

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME



PERFORMANCE REVIEW 2023/24

(Cover photo: Kennyhill Square, a development by Home Group)

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FOREWORD

Welcome to the 21st Affordable Housing Supply Programme (AHSP) annual Performance Review 2023/24.

The AHSP continues to contribute to achieving city housing supply targets and Scottish Government's national targets, as well as playing a pivotal role in nationally significant housing-led regeneration programmes unlocking the investment potential of our communities and providing much needed sustainable and affordable homes.

The AHSP contributes to the strategic outcomes outlined in Glasgow's Local Housing Strategy and Strategic Housing Investment Plan. The importance of this programme is even more keenly felt given the housing pressures within Glasgow resulting in the Council declaring a Housing Emergency in November 2023.

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 the Scottish Government's Affordable Housing Supply Programme funding.

The final out-turn expenditure figure for the AHSP this year was £103.638m which is 100% of the budget allocated to Glasgow. A total of 821 new and improved units were approved, 661 new homes were started on construction sites and 1,353 new homes were completed during the year. These are excellent outcomes given the challenges presented by a demanding construction and economic environment.

Partnerships are fundamental to the delivery of the programme, particularly our partnerships with Registered Social Landlords (RSLs), who develop projects and contribute their own finance to deliver and manage these new homes. The delivery of the AHSP in 2023/24 involved NRS Housing working closely with 46 Community Based Housing Associations and 8 Regional / National Housing Associations to deliver 18 multiple unit project approvals and 158 Strategic Acquisitions across the city. The programme also assisted to support 1,460 residents to remain in their homes by providing funding for medical adaptations to existing properties.

Given the Housing Emergency in the city, the Council will continue to work to maximise investment in new homes in partnership with RSLs, developers and the wider construction industry.



Councillor Kenny McLean

City Convener for Housing, Development, Built Heritage and Land

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 TMDF budget is an annual budget allocated directly to Glasgow as part of the 2003 transfer agreement to enable Glasgow to deliver on its strategic objectives, and is managed by Glasgow City Council.

This annual review describes how many new homes were delivered across the city during 2023/24 to meet strategic 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.

The Glasgow AHSP budget for 2023/24 was £103.638m. 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 £39.343m from the Minister for Local Government Housing and Planning. The overall budget is currently known as the Affordable Housing Supply Programme (AHSP) budget.

Glasgow's Housing Strategy (GHS) 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 themes and priorities are listed below: -

Themes	<ul style="list-style-type: none">• increasing supply and improving quality of housing available to Glasgow's people• Improving access to appropriate housing for Glasgow's people
Strategic Priorities	<ol style="list-style-type: none">1. New build housing and area regeneration2. manage, maintain and improve existing housing3. raise private rented sector standards4. tackle fuel poverty, energy inefficiency and climate change5. improve access to housing6. promote health and wellbeing

For affordable rented housing, the GHS 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 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.

2. HOUSING UNITS

Table 1: Unit Approvals by Housing Investment Area

AREA	2023/24 OUT-TURN NEW BUILD	2023/24 OUT-TURN TOTAL
North West & Govan	238	355
North East	159	182
South	171	284
Total	568	821

Here are our highlights:

- We approved tenders for 821 new and improved homes in 2023/24.
- We approved 568 new built homes in 2023/24
- We approved 462 homes for Social Rent.



Home Group – Clifford Street

Table 2: New Build Unit Approvals by Tenure

TENURE	2023/24 OUT-TURN
Housing Association (HA) Rent	462
Mid-Market Rent	359
New Supply Shared Equity (NSSE)	0
Total	821

Table 3: Unit Approvals by Grant Type

TENURE	2023/24 OUT-TURN
Housing Association (HA) Rent:	462
- General Needs Homes	400
- Particular Needs Homes	62
Mid-Market Rent	359
- General Needs Homes	324
- Particular Needs Homes	35
New Supply Shared Equity (NSSE)	0
Total	821

The Council approved 821 new and improved housing units in 2023/24, of which -

- 462 homes were for affordable rent and 359 were for mid-market rent.
- 687 units were flats and 134 units were houses.

Mid Market Rent approvals were relatively high, with the tenure mix being skewed by a handful of large-scale MMR developments. The new Glasgow Housing Strategy has a target of 80% of approvals being for social rent, and the 2024/25 programme is being developed to meet that target. Developments in 2023/24 had many high-density developments and a higher proportion of flats. The development of family-sized houses is a priority for the Council with options for delivering more family-sized homes being taken forward to the future programme.

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

	NORTH WEST & GOVAN	NORTH EAST	SOUTH	TOTAL
Wheelchair Readily Adaptable Unit Approvals 2023/24	23	18	16	57
Wheelchair Readily Adaptable Bedspaces 2023/24	76	40	39	155

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 15 larger family units were approved during 2023/24. A 'larger family unit' is defined as a home with 4 or more bedrooms and 6 or more bedspaces.

	NORTH WEST & GOVAN	NORTH EAST	SOUTH	TOTAL
Larger Family Unit Approvals 2023/24	4	5	6	15
Larger Family Approvals Bedspaces 2023/24	27	40	55	122

A total of 79 3-bedroom family homes were approved. 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 2023/24	49	17	13	79
3-bedroom Unit Approvals Bedspaces 2023/24	229	87	73	389

In order to maximise the return on investment and potential future rental income from the available site space, it is economically more viable to deliver smaller units and flatted homes through the AHSP. However, given the housing need for family sized homes, the Council and RSLs are working to bring forward developments that will deliver more larger family and family homes.

