



Glasgow City Council

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

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

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Item 3

29th September 2026

**GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME 2025/26
PERFORMANCE REVIEW**

Purpose of Report:

To inform members of delivery of the Glasgow's Affordable Housing Supply Programme in 2025/26 as outlined in the annual Affordable Housing Supply Programme Performance Review.

Recommendations:

That Committee notes the annual Glasgow's Affordable Housing Supply Programme Performance Review 2025/26.

Ward No(s):

Citywide: ✓

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

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1 Introduction

- 1.1 This report provides an overview of the delivery of the Affordable Housing Supply Programme (AHSP) during 2025/26. Full details are provided in Glasgow's Affordable Housing Programme Performance Review 2025/26, Appendix 1 of this report. This report is presented annually and is published on the Council's website after Committee consideration.
- 1.2 Since September 2003, the Council has been responsible for the management of development funding in the city following the Transfer of the Management of Development Funding function (TMDF). Since 2003, over £1.97 billion has been invested in affordable housing through the AHSP delivering over 22,400 new and improved homes in the city.
- 1.3 The AHSP is a key resource for working towards addressing the housing and homeless emergency and continues to make a vital contribution to the city's regeneration. The AHSP significantly contributes to the delivery of the [Glasgow's Local Housing Strategy 2023-2028](#) and to the Scottish Government's policy priorities.
- 1.4 The Strategic Housing Investment Plan (SHIP) provides the strategic framework for the delivery of the Affordable Housing Supply Programme with the City Administration Committee giving approval on 6 November 2025 to the [Strategic Housing Investment Plan \(SHIP\) 2026/27 to 2030/31](#). The next SHIP will be presented to City Administration Committee in Autumn 2026. City Administration Committee accepted the 2026/27 Scottish Government offer of grant of £123.283m for the [Affordable Housing Supply Programme on 6 August 2026](#).

2 Programme Out-turn for 2025/26

- 2.1 The Glasgow AHSP budget for 2025/26 was £103.638m for main programme activities, with two further grant allocations of £11.927m and £12.192m specifically for strategic acquisitions giving a total of £127.757m for the financial year.
- 2.2 The Council sets programme targets each year which are illustrated in table 1 below alongside the out-turn figures for the year. The full budget of £127.757m was invested in affordable housing delivery in Glasgow supporting affordable projects already in construction as well as new homes starting onsite. Several projects which were programmed were not approved and/or started on within anticipated timescales. The reasons are varied but involved delays on site acquisition, securing consents, and working through higher costs and requests for high levels of grant. Two large housing developments were not fully complete by the end of the financial year, but 138 homes were completed and tenanted on these sites in addition to the figures in table 1, bringing the out-turn completions figure to 586 homes.

Table 1

	Target 2025/26	Out-turn 2025/26	Variance
Expenditure	£127.757m	£127.757m (100%)	0
Approvals	921	557 (60%)	-364
Site Starts	1271	947 (75%)	-324
Completions	633	448 (71%)	-185

- 2.3 An allocation of £5m had been ring-fenced for medical adaptations to RSL homes during 2025/26. The final expenditure on these medical adaptations for 2025/26 was £4.512m.
- 2.4 To assist in addressing the significant level of Glasgow families with children living in unsuitable temporary accommodation, a total of £24.119m of grant funding was allocated by Scottish Government to Glasgow specifically for strategic acquisitions. A particular focus of this programme is on family and larger family type homes however the availability of this type of property is very much market dependent. In total, 220 properties were acquired or are being brought back into use through this funding.
- 2.5 The Council is working closely with RSLs and City Property (Glasgow) LLP on nominated land disposals. In 2025/26 the Council transferred four sites to RSLs which will contribute 189 units to the Affordable Housing Supply Programme.
- 2.6 During 2025/26, the programme continued to make a vital contribution towards tackling Glasgow's housing emergency, supporting regeneration and delivering high-quality, sustainable, affordable homes across the city.

3 Policy and Resource Implications

Resource Implications:

Financial: There are no additional financial implications of this report. The delivery of the AHSP contributes to the Council's income in the form of land receipts, planning application fees, building warrant fees and ENV 2 contributions.

Legal: There are no direct legal implications of this report.

Personnel: There are no direct personnel implications of this report.

Procurement: There are no direct procurement implications of this report.

Council Strategic Plan: The measures outlined in the report have contributed towards the following 4 Grand Challenges and the following Missions.

Grand Challenge 1 – Mission 3-Improve the health and wellbeing of our local communities.
 Grand Challenge 2 – Mission 2 -Support the growth of an innovative, resilient & net zero carbon economy.
 Grand Challenge 3 – Mission 2 – Become a net zero carbon city by 2030
 Grand Challenge 4 – Mission 1 – Create safe, clean and thriving neighbourhoods

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2025-29? Please specify.

Yes – The AHSP helps to deliver key strategic outcomes from Glasgow's Housing Strategy 2023-2028, which has been subject to an [Equality Impact Assessment](#).

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

The AHSP has provided opportunities for people to access much needed high-quality and accessible homes. The AHSP has created new affordable housing for local communities with environmental improvements to local areas.

Please highlight if the policy/proposal will help address socio-economic disadvantage.

The new and improved housing delivered via the 2025/26 AHSP has contributed to the continuing regeneration of neighbourhoods within Glasgow

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

Homes delivered via the 2025/26 AHSP have high energy efficiency resulting in low carbon emissions and low running costs for residents. This supports Glasgow's Climate Plan, Theme Five: Green Recovery.

What are the potential climate impacts as a result of this proposal?

The re-use of brownfield sites contributes positively to sustainability.

Will the proposal contribute to Glasgow's net zero carbon target?

Yes, homes delivered via the 2025/26 AHSP have high energy efficiency resulting in low carbon emissions and low running costs for residents.

Privacy and Data Protection Impacts:

No privacy and Data Protection impacts identified.

4 Recommendations

That Committee notes the annual Glasgow's Affordable Housing Supply Programme Performance Review 2025/26.