



Partick Housing Association
Former St Peter's Primary School

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME

PERFORMANCE REVIEW 2022/23



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Welcome to the 20th Affordable Housing Supply Programme (AHSP) Annual Performance Review 2022/23.

Following on from a difficult year in 2021/22, 2022/23 proved to be equally demanding for the Affordable Housing Supply Programme in Glasgow.

Construction materials were in short supply and lead-in times for materials increased substantially. All of this has been further impacted by the ongoing invasion of Ukraine with some construction materials from Eastern Europe being substantially delayed. This created a unique set of circumstances which, for 2022/23, resulted in significant construction price inflation, labour shortages and a lack of supply for some construction materials across the UK.

To put this into perspective, the average works cost per m² in 2019/20 was £1,438. By 2022/23 this had risen to £2,055, an increase of over 40%.

The Glasgow AHSP budget for 2022/23 was £103.934m was made up of £64.295m of Local Government Settlement funding and was topped up by £39.639m from Scottish Government's Affordable Housing Supply Programme funding. The AHSP investment levers in almost the equivalent level of private finance through the funding model. The final out turn expenditure figure for the year was £97.632m (93.94% of budget). There was an increase in new build approvals from 531 in 20/21 to 728 in 22/23. There were 395 new homes started on construction sites and 924 new homes were completed during the year.

These outcomes are excellent given the challenges presented by the demanding circumstances.

This AHSP expenditure continued to contribute to achieving Scottish Government's on-going target of 110,000 affordable new homes by 2032.

FOREWORD

The delivery of the AHSP in 2022/23 involved Housing Investment staff working closely with 46 local housing associations and 8 regional / national organisations to deliver 32 project approvals across the city.

The AHSP also helped 1,220 residents to remain in their homes throughout the city by providing medical adaptations which improved their quality of life.

Another important contribution was made through the AHSP in terms of sustainability and meeting carbon net zero targets.

Despite the significant challenges the NRS Housing Investment team worked very hard to deliver the AHSP in 22/23 and will continue with these efforts during 2023/24 and beyond.

The demand for affordable housing continues to grow and the NRS Housing Investment Team will continue to work with partner RSLs, developers and Council colleagues towards delivering the AHSP, meeting the Scottish Government targets directed by the Glasgow Housing Strategy and enabling new homes and regeneration for communities in Glasgow.



Councillor Kenny McLean

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

FOREWORD

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 bilaterally agreed budget given directly to Glasgow as part of the 2003 transfer agreement to enable Glasgow to deliver on its strategic objectives. The overall budget is currently known operationally as the Affordable Housing Supply Programme (AHSP) budget.

The Glasgow AHSP budget for 2022/23 was £103.934m. The allocation is comprised of the budget from the Scottish Government's Cabinet Secretary for Finance which was £64.295m for 2021/22 and this was topped up by £39.639m from the Minister for Local Government Housing and Planning.

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.

1. INTRODUCTION

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	<ul style="list-style-type: none"> • 1. New build housing and area regeneration • 2. manage, maintain and improve existing housing • 3. raise private rented sector standards • 4. tackle fuel poverty, energy inefficiency and climate change • 5. improve access to housing • 6. 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 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.

This performance review document is closely linked to Glasgow's Housing Strategy, Glasgow Standard and Strategic Housing Investment Plan but rather than describe what we are trying to achieve, it sets out what we have actually achieved in the previous year.

This review describes how many new homes were delivered across the city during the year to meet the GHS 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

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME



Thenue Housing Association
Abercromby Street

TABLE 1 UNIT APPROVALS BY HOUSING INVESTMENT AREA

AREA	2022/23 OUT-TURN NEW BUILD	2022/23 OUT-TURN IMPROVED	2022/23 OUT-TURN TOTAL
North West & Govan	203	81	284
North East	275	5	280
South	151	13	164
Total	629	99	728

Here are our highlights:

- We approved tenders for 728 new and improved homes in 2022/23.
- The approval of 629 new build homes represents an increase of 42.63% on 2021/22 figures.
- We approved 561 homes for Social Rent.
- 924 homes were completed during the year.



**Shettleston Housing Association
Former St Mark's Primary School**

TABLE 2 NEW BUILD UNIT APPROVALS BY TENURE

TENURE	2022/23 OUT - TURN
Housing Association (HA) Rent	462
Mid-Market Rent	167
New Supply Shared Equity (NSSE)	0
TOTAL	629

TABLE 3 UNIT APPROVALS BY GRANT TYPE

TENURE	2022/23 OUT - TURN
Housing Association (HA) Rent	561
- General Needs Homes	461
- Particular Needs Homes	100
Mid Market Rent	167
New Supply Shared Equity (NSSE)	0
TOTAL	728

The Council approved 728 new and improved housing units in 2022/23, of which -

- 561 homes were for affordable rent and 167 were for mid-market rent.
- 603 units were flats and 125 units were houses

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 Housing Strategy; and
- Scottish Planning Policy (SPP), which requires the provision of housing for people with particular needs.

During 2022/23, a total of 55 wheelchair readily adaptable units were approved and a breakdown is provided in Table 4.

