for Regeneration (PSR).

As part of its housing strategy, Glasgow City Council aims to improve the quality of new affordable housing development and has set minimum standards for housing funded through the Affordable Housing Supply Programme in Glasgow. This is called the Glasgow Standard and it brings together all of the good practice to set effective processes and minimum standards for space, energy efficiency and sustainability.

These minimum standards aim to give housing associations confidence and clarity about the standards expected and aim to create attractive, high quality, excellent places for people to live which will also help to address health issues and protect the environment. The Glasgow Standard is continually monitored to ensure developments achieve a sufficient level of quality, whilst ensuring cost efficiency.

This performance review document is closely linked to Glasgow's Local Housing Strategy and Strategic Housing Investment Plan but rather than describe what we are aiming to achieve, it sets out what we have actually delivered in the previous year. This review describes how many new homes were delivered during the year to meet the LHS objectives, where they were built, how much they cost, what type of homes they are and how they contribute to reducing carbon emissions across the city. It also shows the level of funding for medical adaptations to existing homes, how the programme assists people with physical difficulties to remain in their homes, and it shows examples of the provision of specialist housing.

2. HOUSING UNITS



Ashgill Road, Milton, Wheatley Homes

Table 1: Unit Approvals by Housing Investment Area

AREA	2024/25 OUT-TURN NEW BUILD	2024/25 OUT-TURN TOTAL
North West & Govan	80	160
North East	143	206
South	4	87
Totals	227	453

- We approved tenders for 453 new and improved homes in 2024/25.
- We approved 227 new build homes in 2024/25. This relatively low number is due to the initial budget cut (and already committed funding from approvals in previous years) and uncertainty in national funding availability in future years.

Table 2: New Build Unit Approvals by Tenure

TENURE	2024/25 OUT-TURN
Housing Association (HA) Rent	223
Mid-Market Rent	4
New Supply Shared Equity (NSSE)	0
Totals	227

Table 3: Unit Approvals by Grant Type

TENURE	2024/25 OUT-TURN
Housing Association (HA) Rent:	449
- General Needs Homes	411
- Particular Needs Homes	38
Mid - Market Rent	4
- General Needs Homes	4
- Particular Needs Homes	0
New Supply Shared Equity (NSSE)	0
Totals	453

The Council approved 453 new and improved housing units in 2024/25, of which – 449 homes were for social rent and 4 were for mid-market rent.

Table 4: Wheelchair Readily Adaptable Housing Unit Approvals by Housing Investment Area

During 2024/25, a total of 21 wheelchair readily adaptable units were approved and a breakdown is provided in Table 4.

	NORTH WEST & GOVAN	NORTH EAST	SOUTH	TOTAL
Wheelchair Readily Adaptable Unit Approvals 2024/25	8	13	0	21
Wheelchair Readily Adaptable Bedspaces 2024/25	20	28	0	48

Developing wheelchair readily adaptable housing units contributes towards a number of strategic policies including:

- The priorities contained within the Council's Strategic Housing Investment Plan (SHIP);
- The actions included in the Glasgow Local Housing Strategy; and
- Scottish Planning Policy (SPP), which requires the provision of housing for people with particular needs.

Table 5: Larger Family Housing Unit Approvals by Housing Investment Area

Table 5 provides a breakdown of the number of larger family unit approvals. A total of nine larger family units were approved during 2024/25.

	NORTH WEST & GOVAN	NORTH EAST	SOUTH	TOTAL
Larger Family Unit Approvals 2024/25	8	0	1	9
Larger Family Approvals Bedspaces 2024/25	56	0	7	63

A 'larger family unit' is defined as a home with 4 or more bedrooms and 6 or more bedspaces. Larger family unit targets have been developed to meet a number of Council policy requirements, including:

- The Glasgow Local Housing Strategy (LHS); and

- The Strategic Housing Investment Plan (SHIP)

The Council also approved a number of 3-bedroom (4 apartment) properties, which would be classed as family housing. The table is outlined below.

Table 6: 3-bedroom (4 apt) Housing Unit approvals by Housing Investment Area

	NORTH WEST & GOVAN	NORTH EAST	SOUTH	TOTAL
3-bedroom Unit Approvals 2024/25	32	41	8	81
3-bedroom Unit Approvals Bedspaces 2024/25	160	205	40	405

In order to maximise the return on investment (and potential future rental income from the available site space), housing associations have historically favoured the development of flatted accommodation over larger family homes. To respond to the growth in demand, NRS Housing Investment staff now proactively engage with housing associations to prioritise and bring forward developments that will deliver more larger family and family homes.

Table 7: Unit Completions by Tenure

	2024/25 PLANNED	2024/25 OUT-TURN
HA Rent General Needs	361	424
HA Rent Particular Needs	123	120
Mid-Market Rent	471	439
NSSE	28	28
Totals	983	1,011



Shandwick Street, Easterhouse, Wheatley Homes

Social Care Housing Investment Priorities

The Glasgow City Health and Social Care Partnership (HSCP) produces a Social Care Housing Investment Priorities (SCHIP) paper every five years. Each year NRS Housing Investment and Housing Strategy produces a Strategic Housing Investment Plan (SHIP) which aims to include elements of the SCHIP. The present SCHIP covers the period from 2023/24 up to 2027/28. It has identified a requirement for 300 units to meet five categories of special needs of which there is a current shortfall. These categories identified are Learning Disability, Physical Disability, Mental Health, Older People and Care Experienced Families. This accommodation can be in the form of new build or repurposing of existing stock. Based on what has been reported, Table 8 below summarises what was achieved against Targets for 2024/25. The table covers Particular Needs in Social Rent Completions in 2024/25.

Table 8 – SCHIP Monitoring

	2024/25 PLANNED	2024/25 OUT-TURN
Learning Disability	19	0*
Physical Disability	10	52
Mental Health	7	0*
Older People	30	56
Care Experienced Families	15	0*
Totals	81	108

*** Housing Investment are actively liaising with HSCP and relevant RSLs to focus on these particular out-turns.**

3. EXPENDITURE

The AHSP budget for 2024/25 was originally forecast at £104.001m (Resource Planning Assumptions provided by Scottish Government) however due to national housing budget cuts of nearly £200m at the start of the financial year, Glasgow's allocation was reduced by 24% to £78.687m.

As the year progressed, this funding was increased by a further £3.825m for core programme activities. In recognition of Glasgow's significantly high levels of families with children in temporary accommodation, a further separate allocation of £11.544m was then made available specifically for targeted acquisitions and void Housing Association properties, bringing the total for 2024/25 to £94.056m.

As the year progressed many challenges to the construction of projects were faced, however the Council, through developing housing associations, delivered a final out-turn expenditure figure for the year of £94.056m (100% of grant allocation).

The 2024/25 outturn figure of £94.056m related to the following programme budgets:

- Core Programme
- Large Scale Voluntary Transfer (LSVT) Programme
- Acquisition/Voids Programme
- Medical Adaptations

This figure can be further broken down as follows:-

Table 9: Expenditure by Budget Type

PROGRAMME BUDGET	PROFILED	2024/25 OUT-TURN
Committed Spend	£65.269m	£65.237m
Programmed Spend	£9.494m	£13.556m
Acquisitions/Voids	£0.000m	£10.942m
LSVT Programme	£0.237m	£0.000m
Medical Adaptations (Stage 3s)	£3.687m	£4.321m
Totals	£78.687m	£94.056m

Table 10: Expenditure by Housing Investment Area

AREA	PROFILED	2024/25 OUT-TURN
North West & Govan	£25.000m	£24.347m
North East	£25.000m	£37.855m
South	£25.000m	£27.533m
Medical Adaptations (Stage 3s)	£3.687m	£4.321m
Totals	£78.687m	£94.056m

Medical Adaptations

Over time, housing needs can change if a resident becomes infirm or has a physical disability. In some instances, it may be that their current home is no longer suitable for their needs.

