



Glasgow City Council

Net Zero and Climate Progress Monitoring City
Policy Committee

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

Contact: Jennifer Sheddan

Ext: 78465

Item 5

13th August 2024

HOUSING RETROFIT UPDATE

Purpose of Report:

To provide members with an update on housing retrofit activities and programmes in Glasgow and the City Region.

Recommendations:

The committee is asked to:

- a) Consider and note the update on housing retrofit programmes and activities that are being delivered by NRS Housing and partners including:
 - (i) Collaborating with partners to deliver pilot projects to gather evidence and test housing retrofit measures.
 - (ii) Delivery of the city's Heat and Energy Efficient: Area Based Schemes programme.
 - (iii) Delivery of the Private Sector Housing Grant and Improving Condition and Energy Efficiency of pre-1919 tenements grant.
- b) Consider and note the update from Glasgow City Region in relation to housing retrofit activities
- c) Consider and note the planned next steps and outputs for housing retrofit during the next year.
- d) Request a further update in 12 months' time.

Ward No(s):

Citywide: ✓

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

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1 Introduction

- 1.1 Neighbourhoods, Regeneration and Sustainability (NRS) Housing is working with partners to develop and implement measures and activities associated with retrofitting the city's housing stock. The measures outlined in this paper significantly contribute towards delivering outcomes outlined in Glasgow City Council's Strategic Plan 2022-27, Local Housing Strategy 2023-28 (LHS), Climate Plan and the Local Heat and Energy Efficiency Strategy (LHEES).
- 1.2 The purpose of this paper is to provide members with an update on housing retrofit activities and programmes in Glasgow and the City Region since the previous update, which was [reported to the Net Zero and Climate Progress Monitoring City Policy Committee during May 2023](#).

2 Housing Retrofit Update

- 2.1 Residential property accounts for 30% of Glasgow's CO_{2e} emissions (DESNZ) and an estimated 25% of city households live in fuel poverty (Scottish House Condition Survey 2019). Successfully implementing a large-scale programme of housing retrofit is pivotal to achieving the city's ambitious net zero, affordable warmth and improved health and well-being outcomes.
- 2.2 Glasgow's LHS 2023-2028 Delivery Plan contains a specific action to "develop and implement a Housing Retrofit Programme" for the city. Delivery of this action will involve the Council developing partnerships and working towards achieving outcomes associated with housing retrofit and net zero. At this stage, the aspiration is ultimately to develop a Housing Retrofit Delivery Plan for the city that will be aligned with both the LHS and LHEES.
- 2.3 A new Housing Retrofit team was created in NRS Housing during March 2023. The team is currently undertaking research, evidence gathering, establishing partnerships and engaging with stakeholders. Initial evidence gathering is expected to last until the end of 2024/25 and be an ongoing iterative process in the future. The team is simultaneously laying the foundations for action at scale and initiating early retrofit activities.
- 2.4 NRS officers have profiled the city's housing stock using multiple data sets including primarily Energy Savings Trust Home Analytics data, and are developing a position statement which will outline key retrofit challenges and opportunities. The following key points provide context in relation to the scale of retrofit activity that Glasgow requires to undertake:
 - Glasgow has 330,000 residential properties in total and significant retrofit requirements. 271,000 (85%) properties are heated by gas and will require to switch to a clean heating system by 2045 at the latest, but sooner if the City is to hit its target of Net Zero by 2030.
 - A total 125,000 (38%) of homes are classed as having Energy Performance Certificate (EPC) Band D-G and do not meet current government energy efficiency standards.

- Only 9,000 (3%) of homes meet the aspirational AECB/LETI retrofit standard of 50 kWh/m²/yr space heating demand.
- Improving energy efficiency and switching to zero direct emissions heating is a particular challenge because the city has a high concentration of flats, mixed-tenure multi-owner blocks, disrepair in private sector housing, and pre-1919 tenements, all of which present significant additional technical, logistical, and financial challenges for retrofit.