TABLE 4 WHEELCHAIR ACCESSIBLE HOUSING UNIT APPROVALS BY HOUSING INVESTMENT AREA

	NORTH WEST AND GOVAN	NORTH EAST	SOUTH	TOTAL
Wheelchair Readily Adaptable Unit Approvals 2022/23	17	27	11	55
Wheelchair Readily Adaptable Bedspaces 2022/23	165	114	67	346

Table 5 provides a breakdown of the number of larger family unit approvals. A total of 40 larger family units were approved during 2022/23.

TABLE 5 LARGER FAMILY HOUSING UNIT APPROVALS BY HOUSING INVESTMENT AREA

	NORTH WEST AND GOVAN	NORTH EAST	SOUTH	TOTAL
Larger Family Unit Approvals 2022/23	2	33	5	40
Larger Family Approvals Bedspaces 2022/23	12	146	33	191



Thenue Housing Association
Former Littlehill Primary School

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 Housing Strategy; and
- The Strategic Housing Investment Plan (SHIP).

TABLE 6 **UNIT COMPLETIONS BY TENURE**

	2022/23 PLANNED	2022/23 OUT-TURN
HA Rent General Needs	584	578
HA Rent Particular Needs	95	121
Mid-Market Rent	186	189
NSSE	54	36
Total	919	924

Wheatley Homes Glasgow
Watson Street



3. EXPENDITURE

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME

Southside Housing Association
Allison Street

The AHSP budget for 2022/23 was £103.934m and was one of the largest resource allocations for affordable housing in Glasgow since 2003. The budget was made up of £64.295m of Local Government Settlement funding and was topped up by £39.639m from Scottish Government's Affordable Housing Supply Programme funding.

As the year progressed many challenges to the construction of projects were faced, however the Council, through developing RSLs delivered a final out-turn expenditure figure for the year of £97.632m.

The 2022/23 figure of £103.934m 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 7 EXPENDITURE BY BUDGET TYPE

PROGRAMME BUDGET	PROFILED	2022/23 OUT-TURN £M
Committed Spend	68.528m	67.505m
Programmed Spend	29.372m	22.886m
LSVT Programme	2.434m	2.603m
Medical Adaptations (Stage 3s)	3.600m	4.638m
Total	£103.934m	£97.632m

TABLE 8 EXPENDITURE BY HOUSING INVESTMENT AREA

AREA	PROFILED	2022/23 OUT-TURN £M
North West & Govan	33.339m	38.783m
North East	38.495m	33.972m
South	28.500m	20.239m
Medical Adaptations (Stage 3s)	3.600m	4.638m
Total	£103.934m	£97.632m

In addition to the above, a further £3.920m was invested in the Govanhill area via funding from the Scottish Government. This contribution was following from other Scottish Government allocations of grant made annually since 2011/12. They have been match funded by contributions from the Council's AHSP budget, the Council's Private Sector budget and from Govanhill Housing Association.

The funding enables Govanhill HA to acquire and improve flats within eighteen designated blocks which were in decline. This is enabling the Association to increase its presence and expand on good management and maintenance practices.

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, Glasgow City Council 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 has improved the suitability of current homes for the elderly, disabled adults and disabled children.

In 2022/23 £5m in AHSP grant was allocated for medical adaptations and a record £4.638m was spent which allowed 1,220 properties to be upgraded 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 9 EXPENDITURE BY GRANT TYPE INCLUDING MEDICAL ADAPTATIONS (STAGE 3'S)

GRANT TYPE	2022/23 OUT-TURN £M
HA Rent General Needs	£37.176m
HA Rent Particular Needs	£15.985m
Mid Market Rent	£33.948m
New Supply Shared Equity	£2.807m
Large Scale Voluntary Transfer	£2.603m
Partnership Support for Regeneration	£0.475m
Stage 3 Medical Adaptations	£4.638m
TOTAL	£97.632M

STRATEGIC ACQUISITION STRATEGY

Glasgow City Council has provided an acquisition strategy for over 10 years. In 2022/23 the strategy was expanded to provide 100% acquisition costs for suitable properties and 50% internal works costs for properties built before 1919.

It was agreed that any property acquired through the strategy would be provided to the HSCP as a section 5 to alleviate the homelessness problems faced across the city. However, if the acquired property could not be given, then the RSL was instructed to provide a like for like property within their existing housing stock as an alternative.

The strategy is also used to identify and acquire larger family homes to bring them back into use for affordable housing. This in turn 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.

TABLE 10 STRATEGIC ACQUISITIONS EXPENDITURE AND UNIT NUMBERS PER RSL

RSL NAME	NUMBER OF UNITS	FUNDING
Cadder	1	£50,000
Craigdale	1	£35,900
Glasgow West	4	£1,095,443
Linthouse	30	£2,885,860
Maryhill	22	£2,417,355
New Gorbals	4	£463,914
North Glasgow	1	£75,000
Parkhead	1	£95,763
Shettleston	1	£117,760
Southside	4	£220,384
Wheatley Homes Glasgow	3	£204,100
Whiteinch & Scotstoun	1	£144,000
Yorkhill	6	£1,178,720
TOTAL	79	£8,984,199

LINTHOUSE HOUSING ASSOCIATION & MARYHILL HOUSING ASSOCIATION

Throughout 2022/23 Linthouse Housing Association and Maryhill Housing Association were extremely proactive in utilising the strategy to acquire 50 flats and 2 houses in their respective areas.