In recognising that it is important to give people who want to stay in their own homes the opportunity to do so, the AHSP in Glasgow provides grants for adaptations to Housing Association properties. Adaptation funding (Stage 3 Funding) has helped to ensure independent living for those whose needs have changed and have improved the suitability of current homes for the elderly and people with disabilities.

In 2024/25 £3.687m in AHSP grant was allocated for medical adaptations. In total, £4.321m was spent during 2024/25 which allowed over 1,100 properties to be adapted to allow tenants to continue living in their current properties.

Of the homes adapted, level access showers or wet floor shower rooms were the most needed adaptation, with the main recipient being older people. Other common adaptations included the installation of internal and external safety rails.

Table 11: Expenditure by Grant Type

GRANT TYPE	2024/25 OUT-TURN
HA Rent General Needs	£61.978m
HA Rent Particular Needs	£11.755m
Mid Market Rent	£14.495m
New Supply Shared Equity	£0.042m
Large Scale Voluntary Transfer	£0.000m
Partnership Support for Regeneration	£1.465m
Stage 3 Medical Adaptations	£4.321m
Totals	£94.056m

Strategic Acquisitions Programme

Glasgow City Council has operated a strategic acquisitions programme for over 10 years. This programme proves extremely effective in enabling RSLs to acquire additional properties outwith of the new build programme. Often through the use of strategic acquisitions, RSLs can achieve greater management control in multiple occupancy properties (flatted developments or tenements) e.g. by allowing for pre 1919 properties to be acquired from private individuals and brought under RSL management control, RSLs can then commit to a proper maintenance programme for each property and communal area – thus ensuring that this form of the city’s built heritage can be maintained, preserved and ultimately used for many more years to come.

Although still delivering on the range of objectives of the wider strategy, the focus of the programme has shifted with the programme being used as part of the effort to tackle the Homelessness and Housing Emergency. Strategic acquisitions can be used as a quicker response for increasing access to housing stock and getting people out of homelessness. It is widely recognised that Glasgow has nationally amongst the highest levels of families with children living in unsuitable temporary accommodation, often for extended periods. To address this, additional funding (£11.544m) was allocated by Scottish Government to Glasgow to focus on acquiring more properties (including family and larger family type homes) to alleviate this issue.

The following table illustrates the funding provided through the AHSP for strategic acquisitions across the city as well as the number of units acquired.

Table 12: Strategic Acquisitions Expenditure and Unit Numbers per RSL

Housing Association	Tender Approved in 24/25	Funding Approved in 24/25	Disbursed to HA in 24/25
Cathcart	7	£0.777m	£0.690m

Elderpark	3	£0.205m	£0.205m	
Govan	2	£0.260m	£0.222m	
Home	10	£1.877m	£0	*
Linthouse	9	£1.439m	£1.439m	
Lochfield Park	2	£0.136m	£0.073m	
Maryhill	11	£1.368m	£1.341m	
Milnbank	3	£0.315m	£0.315m	
New Gorbals Voids	14	£0.294m	£0.132m	
North Glasgow Voids	7	£0.327m	£0	*
Parkhead	4	£0.382m	£0.382m	
Partick	1	£0.102m	£0.102m	
Provanhall	9	£0.569m	£0.194m	
Rosehill	1	£0.083m	£0.083m	
Shettleston	4	£0.400m	£0.150m	
Southside	1	£0.117m	£0.096m	
Thenue	1	£0.176m	£0.158m	
Tollcross	16	£1.422m	£1.261m	
Trust Voids	6	£0.109m	£0.109m	
West of Scotland	1	£0.139m	£0.139m	
West of Scotland Voids	13	£0.433m	£0	*
Wheatley	15	£1.762m	£2.257m	**
Wheatley Voids	36	£1.530m	£1.142m	
Whiteinch & Scotstoun	0	£0	£0.166m	**
Yoker	4	£0.286m	£0.286m	
Totals	180	£14.508m	£10.942m	

* To be claimed during 25/26

** Includes funding approved in previous year

4. DEVELOPMENT COSTS, RENTS, GRANT LEVELS & PROCUREMENT

Table 13: Development and Works Costs

	Housing Association New Build 2023/2024	Housing Association New Build 2024/2025
Average unit size/bedspace	3.85	3.75
Average house size/m ²	94	94
Average total development cost/unit	£245,476	£226,891
Average total development cost/m ²	£2,613	£2,415
Average total works cost/m ²	£2,309	£2,113

There have been decreases in both works and total development costs in 2024/25 compared to 2023/24.

The decreases equate to 8.18% for average total development costs per m² and 9.28% for average total works costs per m².

The average total development costs per unit have decreased by 8.19% in 2024/25 compared to 2023/24.

The fall in works and total project costs in 2024/25 is driven primarily by competitive market conditions, stable construction inputs, and reductions in abnormal and enhanced specification costs. These savings have been partially offset by rising acquisition costs and continued investment in Net Zero and safety compliance.

It should be noted however that a limited number of new build projects were approved during 2024/25, therefore these decreases may not accurately reflect an emerging trend.

To summarise, these costs reflect:

(a) Competitive Tendering: Aligns with the national Scottish Social Housing Tender Price Index (SSHTPI) drop in Q4 2024 (approximately -4.9%), reflecting heightened competition among contractors, competitive tenders compared to negotiated tenders.

(b) Stable construction inflation and risk contingencies

(c) Input Cost Stability: Material and labour costs have flattened after high inflation in 2022/23.

(d) Improved Efficiency: A general shift toward more compact or standardised designs, the unit sizes have decreased slightly, and design teams have optimised the layouts / designs.

Projects continue to be procured and awarded according to Scottish Government Guidance and Procurement Directives.



Dover Street, Finnieston, Glasgow West Housing Association

Table 14: Housing Association Rents included within 2024/25 New Build Tender Approvals

	NEW BUILD
Average Rent per Annum (2024/25)	£5,162
Average Rent converted to 3 Person Equivalent (2024/25)	£4,815
Comparison with Average Rent per Annum (2023/24)	£5,785
Comparison with 3 Person Equivalent (2023/24)	£5,066

The calculated average 3-person rents within new build tenders that were approved during 2024/25 ranged from £4,608 to £5,224 per annum, contributing towards an average 3 person equivalent rent of £4,815 per annum. The 3-person rents represent a 9% decrease on the previous financial year. It should be noted that only four New Build Social Rent projects were approved during 2024/25, therefore this decrease may not accurately reflect any emerging trend.

Due to projects completing in different financial years, all rents have been calculated to 2024/25 levels to allow an accurate comparison.

Table 15: Grant Levels for Tender Approvals (3 Person Equivalent)

	BENCHMARK	2024/25 OUT-TURN
--	-----------	------------------

Social Rent New Build Greener	£95,741	£144,727
Social Rent Rehab Other	N/A	£84,736
Mid-Market Rent New Build Greener Standard	£65,669	£124,121

Table 15 outlines the Average 3 Person Grant calculations for both new build and rehab projects that were approved by Glasgow City Council as part of the 2024/25 AHSP. All new build projects that were approved during 2024/25 achieved the greener standard.

