

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME



Altyre Street, Tollcross, Tollcross Housing Association

PERFORMANCE REVIEW 2025/26

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FOREWORD

Welcome to the 23rd Affordable Housing Supply Programme (AHSP) Annual Performance Review 2025/26. This review provides an overview of all the great housing and regeneration outcomes which have been delivered over the last year through this programme, and which have been the culmination of an incredible level of partnership working with our housing association partners, the Scottish Government (SG), the construction and development sector, and with our communities.

At the start of the financial year 2025/26, the AHSP budget was £103.638m, with a further £24.119m allocated later in the year for targeted investment to support housing associations to deliver on the city's strategic Acquisitions and Voids programmes. This followed considerable engagement with SG on Glasgow's homelessness and housing emergency, declared in 2023.

The £127.757m AHSP investment was fully delivered in Glasgow within the financial year, which levers in significant levels of private investment, which in turns helps to drive wider economic benefits. 557 homes were approved and 448 new homes were completed during the year.

The AHSP has a significant impact on the wider housing system and has multiple benefits for the health, social care and economic wellbeing of Glasgow's residents. The investment of £4.512m in Stage 3 adaptations enabled over 1150 residents to remain in their existing homes by supporting the delivery of adaptations. It also assists housing associations to make most effective use of their housing stock by enabling residents to move to more accessible housing suited to their needs - releasing larger properties for families. The programme contributes to the city's sustainability and carbon net zero targets with nearly 90% of the new build homes achieving Band B of the SAP 2012 energy efficiency ratings, while a further 10% of new build homes achieving Band A (the highest standard), helping many households to reduce their fuel bills.

The housing needs within our communities are acute and the multitude of benefits of delivering more affordable homes is widely acknowledged, and so we will continue to seek out even better way to approach the delivery of more affordable homes, optimising outcomes for the city and the people of Glasgow.



Councillor Ruairi Kelly, City Convener for Housing, Development, Built Heritage and Land Use

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 Glasgow Affordable Housing Supply Programme (AHSP) budget for 2025/26 was £127.757m. This was made up of an allocation of £103.638m for main programme activities with Scottish Government also making available two further separate allocations throughout the financial year of £11.927m and £12.192m specifically to target strategic acquisitions and voids.

Glasgow's Local Housing Strategy (LHS) 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 vision and priorities are listed below: -

Vision	We have more affordable, accessible, safe and sustainable homes, which support good health in thriving neighbourhoods across the city, are well-connected to jobs, education, services and opportunities, and contribute to Glasgow being an attractive place for people to live, learn, work and invest.
Strategic Priorities	1. Delivering more homes and great places that reduce poverty and inequality and increase opportunity and prosperity for all. 2. Improving the energy efficiency of Glasgow's homes, reducing fuel poverty and supporting a Just Transition to Net Zero through decarbonising domestic heating and energy. 3. Improving the condition of Glasgow's existing homes and preserving Glasgow's tenements and built heritage. 4. Supporting people to live independently and well at home in the community. 5. Improving housing options, affordability and sustainability for tenants and owners, to prevent and reduce homelessness.

For affordable rented housing, the LHS 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) where possible and where it will create mixed tenure communities.

This performance review document sets out what the Affordable Housing Supply Programme has delivered in 2025/26. This review describes how many new homes were delivered during the year to meet the LHS objectives, where they were built, how much they cost, what type of homes they are, how they have been adapted, and how they contribute to reducing carbon emissions across the city.

2. HOUSING UNITS

Table 1: Unit Approvals by Housing Investment Area

AREA	2025/26 OUT-TURN NEW BUILD	2025/26 OUT-TURN TOTAL
North West & Govan	8	114
North East	259	354
South	19	55
LSVT	34	34
Totals	320	557

We approved tenders for 557 new and improved homes in 2025/26. This was a 22% increase from the previous year. From this total, 320 units were for new build homes, 220 were acquisitions or voids, and 15 were refurbishments/conversions. The final two units were open market purchases for Particular Needs clients.

Table 2: New Build Unit Approvals by Tenure

TENURE	2025/26 OUT-TURN
Housing Association (HA) Rent	523
Housing Association (HA) Rent – LSVT	30
Mid-Market Rent	0
New Supply Shared Equity (NSSE) (LSVT)	4
Totals	557

Table 3: Unit Approvals by Grant Type

TENURE	2025/26 OUT-TURN
Housing Association (HA) Rent:	553
- General Needs Homes	499
- Particular Needs Homes	54
Mid - Market Rent	0
- General Needs Homes	0
- Particular Needs Homes	0
New Supply Shared Equity (NSSE)	4
Totals	557

The Council approved 557 new and improved housing units in 2025/26, of which 553 homes were for Social Rent and 4 were for NSSE.

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

During 2025/26, a total of 23 wheelchair readily adaptable units were approved and a breakdown is provided in Table 4.

	NORTH WEST & GOVAN	NORTH EAST	SOUTH	TOTAL
Wheelchair Readily Adaptable Unit Approvals 2025/26	6	17	0	23
Wheelchair Readily Adaptable Bedspaces 2025/26	21	61	0	82

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 which requires the provision of housing for people with particular needs.

To respond to the identified housing need for more family housing in Glasgow, NRS Housing proactively engage with housing associations to prioritise and bring forward developments that will deliver more larger family and family homes.

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 27 larger family units were approved during 2025/26.

	NORTH WEST & GOVAN	NORTH EAST	SOUTH	TOTAL
Larger Family Unit Approvals 2025/26	6	14	7	27
Larger Family Approvals Bedspaces 2025/26	51	97	26	174

A 'larger family unit' is defined as a home with 4 or more bedrooms and 6 or more bedspaces.

In addition, the Council approved 137 3-bedroom properties outlined in table 6.

Table 6: 3-bedroom (4 apt) Housing Unit approvals by Housing Investment Area

	NORTH WEST & GOVAN	NORTH EAST	SOUTH	TOTAL
3-bedroom Unit Approvals 2025/26	27	82	28	137
3-bedroom Unit Approvals Bedspaces 2025/26	76	349	82	507

Table 7: Unit Completions by Tenure

	2025/26 PLANNED	2025/26 OUT-TURN
HA Rent General Needs	398	282
HA Rent Particular Needs	28	23
Mid-Market Rent	207	143
NSSE	0	0
Totals	633	448

As well as the 448 units in completed schemes, a further 138 homes across two projects were completed and occupied ahead of full project completion – in effect a total of 586 homes were completed in 2025/26.

Social Care Housing Investment Priorities

The Glasgow City Health and Social Care Partnership (HSCP) produces a Social Care Housing Investment Priorities (SCHIP) paper every five years. Each year NRS Housing Investment and Housing Strategy teams produce a Strategic Housing Investment Plan (SHIP) which aims to include elements of the SCHIP. The present SCHIP covers the period from 2023/24 up to 2027/28. It has identified a requirement for 300 units to meet five categories of special needs of which there is a current shortfall. These categories identified are Learning Disability, Physical Disability, Mental Health, Older People and Care Experienced Families. This accommodation can be in the form of new build or repurposing of existing stock. Table 8 below summarises what was achieved in 2025/26. NRS Housing and HSCP have initiated monthly meetings to identify more effective ways of achieving these s. As HSCP move away from 'core and cluster' models of delivery, and AHSP projects at the early stage (Scheme Agreement) of delivery progress, more targets will be met.