Table 7: Unit Completions by Tenure

	2023/24 PLANNED	2023/24 OUT-TURN
HA Rent General Needs	548	520
HA Rent Particular Needs	100	132

Mid-Market Rent	685	453
NSSE	82	82
PSR	166	166
Total	1,415	1,353



Link Housing – Dalmarnock Riverside Phase 3

3. EXPENDITURE

The AHSP budget for 2023/24 was £103.638m. The budget was made up of £64.295m of Local Government Settlement funding and was topped up by £39.343m from Scottish Government's Affordable Housing Supply Programme funding. The Council delivered a final out-turn expenditure figure for the year of £103.638m (100% of allocation).

The 2023/24 figure of £103.638m related to the following programme budgets:

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

This figure can be further broken down as follows:-

Table 8: Expenditure by Budget Type

PROGRAMME BUDGET	PROFILED	2023/24 OUT-TURN £M
Committed Spend	£71.866m	£67.827m
Programmed Spend	£25.772m	£30.575m
LSVT Programme	£1.000m	£0m
Medical Adaptations (Stage 3s)	£5.000m	£5.236m
Total	£103.638m	£103.638m

Table 9: Expenditure by Housing Investment Area

AREA	PROFILED	2023/24 OUT-TURN £M
North West & Govan	£35.633m	£43.646m
North East	£29.505m	£28.819m
South	£33.500m	£25.937m
Medical Adaptations (Stage 3s)	£5.000m	£5.236m
Total	£103.638m	£103.638m

Medical Adaptations

In recognising that it is important to give people who want to stay in their own homes the opportunity to do so, the AHSP budget allocated to the Council provides grant assistance to Housing Associations to carry out adaptations. This is a contribution to these programmes.

In 2023/24 £5m in AHSP grant was allocated for medical adaptations. In total, £5.236m was spent during 2023/24 which allowed 1,460 properties to be adapted to allow tenants to stay in their current homes.

Of the homes adapted, level access showers or wet floor shower rooms were in highest demand with the main recipient being older people. Other common adaptations included the installation of internal and external safety rails and door entry systems.

Table 10: Expenditure by Grant Type including Medical Adaptations (Stage 3s)

GRANT TYPE	2023/24 OUT-TURN £M

HA Rent General Needs	£53.288m
HA Rent Particular Needs	£14.826m
Mid Market Rent	£25.599m
New Supply Shared Equity	£4.139m
Large Scale Voluntary Transfer	£0.000m
Partnership Support for Regeneration	£0.550m
Stage 3 Medical Adaptations	£5.236m
Total	£103.638m

Strategic Acquisition Strategy

Glasgow City Council has had a strategic acquisition strategy as part of the AHSP for over 10 years.

Given the housing and homeless emergency in the city, properties acquired through the strategy were prioritised for use by the HSCP to alleviate homeless pressures in the city. If the acquired property could not be allocated in this way, then the Housing Association would provide a like for like property within their existing housing stock as an alternative, in addition to committed section 5 referral levels.

The strategy is useful to identify and acquire family homes to bring them back into use for affordable housing. This reduces the amount of time a larger family has to live in temporary / unsuitable accommodation.

The following table illustrates the funding provided through the AHSP for strategic acquisitions across the city as well as the number of units acquired. The table does not reflect the size of property or variation in housing market conditions in different areas.

Table 11: Strategic Acquisitions Expenditure and Unit Numbers per RSL

Housing Association	Number of Acquisitions	OUT-TURN £m
Blochairn	2	£0.192
Cadder	1	£0.091
Cathcart	7	£0.958
Elderpark	2	£0.267
Govan	1	£0.111
Linthouse	24	£3.563
Lochfield Park	4	£0.345
Maryhill	30	£3.451
Milnbank	2	£0.169
New Gorbals	19	£2.408
Ng Homes	4	£0.344
Parkhead	6	£0.622

Partick	4	£0.653
Ruchazie	1	£0.187
Shettleston	6	£0.471
Southside	26	£4.705
Thenue	1	£0.143
Tollcross	1	£0.202
West of Scotland	3	£0.338
Wheatley	8	£1.164
Whiteinch	1	£0.120
Yorkhill	5	£1.100
Total	158	£21.604

Priority Area Acquisitions

Further to the above, the Council have a priority area acquisition approach which focusses on acquiring properties within geographical boundaries within the city. These areas have been identified to combat issues such as absentee landlords, empty homes, maintenance, and factoring issues.

4. DEVELOPMENT COSTS, RENTS, GRANT LEVELS & PROCUREMENT

Table 12: Development and Works Costs

	Housing Association New Build 2022/2023	Housing Association New Build 2023/2024
Average unit size/bedspace	3.44	3.85
Average unit size/m ²	98	94
Average total development cost/unit	£241,732	£245,476
Average total development cost/m ²	£2,469	£2,613
Average total works cost/m ²	£2,136	£2,309

There have been increases in both works and total development costs in 2023/24 compared to 2022/23. The increases equate to just under 6% for average total development costs per m² and 8% for average total works costs per m².

The average total development costs per unit have increased by 1.55% in 2023/24 compared to 2022/23.

The average house size, by floor area, has decreased by just over 4%. This decrease is due to the introduction of the Glasgow Standard review which was introduced in May 2021. This review encouraged RSLs and their design teams to further consider more economical designs in terms of space standards/value for money.