2.5 NRS Housing has focused on progressing activities during the last 12 months that relate to the following areas:

- Pre-1919 tenements – the identification of retrofit solutions for the 68,000 flats that present the most complex retrofit challenge resulting from their age, historic status, poor condition, traditional construction type, flatted, multi-owner, mixed-tenure and mixed-use nature.
- Heat Pump Accelerator – the identification of properties & households that are “heat-pump ready” to promote faster heat pump deployment and carbon emission reduction.
- Improving existing heating system efficiency – utilising (often) lower cost and less disruptive interventions to reduce carbon emission and fuel bills.
- Building energy performance modelling and monitoring – achieving a consistent framework that allows easy comparison.

2.6 The approach is highly collaborative. NRS Housing has, and continues to, engage extensively with public and private sector partners to build relationships, share learning and reach consensus on the best ways forward. Key groups such as the Glasgow Retrofit Advisory Group and Sustainable Glasgow: Heating and Housing Hub continue to facilitate collaboration with partners. Further information relating to the Sustainable Glasgow: Heating and Housing Hub workstreams is outlined in Appendix 1.

2.7 A housing retrofit research programme has been established. The programme brings together existing learning, tests new retrofit approaches within a consistent monitoring and evaluation framework and shares findings on an open-source basis. There are several projects live at moment and these are outlined in Appendix 2. Key research activities include:

- Registered Social Landlord led pre-1919 tenement retrofit pilots, which aim to test fabric energy efficiency, renewable energy generation and storage, and clean heat options including exhaust air heat pumps and electric wallpaper.
- Research by Loco Home Retrofit into social networks as drivers of owner-occupied “able to pay” retrofit.
- Building energy performance modelling and monitoring in partnership with universities.

2.8 Initial findings suggest that the large-scale retrofit of pre-1919 tenements is not viable due to high cost and disruption. The priority is now to develop a pattern-book of fabric measures and guidance on costs and clean heat sources to enable homeowners to make informed decisions on retrofit plans. NRS

Housing will align this with work to address tenement and wider housing disrepair issues.

2.9 NRS Housing has identified the following strategic challenges and the roles of GCC and its partners are being designed to respond:

- **Technical challenges** – An individual retrofit plan is required for each property to understand the actual building performance and identify the optimal retrofit solutions. The ongoing retrofit research will provide critical knowledge about the city’s housing and appropriate technical interventions.
- **Performance gap** – there is a gap between modelled and actual energy performance meaning more homes will require retrofit measures than current data suggests.
- **High cost, challenging affordability and inadequate grant funding** – the cost of retrofit measures can be high and prohibitive for many households. NRS officers continue to identify benchmark retrofit costs and the funding and financial mechanisms available to carry out works. Partner liaison will continue to identify ways to reduce costs and to simplify and increase the amounts of grant and finance available to encourage action.
- **Challenging archetypes** – the most significant being the city’s pre-1919 tenements. A granular approach is being collaboratively developed to identify the optimum outcome based on the cost, disturbance and benefits of measures.
- **Mixed tenure and multi-ownership blocks** – obtaining consensus amongst owners to repair, maintain and improve property is challenging, and can prevent measures from being implemented.
- **High levels of private sector housing disrepair** – repair is the first step on the retrofit pathway. The costs and logistics of carrying out building repairs are not adequately considered in retrofit planning and can affect delivery. There is no simple answer to either the mixed tenure or housing disrepair challenge, but NRS Housing will continue to liaise with the Scottish Government and partners to positively influence matters.
- **Cost of electricity** – at present the unit cost of electricity is significantly higher than gas. This is a major barrier to people choosing to install clean heating systems. The UK Government-led reform of the electricity market and the provision of greater amounts of locally generated, community-owned electrical power steered by NRS Sustainability officers are fundamental drivers of the desired shift towards electrified clean heat and the reduction of fuel poverty. Research is also ongoing into domestic energy storage options and use of lower-cost tariffs to reduce energy costs.
- **Lack of trusted sources of retrofit information, advice and services** – the development of a ‘one stop shop’ for retrofit advice and an ecosystem of intermediary organisations at local level with central co-ordination would support the scaling up and delivery of retrofit measures. This will be pursued further with City Region Housing Retrofit partners.
- **Skills and supply chain shortages in the construction sector** – the construction sector is not fully geared up to respond at the scale required. The opportunity to grow the green economy and harness local jobs, skills and community wealth will be developed with key economic development partners as retrofit approaches emerge.