In addition to this both associations utilised the strategy to safeguard their existing stock by acquiring units in closes that had maintenance issues, allowing them to carry out repairs and become the majority owner. Of the 52 units acquired 37 were pre 1919 stock.

GCC provided £217,000 to LHA and MHA at 50% grant to carry out internal works to the properties to bring them up to a lettable standard for a section 5 referral.

It is important to note that no one was made homeless through acquiring any properties, as associations made sellers/private renters aware that they could become a tenant should they chose to remain after the property was sold.

Priority Area Acquisitions

Additionally, GCC run a priority area acquisition strategy which focusses on acquiring properties within prioritised boundaries within the city. These areas have been identified to combat issues such as absentee landlords, empty homes, maintenance, and factoring issues etc.

This strategy differs from the above as there is no requirement for these properties to be given as section 5 referrals. RSLs involved in this strategy include Govan, Rosehill, Milnbank, Wheatley Homes Glasgow, Thenuer, Govanhill and Lochfield Park. From 2023/24 both Maryhill and Linthouse will also be included.

4. DEVELOPMENT COSTS, RENTS, GRANT LEVELS & PROCUREMENT

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME



Thenue Housing Association
Former Littlehill Primary School

TABLE 11 DEVELOPMENT AND WORKS COSTS

	HOUSING ASSOCIATION NEW BUILD 2021/22	HOUSING ASSOCIATION NEW BUILD 2022/23
Average house size/person	3.96	3.44
Average house size/m2	115	98
Average total development cost/unit	£244,348	£241,732
Average total development cost/m2	£2,121	£2,469
Average total works cost/m2	£1,772	£2,136

There have been increases in both works and overall development costs in 2022/23 compared to 2021/22.

The increases range from 14.09% for average development costs per m2 and 17.05% for overall average works costs per m2.

The average development costs per unit have decreased by 1.08% in 2022/23 compared to 2021/22.

The average house size in person has decreased by 15.12% and the average house size cost per m2 has also decreased by 17.48%. These decreases are 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.

The war in Ukraine and Brexit have continued to affect construction price inflation, labour shortages and a lack of supply for some construction materials across the UK, however the introduction of the new Technical Standards for Fire Suppression has also increased works costs along with the new Build Heat Standard for Net Zero Heating which will become mandatory in April 2024.

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

**TABLE 12 HOUSING ASSOCIATION RENTS INCLUDED WITHIN 2022/23
NEW BUILD TENDER APPROVALS**

In 2022/23 the Scottish Government temporarily removed the requirement for RSL Social Rented properties rents to be compared against the RSL social rent benchmark (MHDGN 2022/02).

This table has therefore been removed this year as there was no requirement to assess rental income.

Nevertheless, GCC continued to work with RSLs to ensure social rents were affordable.

It should be noted however, that the requirement to assess rents against benchmarks has now been reinstated by the Scottish Government (MHDGN 2023/01) for the current financial year.

TABLE 13 GRANT LEVELS FOR TENDER APPROVALS (3 PERSON EQUIVALENT)

	BENCHMARK	2022/23 OUT-TURN
Social Rent New Build Greener Standard	£78,000	£143,664
Social Rent Rehab Other	£72,000	£102,007
Mid-Market Rent New Build Greener Standard	£53,500	£132,018

Table 13 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 2022/23 AHSP. Private Acquisition projects are not included in Tables 10 and 11. All new build projects that were approved during 2022/23 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:

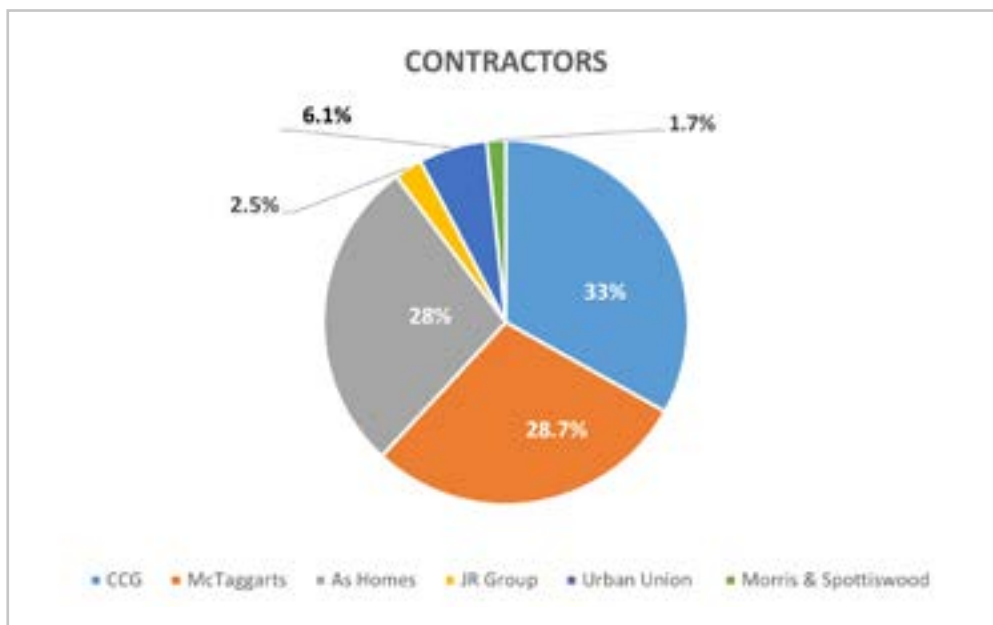
- Delivering homes to Section 7, Silver Level, of the 2019 Building Regulations in respect of Energy for Space Heating (i.e. full Bronze Level plus Aspect 2 of Silver Level).
- Provision of balconies.
- Provision of space for home working or study.
- Ensuring that all new social and mid-market rented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