When applying for grant funding at tender stage, grant applicants should highlight whether their development proposals contain any of the following 'additional quality measures' benchmarks, above and beyond the 'standard' benchmarks noted above:

- Delivering homes to Section 7, Silver Level, of the 2019 Building Regulations in respect of Energy for Space Heating (i.e. full Bronze Level plus Aspect 2 of Silver Level).
- Home delivered to the updated provisions for energy performance, ventilation and assessment of overheating risk introduced through building regulations in February 2023.
- Provision of balconies.
- Provision of space for home working or study.
- Ensuring that all new social and mid-market rented housing delivered through the AHSP is digitally enabled.
- Installation of ducting infrastructure for electric vehicle charge point connectors.
- Installation of electric vehicle charging points
- Installation of automatic fire suppression systems.
- Installation of heating systems which produce zero direct emissions at the point of use.

If appropriate, the relevant additional quality measures benchmark(s) will be considered when determining the overall affordable housing investment benchmark for the project.



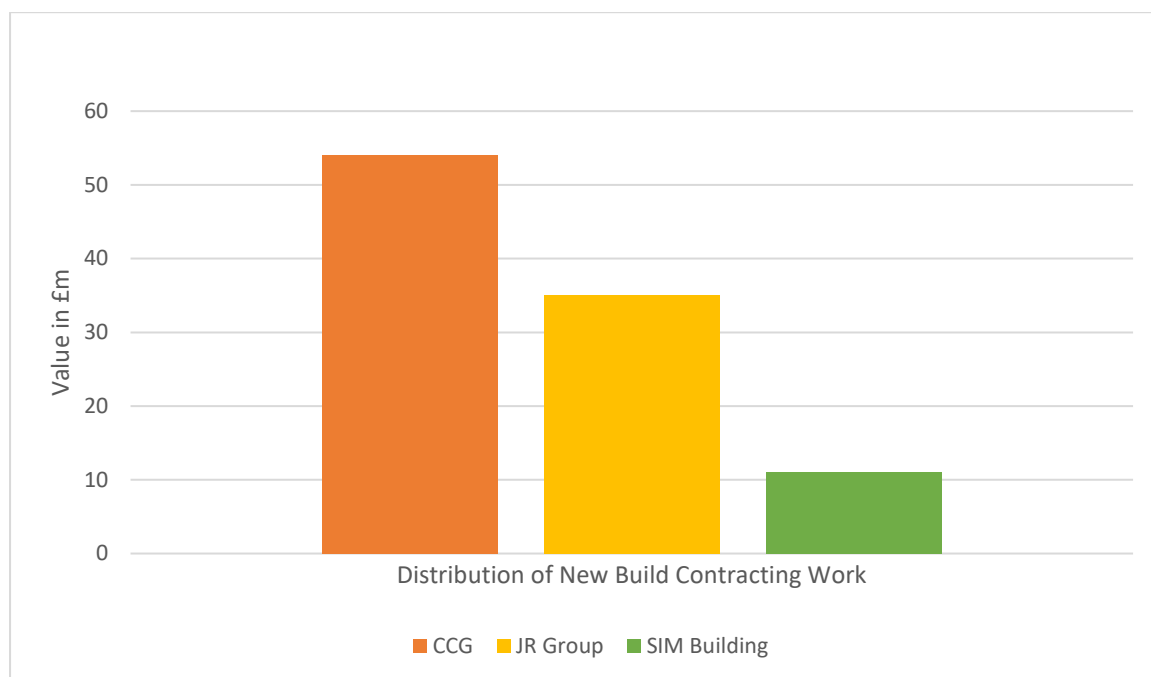
Connall Street, Dalmarnock, Thenue Housing Association

In 2024/25 all new build projects were approved above the grant subsidy levels which is due to the following factors:

High materials prices, labour shortages and a lack of supply for some construction materials all remain an issue. Along with higher acquisition costs, complex ground conditions and expensive contamination costs all have a direct effect on overall project development costs, which are all contributing factors to the current Benchmark levels being exceeded. In Glasgow the sustainability standards are greater than the minimum requirements.

In 2024/25, 100% of new build projects achieved the greener standard. Projects approved for planning permission after September 2019 are also required to meeting the enhanced energy efficiency standards (Gold Hybrid) which is beyond that which is required for benchmark approval and has additional associated costs.

Table 16: Distribution of New Build Contracting Work



The above table shows the distribution of New Build Contracting work in 2024/25 tender approvals (by value of work approved). Due to budget constraints only five new build projects were approved in 2024/25.

5. LAND RELEASE PROGRAMME

The Council is working closely with housing associations, Property & Consultancy Services and City Property LLP on nominated land disposals for the AHSP.

The table below shows the site disposals to housing associations during 2024/25. These will potentially contribute 24 additional units over 2 sites to the Affordable Housing Supply Programme in the city.

Table 17: Site Disposals to RSLs during 2024/25

Area	Site	Housing Association	Units
NW+G	Ground adjacent to Davislea	Linthouse HA	6
NW+G	Former Oran Street Care Home	Maryhill HA	18

Vacant & Derelict Land

The 2024 Scottish Vacant and Derelict Land Survey recorded a 6.3% net reduction in vacant and derelict land in Glasgow of 53 hectares – down from 834 hectares in 2023 to 781 hectares. This is consistent with the long-term downward trend in vacant and derelict land in the city.

Approximately 11.4 hectares of this reduction was a direct result of the AHSP. 1,049 units have been developed for new build housing across 11 vacant and derelict sites removed from the Scottish Vacant and Derelict Land Register in 2024.

6. QUALITY, INNOVATION & SUSTAINABILITY

Sustainability - Progress to Zero Carbon

The Council has been working towards reducing carbon emissions in new build developments funded through the AHSP.

Glasgow's Sustainability Levels, which set out in three options for sustainable design, became the adopted standard for all new-build housing developments, regardless of tenure. These are:-

Option 1 – Gold Hybrid (Aspect Gold level 1 and Aspect Silver 2- 8 incl.) plus 20% abatement through the use of low and zero carbon generating technologies.

Option 2 – Nearly Zero Emissions (or the Passivhaus Standard) plus Aspect Gold Level 1 and Aspect Silver levels 4 – 8 incl. No Low and zero carbon technologies required for this option.

Option 3 – Net Zero Carbon (Aspect Platinum Level 1 and Aspect Silver Level 2-8 incl.) plus 20 % abatement through the use of low and zero carbon generating technologies.

Updates to Fire Regulations

Changes came into effect from 2021 on fire regulations, meaning that all new build affordable homes, flats and shared multi occupied residential buildings must be fitted with automatic fire suppression systems.

Previously this was only required in new high-rise blocks of flats above 18 metres in height. This work was taken forward as part of the Ministerial Working Group on Building and Fire Safety, immediately formed following the Grenfell Tower fire in London.

Publication of these changes to building regulations, came into effect for all new development where the building warrant is applied for on or after 1 March 2021.

In 2024/25, 89.43% of our new build projects were designed with fire suppression systems.

New Build Heat Standard 2024

The aim of the New Build Heat Standard 2024 (NBHS) is to prohibit the use of direct emissions heating systems in new buildings applying for a building warrant from 1 April 2024 onwards.

In 2024/25, 87.67% of our new build developments were designed to comply with the Net Zero Heating requirements, which was achieved using the following types of heating methods; Exhaust Air Heat Pumps and the Vital Energi district heat network (waste water heat recovery).

Modular Construction for Affordable Homes in Glasgow

Glasgow City Council want to be more innovative and sustainable in our approach to briefing, design procurement and construction of future affordable homes within the city.

We are investigating how modular construction including other offsite techniques and modern methods of construction (MMC), could improve the way we deliver affordable homes, net zero sustainability targets and the Strategic Housing Investment Plan (SHIP).