- **Communication** – Careful, honest, evidence-based messaging will be required to achieve retrofit at scale, backed up by clear evidence outlined in local and national policy. Plans are ongoing for the city to host its third retrofit summit during February 2025 and this will raise awareness of associated activities.

2.10 There are many opportunities and benefits associated with large scale retrofit. These include reducing carbon emissions, the impact on climate change, fuel poverty and improving the health and wellbeing for residents. There is also the potential to create a regenerative green economy with employment opportunities. NRS Housing will continue to work with partners to ensure the programme of retrofit activities delivers these benefits for the city going forward.

3 Glasgow's Heat and Energy Efficient Scotland: Area Based Schemes Programme

3.1 NRS Housing has delivered the Scottish Government funded Heat and Energy Efficient Scotland: Area Based Schemes (otherwise known as ABS) programme of energy efficiency measures in the city since 2013. The programme has predominantly involved the installation of external wall insulation to owner-occupied and private landlord-owned properties in low-income areas of multiple deprivation. In line with Scottish Government guidance, grants are typically targeted at Council Tax Band A-C properties in the lowest 25% Scottish Index Multiple Deprivation (SIMD) areas of the city.

3.2 Since 2013/14, a total of £40.6m of grant funding has been invested to improve the energy efficiency of 6,000 privately owned homes across 82 project areas in the city. This funding has also been a pivotal component in enabling the delivery of Registered Social Landlord led energy efficiency investment to improve 4,800 social housing properties located in mixed tenure blocks. In total, circa 10,800 properties have received retrofit energy efficiency measures through the programme utilising £100m funding contributions from ABS grant, Private Sector Housing Grant (PSHG), Registered Social Landlords, Owners and Energy Company Obligation (ECO).

3.3 The ABS programme is a voluntary scheme whereby owners can opt into a project should they wish to do so. In mixed tenure blocks, all owners must agree to participate to allow works to proceed. NRS Housing has been working with partners to introduce additional early engagement activities in project areas to encourage households to participate and maximise uptake. Discussions are ongoing with other Council Services to improve procurement efficacy going forward. NRS Housing is also analysing a range of datasets that will be used to create a dashboard toolkit that will enable the Council to direct future ABS grant to the areas that are most in need.

3.4 The ABS programme for 2023/24 completed on 30th June 2024. A total of £3.4m was invested to install measures to 163 properties (completions) during 2023/24. Projects that are currently on site include Balornock (known as the

Swedish Timbers Phase 2), Kempsthorn Road (Pollok), Craigend (Easterhouse) and Barmulloch. Work to install measures to properties in these areas will continue into 2024/25. A review of the city's ABS 2023/24 programme and projects to be taken forward during 2024/25 will be reported to the Economy, Housing, Transport and Regeneration City Policy Committee in October 2024. The review will include case studies that outline the benefits households have experienced from the measures installed through the ABS programme.

- 3.5 Glasgow City Council has been awarded £6.8m of ABS grant for 2024/25. NRS Housing is working with the Scottish Government to finalise the delivery programme for 2024/25 and will explore opportunities to include the installation of heat pumps to suitable properties as part of the ABS delivery programme going forward.

4 NRS Private Sector Housing Repair Grant and Retrofit

- 4.1 Properties require to be in good repair before retrofit is considered. The significant level of disrepair amongst private sector housing, particularly the pre-1919 tenements, is a major impediment to both the preservation and retrofit of housing in Glasgow. The considerable financial, technical, legal and logistical barriers to property repair, especially in multi-owned blocks, mean there is no simple solution to this challenge. NRS Housing continues to work with stakeholders, including Scottish Government, to find effective interventions.
- 4.2 NRS Housing administers an annual Private Sector Housing Grant (PSHG) budget of typically £7m per annum. A total of £5.5m enables statutory and voluntary repairs to be undertaken to circa 80 properties directly, which typically unlocks wider owner-funded repairs to other properties in multi-owned blocks. This budget is heavily oversubscribed and has been affected by cost inflation. However, this investment is pivotal to addressing disrepair and creating a foundation for retrofit measures to be installed in the future.
- 4.3 An additional £2m was approved by the Council's City Administration Committee for spend between 2022 and 2025 to improve the condition and energy efficiency of pre-1919 tenements. There has been £1m of grant expenditure to March 2024. This has enabled 78 homes to receive, alongside the repairs noted above, an additional mix of energy efficiency improvements including internal wall, floor and loft insulation, and window repair and replacement. NRS Housing has agreed technical specifications with Historic Environment Scotland and these will inform the installation of future retrofit measures in pre-1919 tenement properties.