If so, the relevant additional quality measures benchmark(s) will be taken into account when determining the overall affordable housing investment benchmark for the project.



**Lochfield Park Housing Association
Abbeycraig Road**

TABLE 14 DISTRIBUTION OF NEW BUILD CONTRACTING WORK



The above table shows the distribution of New Build Contracting work in 2022/23 tender approvals (by value of work approved).



Loretto Housing Association
Hallrule Drive

5. LAND RELEASE PROGRAMME



Vacant and Derelict Land

The Council is working closely with RSLs, Property & Consultancy Services (previously Corporate Asset Management) 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 RSLs in 2022/23. These will contribute 139 units over 3 sites to the Affordable Housing Supply Programme in the City.

TABLE 15 NOMINATED DISPOSALS TO RSLs

TEAM	SITE	ASSOCIATION	DWELLINGS
NW&G	25 Burnbank Gardens	Queens Cross	48 SR
NE	Shandwick Street	Wheatley	47 SR
South	Overtown Avenue	Rosehill	44 SR

VACANT & DERELICT LAND REGISTER

The 2022 Scottish Vacant and Derelict Land Survey recorded a 4% (32 hectares) net reduction in vacant and derelict land in Glasgow compared with 2021. This represents a continuation of the recent downward trend.

31 hectares were removed from the register as a result of residential development, of which around 17 hectares were as a direct result of the Affordable Housing Supply Programme, where over 350 units have been developed for new build housing across 13 sites of previously Vacant & Derelict land in the city.



**Partick Housing Association
Former St Peter's Primary School**

6. QUALITY, INNOVATION & SUSTAINABILITY

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME



Loretto Housing Association
Hallrule Drive

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

The changes mean all new build social homes, flats and shared multi occupied residential buildings must be fitted with automatic fire suppression systems since March 2021.

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 2022/23, 84.62% of our new build projects were designed to comply with the new fire regulations.

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 2022/23, 53% 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), District Heating Systems 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).

**TABLE 16 SAP (STANDARD ASSESSMENT PROCEDURE) RATINGS
BASED ON SAP 2012**

Rating	Band	NEW BUILD	
		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	629	100%
92 +	A	0	0%
TOTAL		629	100%

Table 16 confirms all new build units continue to be 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 in the city.

7. FEATURED PROJECTS

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME



Linthouse Housing Association Cromdale Square
Former Dumoyne Primary School

NORTH WEST & GOVAN AREA

LINTHOUSE HOUSING ASSOCIATION – CROMDALE SQUARE (FORMER DRUMOYNE PRIMARY SCHOOL)

Drumoyne Primary School on Shieldhall Road was built in 1949 and the building, the janitor's lodge, gate piers and boundary walls were category B listed.

The school closed in 2010 with the building and former janitors house lying derelict for many years. It was the target for several arson attacks resulting in substantial damage and the roof was exposed leading to further deterioration. The building was marketed in 2013 but other than a speculative proposal to turn it into a hotel which did not proceed, there was no other commercial interest.

In 2017 Linthouse HA stated their interest to work with NRS Housing Investment towards delivering an affordable housing development on the site. A feasibility study funded by AHSP funding was completed in 2018 and the site was identified to transfer to LHA as a nominated disposal from City Property. The site of a former blaes playing pitch, which was previously part of the adjacent Govan High School to the north, was also acquired to extend the site boundary.

Due to its listed status NRS Planning insisted on the retention of both the janitor's house, the main school sandstone front façade, the entrance gates, railings, and wall. They also insisted upon certain special design features on the new build blocks of flats adjacent to the façade. These blocks feature substantial brick piers reminiscent of the original school building, areas with artificial stone, a natural slated roof with and external cornice and eaves detailing. Demolition of the main building proved to be challenging due to the requirement to retain the façade.

The design of the project focused on the creation of a high quality new mixed residential scheme. It aimed to preserve and incorporate the sites former school characteristics within a completely regenerated area including well planned landscaping and new parking.

Linthouse developed an AHSP project of 49 units for social rent comprising of a mix of flats, terraced and the detached former janitors house as a larger family home with 4 homes for wheelchair users. The project started on site in November 2020 and completed in August 2022. The design of Drumoyne Primary School site has met with local approval from community groups and the thermally efficient new homes provide much needed family accommodation for LHA as their stock is predominately tenement flats.

