



PEOPLE
MAKE
GLASGOW
HOME

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME

GLASGOW CITY COUNCIL

PERFORMANCE REVIEW 2015/16



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FOREWORD



Welcome to our 13th Affordable Housing Supply Programme (AHSP) Annual Performance Review 2015/16.

Over the past year we have provided grant to support the delivery of 982 new or improved affordable homes. This exceeded the outturn for 2014/15.

This Review describes where these homes were delivered, how much they cost, what type of homes were provided, and how this contributed to meeting housing need in the city. It also shows the level of funding for medical adaptations to existing homes, assisting people with physical difficulties to remain in their homes as far as possible as well as examples of the provision of specialist housing.

Greener Homes is also a key element of the AHSP. This year 92% of our new build homes met the Silver Standard in Sustainability set out in Building Regulations. This is an increase from 2014/15 where 75% met this standard.

Our Programme continues to make a vital contribution to the city's regeneration. As the Review sets out, during 2015/16 we made progress in many Transformational Regeneration Areas (TRAs) including Laurieston, Maryhill and Sighthill.

Increased subsidy levels and more flexibility around the timing and allocation of grant for social rented units has seen Housing Association development activity continue to increase during 2015/16. This increased level of activity will help us to contribute to the Scottish Government's 'More Homes Scotland' target of 50,000 new homes over the next five years.

Although there are still some challenges around the subsidy levels and the allocation of grant particularly housing for Mid Market Rent development, we and our Housing Association partners will be gearing up to deliver for Glasgow and contribute fully towards the achievement of this target. In addition a new Glasgow Housing Strategy (GHS) and Strategic Housing Investment Plan (SHIP), currently in preparation, will serve to provide a cohesive framework for future affordable housing investment in the city.

The City Council entered into a Strategic Agreement with Wheatley Group during 2015/16. This Agreement covers a number of relevant areas and central to this is Wheatley group's new build programme in Glasgow following its £300m bond issue. The Wheatley Group's Affordable Housing Programme in the City will be an important component in meeting the objectives of Glasgow's Housing Strategy. To this end our Housing Investment Team in Development and Regeneration Services will appraise projects submitted by Wheatley Group for fit with GHS and value for money.

Despite our achievements, we are acutely aware of the continued economic realities and pressures facing our development partners. There is no doubt that major challenges lie ahead and new ways will be required to deliver the programme and create the balance and choice for a modern Glasgow. In 2016/17 we will continue to work with our colleagues in Scottish Government, RSLs, developers and other partners to facilitate housing development across all tenures to ensure we create the new affordable homes and sustainable communities that we need, so that our people can indeed, make Glasgow home.

Councillor George Redmond

Executive Member for Jobs, Business and Investment



1. HOUSING UNITS

TABLE 1: UNIT APPROVALS BY HOUSING INVESTMENT AREA

AREA	2015/16 OUT-TURN NEW BUILD	2015/16 OUT-TURN IMPROVED	2015/16 OUT-TURN TOTAL
North West	323	64	387
North East	104	111	215
South	57	323	380
City Total	484	498	982

A map is provided at Appendix 1A illustrating the distribution of unit approvals across the city.

Here are our highlights:

- We spent a total of £72.837m of Affordable Housing Supply Grant in 2015/16 bringing the total amount of grant funding to £892m over the last 12 years.
- We approved tenders for 982 new and improved homes in 2015/16.
- We approved 137 homes for mid market rent.
- Construction or refurbishment of 1100 homes began on site in 2015/16.
- 667 homes were completed during the year.
- We funded £2.678m of adaptations to Housing Association homes. This has enabled 1,090 households that have a family member with a disability or mobility issue to remain in their existing homes.

TABLE 2: NEW BUILD UNIT APPROVALS BY TENURE

TENURE	2015/16 OUT-TURN
Housing Association (HA) Rent	312
Mid Market Rent	136
NSSE	6
Partnership Support for Regeneration (PSR)	30
Total	484

TABLE 3: UNIT APPROVALS BY GRANT TYPE

TENURE	2015/16 OUT-TURN
Housing Association (HA) Rent:	
• General Needs Homes	475
• Particular Needs Homes	148
Mid Market Rent	136
NSSE	6
Partnership Support for Regeneration (PSR)	30
LSVT	187
Total	982

The Council approved 982 new and improved housing units in 2015/16, of which -

- 623 homes were for affordable rent, 136 were for mid market rent, 6 were for NSSE, 30 were for PSR and 187 for LSVT.
- 894 were flats and 88 were houses.

