



Glasgow City Council

City Administration Committee

**Report by Ruairi Kelly, City Convener for Housing, Development,
Built Heritage and Land Use**

Item 1

6th August 2026

Contact: George Gillespie Ext: 79106

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME 2026/27

Purpose of Report:

To inform members of the out-turn from the 2025/26 Affordable Housing Supply Programme (AHSP) budget, present proposals for the Affordable Housing Supply Programme 2026/27, and formally accept the offer of grant from Scottish Government.

Recommendations:

That Committee

1. Notes the out-turn figures from the 2025/26 Affordable Housing Supply Programme.
2. Notes the legally committed projects that will require funding from the 2026/27 Affordable Housing Supply Programme budget and new projects proposed for 2026/27 which will be taken forward where budgets allow within the priorities outlined in the Housing Strategy and Strategic Housing Investment Plan (SHIP).
3. Authorises the Executive Director of NRS to bring forward additional projects that fit with the priorities contained within Glasgow's Local Housing Strategy and SHIP, in the event of slippage in the programme.
4. Formally accepts the offer of grant from Scottish Government.

Ward No(s):

Citywide: ✓

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

1 Introduction

- 1.1 Since September 2003, Glasgow City 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. During this time, GCC has invested over £1.97bn completing over 22,400 affordable homes in the city.
- 1.2 Glasgow has delivered a significantly greater number of new build affordable homes compared to other cities within the United Kingdom. Data published by the Ministry of Housing, Communities and Local Government and the Scottish Government for new build affordable housing completions between 2019/20 and 2025/26 is outlined in Table 1 below.

Table 1 Summary of New Build Affordable Homes Completed Between 2019/20 and 2025/26

City	Total
Glasgow	4,249
Birmingham	3,362
Leeds	3,058
Manchester	2,769
Bristol	2,159
Liverpool	1,356
Sheffield	768

Sources: [Live tables on affordable housing supply](#) published by the Ministry of Housing, Communities and Local Government & [Housing statistics quarterly update: new housebuilding and affordable housing supply - gov.scot](#) (social rent)

- 1.3 The Glasgow AHSP is delivered within the context of the priorities identified within two key strategic documents, [Glasgow's Local Housing Strategy 2023-2028](#), and the [Strategic Housing Investment Plan \(SHIP\) 2026/27-2030 /31](#). Extensive liaison takes place between NRS Housing Services, Registered Social Landlords (RSLs) and housing developers in the city to deliver Glasgow's Affordable Housing Supply Programme (AHSP).
- 1.4 The AHSP has always played a critical role in the provision of housing within the city, however, this role is even more significant in the context of Glasgow's housing emergency. The programme increases affordable housing supply with the majority delivered through newbuild projects. The repurposing of non-residential buildings and the strategic acquisition of private sector properties to increase social rented housing, particularly family housing, are important components of the programme. The programme also enables RSLs to manage their stock more efficiently, for example allowing residents to downsize to new build properties and free up existing larger homes for families, as well as contributing towards the adaptation of properties to meet RSL tenants' needs.
- 1.5 A related stream of proactive action to increase affordable housing supply is the Council's work to bring empty housing back into effective use, through the

Empty Homes Team supporting owners and through taking statutory action. Since 2019, GCC have promoted 76 housing CPOs with 48 CPOs confirmed to date. In comparison, since 2012, there have only been 32 housing CPOs in the rest of Scotland.

2 Programme Out-turns 2025/26

2.1 In April 2024, Scottish Government announced an £80 million national acquisitions fund split over 2024/25 and 2025/26. Over the course of the 2025/26 financial year, a total of £24.119m was made available specifically to fund strategic acquisitions in Glasgow. Scottish Government also provided £103.638m for core programme activities resulting in a total grant allocation for 2025/26 of £127.757m.