The total development costs were £10.183m, with AHSP grant of £6.646m and private finance from Linthouse HA of £3.337m. There was also a contribution from second home Council Tax funding of £0.200m. The development was designed by Grant Murray Architects and constructed by CCG. The development was nominated as a finalist for several awards in 2023:

Scottish Design Awards
Homes for Scotland Awards
Scottish Home Awards and
Inside Housing Development Awards

NORTH EAST AREA

LOCHFIELD PARK HOUSING ASSOCIATION – ABBEYCRAIG ROAD

Lochfield Park Housing Association completed this development at Abbeycraig Road in the Easterhouse area of Glasgow in January 2023. The development involved the construction of 84 (346 bedspaces) new build for social rent, which comprised of a mixture of flats and terraced houses, as well as 6 larger family units.

The development included 8 bespoke housing units which were allocated to GHSCP for learning disability clients and included 4 wheelchair accessible ground floor flats. There are a further 4 wheelchair accessible ground floor units in the wider development so that there are 8 wheelchair accessible units in total.

The site sits on the edge of Easterhouse bordering the Seven Lochs Wetland Park and is close to the strategic road network which includes the M8 and M73 motorways and Easterhouse railway station. Easterhouse railway station provides access to regular train services to Glasgow and Edinburgh city centre. The site is also within walking distance of bus stops located adjacent to Lochdochart and Easterhouse Road, which are served by frequent local bus services. The site is close to Oakwood and St Benedict's Primary Schools as well as Lochend Community High School. There is a mix of social rented and owner-occupied housing immediately adjacent to the site.

Easterhouse town centre is a short bus or cycle ride from the site, which includes both the Lochs shopping centre and the Fort retail park where there are a range of retail amenities including non-food and food stores, entertainment, and leisure facilities. Development of this vacant brownfield site has contributed towards the regeneration of the built environment of the Easterhouse area and assists the promotion of Community Growth Areas in Lochend and Bishoploch.

The Abbeycraig Road development is part of a 20-year programme of housing led regeneration which along with the significant investment in areas such as, Education, Leisure, Business and Retail Facilities in the nearby Easterhouse Town Centre have all contributed to the establishment of a thriving community.

The total development costs were £14.884m, which was made up of AHSP grant of £8.884m and private finance from Lochfield Park Housing Association of £6.000m. The development was designed by Grant Murray Architects and constructed by McTaggart Construction. The development was also nominated as a finalist in two categories at the Scottish Home Awards 2023.

SOUTH AREA

CASTLEMILK

Castlemilk was one of four Priority Partnership Areas designated in Scotland in 1988. There followed two decades of substantial regeneration activity which saw Castlemilk's tenure change from 100% municipal social rent to 70% RSL Social, 30% Private. 2022/23 saw three of Castlemilk's housing associations complete new-build housing for social rent.

Cassiltoun Housing Association inherited, through second stage stock transfer, a vacant site on Castlemilk Drive. Walk-up tenement blocks had been demolished there and the site and land behind were a blight on Castlemilk's main thoroughfare for some thirty years. The Association built sixty flats (54 general needs, 6 wheelchair) there starting in September 2020 and completing in April 2022. Cruden Homes West Ltd were building one hundred and sixty-six houses for sale, with the aid of Partnership Support for Regeneration Grant, on the site behind and on another site to the south. Cassiltoun negotiated their tender with Crudens achieving an economy of scale. The architect was Hypostyle. AHSP funded £5.940m out of a total of £9.745m.

Windlaw Lodge was one of three sheltered housing facilities which closed with the opening of the Orchard Grove Care Home in North Toryglen. Situated on Arden Craig Road and facing Cathkin Braes Country Park, it fell within North View Housing Association's area of operation. They acquired the site in 2018 and demolished the building in 2019. The competitive tender for the new-build was awarded to J B Bennet who unfortunately went into administration. The next lowest tenderer was McTaggart who took the project forward. The Architect was Robert Potter and Partners.

They designed twenty-three mainstream flats and two wheelchair bungalows in a cul-de-sac development. The contract ran from October 2020 to June 2022. AHSP funded £2.544m out of a total of £4.792m.

For fifty years, Castlemilk West Church, known as the Ark, was a prominent landmark for those travelling on the Carmunnock bypass. Although C Listed, its demolition was approved following its closure and dereliction. Craigdale Housing Association and AS Homes partnered up to redevelop the site. This was challenging as, apart from the church's footprint, the site was steeply sloping with services running through it. The church was acquired and demolished in 2021.

The Architect George Buchanan Architects came up with a single block stepping down the hill, before changing to three blocks of twelve flats each around a courtyard at the site's top end. The contract ran from August 2021 to February 2023. AHSP funded £3.403m out of a total of £5.577m. The remainder of the site was landscaped to give an informal play area which can be overlooked from seating on a retaining wall constructed using gabion baskets.

These three developments have helped complete the Associations' areas and make Castlemilk a more attractive place to live in as the regeneration process has progressed.