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



Calvay Housing Association – Garvel Crescent

Table 13: Housing Association Rents included within 2023/24 New Build Tender Approvals

	NEW BUILD
Average Rent per Annum (2023/24)	£5,785
Average Rent converted to 3 Person Equivalent (2023/24)	£5,066

The calculated average 3-person rents within new build tenders that were approved during 2023/24 ranged from £4,780 to £5,785 per annum, contributing towards an average 3 person equivalent rent of £5,085 per annum.

Table 14: Grant Levels for Tender Approvals (3 Person Equivalent)

	BENCHMARK	2023/24 OUT-TURN
Social Rent New Build Greener	£91,182	£168,325
Social Rent Rehab Other	N/A	N/A
Mid-Market Rent New Build Greener Standard	£62,542	£143,191

Table 14 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 2023/24 AHSP. All new build projects that were approved during 2023/24 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).
- 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.



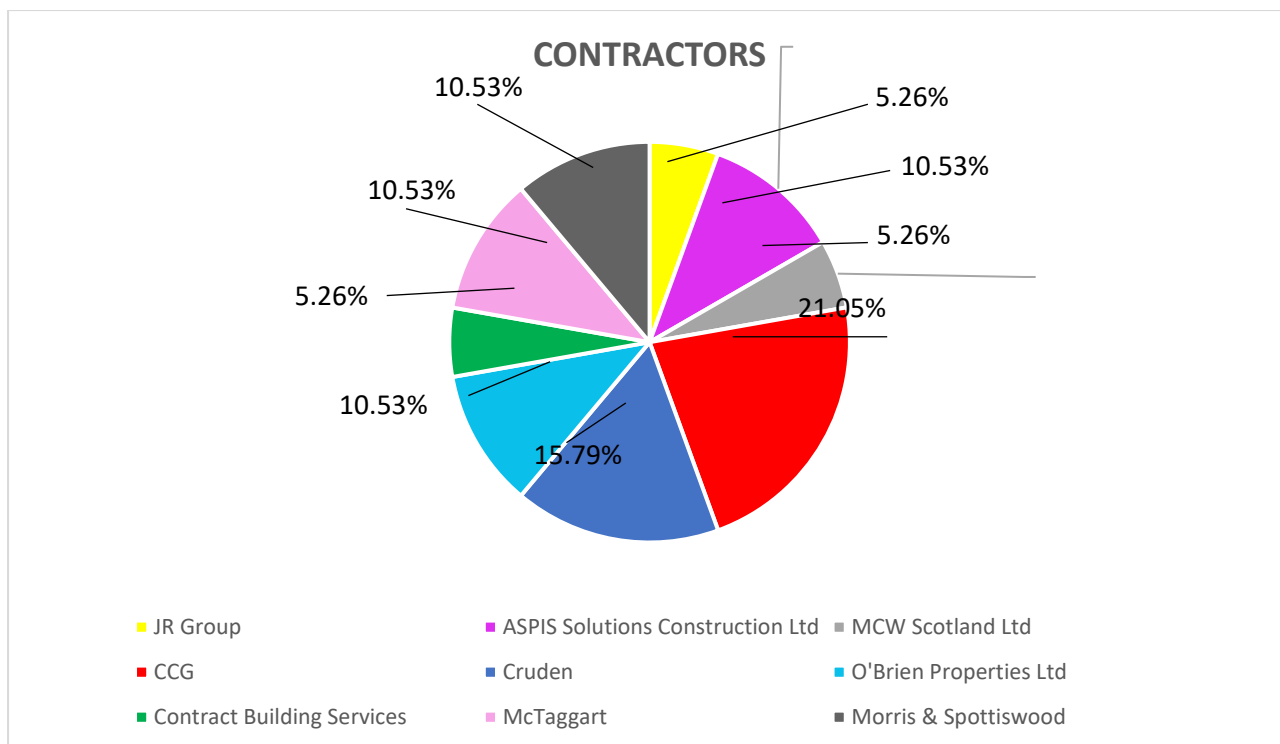
Wheatley Homes Glasgow – Shawbridge Street

In 2023/24 all new build projects were approved at above the grant subsidy benchmark, this 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 of these factors 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 set out in the AHSP.

In 2023/24, 100% of new build projects that were approved through the programme achieved the greener standard. Projects approved by planning after September 2019 are also required to meeting the enhanced energy efficiency standards (Gold Standard) which is beyond that which is required for benchmark approval and has additional associated costs.

Table 15: Distribution of New Build Contracting Work



The above chart shows the distribution of New Build Contracting work in 2023/24 tender approvals (by value of work approved).

5. LAND RELEASE PROGRAMME

The Council is working closely with housing associations, Property & Consultancy Services and City Property on nominated land disposals. These sites will contribute towards Glasgow's Affordable Housing Supply Programme as well as contributing to the delivery of the Scottish Government's More Homes Scotland target of 110,000 affordable new homes by 2032.

The table below shows the site disposals to housing associations during 2023/24. These will contribute 120 units over 8 sites to the Affordable Housing Supply Programme in the city.

Table 16: Site Disposals to RSLs during 2023/24

Area	Site	Housing Association	Units
NW+G	25 Shakespeare Street	Maryhill	1
NW+G	1333 Dumbarton Road	Whiteinch and Scotstoun	1
NW+G	Davislea	Linthouse	39
NE	308 Onslow Drive	Milnbank	1
South	Flat 0/1, 46 Melville Street	Southside	1
South	Flat 1/2, 55 Walton Street	Southside	1
South	Shawbridge Arcade	Wheatley Homes	75
South	31 Seamill Street	Wheatley Homes	1

Vacant & Derelict Land

The 2023 Scottish Vacant and Derelict Land Survey recorded a 1.7% (14 hectares) net reduction in vacant and derelict land in Glasgow compared with 2022. This represents a continuation of the recent downward trend.