2.2 Table 2 below outlines the 2025/26 AHSP outturn.

Table 2

	Target 2025/26	Out-turn 2025/26
Expenditure	£127.757m	£127.757m (100%)
Approvals	921	557 (60%)
Site Starts	1,271	947 (75%)
Completions	633	448 (71%)

2.3 The Council sets programme targets each year which are illustrated in Table 2 above. Several projects were not approved and/or started on programme; reasons are complex but involved delays on site acquisition, securing consents, and working through high costs and grant rates. Two large 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 figure above, bringing the out-turn completions figure to 586 homes.

2.4 An allocation of £5m had been ring-fenced for medical adaptations to housing association homes during 2025/26. The final expenditure on these medical adaptations was £4.512m.

2.5 The AHSP continues to focus on delivering quality and sustainability. Full details of the performance and outturn of the 2025/26 programme will be presented to the Economy, Housing, Transport and Regeneration City Policy Committee in Autumn 2026.

3 TMDF Offer of Grant and 2026/27 AHSP

3.1 In March 2026, Scottish Government confirmed Resource Planning Assumptions (RPAs) for the Affordable Housing Supply Programme. For 2026/27, Glasgow has been allocated £123.283m. A formal offer of grant was received from Scottish Government on 16 July 2026.

3.2 Significant funding commitments continue from projects approved in previous years and these require to be met from the 2026/27 budget. Appendix 1, Table 1 provides details of the more significant legally committed projects which have been approved prior to 1st April 2026. This is referred to as the 'Block A' commitment.

- 3.3 There is a small remaining commitment in respect of the Large-Scale Voluntary Transfer (LSVT) Programme. This is a historic commitment made by Scottish Homes (and its successors, Communities Scotland and Scottish Government) to fund the demolition and new build programmes of former Scottish Home estates with negative valuations.
- 3.4 Appendix 1, Table 2 details those new projects proposed for inclusion in the programme for 2026/27. These projects are either well-advanced in terms of pre-tender designs or are part of ongoing regeneration projects and/or contribute to specific targets.
- 3.5 In the two previous financial years Scottish Government had awarded additional, ring-fenced grant for strategic acquisition of properties for homeless households. There is no such ring-fenced budget for 2026/27 however, up to £8m will be made available for acquisitions from the core budget.
- 3.6 An allocation is made each year to assist RSLs to carry out medical adaptations where required for their tenants, enabling tenants to remain in their own homes. For 2026/27 the proposed allocation has been set at £5.000m.
- 3.7 The table below details the budget allocation, across budget headings – Block A carry forward commitment, Block B (new units for approval in 2026/27), Block C (new projects to be approved in future years) and Shadow Programme (projects that may be accelerated to remedy delays with other projects), LSVT and medical adaptations.

Block A	Block B, C & Shadow	LSVT	Medical Adaptations	Total Budget 2026/27
£65.910m	£50.148m	£2.225m	£5.000m	£123.283m

- 3.8 The Glasgow AHSP unit targets for 2026/27 set by the council are outlined in the table below.

Approvals	Site Starts	Completions
670	747	1007

- 3.9 75% (502) of the proposed tender approvals are for social rent, with 168 units for mid-market rent. Tender approvals focus on specific strategic priorities, including increasing the provision of Larger Family Homes, Transformational Regeneration Areas, the final phase of a large regeneration project, LSVT, and city-centre living. 49 wheelchair-adaptable properties and over 117 family (3 bedroom) and larger family (4+ bedroom) are included in the proposed approvals. As in previous years, the tender approvals programme will be flexible during the course of the year to respond to changes in project development timescales.
- 3.10 While the figures above demonstrate significant levels of development, the figures do not reflect the response required to Glasgow's housing emergency, to meet the housing need in the city nor the delivery capacity of the RSL sector. Should further funding become available during the financial year, Glasgow is well placed to increase the number of additional affordable homes which could

be tender approved during 2026/27. Officers continue to make representation to Scottish Government to highlight housing and homelessness need, demand, and deliverability.