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME – PROJECT AWARDS OBTAINED IN 2022/23

Project Name	Area	Housing Association	Main Contractor	Architect	Award Name	Award Type and Category
Dalmarnock Riverside	North East	Link Group	McTaggart	Hypostyle Architects	CIH Awards 2022 Herald Property Awards 2022 Homes for Scotland Awards 2022 Scottish Design Awards 2022 Scottish Home Awards 2022	Excellence in Regeneration (Finalist) Best Regeneration Project Residential (Winner) Development of The Year Large 100+ units (Winner) Regeneration (Winner) Housing Regeneration Project of the Year (Winner) Affordable Housing Development of the Year (Winner)
Larkfield	South	Link Group	Ashleigh (Scotland)	MAST	Scottish Home Awards 2022	Affordable Housing Development of The Year (Finalist)
Northgate	South	New Gorbals	CCG	Page / Park	Glasgow Institute of Architects Awards 2022	Best Residential Development (Winner)
Helenvale Street	North East	Parkhead	McTaggart	Anderson, Bell & Christie	Scottish Design Awards 2022 Scottish Home Awards 2022	Affordable Housing (Commendation) Affordable Housing Development of the Year (Finalist)
Fielden Street	North East	West of Scotland	McTaggart	Anderson, Bell & Christie	Scottish Design Awards 2022	Affordable Housing (Winner) Architecture Grand Prix (Winner)

8. POST COMPLETION REVIEWS

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME



Craigdale Housing Association
Castlemilk West Church

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 2022/23 four PCRs were carried out on the following projects.

RSL	PROJECT
Elderpark	Nethan Street
Link	Larkfield Phase 1
West of Scotland	Fielden Street
Yoker	Blawarthill conversion





Maryhill Housing Association
Rothes Drive

The key findings/issues from the 2022/23 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.
- The cost-of-living crisis has significantly impacted tenant's ability to pay their fuel bills. This was noted in tenant satisfaction surveys in one development and the Association instructed their in-house energy advisor to make contact with tenants to assist residents.
- Some issues of anti-social behaviour were recorded in some closes, which had been reported to the Associations housing management team who were dealing with them.
- It was noted that in one development wheelchair users had to navigate through 3 separate doors to reach the garden area and they also reported that they could not see out of their front door 'peep holes' as they were too high. These are important matters to consider for future developments.
- Tenant feedback is an important way of measuring the success of a development. The team were able to visit properties again this year, the first in 3 years, which allowed them to speak to tenants face to face and hear directly from them about living in their new homes.
- Overall, tenant feedback has consistently been extremely positive.

9. COMMUNITY BENEFITS

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME



Sanctuary Scotland
Hawick Street

Community Benefits clauses are requirements which are inserted into 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, housing associations and contractors can help to deliver some of the following objectives:

- 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
- Poverty Initiatives

Housing Investment analysed a sample of community benefits from projects in 2022/23. The following case study demonstrates the additional benefits that the Affordable Housing Supply Programme brings to the city through construction contracts community benefits.

SANCTUARY – HAWICK STREET

Sanctuary's development at Hawick Street supported the delivery of 12 new entrants, as well as providing skills and training opportunities including 2 completed apprenticeships.

In addition to this, donations totalling £16,897 were made by the developer, C.C.G., to Yoker Bowling Club, the Church of Scotland and the Glasgow Northwest Foodbank.



**Sanctuary Scotland
Hawick Street**

10. TRANSFORMATIONAL REGENERATION AREAS (TRAs)

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME



Craigdale Housing Association
Castlemilk West Church



Transforming Communities: Glasgow (TC:G) is a partnership between Glasgow City Council, Glasgow Housing Association (now 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 has been considerable.

During 2022/23, progress continued to be made across the TRA Programme; to date 2,576 new homes completed, including 2,153 (83%) 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.

A healthy mix of activity continues in all eight of 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

Site investigations completed, 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 submitted a planning application for 70 MMR homes. Tender approval through the AHSP is expected in 2023/24.

Proposals to redevelop the former Whitevale Baths building for community use are well advanced.

LAURIESTON TRA

Urban Union completed 90 new affordable units to New Gorbals HA as part of Phase 2 (200 units) towards Gorbals Street. Urban Union started on site delivering Phase 3 (350 homes for sale with 9 commercial units).

MARYHILL TRA

The regeneration of the Maryhill Locks area continues with Maryhill Housing Association nearing completion of Phase 7 (the Botany), 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

Housing largely completed. Malls Mire Green Space Improvements, providing an attractive local environment, officially opened June 2022.

POLLOKSHAWS TRA

Wheatley Homes Glasgow started on site of the former Shawbridge Street police station in October 2022 to deliver 35 MMR homes, and began demolition of the former Shawbridge Arcade in September 2022 ahead of developing 72 MMR homes on the site.

Urban Union are progressing on site with the 'Pollokshaws Living' private development of 137 homes. Phase 1 of 68 homes is now complete and Phase 2 is programmed for completion in autumn 2023.

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. This will help to unlock delivery of any future housing proposals.

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 66 MMR homes, were completed for Lowther Homes this year.

11. FUNDING BY HOUSING ASSOCIATION

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME



Thenue Housing Association
Abercromby Street

11. FUNDING BY HOUSING ASSOCIATION

TABLE A: HOUSING ASSOCIATION OUT-TURNS - MAINSTREAM PROGRAMME

The following table shows spend for 2022/23, (excluding Stage 3 Funding – see Table D).