Across the UK, there have been significant issues in the modular sector, with a number of companies going into administration. This has created instability and concerns across the industry. The challenges largely reflect the high capital costs of establishing and maintaining modular production facilities and the difficulty of securing consistent, large-scale demand to sustain them.

As a result, RSLs have favoured panelised systems, which have been constructed since the Commonwealth Games with a strong record of delivery, offering many of the benefits of MMC but with greater resilience in the current market.

Glasgow City Council continues to encourage modular construction where viable. However, at present there are limited procurement options.

Table 18: SAP (Standard Assessment Procedure) Ratings

Based on SAP 2012

		New Build	
Rating	Band	Units	%

1 to 20	G	0	0%
21 to 38	F	0	0%
39 to 54	E	0	0%
55 to 68	D	0	0%
69 to 80	C	0	0%
81 to 91	B	227	100.00%
92 +	A	0	0%
Total		227	100%

Table 18 confirms all new build units continue to be extremely energy efficient, designed to a high standard when assessed against SAP criteria.

The Council continues its commitment to sustainability, quality and innovation. This will promote the achievement of the highest standards for development across the city.

7. FEATURED PROJECTS

North West & Govan Area

Govan – Water Row Phase 1

Govan Housing Association completed the first phase of housing in Summer 2024 delivering 91 Mid Market Rent flats (364 bedspaces) along with six ground floor commercial units in central Govan. The constructed flats are all 2-bedroom, with the development being 5 storeys. The development was completed at a cost of £22.549m with £13.533m of this being funded from Glasgow's AHSP grant allocation. The flats are immediately adjacent to the new Govan-Partick bridge and are well serviced by the surrounding transport links and shopping facilities.

The site where the development sits is both physically and historically connected to Glasgow by the River Clyde waterfront and Govan town centre. The site overlooks Glasgow's Riverside Museum which has become one of Glasgow's top tourist attractions.

The development is part of the Water Row Masterplan from 2018. Production of this Masterplan involved extensive consultation with the community and local stakeholders. The masterplan set out to provide an outstanding example of holistic sustainable urban design and a Govan-specific response to the site, offering the creation of a thriving residential community and also help stimulate the local economy. The principles of the masterplan include creating energy efficient housing, community controlled commercial space and associated high quality public realm in and around Water Row



Water Row, Govan, Govan Housing Association

West of Scotland – Dundashill

West of Scotland Housing Association completed this development at Dundashill in the Port Dundas area of Glasgow in May 2024. The development involved the construction of 90 units (355 bedspaces) for mid-market rent. It is a flatted development, comprising of 1-to-3-bedroom properties and has been designed to

Passivhaus standard, which makes it the largest development of its kind to be completed to date in Scotland.

The overall Dundashill site was originally a distillery of approximately 15 acres. It is immediately to the north of the city centre. The site also benefits from energy efficient street lighting and an intelligent water management system that carries surface water runoff into the nearby Forth & Clyde Canal.

The development is gas free with low carbon air source heat pump technology and solar panels incorporated within the strategy for space and water heating. Tackling fuel poverty and reducing harmful carbon emissions were the key drivers for West of Scotland Housing Association throughout the project.

The regeneration of Dundashill is a priority as the area has long been blighted with large areas of vacant land, and this development brings new life into the area. It is also part of a larger regeneration masterplan for the area which includes privately owned housing and the multi-million pound regeneration of the Glasgow Canal which includes Pinkston Watersports Centre, Glasgow's Wake Park, Claypits Local Nature Reserve, the home of the National Theatre of Scotland – all of which has cemented the area as an alternative, creative destination where water sports and urban adventure activities blend with a strong arts and cultural presence.

The development won the award for Excellence in Sustainability at the Herald Property awards in 2024, and Excellence in Regeneration and Sustainability at the 2024 Chartered Institute of Housing awards.

The total development costs were £21.196m, which was made up of AHSP grant of £10.198m and private finance from West of Scotland Housing Association of £11.028m. The development was designed by Collective Architecture and constructed by CCG Scotland Ltd.



Dundashill, images courtesy of West of Scotland Housing Association (credit: Keith Hunter Photography)

North East Area

Wheatley Group – Calton Village Phase 1

Wheatley Homes Glasgow completed this development, in the Calton area of Glasgow, in March 2025. The development involved the construction of 32 (138

bedspaces) new build homes for social rent and 91 units (302 bedspaces) for mid-market rent. It is a mixture of flats and terraced houses, comprising of 1 to 4 bedrooms varying from 2 to 8 persons in size and includes 10 large family units.

Through the Council's adopted City Development Plan, the Inner East has been identified as a Strategic Development Framework area. The planned regeneration programme builds on the already significant previous investment in housing, retail, industry and business, education and greenspace initiatives in the Calton area. Developing this vacant brownfield site contributes towards the regeneration of the built environment in the area.

The site is situated in a very accessible location close to the city centre, and is within walking distance of bus stops located adjacent to the Gallowgate, which is served by frequent bus services to/from the city centre. Bellgrove train station is also located close to the development, which provides access to regular train services to Glasgow and Edinburgh city centre.

There is a wide range of retail and leisure facilities within walking distance of the site, and a number of schools located nearby in Dennistoun and Bridgeton. Glasgow Green is located a short walk from the site and Glasgow Club Crownpoint is also situated close to the proposed development.

The total development costs were £27.499m, which was made up of AHSP grant of £14.394m and private finance from Wheatley Homes of £13.105m. The development was designed by Hypostyle Architects and constructed by McTaggart Construction.



Calton Village Phase 1, Calton, Wheatley Homes Glasgow

South Area

Glasgow South saw the completion to two significant, large scale, mixed tenure development in prominent locations during 2024/25.

Sanctuary Scotland – Victoria Hospital

When the NHS put the Victoria Hospital on the market, Sanctuary Scotland were successful in acquiring it in August 2017 supporting the delivery of a mixed tenure development in the area. Although it was a notable landmark containing many fine architectural features, only the administration block facing Queens Park was listed. Sanctuary opted to also retain the Nightingale wards which stepped down the hill at Battlefield Road for conversion to flats for sale at a later date.

A masterplan covering the large site was drawn up by Collective Architecture. Of 347 planned dwellings, 136 are affordable. These consist of 43 social rent, 61 mid-market rent and 32 shared equity flats of varying sizes. Tender approval was granted in December 2019 for the affordable housing which formed the first phase of development consisting of four blocks in the corner of the site behind the Battlefield Rest. Completion spanned between March 2024 to March 2025. The ground floors of the blocks flanking the side of a landscaped central walkway are commercial. Already, Marks & Spencers and Starbucks have opened branches there.

Crudens carried out the construction works. The total cost of £33m, with 50% supported by the AHSP.



Victoria Hospital, Battlefield, Sanctuary Housing Association

Link Group– Larkfield 2

When First Bus moved from their Larkfield Depot to their new premises at Cathcart Road 2014, they left behind a large derelict site of 4.3ha occupying most of the north side of Butterbiggins Road, Govanhill. Following the withdrawal of private sector interest, Link Group took forward a low-density new-build development of 186 units on

the eastern two-thirds of the site (reported in the AHSP Performance Review 2021/22). Plans for a retail park did not progress on the western third of the site and Link Group acquired this for residential which is Larkfield 2.

A higher density, mixed-tenure development was designed by Hypostyle Architects. It contained 60 social rent (to be passed to Govanhill HA on completion), 33 mid-market and 28 shared equity dwellings. A new internal roads lay-out and a seven-storey gateway block, reflecting a similar one by Govanhill HA on the other side of the street, was constructed at the junction with Victoria Road. This contains the shared equity. There is an attached five storey block for mid-market rent. Together, they form a retirement community sharing a common room facility. Four four-storey blocks containing fifteen flats each, also to amenity standard, make up the social rented accommodation.