Approximately 6 hectares of this reduction was as a direct result of the Affordable Housing Supply Programme. Over 300 units have been developed for new build housing across 13 sites of Vacant & Derelict land across the city.



West of Scotland Housing Association – Dalmarnock Station

6. QUALITY, INNOVATION & SUSTAINABILITY

Sustainability - Progress to Zero Carbon

For some time now Glasgow City Council has been working towards reducing carbon emissions in new build developments funded through the Affordable Housing Supply Programme (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

In 2023/24, 81.8% 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 2023/24, 55% 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; Ground Source Heat Pumps (GSHP) and Air Source Heat Pumps (ASHP).

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 therefore keen to investigate 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). We anticipate approving a first modular development in 2024/25.

Table 17: 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	521	91.87%
92 +	A	47	8.13%
Total		568	100%

Table 17 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

Maryhill HA – Botany Corner Site (Locks View)



(Image courtesy of Maryhill HA and Andrew Lee Photography)

Locks View is a mixed tenure new build affordable housing development consisting of 62 homes – 26 units for social rent, 18 for mid-market rent and 18 for New Supply Shared Equity.

Designed by Elder & Canon Architects and developed by the contractor Cruden, Locks View is a key prominent site within the Maryhill Transformational Regeneration Area (TRA). The aim of the TRAs is to transform areas formerly dominated by lower-quality housing into new, sustainable, mixed-tenure communities.

The TRAs were established by a partnership, Transforming Communities: Glasgow, formed between Glasgow City Council, Wheatley Homes Glasgow and the Scottish Government. Maryhill HA is the local development partner for the Maryhill TRA.

Locks View is the 6th development to complete within the Maryhill TRA following on from the previous Phase 1 and Phase 2 developments by Maryhill HA. The project complements previous investment in the area and contribute to the ongoing future regeneration planned within the TRA.

The site, known locally as the Botany, was previously poor quality tenemental housing, with a reputation for social problems and anti-social behaviour. The old tenements were demolished over twenty years ago, with the site lying derelict.

The site is adjacent to the historic Maryhill Locks on the Forth and Clyde Canal which has been redeveloped by Scottish Canals.

The Botany site comprises three six storey blocks; all served with lift access and equipped with solar panels. Each of the flats has space for a home office and most have a private balcony.

The challenge of a steeply sloping topography of the site has been overcome to create high-quality open spaces and an accessible public realm that is designed for use by the residents.

All flats make the most of the views - some to the immediate setting of the Maryhill Locks and out over the west end and to the south and north of the city.

The total development costs were £3.674m. AHSP Funding provided £1.806m which was complemented by second homes Council Tax funding of £0.145m. Maryhill HA provided £1.723m in private finance.

The development completed on 1st November 2023.

North East Area

Home Group – Meatmarket Phase 1



Home Group completed this development at Meatmarket in the Calton area of Glasgow in February 2024. The development involved the construction of 251 (771 bedspaces) new build flats for mid-market rent, which are a mixture of 1 and 2 bedroom units. The flats are split across 19 flat types across 4 blocks which range between 4 and 6 storeys, with frontage on to Duke Street and Bellgrove Street and range from 2 to 4 person in size.

The Meatmarket Masterplan for the whole site is funded through Glasgow City Region City Deal. The Masterplan is delivering a vibrant place to live and work with a flexible, high quality urban realm that ties the site to the surrounding neighbourhoods, including the regeneration and reuse of the B-listed Meatmarket sheds, active travel routes, a linear park through the site, and further affordable housing, including Calton Village (also funded by the AHSP, with the first phase completing in 2024/25).

The site is located in an accessible location close to the city centre, with a wide range of retail and social facilities nearby. Developing this vacant brownfield site has contributed towards the regeneration of the built environment in the area, and reconnected the city centre to the east end.

The total development costs were £42.629m, which was made up of AHSP grant of £16.380m and private finance from Home Group Ltd of £26.249m. The development was designed by JTP Architects and constructed by CCG (Scotland) Ltd.

South Area

Southside HA – St Andrews Drive Phases 2 & 3



St Andrew's Drive is a 120-home development located in Pollokshields and being led by CCG (Scotland) on behalf of Southside Housing Association.

Formerly a site of 1960s flatted deck-access blocks, the new development – the second and third phases of the 3-phase development - comprises a mix of one, two and three-bedroom flats, and three and four-bedroom maisonettes that are available for social rent and shared equity. Two fully wheelchair adapted properties are also provided whilst all of the homes are capable of future adaption and will be highly energy-efficient.

The design by JM Architects placed the new blocks on the footprints where thirteen villas used to stand, so re-creating the historic layout and retaining mature trees. Each home is provided with a private terrace or balcony whilst communal amenity space for residents is also provided in the form of garden spaces that are complemented by new tree planting, wildflowers, rain gardens, and children's play areas.

It completed in December 2023 and a celebratory opening held in May 2024.