5 Glasgow City Region Update

- 5.1 The Glasgow City Region Programme Management Office (GCR PMO) is supporting the eight Local Authorities within the City Region to develop plans to deliver housing retrofit activities, share best practice, and explore

opportunities for collaboration. A report was submitted for discussion at the [Glasgow City Region Cabinet on 13 February 2024](#), which provided an update on the main areas that have been progressed by the Local Authorities and partners.

- 5.2 The GCR PMO is working with Local Authorities to maximise the best use of the existing resources (such as the ABS programme). Where there are incidences of budgets being underspent and returned to the Scottish Government, the GCR PMO is seeking to understand the challenges faced by Local Authorities and to engage with the Scottish Government to try and address these.
- 5.3 The GCR PMO is engaging with Local Authorities to develop a Regional Retrofit Strategy, which will complement the work of individual Local Authorities, raise awareness of retrofit, and seek to explore areas where collaboration would be beneficial such as skills development, support local supply chains, and maximise the use of retrofit funding. Key challenges that have been identified at this stage include skills development, local supply chains, stakeholder engagement, and financing retrofit. The strategy will be submitted to the Glasgow City Region Cabinet before the end of 2024.

6 Future Action

- 6.1 Since the establishment of the Housing Retrofit team, NRS officers have brought focus to, and achieved a greater understanding of, the challenges and opportunities for housing retrofit in Glasgow. Learning and collaboration has vastly increased and extensive and positive stakeholder relationships have been established that will underpin the delivery of future actions.
- 6.2 The planned key next steps and outputs during the next 12 months (until August 2025) include:
 - Producing an interim position statement, which will outline key findings, actions, resource requirements and information gaps, by March 2025 (Q4 24/25).
 - Continuing to gather evidence that will inform the development of a Housing Retrofit Delivery Plan for Glasgow (Q1 25/26).
 - Maintaining the collaborative cross-sector groups, partnership structures and stakeholder engagement to fast-track learning, reach consensus on the best way forward, and act (ongoing).
 - Expanding the Housing Retrofit Research programme to collate existing and test new retrofit approaches, which will inform all aspects of housing retrofit planning and delivery (ongoing).
 - Progressing homeowner guidance for pre-1919 tenement repair and retrofit through the provision of technical specifications for individual fabric energy efficiency measures and clean heating options as interim milestones (Q1 25/26).
 - Developing the heat pump accelerator initiative. This includes producing a matrix of property types and households suitable for heat pump deployment

and the identification of monitored pathfinder projects as interim milestones (Q2 25/26).

- Continuing to enable the 'fabric first' repair and retrofit of private sector housing through the administration of grant programmes and, where possible, align with Registered Social Landlord initiatives (ongoing).
- Exploring, with our stakeholders including the GCR PMO, the concept of a 'one stop shop' and tech platforms that will support retrofit delivery (Q1 25/26).
- Supporting the Net Zero Route Map project and population of the Climate View Model for Glasgow (ongoing).
- Progressing arrangements to hold a Glasgow City Region Retrofit Summit and Action Week during February 2025 (Q4 25/26).
- Supporting the delivery of the Local Heat and Energy Efficiency Strategy in partnership with NRS Sustainability.
- Continuing to support Sustainable Glasgow through the management of the Heating and Housing Hub.

7 Policy and Resource Implications

Resource Implications:

Financial: There are no direct implications arising from the report.

Legal: There are no direct legal implications arising from the report.

Personnel: There are no direct personnel implications arising from the report.

Procurement: There are no direct procurement implications arising from the report.

Council Strategic Plan: The measures outlined in the report will contribute towards the following Grand Challenges (GC) and Missions:

Grand Challenge 1 – Reduce poverty and inequality in our communities

Mission 3 – Improve the health and wellbeing of our local communities.

Grand Challenge 2 – Increase opportunity and prosperity for all our citizens

Mission 1 – Support Glasgow residents into sustainable and fair work.