TEAM	HOUSING ASSOCIATION	2022/23 OUT-TURN £M
North West & Govan	Cadder	£0.050m
	Cairn	£0.000m
	Cernach	£0.028m
	Elderpark	£0.076m
	Glasgow West	£1.183m
	Govan	£11.242m
	Hawthorn	£0.000m
	Linthouse	£1.491m
	Maryhill	£2.653m
	North Glasgow	£0.076m
	Partick	£2.037m
	Queens Cross	£4.381m
	Sanctuary Scotland	£0.000m
	Trust	£2.279m
	West of Scotland	£9.636m
	Wheatley Homes Group	£0.807m
	Whiteinch & Scotstoun	£0.132m
	Yoker	£1.604m
Yorkhill	£1.108m	
Sub-Total		£38.783m

TEAM	HOUSING ASSOCIATION	2022/23 OUT-TURN £M
North East	Blackwood	£0.000m
	Calvay	£3.860m
	Copperworks	£0.000m
	Home Scotland	£9.200m
	Link Group	£7.385m
	Lochfield Park	£0.000m
	Loretto	£0.000m
	Milnbank	£0.448m
	NG Homes	£0.000m
	Parkhead	£0.207m
	Provanhall	£0.000m
	Shettleston	£0.968m
	Spire View	£0.143m
	Thenue	£3.941m
	Tollcross	£0.000m
	Wellhouse	£0.000m
	West of Scotland	£0.000m
	Wheatley Homes Glasgow	£7.820m
Sub-Total		£33.972m

TEAM	HOUSING ASSOCIATION	2022/23 OUT-TURN £M
South	Ardenglen	£0.000m
	Cassiltoun	£0.000m
	Cathcart	£0.532m
	Craigdale	£0.553m
	Glen Oaks	£0.002m
	Govanhill	£0.642m
	Home Scotland	£2.494m
	Link Group	£4.154m
	New Gorbals	£0.361m
	North View	£0.000m
	Rosehill	£0.840m
	Sanctuary Scotland	£0.000m
	Southside	£7.095m
	Thenue	£0.000m
	Trust	£0.351m
Wheatley Homes Glasgow	£2.740m	
PSR	£0.475m	
Sub-Total		£20.239m
Total		£92.994m*

*Excluding £4.637m adaptations funding bringing overall budget spend to £97.632

TABLE B: HOUSING ASSOCIATION GRANT PLANNING TARGETS AND OUT-TURNS – LSVT PROGRAMME

The following table shows the planned and actual spend for 2022/23

TEAM	HOUSING ASSOCIATION	2022/23 OUT-TURN £M
North East	Home Scotland	£2.604m
Total		£2.604m

TABLE C: NATIONAL & REGIONAL HOUSING ASSOCIATIONS INCLUDED IN TABLES A AND B

HOUSING ASSOCIATION	2022/23 OUT-TURN £M
Blackwood	£0.000m
Home Scotland	£11.696m
Link	£11.539m
Sanctuary Scotland	£0.000m
Thenue	£3.941m
Trust	£2.630m
West of Scotland	£9.636m
Wheatley Homes Glasgow	£11.367m

TABLE D: HOUSING ASSOCIATION OUT-TURNS FOR STAGE 3 ADAPTATIONS (NOT INCLUDED IN TABLE A)

HOUSING ASSOCIATION	2022/23 OUT-TURN £M
Ardenglen	£0.012
Bield	£0.055
Blackwood	£0.028
Blairtummock	£0.049
Blochairn	£0.004
Cadder	£0.017
Calvay	£0.025
Cassiltoun	£0.027
Cathcart	£0.021
Cernach	£0.070
Charing Cross	£0.015
Copperworks	£0.011
Craigdale	£0.041
Cube	£0.129
Drumchapel	£0.010
Easthall Park	£0.025
Elderpark	£0.028
Gardeen	£0.057
Glasgow West	£0.030
Glen Oaks	£0.119
Govan	£0.036
Govanhill	£0.055

HOUSING ASSOCIATION	2022/23 OUT-TURN £M
Hanover	£0.075
Hawthorn	£0.026
Home Scotland	£0.077
Horizon	£0.039
Kingsridge	£0.023
Key	£0.025
Link	£0.056
Linthouse	£0.118
Lochfield	£0.033
Loretto	£0.035
Maryhill	£0.057
Milnbank	£0.046
Molendinar	£0.013
New Gorbals	£0.110
North Glasgow	£0.248
North View	£0.029
Parkhead	£0.087
Partick	£0.067
Pineview	£0.069
Provanhall	£0.010
Queens Cross	£0.201
Reidvale	£0.052
Rosehill	£0.081

HOUSING ASSOCIATION	2022/23 OUT-TURN £M
Ruchazie	£0.007
Sanctuary	£0.130
Shettleston	£0.096
Spire View	£0.041
Thenuie	£0.079
Tollcross	£0.023
Trust	£0.034
Wellhouse	£0.052
West of Scotland	£0.097
Whiteinch & Scotstoun	£0.088
Wheatley Homes Glasgow	£1.499
Yoker	£0.017
Yorkhill	£0.029
Total	£4.638

12. PARTNERSHIP SUPPORT FOR REGENERATION

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME



Wheatley Homes Glasgow
Damshot Crescent

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. These correspond to Types 1 & 2 in the PSR Guidance.