Table 8 – SCHIP Monitoring Particular Needs in Social Rent Completions in 2025/26.

	2025/26 PLANNED	2025/26 OUT-TURN
Learning Disability	18	0
Physical Disability	10	23
Mental Health	15	0
Older People	30	17
Care Experienced Families	15	0
Totals	88	40

3. EXPENDITURE

As the financial year progressed many challenges to the construction of projects were faced, however the Council, through developing housing associations, delivered a final out-turn expenditure figure for the year of £127.757m (100% of grant allocation).

The 2025/26 outturn figure of £127.757m related to the following programme budgets:

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

This figure can be further broken down as follows:-

Table 9: Expenditure by Budget Type

PROGRAMME BUDGET	PROFILED	2025/26 OUT-TURN
Committed Spend	£58.997m	£62.822m
Programmed Spend	£38.110m	£37.353m
Acquisitions/Voids	£24.119m	£22.617m
LSVT Programme	£1.531m	£0.453m
Medical Adaptations (Stage 3s)	£5.000m	£4.512m
Totals	£127.757m	£127.757m

Table 10: Expenditure by Housing Investment Area

AREA	PROFILED	2025/26 OUT-TURN
North West & Govan	£38.433m	£49.483m
North East	£45.544m	£45.984m
South	£38.780m	£27.778m
Medical Adaptations (Stage 3s)	£5.000m	£4.512m
Totals	£127.757m	£127.757m

Table 11: Expenditure by Grant Type

GRANT TYPE	2025/26 OUT-TURN
HA Rent General Needs	£97.274m
HA Rent Particular Needs	£5.017m
Mid Market Rent	£19.196m
New Supply Shared Equity	£0.000m
Large Scale Voluntary Transfer	£0.453m
Partnership Support for Regeneration	£1.305m
Medical Adaptations (Stage 3s)	£4.512m
Totals	£127.757m

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.

Recognising the importance of giving people who want to stay in their own homes the opportunity to do so, the AHSP in Glasgow provides grants for adaptations to housing association properties. Adaptations funding (Stage 3 Funding) has helped to ensure independent living for those whose needs have changed and also improve the suitability of current homes for older people and people with disabilities.

During 2025/26, £5m in AHSP grant was allocated for medical adaptations. In total, £4.512m was spent during 2025/26 which allowed over 1,150 properties to be adapted to allow tenants to continue living in their current properties. All eligible claims received during 2025/26 were processed and paid within the financial year, meeting RSL demand.

Of the homes adapted, level access showers or wet floor shower rooms were the most needed adaptation, with the main recipient being older people. Other common adaptations included the installation of internal and external safety rails.

Strategic Acquisitions Programme

For more than a decade, Glasgow City Council's strategic acquisitions programme has served as a vital mechanism for housing associations by offering a quicker alternative to traditional new-build delivery for expanding their housing stock and lately, for reducing homelessness across the city.

An additional benefit of the programme is that it enables RSLs to consolidate management control within multi-occupancy buildings, such as the city's historic pre-1919 tenement blocks. By purchasing these units from private owners, housing associations can implement comprehensive, long-term maintenance regimes for both individual flats and shared communal spaces. This proactive intervention plays a crucial role in safeguarding Glasgow's architectural heritage, preventing urban decay, and ensuring these properties remain viable, high-quality homes well into the future.

During 2025/26 financial year, the Glasgow programme received a dedicated £24.119m from Scottish Government for strategic acquisitions.

This allowed for focus in the following key areas;

- **Open-Market Purchases:** Housing associations were encouraged to study their local commercial housing markets and prioritise the acquisition of large or larger family-sized homes (3, 4 and 4 bedroom plus properties). Through this activity, the Council was able to support the acquisition of 71 three-bedroom properties and a further 12 larger family homes. This enabled the city to directly reduce the number of families with children living in unsuitable temporary accommodation.
- **Void Asset Activations:** Specifically targeting long-term empty properties and complex tenement recovery, the council approved 48 void refurbishments across partners such as Reidvale, New Gorbals, and NG Homes, successfully transforming urban blight into active social housing stock.

The following breakdown outlines the specific AHSP funding allocations, unit approvals, and capital disbursed to individual housing associations across Glasgow for the 2025/26 period:

Table 12: Strategic Acquisitions (including voids) - Expenditure and Unit Numbers by RSL

Housing Association	Tender Approved in 25/26 (Units)	Funding Approved in 25/26	Disbursed to HA in 25/26
Ardenglen	2	£0.157m	£0.157m
Cadder	1	£0.077m	£0.000m*
Calvay	1	£0.099m	£0.099m
Cassiltoun	2	£0.150m	£0.000m*
Cathcart & District	3	£0.387m	£0.389m**
Elderpark	5	£0.393m	£0.382m
Glenoaks	2	£0.220m	£0.220m
Govan	0	£0.000m	£0.038m**
Home	0	£0.000m	£1.877m**
Linthouse	37	£5.265m	£4.657m
Lochfield Park	1	£0.067m	£0.084m**
Maryhill	7	£1.133m	£1.114m
Milnbank	7	£0.641m	£0.632m
NG Homes	25	£2.874m	£0.307m
New Gorbals	1	£0.111m	£0.269m**
Parkhead	10	£1.108m	£1.026m
Provanhall	4	£0.428m	£0.431m**
Reidvale	22	£1.663m	£1.023m
Shettleston	11	£0.852m	£0.791m
Southside	3	£0.567m	£0.525m
Thenue	1	£0.077m	£0.086m**
Tollcross	10	£1.350m	£1.327m
West of Scotland	6	£0.526m	£0.917m**
Wheatley	41	£4.842m	£3.795m
Whiteinch & Scotstoun	11	£1.219m	£0.918m
Yoker	2	£0.185m	£0.176m
Yorkhill	5	£1.496m	£1.378m
Totals	220	£25.887m	£22.617m

* - To be claimed during 26/27

** - Includes funding approved in previous year

4. DEVELOPMENT COSTS, RENTS, GRANT LEVELS & PROCUREMENT

Table 13a: New Build Development and Works Costs

Measure	Housing Association New Build 2024/25	Housing Association New Build 2025/26
Average unit size (bedspaces)	3.75	3.89
Average house size (m ²)	94m ²	96m ²
Average total development cost per unit	£226,891	£278,000
Average total development cost per m ²	£2,415/m ²	£3,220/m ²
Average total works cost per m ²	£2,113/m ²	£2,770/m ²

Table 13a: Based on new build tender approvals only. Strategic acquisitions, void purchases and rehabilitation projects are excluded from the calculations.