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME – PROJECT AWARDS 2023/24

Project Name	Area	Housing Association	Main Contractor	Architect	Award Name	Award Type and Category
Castlemilk Drive	South	Cassiltoun	Cruden	Hypostyle	Saltire Housing Design Awards 2023	Housing Design Award for Multiple Public Dwelling (shortlisted)
Cromdale Square (former Drumoyne PS)	North West & Govan	Linthouse	CCG	Grant Murray Architects	Herald Property Awards 2023 Homes for Scotland Awards 2023 Inside Housing Development Awards 2023 Scottish Design Awards 2023 Scottish Home Awards 2023	Best Regeneration Project – Residential (Finalist) Medium Development of the Year (Finalist) Best Regeneration Project 0-100 Homes (Winner) Best Affordable Housing Development Scotland (Finalist) Architecture: Regeneration Award (shortlisted) Housing Regeneration Project of the Year (Finalist) Small Affordable Housing Development of the Year (Finalist)
Abbeycraig Road	North East	Lochfield Park	McTaggart	Grant Murray Architects	Herald Property Awards 2023 Scottish Home Awards 2023	Affordable Housing Development of the Year (Winner) Housing Regeneration Project of the Year (Finalist) Small Affordable Housing Development of the Year (Finalist)
Botany Corner (Locks View)	North West & Govan	Maryhill	Cruden	Elder & Cannon	CIH Awards 2023	Excellence in development for affordable housing (shortlisted)
Northgate	South	New Gorbals	CCG	Page / Park	Herald Property Awards 2023 Homes for Scotland Awards 2023 Saltire Housing Design Awards 2023 Scottish Design Awards 2023	Affordable Housing Development of the Year (Finalist) Medium Development of the Year (Finalist) Housing Design Award for Multiple Public Dwelling (Winner) Architecture: Affordable Housing (Gold Award) Housing Regeneration Project of the Year (Finalist)

					Scottish Home Awards 2023	Small Affordable Housing Development of the Year (Finalist)
St Peter's PS	North West & Govan	Partick	Hadden Group	Collective Architecture	Glasgow Institute of Architects Design Awards 2023	Residential Design Commendation
Hawick Street	North West & Govan	Sanctuary Scotland	CCG	MAST Architects	Inside Housing Development Awards 2023 Scottish Home Awards 2023	Best Affordable Housing Development Scotland (Finalist) Large Affordable Housing Development of the Year (Finalist)
Glenbarr Street	North East	Spire View	McLaughlin Construction	Grant Murray Architects	Scottish Design Awards 2023 Scottish Home Awards 2023	Architecture: Affordable Housing (shortlisted) Small Affordable Housing Development of the Year (Finalist)
Allison Street	South	Southside	AS Homes	George Buchanan Architects	Homes for Scotland Awards 2023 Scottish Home Awards 2023	Medium Development of the Year (Finalist) Housing Regeneration Project of the Year (Finalist)
Abercromby Street	North East	Thenue	Cruden	MAST Architects	Scottish Home Awards 2023	Small Affordable Housing Development of the Year (Finalist)
Hallrule Drive	South	Wheatley Group	McTaggart	MAST Architects	Scottish Home Awards 2023	Age Exclusive Development of the Year (Finalist)

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 2023/24 four PCRs were carried out on the following projects.

Housing Association	Project
Linthouse Housing Association	Drumoyne PS
Lochfield Park Housing Association	Abbeycraig Road
Loretto Housing Association	Hallrule Drive
West of Scotland Housing Association	Springfield Cross

The key findings/issues from the 2023/24 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 were overall 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.
- Some issues of anti-social behaviour were recorded in some developments, mainly to do with littering and use of the common bin sheds which have been reported to the Associations housing management teams.
- Tenants interviewed in particular needs properties stated they were delighted with their new homes as there was plenty of space to move around and garden areas where they could enjoy being outside.
- Tenants living in the Passivhaus development at Springfield Cross commented on how low their heating bills were in comparison to their previous properties and that they rarely, if ever, needed to put the heating on.
- Overall, tenant feedback has consistently been extremely positive.



Lochfield Park Housing Association – Abbeycraig Road – PCR Interior Photos

Several projects that completed during 2023/24 will undergo PCRs in 2024/25. In addition to the four main elements stated previously, these PCRs will focus on Particular Needs (especially wheelchair adaptable properties) and also the potential impact of the revision of the Glasgow Standard.

9. FAIR WORK FIRST

Fair Work First is the Scottish Government's flagship policy for driving high quality and fair work practices across the labour market in Scotland by applying fair work criteria to grants, other funding sources and contracts being awarded by and across the public sector, where it is relevant to do so. Through this approach, the Scottish Government is asking relevant employers to adopt fair work practices throughout their organisations. These practices include;

- 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

As grant providers, the Council actively monitor and ensure that housing associations seeking grant funding via the Affordable Housing Supply Programme provide evidence of compliance with the mandatory criteria of Fair Work First, thus ensuring that the aims of the policy are met.

10. TRANSFORMATIONAL REGENERATION AREAS (TRAs)



Transforming Communities: Glasgow (TC:G) is a partnership between Glasgow City Council, Wheatley Homes Glasgow and the Scottish Government and oversees the planning and delivery of Glasgow's eight Transformational Regeneration Areas (TRAs). Much of this is delivered through the AHSP.

Local people have led this regeneration process. The contributions made by each of the Local Delivery Groups to the progress of the programme is fundamental to its success.

During 2023/24, progress continued to be made across the TRA Programme; to date 3,108 new homes completed, including 2,479 (80%) Affordable Homes for RSLs along with 144 refurbished units for mid-market rent. 23 hectares of vacant and derelict land have been brought back into use.