Mission 2 – Support the growth of an innovative, resilient and net zero carbon Glasgow.

Grand Challenge 3 – Fight the climate emergency in a just transition to a net zero Glasgow

Mission 2 – Become a net zero carbon city by 2030.

Grand Challenge 4 – Enable staff to deliver essential services in a sustainable, innovative and efficient way for our communities:

Mission 1 – Create safe, clean and thriving neighborhoods.

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify. Work undertaken to implement the housing retrofit measures outlined in this report supports Outcomes 2 (older people access services) and 3 (accessible service information).

What are the potential equality impacts as a result of this report? There are no potential equality impacts because of this report.

Please highlight if the policy/proposal will help address socio-economic disadvantage. Yes, housing retrofit measures will reduce fuel poverty and carbon emissions, improve affordable warmth and housing condition, improve health and wellbeing, increase local jobs and skills development, contribute to a fairer, inclusive green economy and community wealth.

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify: The measures outlined in this report support energy demand reduction and decarbonisation of heat in all domestic properties. They support all five themes identified in Glasgow's Climate Plan, specifically:

Action 5 - The city and partners will continue to invest in programmes to enable young Glaswegians to access and succeed in new green job opportunities.

Action 8 – Continue to work with Scottish Government to maximise funding for Area Based Schemes to invest in improving energy

efficiency and tackling fuel poverty in private sector housing.

Action 9 – Prepare an investment improvement plan for older (pre1919) tenements and private sector housing.

Action 39 - Encourage and enable retrofit of all existing owner occupied housing to EPC level C or above, and to reduce flood risk (where appropriate).

Action 41 - Upgrade insulation and heating of all building stock in the city, and install measures to reduce flood risk, city council leading by example.

What are the potential climate impacts as a result of this proposal? The installation of retrofit measures to housing in the city will result in a reduction in CO_{2e} emissions and energy demand.

Will the proposal contribute to Glasgow's net zero carbon target? The delivery of housing retrofit measures saves carbon and reduces energy use to benefit the environment and is pivotal to achieving the city's net zero carbon target.

Privacy and Data Protection Impacts:

Are there any potential data protection impacts as a result of this report
Y/N

No

If Yes, please confirm that a Data Protection Impact Assessment (DPIA) has been carried out
Not applicable