Development costs for new build projects approved during 2025/26 increased compared to the previous year, as can be seen in table 13a. The programme approved 239 new build homes across six developments, providing a mix of social rented family housing, wheelchair-accessible homes and particular needs accommodation. Average development costs increased to approximately £278,000 per unit, representing a 22.5% increase on the previous year. Average development costs were £3,220 per m², with average works costs of £2,770 per m². At the same time, the average size of approved homes increased by 2.1%, from 94m² to 96m², while average bedspace provision increased by 3.7%, from 3.75 to 3.89 bedspaces per unit. These increases reflect the delivery of larger homes with greater occupancy capacity, alongside continued investment in quality, accessibility and energy performance standards.

The increase in development costs reflects the delivery of larger and more complex developments incorporating enhanced sustainability requirements, Net Zero compliant heating systems and accessibility. Several projects also include wheelchair-accessible homes, particular needs accommodation and larger family housing, all of which require larger floor areas and higher specification standards.

Notwithstanding these requirements, the programme continues to deliver quality, energy-efficient homes that support the objectives of Glasgow's Local Housing Strategy and contribute towards the city's wider climate change and sustainability ambitions. All new build projects approved during 2025/26 were designed to achieve high levels of energy performance, helping to reduce future energy costs for residents while supporting the transition towards low-carbon housing.

Table 13b: Refurbishment and Conversion Development Costs

Measure	Housing Association Refurbishment / Conversion 2024/25	Housing Association Refurbishment / Conversion 2025/26
Units Approved	20	15
Average unit size (bedspaces)	2.3	2.7
Average house size (m ²)	68m ²	62m ²
Average total development cost per unit	£142,000	£189,000
Average total development cost per m ²	£2,110/m ²	£3,060/m ²
Average total works cost per m ²	£1,580/m ²	£2,2700/m ²

Table 13b: Based on refurbishment and conversion projects approved during 2025/26. Strategic acquisitions, void purchases and open market acquisitions are excluded from the calculation.

Refurbishment and conversion projects continue to play an important role within Glasgow's Affordable Housing Supply Programme, providing an effective means of increasing affordable housing supply while making productive use of existing buildings. The addition of 2024/25 comparison data in table 13b, demonstrates that this type of project continues to contribute to programme delivery year on year, alongside new build activity.

During 2025/26, approvals were granted for 15 homes across seven refurbishment and conversion projects. These projects included the conversion of former commercial and institutional buildings, the remodelling of existing residential properties and the delivery of specialist accommodation.

The approved projects delivered an average development cost of approximately £210,000 per unit, with average development costs of £3,030 per m² and average works costs of £1,990 per m². Whilst development costs per square metre remain relatively high compared with some traditional refurbishment projects, this reflects the complexity of converting existing buildings to modern standards, including compliance with current building regulations, accessibility requirements, fire safety standards and energy efficiency targets.

The programme includes the conversion of former shops, schools and residential buildings for affordable housing use, helping to preserve existing assets, support regeneration objectives and reduce the environmental impact associated with demolition and new construction. Several projects also delivered wheelchair-accessible and particular needs accommodation, contributing towards wider Local Housing Strategy objectives and supporting independent living.

Refurbishment and conversion schemes remain an important additional source of properties in addition to new build development by bringing vacant and underutilised

buildings back into use, supporting local regeneration and increasing the supply of affordable housing in established communities.

Table 14: Housing Association Rents included within 2025/26 New Build Tender Approvals

	NEW BUILD
Average Rent per Annum (2025/26)	£6,104
Average Rent converted to 3 Person Equivalent (2025/26)	£5,646
Comparison with Average Rent per Annum (2024/25)	£5,162
Comparison with 3 Person Equivalent (2024/25)	£4,815

The calculated average 3-person rents within new build tenders that were approved during 2025/26 ranged from £5,026 to £6,566 per annum, contributing towards an average 3 person equivalent rent of £5,646 per annum. A total of 8 new build projects were approved in 2025/26.

Due to projects completing in different financial years, all rents have been calculated to 2025/26 levels to allow an accurate comparison.

Table 15: Grant Levels for Tender Approvals (3 Person Equivalent)

	SCOTTISH GOVERNMENT BENCHMARK	2025/26 OUT-TURN
Social Rent New Build Greener	£95,741	£167,867
Social Rent Rehab Other	N/A	£112,995
Mid-Market Rent New Build Greener Standard	£65,669	N/A

Table 15 above outlines the Average 3 Person Grant calculations for both new build and rehab projects that were approved by the Council as part of the 2025/26 AHSP. All new build projects that were approved during 2025/26 achieved the greener standard and were for Social Rent.

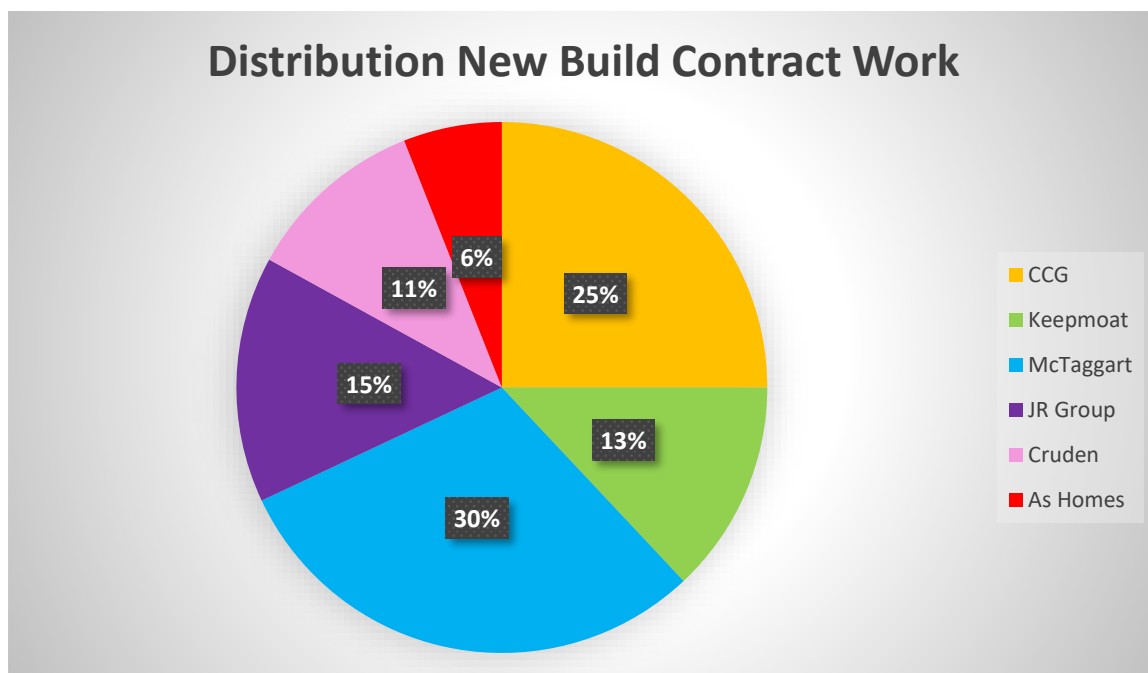
When applying for grant funding at tender stage, housing associations highlight whether their development proposals contain any of the following 'additional quality measures' benchmarks, above and beyond the 'standard' benchmarks noted above:

- 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).