Complete Units Across TRA programme from 2008 to 31st March 2024			
	Affordable Homes	Private	Total
East Govan/Ibrox	509		509
Gallowgate	205		205
Laurieston	391	177	568
Maryhill	273	73	346
North Toryglen	220	173	393
Pollokshaws	280	137	417
Red Road/ Barmulloch	374		374
Sighthill	227	69	296
Total	2,479	629	3,108

A healthy mix of activity continues across the TRAs. Consultation on specific project plans within the six activated TRAs is ongoing and feasibility studies are progressing in the final two TRAs to be activated.

East Govan/Ibrox TRA

A solution for Surface Water Management Plan has been agreed with Scottish Water through a Predevelopment Enquiry process, which is the first stage to unlock any future development on the Broomloan Road/Brighton Street Site.

Gallowgate TRA

Wheatley Homes Glasgow have developed proposals for redevelopment of the former Bellgrove Hotel and adjacent vacant site, and have achieved planning approval for 70 MMR homes. Tender approval through the AHSP was achieved in 2023/24.

Proposals to redevelop the former Whitevale Baths building for community use are well advanced and funding is being sought from various avenues in order to progress.

Laurieston TRA

Urban Union continued on site delivering Phase 3 (350 homes for sale with 9 commercial units). New Gorbals have developed plan for a new build development of 38 Affordable homes on the site of the former Coliseum Theatre. A North Laurieston Strategy Group instigated a review of the area and a feasibility study is progressing. This area has complex issues relating to dereliction and neglect of buildings.

Maryhill TRA

The regeneration of the Maryhill Locks area continues with the successful completion of Maryhill Housing Association Phase 7 (the Botany) development, delivering a 62 unit mixed tenure development (18 Shared Equity, 26 Social Rent and 18 Mid-Market Rent).

The North Maryhill Green Infrastructure Vision was successful in securing £1.45m from Scottish Government Vacant and Derelict Land Investment Programme, which will be used to delivery an early phase of green infrastructure works, key to unlocking the site for mixed tenure housing.

North Toryglen TRA

A decision was taken to change the fourth Phase of private housing, at the entrance of Prospecthill Circus to affordable to be provided by Wheatley Homes Glasgow. In addition, the contractor Cruden received approval to proceed with a final phase of fifty private houses facing Prospecthill Road.

Pollokshaws TRA

Wheatley Homes Glasgow completed 35 MMR flats on site of the former Shawbridge Street police station in February 2024. They also finished the demolition of the nearby former Shawbridge Arcade ahead of developing 75 MMR flats on the site.

Urban Union successfully completed their 'Pollokshaws Living' private development of 137 homes.

Red Road TRA

The Red Road TRA is at the early stages of its regeneration. GCC Flood Risk Management and Sustainable Urban Drainage System (SUDS) scheme being designed which will help to unlock delivery of the area,

Sighthill TRA

Key to the development of Sighthill is the delivery of infrastructure works. This includes construction of new roads, public realm, public park, a network of SUDS, community garden and allotments as well as housing development platforms. The new M8 pedestrian bridge, adjacent public realm, and new park area opened to the public in March 2023.

Keepmoat Homes were appointed in March 2018 to deliver the residential development. Phase 1, of 86 MMR homes, were completed for Lowther Homes in 2023/24 as well as 65 new homes for private Sale.

11. FUNDING BY HOUSING ASSOCIATION

Table A: Housing Association Out-turns - Mainstream Programme

The following table shows spend for 2023/24, (excluding Stage 3 Funding – see Table D).

Team	Housing Association	2023/24 Out-turn £m
North West & Govan	Glasgow West	£0.207m
	Govan	£1.884m
	Hawthorn	£0.000m
	Linthouse	£5.014m
	Maryhill	£5.519m
	North Glasgow	£0.243m
	Partick	£3.996m
	Queens Cross	£16.487m
	Trust	£3.546m
	West of Scotland	£3.171m
	Wheatley Homes Glasgow	£2.503m
	Whiteinch & Scotstoun	£0.220m
	Yoker	£0.023m
	Yorkhill	£0.833m
Sub-Total		£43.646m
North East	Blochairn	£0.192m
	Link Group	£0.881m
	Lochfield Park	£0.730m
	Milnbank	£0.519m
	Parkhead	£0.575m
	Provanhall	£0.247m
	Ruchazie	£0.056m
	Sanctuary	£6.476m
	Shettleston	£0.632m
	Thenue	£3.840m
	Tollcross	£1.027m
	Wellhouse	£0.190m
	West of Scotland	£0.091m
	Wheatley Homes Glasgow	£13.363m
Sub-Total		£28.819m
South	Cathcart & District	£0.707m
	Craigdale	£0.091m

Team	Housing Association	2023/24 Out-turn £m
	Govanhill	£5.186m
	Home Scotland	£0.055m
	Link Group	£10.397m
	Loretto	£0.257m
	New Gorbals	£2.868m
	Sanctuary Scotland	£0.938m
	Southside	£3.285m
	Wheatley Homes Glasgow	£1.603m
	PSR	£0.550m
	Sub-Total	£25.937m
	Total	£98.402m*

*Excluding £5.236m adaptations funding, bringing overall budget spend to £103.638m

Table B: Housing Association Out-turns – LSVT Programme

There was no spend in 2023/24 to complete the LSVT programme in North East by Home Group.