4 Policy and Resource Implications

Resource Implications:

<i>Financial:</i>	The AHSP grant for 2026/27 will generate investment in the construction industry, making a significant contribution to the City's economy. The AHSP will contribute to the Council's income in the form of land receipts, planning application fees, building warrant fees and IPG 12 contributions.
<i>Legal:</i>	There is a requirement to draft and conclude land transaction documentation.
<i>Personnel:</i>	There are no direct personnel implications arising from the report.
<i>Procurement:</i>	There are no relevant procurement issues arising from the report.

Council Strategic Plan:

The measures outlined in the report will contribute towards the following Grand Challenges 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 2 - Support the growth of an innovative, resilient and net zero carbon economy.

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 neighbourhoods.

Equality and Socio-Economic Impacts:

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

The Local Housing Strategy 2023 to 2028 (of which the AHSP forms part of) supports Equality Outcomes 2,3, 4 and 6.

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

An EQIA Screening Form was undertaken for the LHS 2023-28 and identified no negative impacts and significant positive impacts. The AHSP 2026/27 will help deliver key strategic outcomes of Glasgow's Local Housing Strategy 2023 – 2028. [Glasgow's Local Housing Strategy Impact Assessments](#)

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

The provision of more affordable and energy efficient housing in the city will help to tackle social and economic disadvantage.

Climate Impacts:

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

Yes, Climate Plan Theme 3: Well Connected and Thriving City: Housing and Regeneration Services, Passivhaus Development. (Case Study 2, Glasgow's Climate Plan)

The re-use of brownfield sites contributes positively to sustainability. Homes delivered via the 2026/27 AHSP will have high levels of energy efficiency resulting in low carbon emissions and low running costs for residents.

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

Positive: The AHSP supports the development of low-carbon new build properties that are fit for the future.

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

The AHSP supports decarbonization through more energy efficient housing with low emissions heating and renewables systems.

Privacy and Data

Protection Impacts: No identified impacts.

5 Recommendations

That Committee

1. Notes the out-turn figures from the 2025/26 Affordable Housing Supply Programme.
2. Notes the legally committed projects that will require funding from the 2026/27 Affordable Housing Supply Programme and new projects proposed for 2026/27 which will be taken forward where budgets allow within the priorities outlined in the Housing Strategy and Strategic Housing Investment Plan (SHIP).
3. Authorises the Executive Director of NRS to bring forward additional projects that fit with the priorities contained within Glasgow's Local Housing Strategy and SHIP, in the event of slippage in the programme.
4. Formally accepts the offer of grant from Scottish Government.

Appendix 1

Table 1: Block A – Major projects legally committed to as of 1st April 2026

Project	Housing Association	Units	Tenure
Nimmo Drive	Elderpark	43	Social Rent
Corunna Street	Glasgow West	15	Social Rent
Kilmuir Drive Arden 6	Glen Oaks	19	Social Rent
East Balornock Phase 6	Home Group Scotland	32	Social Rent
East Balornock Phase 6	Home Group Scotland	3	New Supply Shared Equity
East Balornock Phase 7	Home Group Scotland	30	Social Rent
East Balornock Phase 7	Home Group Scotland	4	New Supply Shared Equity
283 A&B North Woodside Rd acquisition	Key	2	Social Rent
Dalmarnock Riverside Phase 4	Link	95	Social Rent
Vital Spark Stage 2*	Lighthouse	-	Social Rent
Maryhill Locks Phase 2 completion*	Maryhill	-	Social Rent
Gairbraid Shop Larger Family conversion (TRA)	Maryhill	1	Social Rent
Haghill Primary School	Milnbank	47	Social Rent
Haghill PS janitor's house	Milnbank	1	Social Rent
Coliseum	New Gorbals	38	Social Rent
Pine Place	New Gorbals	26	Social Rent
Stonyhurst acquisition programme	NG Homes	23	Social Rent
790 Springfield Road conversion	Parkhead	1	Social Rent
Belvidere Bowling Club	Parkhead	24	Social Rent
Burnbank Gardens	Queens Cross	48	Social Rent
Glenfarg Street	Queens Cross	8	Social Rent
Myreside Street	Sanctuary	126	Social Rent
Queens Garages	Southside	50	Social Rent
Acquisitions 21/22/23/24	Southside	26	Social Rent
86 Craigie Street	Southside	4	Social Rent
Nitshill Road PSR	Strathcarron	25	Partnership Support for Regeneration
44 Dalmarnock Road	Thenue	10	Social Rent
French Street	Thenue	119	Social Rent
Tureen Street School	Thenue	42	Social Rent
Taransay Court*	Trust	-	Social Rent
Dalsholm	West of Scotland	86	Mid Market Rent
Dalsholm	West of Scotland	24	Social Rent
Albion Phase 2	Wheatley	40	Social Rent
Albion Phase 3	Wheatley	40	Mid Market Rent
Albion Phase 4	Wheatley	40	Mid Market Rent
Bellgrove Hotel	Wheatley	70	Mid Market Rent
Calton Village Phase 2	Wheatley	40	Social Rent
Calton Village Phase 2	Wheatley	58	Mid Market Rent
Sighthill Phase 2B	Wheatley	41	Social Rent
Spoutmouth	Wheatley	34	Social Rent
Forfar Avenue	Wheatley	30	Social Rent