- Home delivered to the updated provisions for energy performance, ventilation and assessment of overheating risk introduced through building regulations in February 2023.
- 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.

Table 16: Distribution of New Build Contracting Work



The above table shows the distribution of tender approvals (by value of work approved).

5. SITES FOR HOUSING

The Council works closely with housing associations, Property & Consultancy Services and City Property LLP on nominated land disposals for the AHSP.

The table below shows the site disposals to housing associations during 2025/26. These will potentially contribute 189 additional units over 4 sites to the Affordable Housing Supply Programme in the city.

Table 17: Site Disposals to RSLs during 2025/26

Area	Site	Housing Association	Units
North East	Tureen Street	Thenue	42
North East	Spoutmouth	Wheatley	34
North West	85 Beechwood Drive	Partick	1
South	Cook Street	Wheatley	112

Vacant & Derelict Land

From 2020/21-2024/25, vacant and derelict land in Glasgow has decreased by 113 hectares. Approximately 45 hectares (39%) of this reduction was as a direct result of the Affordable Housing Supply Programme. During 2025/26, 2.75 hectares of vacant and derelict land was reused for affordable housing, with 289 new build units constructed.

6. QUALITY, INNOVATION & SUSTAINABILITY**Sustainability and Energy Efficiency**

The 2025/26 Affordable Housing Supply Programme continued to support Glasgow City Council's commitment to delivering high-quality, sustainable and energy-efficient homes, helping to reduce fuel poverty and support the transition to Net Zero.

Sustainability Standard

All new build projects approved during 2025/26 achieved Glasgow's Sustainability Standard. Key developments including Spoutmouth, Gairbraid Avenue, Glenfarg Street, Sighthill Phase 2B, Dalmarnock Riverside Phase 4, Haghill Primary School, Tureen Street, East Balornock Phase 7 and Arden Phase 6 all incorporate sustainability measures set out within Scottish Building Standards Technical Handbook (Domestic) and the Scottish Government's greener homes requirements.

Net Zero Heating and Innovation

All new-build projects approved during 2025/26 achieved compliance with the New Build Heat Standard through the provision of net zero direct emissions heating systems. Approved developments incorporate a range of heating solutions including:

- Exhaust Air Heat Pumps
- Air Source Heat Pumps
- District heat network connections
- Highly insulated building fabric and enhanced energy efficiency standards

These measures are anticipated to help reduce operational carbon emissions, lower household energy costs and improve long-term sustainability outcomes for residents.

Table 18: SAP (Standard Assessment Procedure) Ratings

Based on SAP 2012

		New Build	
Rating	Band	Units	%
92+	A	34	10.6%
81–91	B	287	89.4%
69–80	C	0	0%
55–68	D	0	0%
39–54	E	0	0%
21–38	F	0	0%
1–20	G	0	0%
Total		321	100%

Table 18: SAP (Standard Assessment Procedure) is the national methodology used to assess the energy efficiency of homes. Properties are awarded a rating from Band A (highest efficiency) to Band G (lowest efficiency). Higher SAP ratings indicate lower expected energy consumption, reduced carbon emissions and lower fuel costs for residents.

The energy performance of approved new build developments remains exceptionally strong. Just over 89% of approved units achieved SAP Band B, while just under 11% achieved SAP Band A, representing the highest level of energy efficiency. Projects achieving SAP Band A include the East Balornock Phase 7 development, while the developments at Sighthill, Dalmarlock Riverside, Haghill, Glenfarg Street, Tureen Street and Arden all achieved SAP Band B ratings.

These ratings demonstrate the continued success of Glasgow's Affordable Housing Supply Programme in delivering homes that are energy efficient, sustainable and aligned with the city's climate and fuel poverty objectives.

Modular Construction for Affordable Homes

The Council continues to explore innovative approaches to delivering high-quality, sustainable affordable housing. Glenfarg Street development in Woodside is being delivered by Queens Cross Housing Association and will provide eight new affordable homes using Modern Methods of Construction (MMC). The scheme utilises off-site manufactured modular units, improving construction efficiency, reducing construction waste, enhancing quality control and supporting faster delivery. The use of MMC also contributes to wider sustainability objectives through more efficient use of materials, reduced site activity and transportation requirements, and lower embodied carbon compared with traditional construction methods.

Located on a challenging urban infill site, the development will demonstrate how modular construction can unlock small brownfield opportunities while delivering high quality, durable, energy-efficient, accessible housing, including four wheelchair-accessible homes.

As Glasgow continues to respond to the housing emergency and pursue ambitious affordable housing targets, projects such as Glenfarg Street provide an opportunity to evaluate the wider role that modular construction could play in accelerating delivery, improving sustainability outcomes and supporting the future growth of the Affordable Housing Supply Programme.

7. FEATURED PROJECTS

North West & Govan Area



Linthouse HA- Conversion of Former Vital Spark Pub, 1151 Govan Road

The conversion of a former public house into residential properties is not typical of the development projects supported through the AHSP, however it demonstrates the flexibility of the programme and its capacity to contribute to the regeneration of Glasgow's traditional pre-1919 tenement neighbourhoods.

The project also demonstrates the ability of the AHSP to respond to opportunities of re-purposing existing buildings for residential use which is a theme within the Housing Strategy.

Linthouse Housing Association completed the conversion of the former Vital spark pub into two, 2-bedroom wheelchair accessible flats, in February 2026.

The pub had been lying vacant for a long time and acquisition of the property allowed Linthouse Housing Association to obtain full ownership of the tenement block. This was important for the Association to help them manage communal repairs which were urgently required to the property. The Association's design team ensured that the proposals met the planning requirements which involved using high-quality, locally sourced sandstone to match the surrounding tenement and preserve the character of the conservation area.

The conversion includes one wheelchair-accessible flat featuring a rise-and-fall kitchen and a second flat with step-free access, wet rooms, wider doorways and space for future adaptation.

The total costs of the project was £0.756m.

North East Area



Tollcross HA – Altyre Street

Tollcross Housing Association completed this development at Altyre Street in the Tollcross area of Glasgow in March 2026. The development involved the construction of 42 social rent units (204 bedspaces). The development is a mix of both houses and flats which range from 2 to 8 persons in size. The Association have provided 4 wheelchair accessible units and 14 x 6 person and 5 x 8 person homes as part of the development. It also includes a new children's play area, kickabout pitch, and community garden.

The site was a vacant brownfield site following the demolition 15 years ago of the 1920s interwar properties which were in poor condition. The site at Altyre Street, like many other sites in the east end of Glasgow, had serious ground condition issues. A mine shaft was discovered on the site, directly underneath Altyre Street which had to be completely remediated. In addition, there were old mine workings below most of the site and substantial grouting works were required to allow construction to commence.