As with Larkfield 1, Ashleigh (Scotland) Ltd were the contractor. A tender approval in March 2020 was followed by a revised one in January 2022 as Lockdown and extensive remediation works delayed site start. Completions took place between October 2024 and March 2025.

Govanhill Housing Association will finish their new-build on a gap site at the other end of Butterbiggins Road in 2026. This will complete the regeneration of this important connecting thoroughfare.



Larkfield 2, Govanhill, Link Group

GLASGOW'S AHSP - PROJECT AWARDS OBTAINED IN 2024/25

Project Name	Housing Association	Main Contractor	Architect	Award Name	Award Type and Category
Castlemilk West Church	Craigdale	AS Homes	George Buchanan Architects	Scottish Home Awards 2024	Regeneration Project of the Year (Finalist)
Kennyhill Square	Home Group	Cruden	Grant Murray	Herald Property Awards 2024	Best Apartment (Finalist)
Meat Market Phase 1	Home Group	CCG	JTP Architects	Homes for Scotland Awards 2024 Scottish Homes Awards 2024	Large Development of the Year (Finalist) Regeneration Project of the Year (Finalist)
Dalmarnock Riverside Phase 3	Link	McTaggart	Hypostyle	CIH Awards 2024 Herald Property Awards 2024 Scottish Home Awards	Excellence in development for affordable housing (Finalist) Affordable Housing Development of the Year (Finalist) Age Exclusive Development of the Year (Winner) Large Affordable Housing Development of the Year (Finalist)
Abbeygreen Street	Lochfield Park	McTaggart	Grant Murray Architects	Herald Property Awards 2024 Scottish Home Awards 2024	Affordable Housing Development of the Year (Finalist) Small Affordable Housing Development of the Year (Finalist)
Botany Corner	Maryhill	Cruden	Elder Cannon Architects	Glasgow Institute of Architects Design Awards 2023 Scottish Home Awards 2024	Large Residential Award (Winner) Small Affordable Housing Development of the Year (Finalist)

					Regeneration Project of the Year (Finalist)
Victoria Hospital	Sanctuary	Cruden	Collective Architecture	Inside Housing Development Awards 2024	Best Affordable Housing Development (£20m+) (Finalist)
St Andrews Drive Phases 2 & 3	Southside	CCG	JM Architects	Glasgow Institute of Architects Design Awards 2024 Scottish Design Awards 2024 Scottish Property Awards 2025	Large Residential Award (Winner) Residential Awards (Finalist) Regeneration Project of the Year (Finalist)
Langlands Road	Trust	CCG	MAST Architects	CIH Awards 2024	Excellence in development for affordable housing (Finalist) Excellence in regeneration and sustainability (Finalist)
Dundashill	West of Scotland	CCG	Collective Architecture	CIH 2024 Herald Property Awards 2024 Herald Property Awards 2024	Excellence in regeneration and sustainability (Winner) Excellence in development for affordable housing (Finalist) Net Zero in Housing (Finalist) Excellence in Sustainability (Winner) Best Apartment (Finalist)

				<div>Homes for Scotland Awards 2024</div> <div>Scottish Home Awards 2024</div>	<div>Best Regeneration Project - Residential (Finalist)</div> <div>Development of the Year (Finalist)</div> <div>Medium Development of the Year (Finalist)</div> <div>Regeneration Project of the Year (Finalist)</div>
Wheatley Group	Watson Street	CCG	Collective Architecture	<div>Herald Property Awards 2024</div> <div>Scottish Design Awards 2024</div>	<div>Best Regeneration Project - Residential (Finalist)</div> <div>Affordable Housing Award (Finalist)</div>

8. POST COMPLETION REVIEWS

Post Completion Reviews (PCRs) are carried out annually on a selection of recently completed developments. PCRs enable us to assess the quality and value-for-money of developments, as well as informing investment in future schemes. Projects are selected to represent a cross-section of the Affordable Housing Supply Programme, although unique and / or innovative projects will be of particular interest. There are four main elements to the PCR:

- **Physical quality** - in terms of architectural and build quality.
- **Resident satisfaction** - assessed through questionnaire surveys and visits to a selection of householders.
- **Project effectiveness** - in terms of value-for-money timescales, and delivering project objectives.
- **Implications for the future** (i.e. lessons learned from completed projects).

For each PCR, a formal written report is issued and agreed with the Association. During 2024/25 three PCRs were carried out on the following projects:

Housing Association	Project
Maryhill Housing Association	Botany Corner
Home Group	Meat Market Phase 1
Govanhill Housing Association	127-129 Albert Road

The key findings/issues from the 2024/25 PCRs are as detailed below:

- All new build projects have achieved the design and specification previously stipulated at tender stage. High standards of design and innovative ideas are continually being delivered by our Housing Association partners and their design teams under the Affordable Housing Supply Programme (AHSP).
- Most tenants visited reported being happy with their new properties with some stating that they were satisfied with the size of the rooms and available storage space as well as the garden and ground areas.
- Tenants remarked on how well the properties were insulated, both for heating purposes but also the levels of noise, with all residents saying they could not hear any noise from neighbours, but also the street outside.
- Residents remarked that bin stores can often be messy but that Housing Association staff were dealing with this issue.
- Some residents stated car parking can be a problem as there can be difficulties getting a space at certain times of the day and non-residents parking at their homes.
- Residents in mid-market properties liked that they came with carpets, blinds and white goods. One resident also commented that if they had not been allocated their flat, they would have been priced out of renting in the area due to high private rents elsewhere.
- Overall, tenant feedback has consistently been very positive.

9. COMMUNITY BENEFITS / FAIR WORK FIRST

Community benefits are contractual clauses which are used in construction contracts to deliver wider social benefits in addition to the core purpose of a contract.

These clauses can be used to build a range of economic, social or environmental conditions into the delivery of a contract. Incorporating these initiatives within contracts and at the delivery stage, housing associations and contractors can help to deliver some of the following benefits:

- Targeting Recruitment and Training Initiatives
- Educational Support Initiatives
- Vocational Training
- Supply Chain Development
- Community and Environmental Initiatives
- Supported Business, Third Sector and Voluntary Initiatives
- Social Enterprise and Co-operative Initiatives
- Equality and Diversity Initiatives

Examples of these wider benefits delivered through the AHSP include:

- In 2024/25, Thenue Housing Association worked with CCG to allow 2 local Glasgow residents to complete their apprenticeships and provided a further 4 new entrance apprenticeships at their Connall Street site. Further to this 4 career events were held and work experience was provided to 8 residents over the course of the development.
- Maryhill Housing Association worked with Cruden to provide 10 new entrance apprenticeships for Glasgow residents at their Smeaton Street site. As well as this they also provided an educational site visit to Action for Children in May 2024.

Fair Work First

In addition to community benefits, Housing Associations (and Glasgow City Council) are required to be Fair Work First compliant in order to access SG grants. This means that organisations can provide evidence of fair work practices for all permanent staff members.

These practices include but are not limited to;

- Appropriate channels for effective voice, such as trade union recognition
- Investment in workforce development
- No inappropriate use of zero hours contracts
- Action to tackle the gender pay gap and create a more diverse and inclusive workplace
- Payment of the Real Living Wage

10. TRANSFORMATIONAL REGENERATION AREAS (TRAs)



Transforming Communities: Glasgow (TC:G) is a strategic partnership that brings together Glasgow City Council, Wheatley Homes Glasgow, and the Scottish Government, with the shared goal of delivering long-term, sustainable regeneration across the city. The partnership is responsible for guiding the planning and implementation of regeneration activity within Glasgow's eight designated Transformational Regeneration Areas (TRAs). A significant proportion of this work is delivered through the AHSP, which supports the development of high-quality, energy-efficient homes and improved community infrastructure.