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

Housing Association	2023/24 Out-turn £m
Home Scotland	£0.055m
Link	£11.278m
Sanctuary Scotland	£7.414m
Thenue	£3.840m
Trust	£3.546m
West of Scotland	£3.262m
Wheatley Homes Glasgow	£17.726m

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

Housing Association	2023/24 Out-turn £m
Ardenglen	£0.055
Bield	£0.048
Blackwood	£0.027
Blairtummock	£0.051
Blochairn	£0.010
Cadder	£0.019
Cairn	£0.008
Calvay	£0.024
Cassiltoun	£0.024
Cathcart	£0.028
Cernach	£0.065
Copperworks (transferred to Spire View)	£0.006
Craigdale	£0.021
Drumchapel	£0.031
Easthall Park	£0.049
Elderpark	£0.036
Gardeen	£0.069
Glasgow West	£0.018
Glen Oaks	£0.074
Govan	£0.070
Govanhill	£0.058
Hanover	£0.048
Hawthorn	£0.013
Home Scotland	£0.111
Horizon	£0.030
Kingsridge Cleddans	£0.018
Key	£0.037
Link	£0.051
Linthouse	£0.123
Lochfield Park	£0.056
Loretto	£0.023
Maryhill	£0.077
Milnbank	£0.061
Molendinar Park	£0.034
New Gorbals	£0.098
North Glasgow	£0.344
North View	£0.027

Parkhead	£0.073
Partick	£0.106
Pineview	£0.054
Provanhall	£0.020
Queens Cross	£0.224
Reidvale	£0.054
Rosehill	£0.068
Ruchazie	£0.031
Sanctuary	£0.149
Shettleston	£0.149
Southside	£0.154
Spire View	£0.078
Thenue	£0.136
Tollcross	£0.048
Trust	£0.022
Wellhouse	£0.094
West of Scotland	£0.163
Whiteinch & Scotstoun	£0.102
Wheatley Homes Glasgow	£1.498
Yoker	£0.030
Yorkhill	£0.041
Total	£5.236

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.

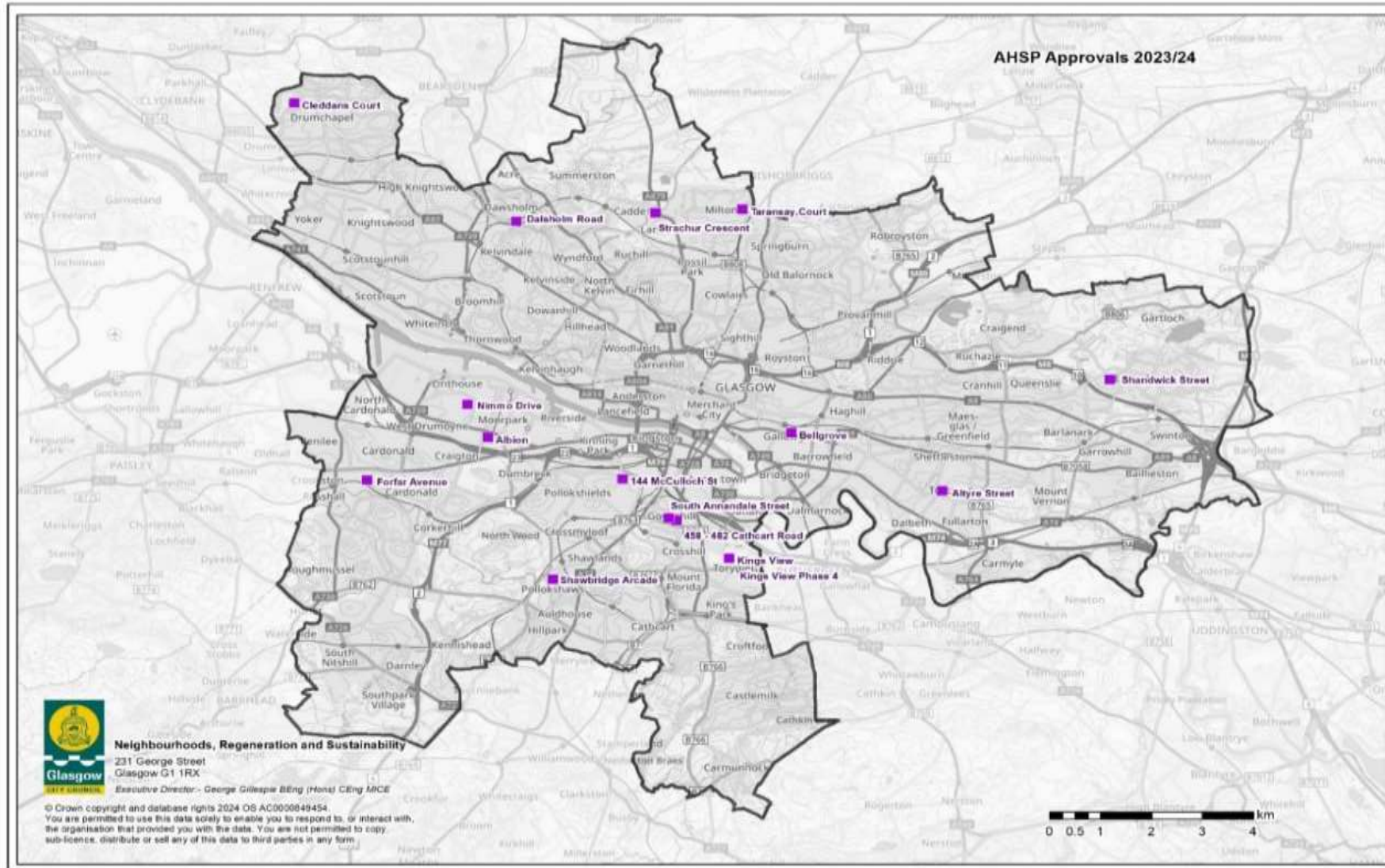
PSR introduces ownership into areas which had been dominated by social rented housing and also enables new build for sale in traditional areas to assist regeneration.