South Annandale Street	Wheatley	12	Mid Market Rent
31 Seamill Street	Wheatley	1	Social Rent
Primrose Court conversion	Whiteinch & Scotstoun	2	Social Rent
City Wide acquisitions	Various	202	Social Rent
		1,582	

* These projects completed in previous financial years. However additional costs were assessed at completion and are accommodated within the 2026/27 budget.

Table 2: Block B – Proposed new projects for 2026/27

Project	Housing Association	Units	Tenure
47 Craig Road	Cathcart	8	Social Rent
Glenacre 2	Craigdale	31	Social Rent
GCC Acquisition Strategy 26/27	Govanhill	3	Social Rent
61 Albert Road	Govanhill	1	Social Rent
Davislea	Linthouse	36	Social Rent
Shakespeare Street	Maryhill	1	Social Rent
40 Coburg Street	New Gorbals	3	Social Rent
Sorby Street	Parkhead	12	Social Rent
1660 Gt Western Road	Partick	17	Mid Market Rent
Beechwood Drive acquisition	Partick	1	Social Rent
639-645 Garscube Rd Shop conversion	Queens Cross	2	Social Rent
48 Linnhead Drive	Rosehill	6	Social Rent
40 Ravenscraig Drive	Rosehill	4	Social Rent
Victoria Carpark	Sanctuary	46	Social Rent
Schoolhouses	Southside	2	Social Rent
Queen Mary Street School	Thenue	30	Social Rent
Ruchazie Place	Thenue	12	Social Rent
Belvidere Hospital	Tollcross	73	Social Rent
Belvidere Hospital	Tollcross	11	Mid Market Rent
City Wide acquisitions	Various	40	Social Rent
St Enoch Square	West of Scotland	28	Mid Market Rent
Allander Street	West of Scotland	33	Social Rent
Abbotshall	Wheatley	81	Social Rent
Duke Street Hospital	Wheatley	19	Social Rent
Caledonia Road	Wheatley	29	Social Rent
Circus Drive	Wheatley	2	Social Rent
Newlands Centre	Wheatley	25	Mid Market Rent
Cook Street	Wheatley	112	Mid Market Rent
Medwyn Street conversion	Whiteinch & Scotstoun	2	Social Rent
		670	

Table 3: Block B – Proposed shadow projects for 2026/27

Project	Housing Association	Units	Tenure
Maryhill TRA Kilmun Street	Maryhill	54	Social Rent
Maryhill TRA Kilmun Street	Maryhill	14	Mid Market Rent

Oran Street	Maryhill	16	Social Rent
Munro Place	Partick	30	TBC
Hamiltonhill Phase 2	Queens Cross	66	Social Rent
632 Shettleston Road	Shettleston	3	Social Rent
Sighthill Phase 2b1	Wheatley	20	Social Rent
Springfield Road / London Road	Wheatley	108	Social Rent
Springfield Road / London Road	Wheatley	49	Mid Market Rent
		360	