At the heart of the regeneration process are the local communities themselves. Residents have played an active and influential role in shaping the direction of regeneration through their involvement in Local Delivery Groups. These groups ensure that the voices of those who live in the areas undergoing transformation are heard and reflected in the planning and delivery of projects.

During 2024/25, the TRA Programme saw strong momentum continue, with a significant number of site starts across multiple areas, laying the groundwork for future completions. While no new homes were completed within this period, the pipeline of development has expanded substantially, positioning the programme for notable delivery in the coming years. To date, a total of 2990 new homes had been completed with the tenures and TRAs outlined in the table below.

Completed Units Across TRA programme from 2008 to 31 st March 2025			
TRA	Affordable Homes	Private	Total
East Govan/Ibrox	507		507
Gallowgate	209		209
Laurieston	391	179	570
Maryhill	274	73	347
North Toryglen	100	173	273
Pollokshaws	281	137	418
Red Road/Barmulloch	374		374
Sighthill	227	65	292
Total	2,363	627	2990



Laurieston TRA, Urban Union

2024-2025 TRA Updates

Laurieston

The Laurieston area has seen considerable success as regeneration continues to move forward. Planning permission has been granted for the Coliseum site, with construction due to commence shortly. This development will deliver 64 new affordable homes, further contributing to the area's growing housing offer. Elsewhere, the redevelopment of the Citizens Theatre is progressing well, with its reopening anticipated in Autumn 2025. Additionally, a railway archway at Cleland Lane opened in November 2024, creating a new pedestrian route and improving connectivity within the neighbourhood.

Gallowgate

The partial demolition of the Bellgrove Hotel is progressing, with construction of the new development now underway. Further effort is also focussed on the redevelopment of the historic Whitevale Baths as part of the area's wider regeneration efforts. The TRA continues its close partnership with Possibilities for Each and Every Kid (PEEK), an organisation that provides valuable support and opportunities for the local community, particularly children and young people.

Maryhill

The North Maryhill Green Infrastructure Vision successfully secured £1.45 million in funding from the Scottish Government's Vacant and Derelict Land Investment Programme. This investment will support the delivery of an initial phase of green infrastructure improvements, which are critical to unlocking the site's full potential for future mixed-tenure housing development. These early works will help lay the foundations for a more sustainable, connected, and liveable neighbourhood. Plans are developing for the provision of affordable and private housing in Collina Street.

Pollokshaws

By early 2024, TC:G had completed 35 MMR flats on the former Shawbridge Street police station site and cleared the nearby Shawbridge Arcade to make way for 75 more. Regeneration efforts have continued to progress across other parts of the area, with further site developments and the enhancement of community facilities actively underway. These ongoing works form part of a broader vision to create a vibrant, inclusive, and sustainable neighbourhood for existing and future residents.

Red Road

Ground investigation work was carried out in January on the site of the Red Road TRA on behalf of the TC: G partners. The detailed site investigations will allow the TC: G partners to understand ground conditions across the site and will inform the strategy for the future development of the site.

Sighthill

Sighthill's regeneration continues to progress, with the next phases of development moving forward. These will deliver a mix of affordable properties and homes for private sale, contributing to a diverse and sustainable residential offering.

Infrastructure has played a central role in the transformation of Sighthill, laying the foundation for long-term regeneration. Major works have included the creation of new roads, public spaces, a large public park, a comprehensive SUDS network, and the development of community gardens, allotments, and housing platforms. These works will continue on as the TRA progresses.

North Toryglen

Phase 4 of the TRA commenced on site in November 2024 to deliver 48 new affordable homes. As the most advanced TRA to date, the regeneration of the area has already had a notable positive impact on the local community. Looking ahead, proposals are being developed to secure funding for a multi use games arena (MUGA) to be situated adjacent to Toryglen Community Hall which is operated by a local organisation that plays an active role in supporting and engaging with residents in the area.



North Toryglen TRA, Crudens Housing For Sale

11. FUNDING BY HOUSING ASSOCIATION

Table A: Housing Association Out-turns - Mainstream Programme

The following table shows spend for 2024/25, (excluding Stage 3 Adaptations Funding – see Table D).

Team	Housing Association	2024/25 Out-turn
North West & Govan	Cadder	£0.091m
	Cairn	£0.000m
	Cernach	£0.000m
	Elderpark	£3.549m
	Glasgow West	£0.226m
	Govan	£0.366m
	Hawthorn	£0.000m
	Linthouse	£2.421m
	Maryhill	£2.450m
	North Glasgow	£0.100m
	Partick	£0.155m
	Queens Cross	£3.083m
	Sanctuary Scotland	£0.000m
	Trust	£0.786m
	West of Scotland	£3.697m
	Wheatley Homes Glasgow	£6.490m
	Whiteinch & Scotstoun	£0.484m

Team	Housing Association	2024/25 Out-turn
Sub-Total	Yoker	£0.286m
	Yorkhill	£0.164m
		£24.348m
North East	Blackwood	£0.000m
	Blochairn	£0.000m
	Calvay	£0.000m
	Home Scotland	£0.032m
	Link Group	£0.000m
	Lochfield Park	£0.167m
	Loretto	£0.000m
	Milnbank	£0.519m
	NG Homes	£0.000m
	Parkhead	£0.978m
	Provanhall	£0.194m
	Ruchazie	£0.211m
	Sanctuary	£7.524m
	Shettleston	£0.173m
	Spire View	£0.000m
	Thenue	£3.424m
	Tollcross	£5.122m
	Wellhouse	£0.286m
	West of Scotland	£0.256m
	Wheatley Homes Glasgow	£18.703m
Sub-Total		£37.589m
South	Ardenglen	£0.000m
	Cassiltoun	£0.000m
	Cathcart	£1.134m
	Craigdale	£0.000m
	Glen Oaks	£0.000m
	Govanhill	£4.938m
	Home Scotland	£0.344m
	Link Group	£0.000m
	Loretto	£0.000m
	New Gorbals	£6.594m
	North View	£0.000m
	Rosehill	£0.083m
	Sanctuary Scotland	£0.000m
	Southside	£0.561m

Team	Housing Association	2024/25 Out-turn
	Thenue	£0.000m
	Trust	£0.108m
	Wheatley Homes Glasgow	£12.571m
Sub-Total		£26.333m
Total		£88.270m*

***Excluding £4.321m Adaptations and £1.465m Partnership Support for Regeneration funding bringing the overall budget spend to £94.056m.**

Table B: Housing Association Out-turns – LSVT Programme

The following table shows the spend for 2024/25:

Team	Housing Association	2024/25 Out-turn
North East	Home Scotland	£0.000m
Total		£0.000m

Table C: National & Regional Housing Associations included in Tables A and B

Housing Association	2024/25 Out-turn
Blackwood	£0.000m
Home Scotland	£0.376m
Link	£0.000m
Sanctuary Scotland	£7.524m
Thenue	£3.424m
Trust	£0.786m
West of Scotland	£3.953m
Wheatley Homes Glasgow	£37.764m

Table D: Housing Association Out-turns for Stage 3 Adaptations (not included in Table A)