PSR Spend during 2023/24 was confined to one development:

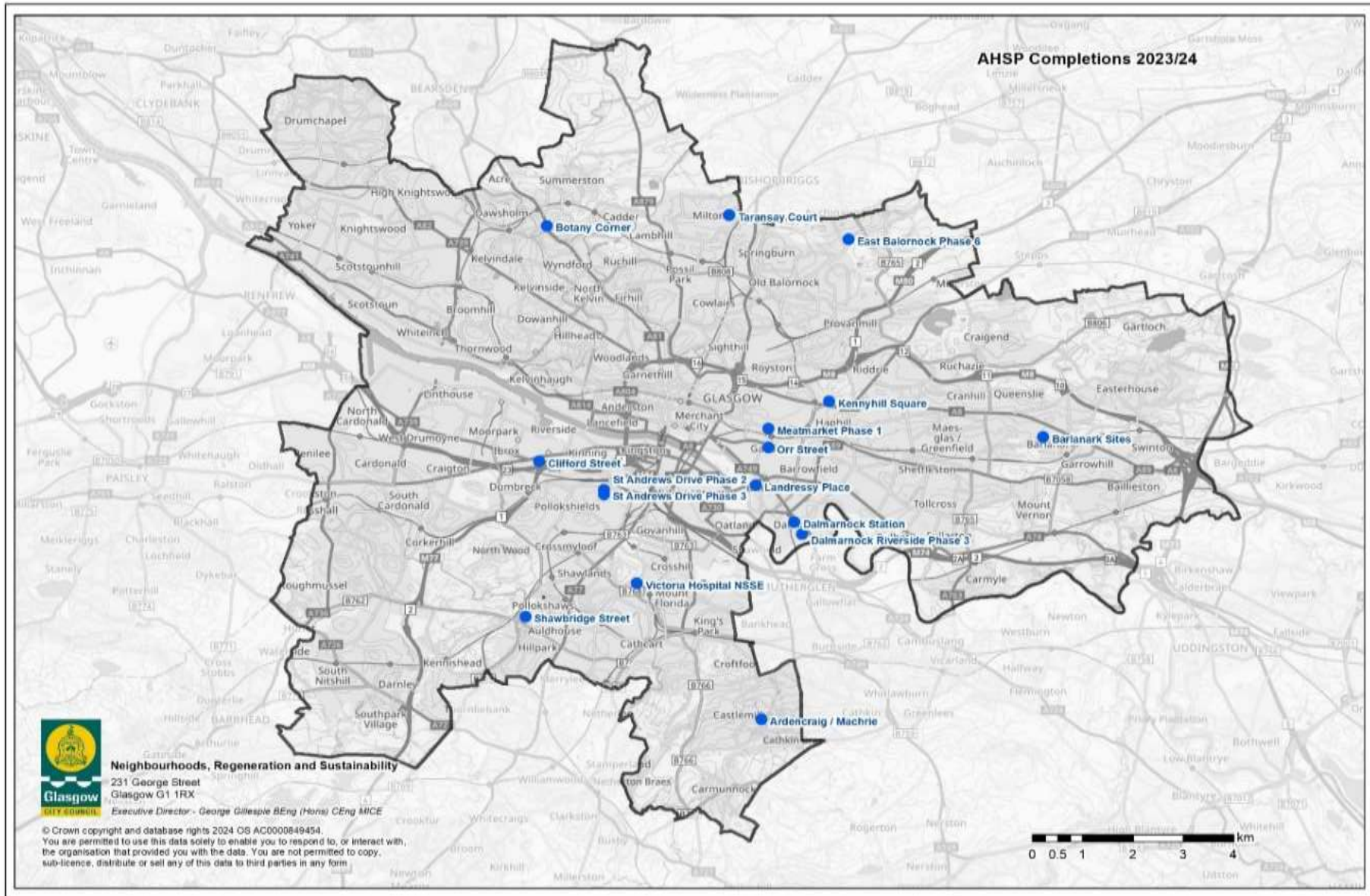
Developer	Project	Units	Start	Complete	2023/24
Cruden	Castlemilk	166	March 2019	August 2023	£0.550m

APPENDICES

CITY MAP 1 – AHSP APPROVALS 2023/24 CITY WIDE



CITY MAP 2 - AHSP COMPLETIONS 2023/24 CITY WIDE



3. GLOSSARY

Term	Abbreviation	Description
Acquisition		<p>Under the acquisition strategy RSLs are provided with grant to purchase housing from the open market on the condition that it meets one or more of the following criteria:</p> <ul style="list-style-type: none"> • There is a GCC partnership/strategy in place • It is an empty property (registered with C/Tax - Empty Homes)/ could be CPO. • 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 <p>Acquisitions are prioritised for allocation to meet housing need with HSCP.</p>
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, 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	Housing for sale developed by a Housing Association or Local Authority which assists primarily first time buyers on low/moderate incomes to buy a home. 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.
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 and 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 Toryglen; 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. There is a link to the Vacant & Derelict Land Fund whereby sites that have been on the register for a substantial number of years can qualify for grant for land remediation, enabling infrastructure etc.

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