



**Glasgow City Council**

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

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

**Contact: Jennifer Sheddan Ext: 78465**

**Item 4**

**1st October 2024**

**GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME 2023/24  
PERFORMANCE REVIEW**

**Purpose of Report:**

To inform members of performance of Glasgow's Affordable Housing Supply Programme in 2023/24 and 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 2023/24.

Ward No(s):

Citywide: ✓

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

**PLEASE NOTE THE FOLLOWING:**

*Any Ordnance Survey mapping included within this Report is provided by Glasgow City Council under licence from the Ordnance Survey in order to fulfil its public function to make available Council-held public domain information. Persons viewing this mapping should contact Ordnance Survey Copyright for advice where they wish to licence Ordnance Survey mapping/map data for their own use. The OS web site can be found at <http://www.ordnancesurvey.co.uk> "*

*If accessing this Report via the Internet, please note that any mapping is for illustrative purposes only and is not true to any marked scale.*

## 1 Introduction

- 1.1 This report provides an overview of the delivery of the Affordable Housing Supply Programme (AHSP) in 2023/24. Full details are provided in Glasgow's Affordable Housing Programme Performance Review 2023/24, 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, £1.69 billion has been invested in affordable housing through the AHSP producing over 21,000 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 \(SHIP\) 2024 – 2029](#). 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 2024/25 will be considered by City Administration Committee on 3rd October 2024. 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 2023/24 was £103.638m which was made up of £64.295m of Local Government Settlement funding, topped up by £39.343m from Scottish Government's Affordable Housing Supply Programme funding.
- 2.2 Table 1 below provides the budget and units out-turn figures for 2023/24.

Table 1

	Target 2023/24	Out-turn 2023/24	Variance
Expenditure	£103.638m	£103.638m (100%)	0
Approvals	878	821 (93.5%)	-57
Site Starts	1,043	661 (63.4%)	-382
Completions	1,415	1,353 (95.6%)	-62

- 2.3 The Council sets programme targets each year which are illustrated in Table 1 above. One development programmed for approval in late 2023/24 was not approved until early 2024/25, hence this target was narrowly missed; similarly, one large scheme programmed to complete in late 2023/24 did not complete

until early 2024/25. Site starts were significantly under target due to a number of later than anticipated approvals. In the main, these were as a result of development cost increases, and underestimation in timing of securing statutory consents.

- 2.4 This was another extremely challenging year for the construction industry which reflected the situation across the country, and whilst construction inflation is not as volatile as it has been in recent years, it remains an issue. During 2022/23 the average works cost per m<sup>2</sup> was £2,136/m<sup>2</sup>; during 2023/24 this figure had risen to £2,309/m<sup>2</sup> which is an 8% rise.
- 2.5 An allocation of £5.0m had been ring-fenced for medical adaptations to housing association homes during 2023/24, which was higher than in previous years allowing RSLs to respond to increased demand. The final expenditure on these medical adaptations for 2023/24 was £5.236m.
- 2.6 The Council is working closely with RSLs and City Property (Glasgow) LLP on nominated land disposals. The disposal of these sites will contribute towards Glasgow's Affordable Housing Supply Programme. In 2023/24 the Council transferred 8 site/ property disposals to housing associations which will contribute 120 units to the AHSP.

### 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 will contribute 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 will help deliver key strategic outcomes of Glasgow's Housing Strategy 2023 - 2028, which has been subject to an [EQIA](#).

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

The AHSP will provide opportunities for people to access much needed high-quality and accessible homes. The AHSP will create new affordable housing for local communities and result in 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 2023/24 AHSP will contribute to the continuing regeneration of neighbourhoods within Glasgow

## **Climate Impacts:**

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

Homes delivered via the 2023/24 AHSP will 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 2023/24 AHSP will 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.

**4 Recommendations**

That Committee considers the contents of the annual report, Glasgow's Affordable Housing Supply Programme 2023/24.