Housing Association	2024/25 Out-turn
Ardenglen	£0.028m
Bield	£0.016m
Blackwood	£0.004m
Blairtummock	£0.029m
Blochairn	£0.015m
Cadder	£0.026m
Cairn	£0.022m
Calvay	£0.043m
Cassiltoun	£0.027m
Cathcart	£0.027m
Cernach	£0.054m
Craigdale	£0.010m
Drumchapel	£0.019m
Easthall Park	£0.048m
Elderpark	£0.025m
Gardeen	£0.036m
Glasgow West	£0.046m
Glen Oaks	£0.036m
Govan	£0.040m
Govanhill	£0.059m
Hanover	£0.013m
Hawthorn	£0.008m
Home Scotland	£0.087m
Horizon	£0.006m
Kingsridge Cleddans	£0.018m
Key	£0.019m
Link	£0.028m
Linthouse	£0.055m
Lochfield	£0.015m
Loretto	£0.014m
Maryhill	£0.084m
Milnbank	£0.027m
Molendinar Park	£0.019m
New Gorbals	£0.057m
North Glasgow	£0.251m
North View	£0.011m
Parkhead	£0.059m

Partick	£0.075m
Pineview	£0.026m
Provanhall	£0.011m
Queens Cross	£0.111m
Reidvale	£0.040m
Rosehill	£0.052m
Ruchazie	£0.007m
Sanctuary	£0.088m
Shettleston	£0.123m
Southside	£0.082m
Spire View	£0.040m
Thenue	£0.082m
Tollcross	£0.028m
Trust	£0.027m
Wellhouse	£0.062m
West of Scotland	£0.109m
Whiteinch and Scotstoun	£0.038m
Wheatley Homes Glasgow	£1.500m
Yoker	£0.015m
Yorkhill	£0.044m
Total	£4.321m

12. PARTNERSHIP SUPPORT FOR REGENERATION

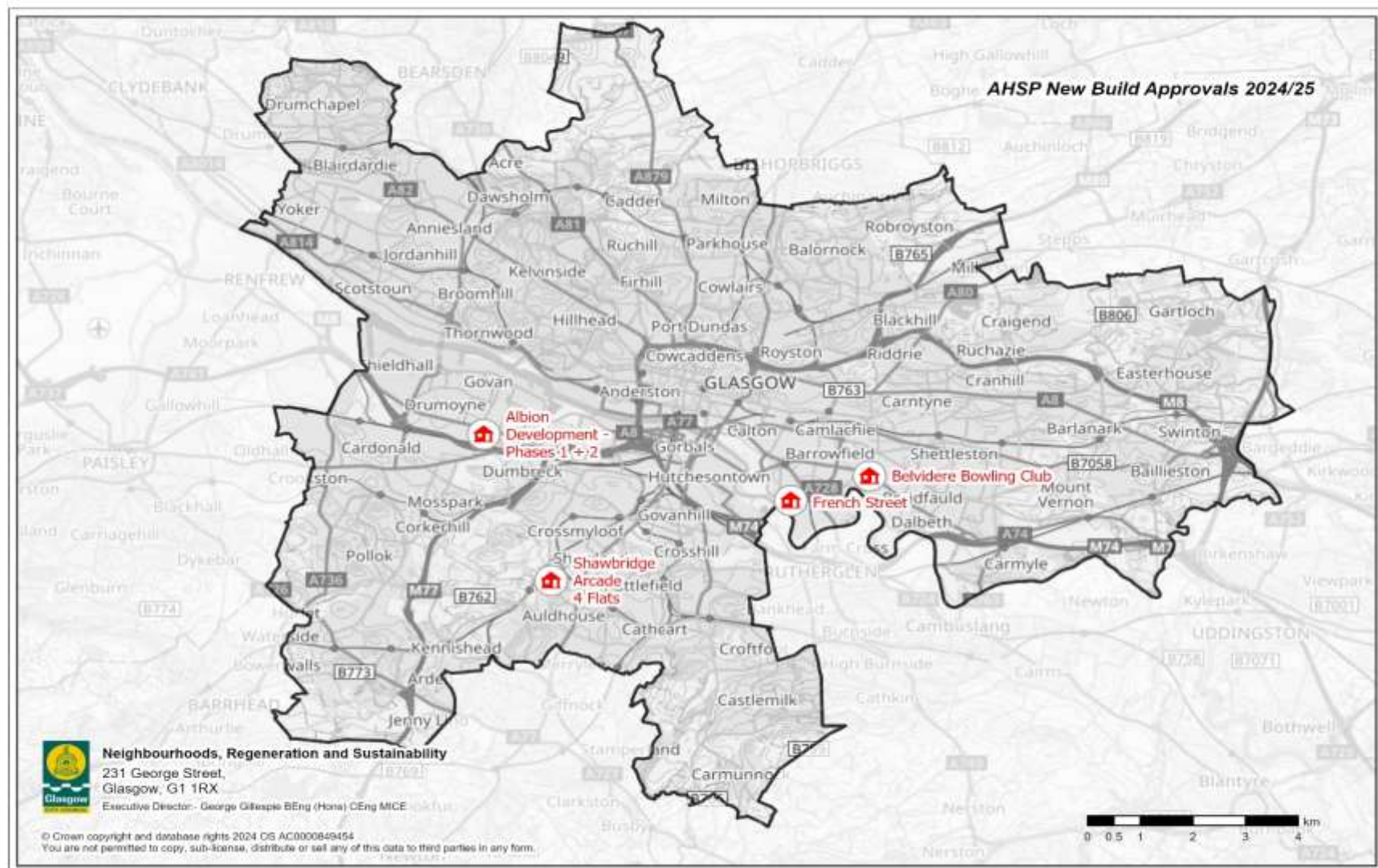
Partnership Support for Regeneration (PSR) is aimed at areas where it is deemed strategically important to build housing for sale, but where market values are comparatively low. PSR bridges the gap between development cost and sales income where it would not be viable to build without subsidy. In Glasgow PSR is available to volume housebuilders. It has a social objective which means that it cannot be used towards high-value housing and is not considered to be in breach of state aid rules.