PSR Spend during 2022/23 was confined to one development:

Developer	Project	Units	Start	Complete	2022/23
Crudens	Castlemilk	166	Mar 19	Aug 23	£0.475m

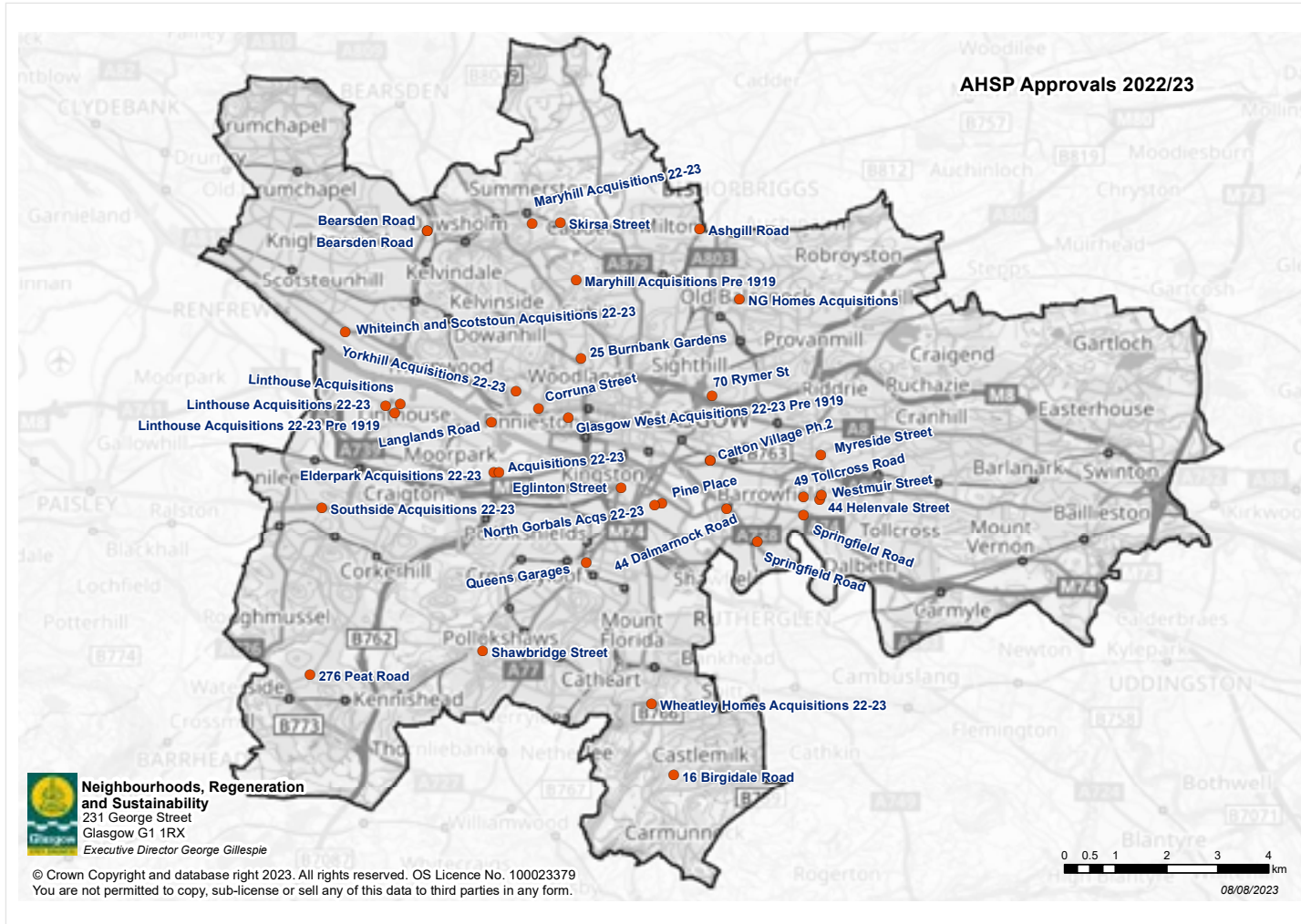
Fuller details of the AHSP are available at www.glasgow.gov.uk/housing or by contacting michael.gray@glasgow.gov.uk



Southside Housing Association
Allison Street

APPENDICES

CITY MAP 1 – AHSP APPROVALS 22/23 CITY WIDE





GLOSSARY

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME

Maryhill Housing Association
Rothes Drive

Term	Abbreviation	Description
Acquisition		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: <ul style="list-style-type: none"> • There is a GCC partnership/strategy in place (e.g. Homeless Strategy) • 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 a 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 through an approved LIFT scheme 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	AHSP	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 Special 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 which assists first time buyers by providing grant subsidy. The grant is means tested.

Term	Abbreviation	Description
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
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 (HA), Housing Co-operatives and Local Housing Organisations all come under this umbrella.
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 in Glasgow 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, Glasgow Housing Association and 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; Red Road; Sighthill and Pollokshaws.
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.