The total development costs were £12.524m. The development was designed by Page / Park Architects and built by McTaggart Construction.

South Area



New Gorbals HA – Pine Place

The site came into the ownership of the Association in 2017 as the result of an excambion with Greater Glasgow Health Board. Pine Place was the site of the former Gorbals Health Centre. New Gorbals gained the Sandiefield multi-storey blocks on the other side of Crown Street as part of the 2010 Second-Stage Stock Transfer, after which the blocks were demolished. Half of the resulting cleared Sandiefield site was developed for new office accommodation for New Gorbals Housing Association along with housing for social rent. The other half of the site was earmarked for the new Gorbals Health Centre which replaced the one at Pine Place. The Pine Place site was cleared and redeveloped by the Association for new housing when the new medical facility became operational. As part of the Crown Street regeneration, thirty years previously, the Association had acquired the nine townhouses which formed the other side of Pine Place for social rent.

The site was long and narrow which gave rise to detailed discussions as the Association sought to maximise its capacity and meet planning requirements.

This social rented development is a diverse mixture of houses and flats and addresses. Twenty-eight new homes, eighteen one and two-bedroom flats (sixteen amenity and two wheelchair) bookend ten four and five-bedroom houses. The total development costs were £8.152m.

The project – designed by Reiach and Hall Architects - builds on the recent regeneration of the wider Gorbals area, and was delivered by contractor, CCG (Scotland). Work started in May 2024 and completed in August 2025.

GLASGOW'S AHSP - PROJECT AWARDS OBTAINED IN 2025/26

Project Name	Housing Association	Main Contractor	Architect	Award Name	Award Type and Category
Dover Street	Glasgow West	JR Group	Coltart Earley Architects	Scottish Home Awards 2025	Social Housing Development of the Year (under 100 units) (Finalist)
Water Row	Govan	CCG	Collective Architecture	CIH Awards 2025	Excellence in Regeneration and Sustainability (Finalist)
				Glasgow Institute of Architects Design Awards 2025	Large Residential (Winner)
				Herald Property Awards 2025	Best Regeneration Project - Residential (Winner)
					Sustainable Community Impact Award (Winner)
					Affordable Housing Development of the Year (Finalist)
				Homes for Scotland Awards 2025	Affordable Development of the year Medium (36-99 homes) (Winner)
				Royal Institute of Chartered Surveyors Awards 2025	Residential (Shortlisted)

				Scottish Design Awards 2025 Scottish Home Awards 2025	Affordable Housing (Silver Award) Masterplanning (Nominated) Housing Regeneration Project of the Year (Winner)
Bearsden Road	Partick	CCG	MAST Architects	Herald Property Awards 2025 Scottish Home Awards 2025	Affordable Housing Development of the Year (Finalist) Social Housing Development of the Year (under 100 units) (Finalist)
Victoria Hospital	Sanctuary	Cruden	Collective Architecture	Herald Property Awards 2025 Inside Housing Development Awards 2025 Scottish Home Awards 2025	Best Regeneration Project - Residential (Finalist) Affordable Housing Development of the Year (Finalist) Best affordable housing development - £20m + (Shortlisted) Social Housing Development of the Year (over 100 units) (Finalist)
Langlands Road	Trust	CCG	MAST Architects	Herald Property Awards 2025 Scottish Homes Awards 2025	Affordable Housing Development of the Year (Finalist) Best Regeneration Project - Residential (Finalist) Social Housing Development of the Year (under 100 units)

					(Winner) Housing Regeneration Project of the Year (Finalist)
Dundashill	West of Scotland	CCG	Collective Architecture	Glasgow Institute of Architects Design Awards 2025	Sustainability (Commendation)
Calton Village Phase 1	Wheatley	McTaggart Construction	Hypostyle Architects	CIH Awards 2025 Herald Property Awards 2025 Inside Housing Development Awards 2025 Scottish Design Awards 2025 Scottish Home Awards 2025	Excellence in Regeneration and Sustainability (Winner) Excellence in Development for Affordable Housing (Winner) Affordable Housing Development of the Year (Finalist) Best Regeneration Project - Residential (Finalist) Best regeneration project - 101-500 homes (Winner) Affordable Housing (Nominated) Housing Regeneration Project of the Year (Finalist) Social Housing Development of the Year (over 100 units) (Finalist)

Shandwick Street	Wheatley Group	CCG	MAST Architects	Herald Property Awards 2025	Innovation in Sustainable - Construction and Design (Finalist)
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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 AHSP, 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 2025/26 four PCRs were carried out on the following projects:

Housing Association	Project
Sanctuary	Victoria Hospital
West of Scotland	Dundashill
Wheatley	Calton Village Phase 1
Yoker	Blawarthill

The key findings/issues from the 2025/26 PCRs are as detailed below:

- All new build projects have achieved the design and specification previously stipulated at tender stage. A high standard of design and innovative ideas are being delivered by our RSL partners and their design teams under the AHSP.
- Most tenants visited reported being 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 older residents interviewed were very pleased to have a ground floor property, as they did not have to tackle close staircases anymore.
- Tenants remarked on how well the properties were insulated, both for heating purposes but also the levels of noise, with all residents saying they could not hear any noise from neighbours nor from the street outside.
- Those living in the Passivhaus properties remarked that it was a learning curve understanding how to use their new heating systems but that they were overall extremely pleased with the low costs and said the housing association were always on hand if they had any queries.
- Some residents stated car parking can be a problem, with difficulties getting a space at certain times of the day due to non-residents parking at homes.
- Overall, tenant feedback has consistently been very positive.
- Both positive, and any negative, feedback is reported to the developing RSLs and where appropriate incorporated into future developments. This is then considered and appraised as part of the tender approval process.

9. COMMUNITY BENEFITS / FAIR WORK FIRST

Community benefits are contractual clauses which are used in the construction industry to deliver wider social benefits in addition to the core purpose of the 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 within contracts and at the delivery stage, housing associations and contractors can help to deliver some of the following benefits:

- 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

An example of these wider benefits delivered through the AHSP include:

- During 2025/26, Loretto, part of Wheatley Group, continued its partnership with McTaggart Construction at the Forfar Avenue development in the southside of Glasgow. The partnership created three new entrant apprenticeship opportunities and provided a further eight young people with skills development, training and valuable work experience.

Fair Work First

In addition to community benefits, housing associations are required to be Fair Work First compliant in order to gain continued access to grant funding. This means that organisations are required to provide evidence of fair work practices for all permanent staff members.

These practices include but are not limited to;

- Appropriate channels for effective employee voice, such as trade union recognition / membership support
- 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

NRS Housing continue to monitor and support housing association compliance with these grant requirements during 2025/26.