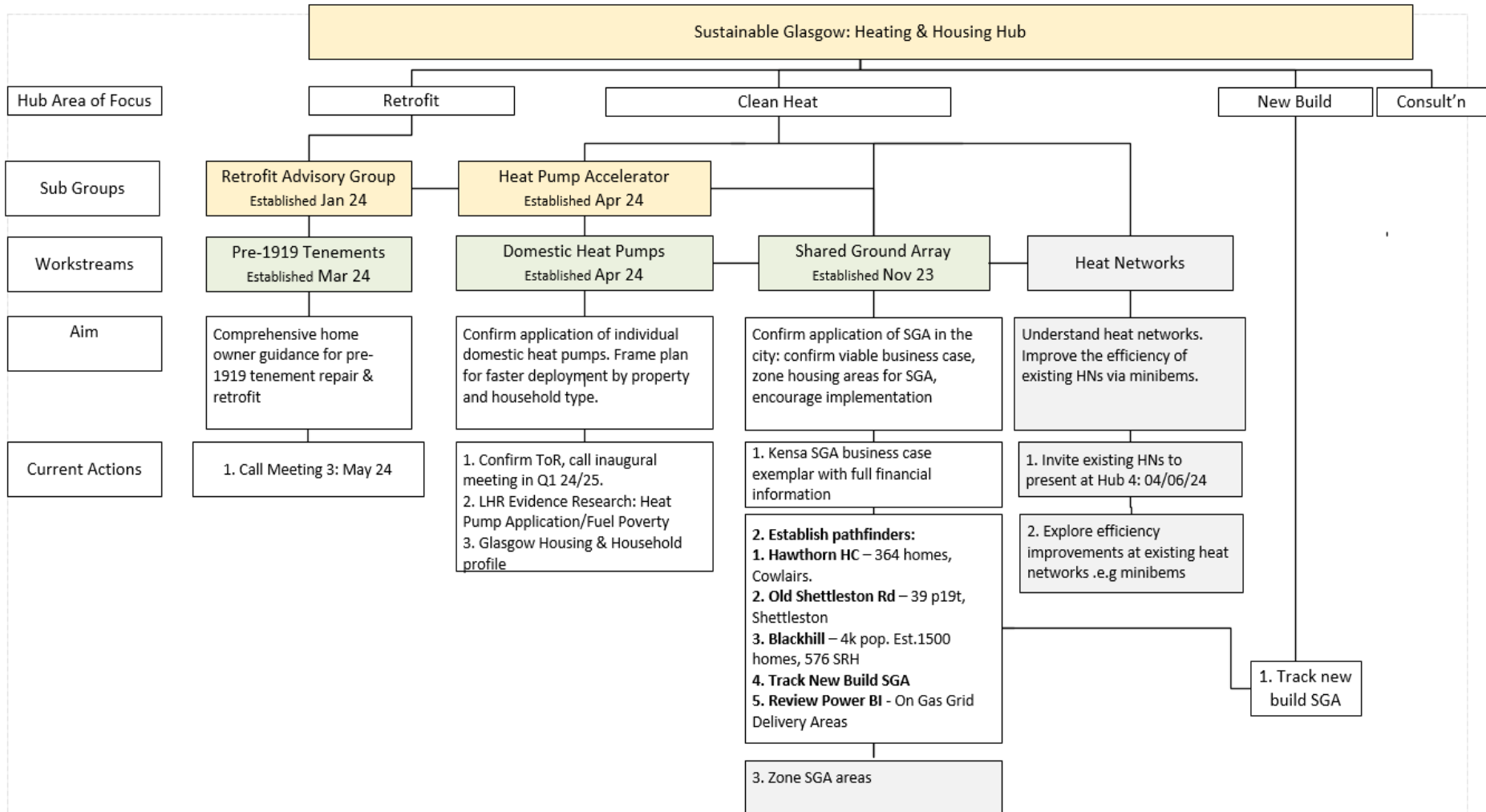
8 Recommendations

8.1 The committee is asked to:

- a) Consider and note the update on housing retrofit programmes and activities that are being delivered by NRS Housing and partners including:
 - (i) Collaborating with partners to deliver pilot projects to gather evidence and test housing retrofit measures.

- (ii) Delivery of the city's Heat and Energy Efficient: Area Based Schemes programme.
 - (iii) Delivery of the Private Sector Housing Grant and Improving Condition and Energy Efficiency of pre-1919 tenements grant.
- b) Consider and note the update from Glasgow City Region in relation to housing retrofit activities
 - c) Consider and note the planned next steps and outputs for housing retrofit during the next year.
 - d) Request a further update in 12 months' time.

Appendix 1 – Sustainable Glasgow Heating & Housing Hub Workstreams



Appendix 2 – Housing Retrofit Research Programme Summary (June 2024)

Project Name & Lead Org.	Project Summary
Niddrie Road, EnerPHit Project: Southside HA	An EnerPHit approach to retrofitting a vacant, 8 unit, pre-1919 tenement block. The final report was published in September 2023. The findings highlighted reduced energy demand, fuel bills and increased comfort levels for tenants but high costs (£136k p.u) and disruption levels mean the approach is not replicable.
Loco Home Retrofit Conversations Study: Loco Home Retrofit	An exercise in community-based social marketing to raise awareness and engage homeowners and tradespeople in retrofit. The report (March 24) provides useful insights on the power of word-of-mouth and local networks in facilitating retrofit.
Old Shettleston Road Retrofit Feasibility Study Report: Shettleston HA.	A PHPP modelled study to test the viability of deep retrofitting a pre-1919 tenement block (39 units) for social rent with residents in-situ at no financial detriment to tenants. Three packages of works specified: external, internal with residents in situ and internal when property void. The final report (December 2023) concluded both the cost (£100k p.u) and logistics of undertaking the deep retrofit was prohibitive. Phase 2 (2024/25) will sequence retrofit measures with scheduled maintenance and repair. Impacts are being monitored by Glasgow University.
Cathcart Road Retrofit Project: Govanhill HA	On site works to structurally repair and install fabric energy efficiency measures in 4 pre-1919 tenement closes (24 units) for social rent that are currently vacant, and to test exhaust air heat pumps and renewable energy generation via solar PV with battery storage. Est. works completion Nov' 24. Monitoring will be carried out for 1 year post completion.
Pre-1919 Tenement Retrofit Project: Wheatley Group	Social Housing Net Zero Heat Funding (SHNZHF) has been secured to test the best solution to retrofit void pre-1919 tenements with a spending cap of £20k per unit. The target is to achieve, where possible, a space heating demand of <70kWh/m2/yr. Void properties are surveyed and then the maximum output retrofit solutions are determined. As of March 2024, 20 properties had been completed with plans to complete a further 48 in 2024. Further details are awaited.

