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 1

18th November 2025

RESPONSES TO QUESTIONS FROM ECONOMY, HOUSING, TRANSPORT AND REGENERATION CITY POLICY COMMITTEE

Purpose of Report:

To receive responses to the questions raised at the Economy, Housing, Transport and Regeneration City Policy Committee of 30th September 2025.

Recommendations:

The Committee is asked to note the contents of the report.

Ward No(s):	Citywide: ✓
Local member(s) advised: Yes ☐ No ☐	consulted: Yes ☐ No ☐

<table>
<tr><td colspan="2">Economy, Housing, Transport and Regeneration
City Policy Committee

Questions from Elected Members at meeting
held on 30th September 2025</td><td></td></tr>
<tr><td>Item 2</td><td>Glasgow’s Affordable Housing Supply Programme 2024/25
Councillor Carson:
Nationally there had been estimated that there was a reduction of 2,000 units on what could have been delivered because of the reduction in the affordable housing budget, to have a sense of what that is in Glasgow and how long would it take to recover what the city has lost?</td><td>NRS</td></tr>
<tr><td>Answer</td><td>The budget was (originally) reduced by £24.951m compared with 2023/24. With an average grant contribution of £144,727 per Social Rent property, this equates to 172 homes.
The final budget figure was £9.582m less than 2023/24. This would equate to 66 SR homes.
These calculations assume that all grant for a development would be spent within the given year, that we each development/home can be compared on a like-for-like basis, etc.
Time taken to “recover” will be dependant on future annual AHSP funding allocations.</td><td></td></tr>
<tr><td>Item 2</td><td>Glasgow’s Affordable Housing Supply Programme 2024/25
Councillor Kieran Turner:
What is the estimated timescales for the construction of the project at Queen’s Cross and can this information also be provided in relation to the other sites that had been identified as part of the pilot project?</td><td>NRS</td></tr>
<tr><td>Answer</td><td>The AHSP only has one modular development being worked-up, at Glenfarg Street with Queens Cross Housing Association. This 8 flat scheme has yet to receive planning or funding approval, so timescales at this stage are indicative. Indeed QCHA have suggested that receiving statutory consents (including planning, and Scottish Water connections) are proving longer than usual due to the unusual nature of the development.</td><td></td></tr>
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	However they hope that time can be gained during the construction phase: one of the benefits of modular development is that the superstructure can be manufactured off-site at the same time that foundations, etc are constructed. QCHA are hopeful that the build time on site will be around three months, which is significantly less than a comparable, traditional development. The only other site identified as a modular pilot is not now progressing as modular as the identified contractor has ceased operation. It will be delivered in a more traditional style, though will a high degree of off-site manufacture. Other sites will be identified for the 2026/27 programme.	
Item 3	**Private Sector Housing Grant Programme** Bailie Martha Wardrop: Can more detail be provided on how the £2m had been allocated? Going forward the Council would obviously want another £2m and if it was inflation linked, it would be much higher for the future 3 years, therefore it would be useful to know what would be the next 3 years pot of funding that would be needed? Is there a pipeline of projects for the next 3 years, that could easily be delivered based on what you know from the current £2m programme?	NRS
Answer	The housing retrofit ICEE programme totalling £2m provided grant funding to enable property owners to carry out works to improve the condition, energy performance and carbon impact of Glasgow's older pre-1919 housing. Eligible retrofit works included comprehensive fabric repairs, measures to improve energy efficiency such as increased insultation, airtightness and ventilation, and the installation of low carbon or zero direct emissions heating systems. The major part of the funding was spent on building fabric repairs resulting in a total of 138 flats benefitting from improved building condition plus additional insultation. This has helped to form a work specification for our older pre 1919 tenements, to shape our housing retrofit strategy and delivery plan to guide future retrofit activity in order to substantially reduce carbon emissions.	

	A fabric first approach is required for our older pre 1919 tenements so we are aware of the huge challenge this poses. NRS Housing Service is aware of a substantial number of tenement buildings which would require common fabric repairs prior to carrying out retrofit measures. The cost of repair is significant even before retrofit costs are taken into account. We would need to engage with owners in order to scale up a major repairs/retrofit programme. Where owners are being asked to make a financial contribution this will slow down matters. It would take time and resources and the Council would require to continue to maintain its current funding levels for Private Sector Housing Grant with additional funding being applied incrementally over a period of 5 years to allow for scaling up the programme. Year 1 - £1m, Year 2 - £2m up to £5m at Year 5 and increasing substantially beyond this to cover both capital and revenue costs. An incremental growth of the programme and certainty of future funding would also enable the construction industry to build the needed capacity and skills in specific trades such as stone masonry and to develop carbon reduction solutions for this housing. The strategy for safeguarding the pre1919 tenement stock in the city involves a range of initiatives; a long-term funding package to support the scale of work required, the need to scale up activity and develop expertise in the construction industry, and changes in policy or legislative solutions. To maintain the pre1919 tenement stock into the future requires long term commitment covering a period of not less than15-20 years. It is proposed that funding options should be explored with the Scottish Government. This funding package would enable priority repair programmes to be accelerated and create additional staff capacity required to support the expansion of the programme, to prevent the further deterioration of properties in poor condition and enabling effective repair and maintenance regimes to be established across the pre1919 stock.	