10. TRANSFORMATIONAL REGENERATION AREAS (TRAs)



Transforming
Communities:
Glasgow

Transforming Communities: Glasgow (TC:G) is a strategic partnership that brings together Glasgow City Council, Wheatley Homes Glasgow (WHG), and the Scottish Government, with the shared goal of delivering long-term, sustainable regeneration across the city. The partnership is responsible for guiding the planning and implementation of regeneration activity within Glasgow's eight designated Transformational Regeneration Areas (TRAs). A significant proportion of this work is delivered through the AHSP, which supports the development of high-quality, energy-efficient homes and improved community infrastructure.

At the heart of the regeneration process are the local communities themselves. Residents have played an active and influential role in shaping the direction of regeneration through their involvement in local Delivery Groups. These groups ensure that the voices of those who live in the areas undergoing transformation are heard and reflected in the planning and delivery of projects.

During 2025/26, progress was made across all TRAs. Key development sites were advanced in East Govan/Ibrox and Pollokshaws, construction and housing delivery continued in Gallowgate, Toryglen and Sighthill, and major milestones included the commencement of Blue/Green Infrastructure works, the reopening of the Citizens Theatre and the completion of new mid-market rent homes at Shawbridge Arcade just outside of the TRA boundary. Infrastructure investment also continued in North Maryhill and Red Road/Barmulloch, helping to unlock future development opportunities and support the long-term regeneration of these areas.

Completed Units Across TRA programme from 2008 to 31 st March 2026			
TRA	Affordable Homes	Private	Total
East Govan/Ibrox	507		507
Gallowgate	209		209
Laurieston	364	279	643
Maryhill	274	73	347
North Toryglen	100	173	273
Pollokshaws	356	137	493
Red Road/Barmulloch	374		374
Sighthill	227	65	292
Total	2,411	727	3138



North Toryglen TRA- Kings View (Final Housing Phase)

2025-2026 TRA Updates

East Govan/Ibrox

Over recent years, TC:G has led significant regeneration activity across the East Govan/Ibrox TRA. This programme has delivered 199 mid-market rental homes, 32 New Supply Shared Equity properties, and 276 new social rented homes, contributing significantly to the renewal of the area.

A key milestone has been the agreement of a Surface Water Management Plan solution with Scottish Water through the Pre-Development Enquiry (PDE) process. This has removed a major constraint to future development within the TRA and has been instrumental in unlocking further investment opportunities. The development sites at Broomloan Road and Brighton Street were added to the market as a residential development opportunity in late 2025, with the appointment of a private-sector development partner anticipated in Autumn 2026. In addition, WHG will lead a feasibility study to explore development options for the remaining vacant site within the TRA at Hinshelwood Drive.

Gallowgate

Work is progressing well on Phase 3 of the regeneration programme, which includes the redevelopment of the former Bellgrove Hotel site alongside a new-build residential development. Construction is advancing on schedule, with completion anticipated in late summer 2026.

The local community organisation PEEK (Possibilities for Each and Every Kid) continues to work in partnership with Glasgow Building Preservation Trust (GBPT) to advance plans for the restoration and adaptation of Whitevale Baths. TC:G will also provide financial support to help deliver this phase of the project.

Soft Market Testing (SMT) undertaken in 2025 by project partners identified positive market interest in the development opportunities at Gallowgate. The findings highlighted strong performance in both the mid-market rental sector and private housing market across the wider area, indicating favourable conditions for future investment. Further investigations will be undertaken to establish an appropriate drainage strategy, bringing the opportunity a step closer to being released to the market.

Laurieston

In January 2026, construction commenced on the former Coliseum site through a partnership between New Gorbals Housing Association (NGHA) and Urban Union. The development will deliver 64 affordable homes, further contributing to housing delivery and the ongoing regeneration of the area.

During 2025, increasing attention was focused on North Laurieston, where a dedicated strategy group was established to develop a comprehensive masterplan for the area's future. Extensive consultation and engagement activities were undertaken with local residents and stakeholders to help shape the proposals, with the resulting masterplan subsequently presented to committee for consideration. In March 2026, a decision was taken to remove North Laurieston from the TRA programme. Future development and investment in the area will instead be guided by the agreed masterplan framework.

Progress was also made on the former Skills Academy site in early 2026, with demolition works advancing after a period of delay. This represents an important milestone in preparing the site for future redevelopment and investment.

In August 2025, the Citizens Theatre reopened following its extensive refurbishment and redevelopment programme.

Maryhill

In May 2025, work commenced on the Blue-Green Infrastructure programme as part of the North Maryhill Green Infrastructure Vision, marking a significant step forward in the area's regeneration. During 2025, the project secured £1.45 million from the Scottish Government's Vacant and Derelict Land Investment Programme. This funding will support an initial phase of green infrastructure improvements that are essential to unlocking the site's potential for future mixed-tenure housing development and creating a more sustainable neighbourhood.

Alongside these works, plans have continued to progress for the delivery of affordable and private housing at Collina Street. Development proposals for Maryhill Cross have also advanced through partnership working between Maryhill Housing Association (MHA) and Transforming Communities: Glasgow (TC:G), supporting the ongoing regeneration of the wider area.

North Toryglen

The regeneration of the Toryglen TRA is nearing completion and is on track to become the first TRA to be completed, in 2026. To date, all but 50 of the original 1960s homes and shops have been replaced, with 393 new mixed-tenure homes delivered through the private sector development partner, Cruden Homes (West) Ltd.

Phase 4 commenced in late 2024 and has progressed well, with completion expected in 2026. Alongside the housing programme, proposals are being developed to secure funding for a Multi-Use Games Area (MUGA) adjacent to Toryglen Community Hall. The facility would provide much-needed local sports provision and enhance community facilities within the area.



Property from North Toryglen TRA

Pollokshaws

Progress within the Pollokshaws TRA continues to be positive, with key developments contributing to the delivery of new housing and the wider regeneration of the area. The recently completed Shawbridge Arcade development, located just outside the TRA boundary, has delivered 70 MMR homes through Lowther Homes, increasing the availability of affordable housing options in the locality.

In addition, Pollokshaws Area Network (PAN) has continued to progress a feasibility study on the former Sir John Maxwell School site, the outcome will contribute to the ongoing regeneration and redevelopment objectives for Pollokshaws. Next steps for Pollokshaws TRA also include the marketing of the former Bengal Playing Fields site which will take place in summer 2026.

Red Road/ Barmulloch

Pre-development works at Red Road/Barmulloch have continued to progress, supporting the long-term regeneration of the area. While future development proposals present challenges relating to infrastructure and site remediation, significant progress has been made in addressing these issues.

Funding was secured to undertake extensive site investigations and develop a comprehensive remediation strategy. This work is providing a strong evidence base for the Delivery Framework currently being developed by TRA partners, helping to identify viable development opportunities, address key constraints and support the creation of a positive and lasting legacy for the area.

Sighthill

The Sighthill TRA is the largest project within the TC:G programme and a key part of the Glasgow City Region City Deal Canal and North Gateway programme.

Progress has continued at pace, with 292 new homes now delivered, comprising 227 affordable homes and 65 properties for private sale. A further 346 homes are currently under construction, with an additional 764 homes planned. Private sector development partner Keepmoat Homes is preparing to bring forward the next phases of development, supporting the continued transformation of the area.