Project Name & Lead Org.	Project Summary
Keppochhill Electric Wallpaper Project: West of Scotland HA	"Electric wallpaper" (far infrared heating) is being trialed in 10 pre-1919 tenements in Keppochhill throughout 2024 and 2025. The project aims to establish whether this innovative direct-electric system is a viable, non-intrusive, cost effective and affordable clean heat option for pre-1919 tenements and households in fuel poverty. 12-month monitoring is in place.
Kensa Shared Ground Loop Array Pathfinders Project: Kensa Group	The Sustainable Glasgow Heating and Housing Hub in partnership with Kensa seeks to identify pathfinder projects in 2024/25 to test the viability of shared ground loop array (SGLA) ground source heat pumps (5 th generation heat networks) as a decarbonised heat source for housing. Pathfinders are sought for existing housing including pre-1919 tenements, a mixed property neighbourhood, multi-storey flats, as well as several new build developments.
Heat Pump Accelerator Research: Sustainable Glasgow Heating and Housing Hub	A new working group has emerged from the Sustainable Glasgow Heating and Housing Hub to bring forward heat pump deployment. Two collaborative research pieces are envisioned (i) to develop a matrix of property and household types most suitable for heat pumps, (ii) to monitor the design, install and performance of heat pumps to demonstrate efficiencies and running costs that are equivalent or less than gas boilers. The working group aims to promote an accurate understanding of heat pumps and their application and frame a plan for faster deployment of domestic heat pumps in Glasgow from May 24 onwards.
Connected Response Project: Wheatley Group	'Connected Response' smart technology introduces weather compensation and gives householders greater control over the time-of-use and temperature of their electric heating & hot water. Working with the Economy 10 tariff, it has been shown to reduce energy use by up to 30% and cut bills by up to £300 per year. Wheatley Group have plans to switch 10,000 flats in Glasgow currently heated by older inefficient and inflexible electric storage heaters to connected response over a 4-year period.
18 Langside Road Statutory Repair Project: PRS Housing	Repairs and energy efficiency works were completed to an empty, listed, pre-1919 building in 2023 subject to a statutory repair notice. Historic Environment Scotland provided technical specifications for open-vapour internal wall insulation which will be incorporated into homeowner retrofit guidance.
Net Zero Journey Retrofit Archetypes	Queens Cross and Maryhill HA's, working in partnership with Paisley RSLs with similar stock types, have commissioned a study to identify the best value retrofit approach for 4 common archetypes including pre-

Project Name & Lead Org.	Project Summary
Feasibility: Queens Cross HA, Maryhill HA,	1919 tenements. Full findings are expected in August 24. Indicative costs are reported to be prohibitive and the RSLs are keen to use this study to jointly lobby government to highlight the gulf between net zero ambitions and delivery constraints.
107 Allison Street: Southside HA	Internal wall insulation, airtightness, window replacement works completed in 2023 at 11 Southside HA properties in a mixed tenure close with all properties benefiting from communal building repairs. Existing boilers retained. The 5 owners participating in common repair works are receiving financial support from the Private Sector Housing Grant.
Pre-1919 Tenement Retrofit Pilot: Linthouse HA	Linthouse Housing Association is bringing forward deep retrofit whole-building proposals for 5 mixed-tenure pre-1919 tenement closes including 3 within Govan Conservation Area for retrofit solutions. In-situ retrofit solutions are being investigated including CIWI Superbead, window replacement and airtightness improvements. The project is awaiting the outcome of a SHNZHF application which will determine how it progresses.