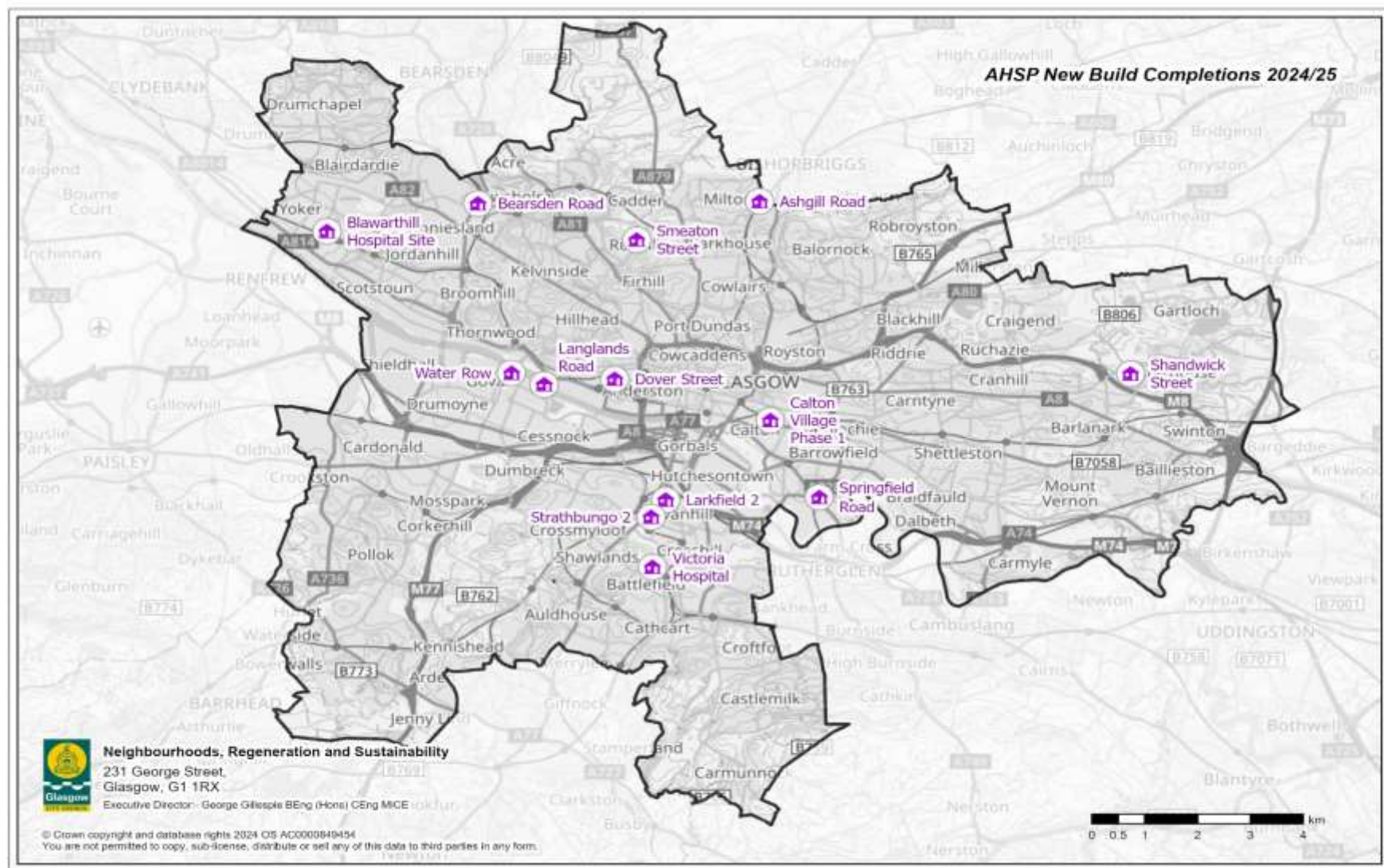
PSR introduces ownership into areas which had been dominated by social rented housing and also enables new build for sale in traditional areas to assist regeneration.

PSR expenditure during 2024/25 was confined to final payments for two developments:

Developer	Project	Units	Start	Complete	2024/25
Cruden	Castlemilk	166	Mar 2019	Aug 2023	£1.200m
McTaggart	Dalmarnock 1	81	Oct 2018	July 2021	£0.265m

In addition, approval was granted for twenty-five houses for sale on ground adjacent to Nitshill railway station. These are being developed by Strathcarron Developments Ltd and are to be constructed by Clark Contracts, starting on site in 2025/26.





3. GLOSSARY

Term	Abbreviation	Description
Acquisition		<p>Under the acquisition strategy RSLs can be provided with grant to purchase housing from the open market on the condition that it fits with the GCC partnership/ strategy in place with Homelessness Services. It can also achieve other strategic objectives of the LHS if it meets any of the following criteria.</p> <ul style="list-style-type: none"> • It is an empty property (registered with C/Tax - Empty Homes) • It is a flatted dwelling with common repair/maintenance issues. • It is a property without a factor. • It is a property with an absentee landlord not paying their share of repair/maintenance costs
Adaptation		A physical change to a dwelling house to allow an elderly or disabled resident ease of access to or within the home (e.g. wider doors for a wheelchair, walk – in shower, handrails, ramp to close entrance)
Affordable housing		Housing that is affordable to people on modest incomes. Can include Mid-Market Rent, Low cost home ownership as well as housing for rent provided by a Registered Social Landlord or a local authority
Affordable Housing Supply Programme	AHSP	The programme administered by the Council on behalf of Scottish Government, to provide grants, to deliver social rented housing, homes for mid-market rent, and homes for low cost home ownership.
Air Source Heat Pump	ASHP	An air source heat pump, sometimes referred to as an air-to-water source heat pump, transfers heat from the outside air to water, which heats your rooms via radiators or underfloor heating.
General Needs		Refers to housing units built without specialist adaptations for mainstream tenants. See Particular Needs
Ground Source Heat Pump	GSHP	A ground source heat pump, sometimes referred to as a ground-to-water heat pump, transfers heat from the ground outside your home to heat your radiators or underfloor heating.

Large Scale Voluntary Transfer	LSVT	A historic commitment made by Scottish Homes (and its successors Communities Scotland and Scottish Government) to fund demolition and new build programmes for nominated RSLs who have acquired former Scottish Homes' estates with negative valuations.
Mid- Market Rent	MMR	A form of affordable housing. It allows tenants who are unlikely to be given priority for social rented housing to rent at a mid-level between the social and the private rent. Aimed at those in employment for whom owner occupation is not an option.
Modern methods of construction	MMC	Modern Methods of Construction (MMC) is a wide term, embracing a range of offsite manufacturing and onsite techniques that provide alternatives to traditional house building.
New Supply Shared Equity	NSSE	<p>Housing for sale developed by a Housing Association or Local Authority which assists first time buyers on low/moderate incomes to buy a home.</p> <p>An applicant would fund 70-90% of the purchase price through their deposit and mortgage. The remaining percentage would remain as Scottish Government share unless purchased by the home owner at a later date.</p>
New Build Heat Standard 2024	NBHS	Scotland's Heat in Buildings Strategy sets out the Scottish Government's intention to develop regulations to ensure that new buildings, applying for a building warrant from 2024 onwards, use zero direct emissions heating (ZDEH) systems.
Nominated Disposal		The process agreed with City Property, who manage Council owned land, where the land is sold off market, to RSLs, for affordable housing development.
Partnership Support for Regeneration	PSR	Grant subsidy paid direct to private developers for housing for outright sale where it can be justified/ evidenced.
Passivhaus		The Passivhaus Trust is an independent, non-profit organisation that provides leadership in the UK for the adoption of the Passivhaus standard and methodology. Passivhaus is the leading international low energy, design standard.
Registered Social Landlords	RSLs	This term refers to independent housing organisations registered with the Scottish Housing Regulator. RSLs primary purpose is to provide social rented housing. Housing Associations (HAs) and Housing Co-operatives all come under this umbrella term.

Particular Needs		Refers to housing units built to reflect the needs of an individual e.g. wheelchair accessible/ wheelchair adaptable.
Standard Assessment Procedure	SAP	Used to assess the energy efficiency of newly constructed residential buildings to confirm that they comply with Part 6 of the Building Standards Technical Handbook (domestic).
Strategic Housing Investment Plan	SHIP	A plan that Local Authorities need to submit annually to the Scottish Government. The SHIP covers a 5-year period outlining resources required for each financial year. Narrative includes how the SHIP contributes to delivering the aims and objectives of the Local Housing Strategy.
Transfer of the Management of Development Funding	TMDF	This relates to the transfer of the Affordable Housing Supply budget to Glasgow City Council. This only happened in Glasgow and Edinburgh. Elsewhere in Scotland the Affordable Housing Supply budget is administered by Scottish Government's local offices.
Transformational Regeneration Areas	TRAs	Glasgow City Council, the Wheatley Group and the Scottish Government have identified 8 Transformational Regeneration Areas across the city that require major restructuring in order to create sustainable mixed tenure communities. These areas are:- East Govan/Ibrox; Gallowgate; Laurieston; Maryhill; North Torglen; Pollokshaws; Red Road and Sighthill
Vacant & Derelict Land		Refers to land within the Glasgow boundary that is unused, and often causing a blight to the area. The Vacant and Derelict Land Register is updated annually.

Further details of the Affordable Housing Supply Programme (AHSP) are available at www.glasgow.gov.uk/housing or by contacting michael.gray@glasgow.gov.uk