11. FUNDING BY HOUSING ASSOCIATION

Table A: Housing Association Out-turns - Mainstream Programme

The following table shows spend for 2025/26, (excluding Stage 3 Adaptations Funding – see Table D).

Area	Housing Association	2025/26 Out-turn
North West & Govan	Cadder	£0.000m
	Cairn	£3.463m
	Cernach	£0.000m
	Elderpark	£6.196m
	Glasgow West	£1.580m
	Govan	£0.156m
	Hawthorn	£0.000m
	Linthouse	£5.455m
	Maryhill	£2.494m
	NG Homes	£0.307m
	Partick	£0.000m
	Queens Cross	£5.422m
	Sanctuary Scotland	£0.000m
	Trust	£0.134m
	West of Scotland	£2.224m
	Wheatley	£19.379m
	Whiteinch & Scotstoun	£1.119m
	Yoker	£0.176m
	Yorkhill	£1.378m
	Sub-Total	£49.483m
North East	Blackwood	£0.000m
	Blochairn	£0.000m
	Calvay	£0.099m
	Easthall Park	£0.000m
	Gardeen	£0.000m
	Home Group	£2.507m
	Link Group	£1.546m
	Lochfield Park	£0.084m
	Loretto	£0.000m
	Milnbank	£0.960m
	Molendinar Park	£0.000m
	NG Homes	£0.000m
	Parkhead	£2.994m

Area	Housing Association	2025/26 Out-turn
	Provanhall	£0.431m
	Reidvale	£1.023m
	Ruchazie	£0.000m
	Sanctuary	£0.469m
	Shettleston	£0.711m
	Spire View	£0.000m
	Thenue	£12.594m
	Tollcross	£5.704m
	Wellhouse	£0.000m
	West of Scotland	£0.917m
	Wheatley	£15.945m
Sub-Total		£45.984m
South	Ardenglen	£0.157m
	Cassiltoun	-£0.101m
	Cathcart & District	£0.721m
	Craigdale	£0.183m
	Glen Oaks	£0.824m
	Govanhill	£4.702m
	Home Group	£0.000m
	Link Group	£0.000m
	Loretto	£2.603m
	New Gorbals	£2.103m
	North View	£0.000m
	Rosehill	£0.000m
	Sanctuary Scotland	£0.000m
	Southside	£5.298m
	Thenue	£0.000m
	Trust	£0.000m
	Wheatley	£9.983m
	PSR	£1.305m
Sub-Total		£27.778m
Total		£123.245m*

*Addition of the £4.512m Adaptations spend achieves balance of £127.757m

Table B: Housing Association Out-turns – LSVT Programme

Area	Housing Association	2025/26 Out-turn
North East	Home Scotland	£0.453m
Total		£0.453m

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

Housing Association	2025/26 Out-turn
Blackwood	£0.000m
Home Scotland	£2.507m
Link	£1.546m
NG Homes	£0.307m
Sanctuary Scotland	£0.469m
Thenue	£12.594m
Trust	£0.134m
West of Scotland	£3.141m
Wheatley	£45.307m

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

Housing Association	2025/26 Out-turn
Ardenglen	£0.054m
Bield	£0.028m
Blairtummock	£0.052m
Blochairn	£0.011m
Cadder	£0.028m
Cairn	£0.007m
Calvay	£0.034m

Cassiltoun	£0.110m
Cathcart & District	£0.046m
Cernach	£0.034m
Craigdale	£0.061m
Drumchapel	£0.010m
Easthall Park	£0.057m
Elderpark	£0.053m
Gardeen	£0.028m
Glasgow West	£0.025m
Glen Oaks	£0.048m
Govan	£0.059m
Govanhill	£0.067m
Hanover	£0.047m
Hawthorn	£0.033m
Home Scotland	£0.098m
Horizon	£0.023m
Kingsridge Cleddans	£0.037m
Key	£0.012m
Link	£0.038m
Linthouse	£0.038m
Lochfield	£0.040m
Loretto	£0.012m
Maryhill	£0.074m
Milnbank	£0.084m
Molendinar Park	£0.016m
New Gorbals	£0.140m
North Glasgow	£0.280m
North View	£0.033m
Parkhead	£0.067m
Partick	£0.061m
Pineview	£0.084m
Provanhall	£0.032m
Queens Cross	£0.038m
Reidvale	£0.050m
Rosehill	£0.068m
Ruchazie	£0.006m
Sanctuary	£0.077m
Shettleston	£0.086m
Southside	£0.157m
Spire View	£0.038m
Thenue	£0.110m
Tollcross	£0.019m

Trust	£0.061m
Wellhouse	£0.032m
West of Scotland	£0.170m
Whiteinch and Scotstoun	£0.019m
Wheatley	£1.499m
Yoker	£0.013m
Yorkhill	£0.008m
Total	£4.512m

12. PARTNERSHIP SUPPORT FOR REGENERATION

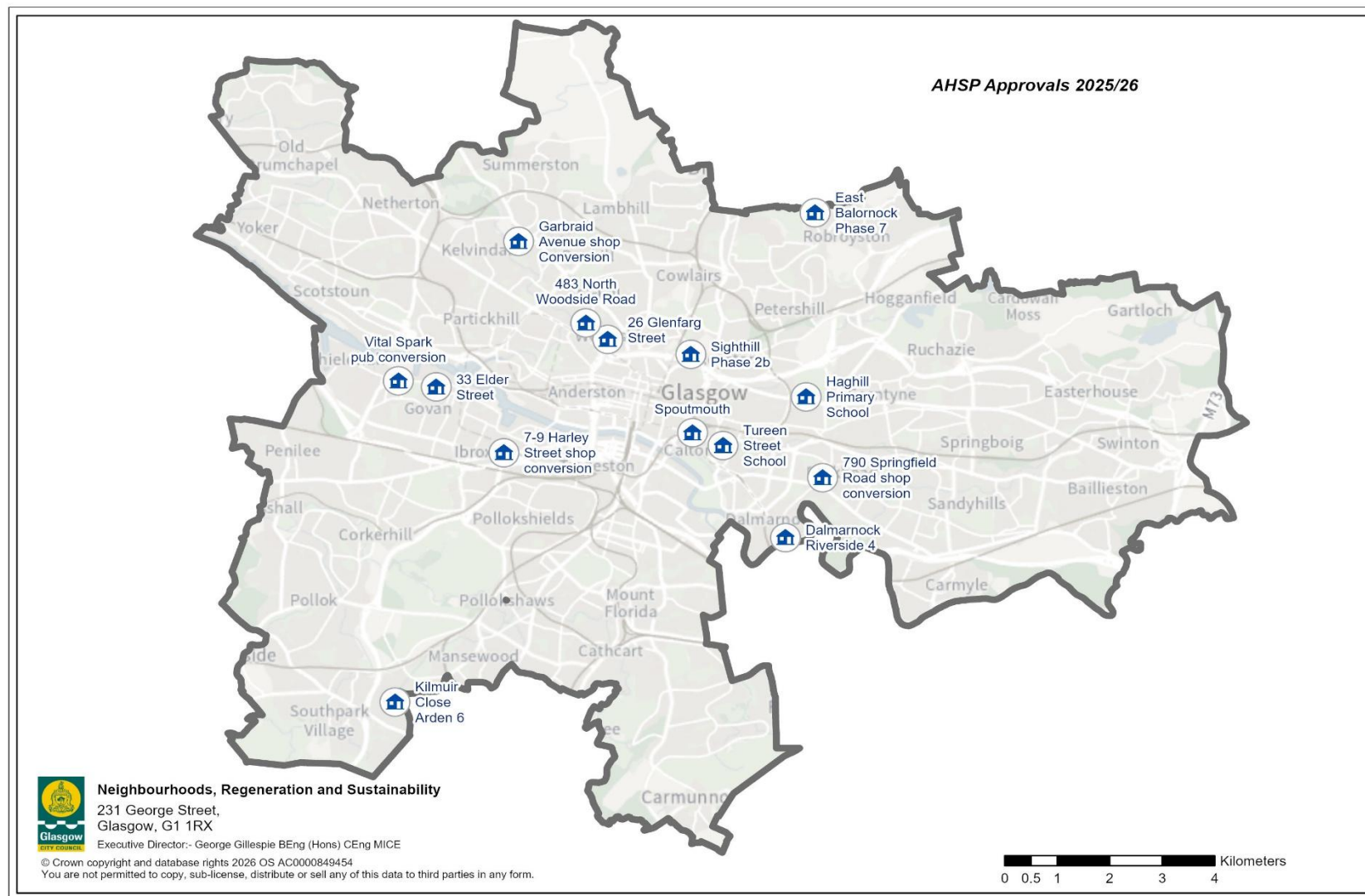
Partnership Support for Regeneration (PSR) is aimed at areas where it is deemed strategically important to build housing for sale, but where market values are comparatively low. PSR bridges the gap between development cost and sales income where it would not be viable to build without subsidy. In Glasgow 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 Subsidy Control rules.

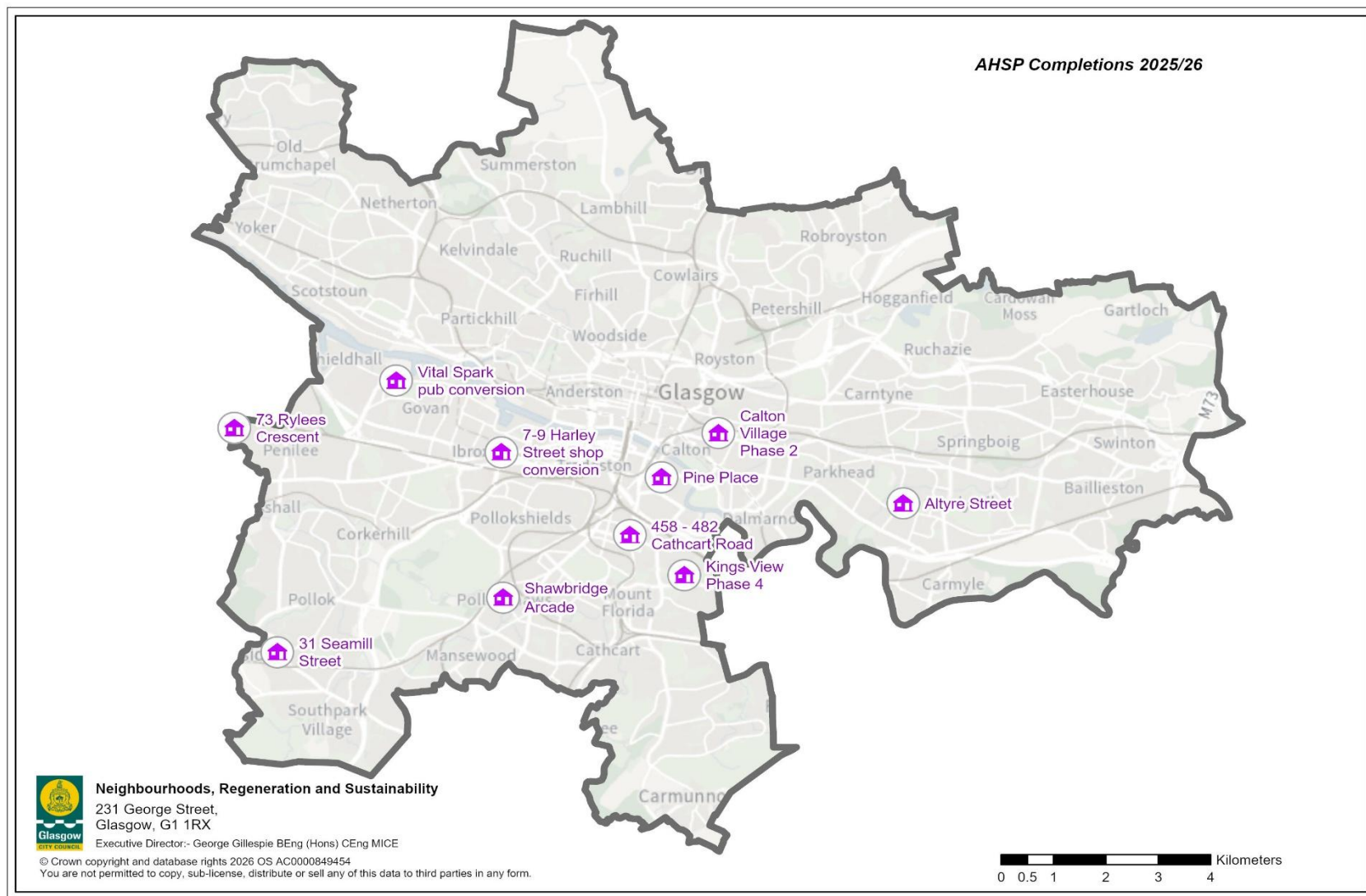
PSR introduces ownership into areas which had been dominated by social rented housing and also enables new build for sale in traditional areas to assist regeneration.

PSR expenditure during 2025/26 was confined to payments for one development on site:

Developer	Project	Units	Start	Complete	2025/26
Strathcarron	Nitshill PSR	25	Apr 2025	Sep 2026	£1.305m

These twenty-five houses for sale are located on ground adjacent to Nitshill railway station which has been on the vacant and derelict land register for over thirty years. They are developed by Strathcarron Developments Ltd and constructed by Clark Contracts, with sales expected in 2026/27.





3. GLOSSARY

Term	Abbreviation	Description
Acquisition		Under the acquisition strategy RSLs can be provided with grant to purchase housing from the open market on the condition that it fits with the GCC partnership/ strategy in place with Homelessness Services. It can also achieve other strategic objectives of the LHS if it meets any of the following criteria. • 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 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 on behalf of Scottish Government, 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.
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 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/ 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 Torglen; 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.

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