TABLE 4: WHEELCHAIR ACCESSIBLE HOUSING UNIT APPROVALS BY HOUSING INVESTMENT AREA

	NORTH WEST	NORTH EAST	SOUTH	TOTAL
Wheelchair Accessible Unit Approvals 2015/16	10	6	4	20

Developing wheelchair accessible housing units contributes towards a number of strategic policies including:

- The priorities contained within the Council's Strategic Housing Investment Plan (SHIP);
- City Plan 2 (RES 4: on developments of 20 or more dwellings, 10% should be wheelchair accessible or readily adaptable); and
- Scottish Planning Policy (SPP) 3, which requires the provision of housing for people with special needs.

During 2015/16, a total of 20 wheelchair accessible units were approved and a breakdown is provided in Table 4. Wheelchair accessible units approved by the Scottish Government for GHA projects are not included within Table 4.

TABLE 5: LARGER FAMILY HOUSING UNIT APPROVALS BY HOUSING INVESTMENT AREA

	NORTH WEST	NORTH EAST	SOUTH	TOTAL
Larger Family Unit Approvals 2015/16	0	2	8	10

A 'larger family unit' is defined as a home with 4 or more bedrooms and 6 or more bedspaces. Larger family unit targets have been developed to meet a number of policy requirements, including:

- The Council's Strategic Housing Investment Plan (SHIP); and
- City Plan 2.

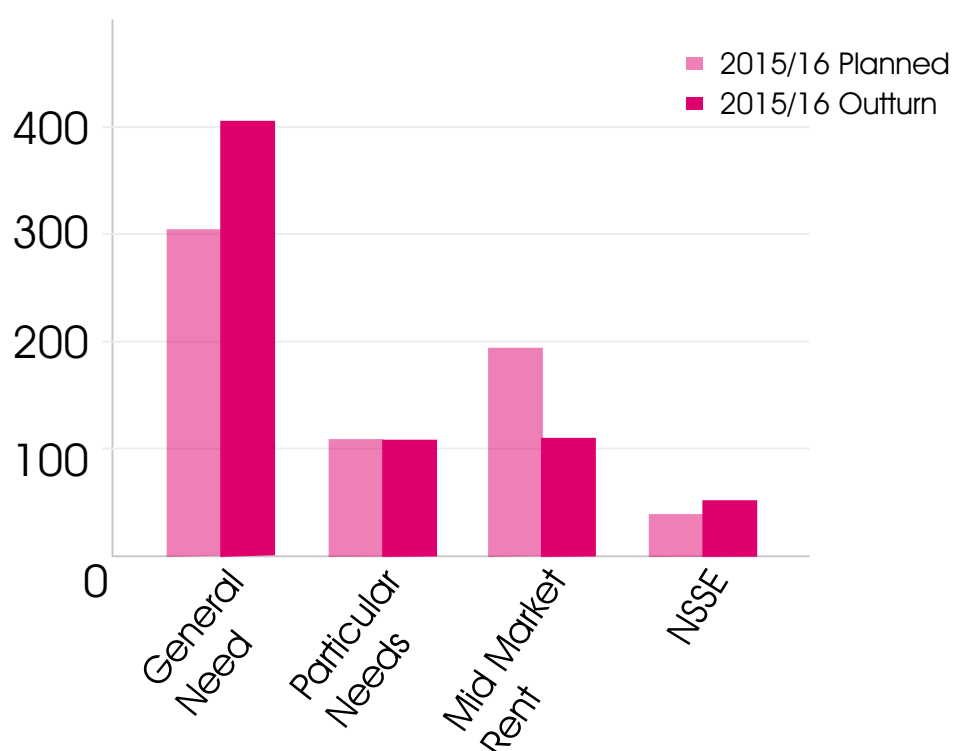
Table 5 provides a breakdown of the number of larger family unit approvals. A total of 10 larger family units were approved during 2015/16. Larger family provision has been affected by current AHSP guidelines and welfare reform. It must also be noted that Table 5 does not include GHA larger family units approved by Scottish Government.

TABLE 6: UNIT TARGETS AND COMPLETIONS BY GRANT TYPE

	2015/16 PLANNED	2015/16 OUTURN	2016/17 PLANNED
HA Rent General Needs	309	420	549
HA Rent Particular Needs	113	110	175
Mid Market Rent	192	114	124
NSSE	35	53	6
LSVT Improvement and Repair			187
Total	649	667	1041

* It should be noted that overall, Glasgow City Council exceeded the unit target set for 2015/16 by 18 units.

Unit Completions by Grant Type



A map is provided at Appendix 1B illustrating the distribution of unit completions across the city.

2. EXPENDITURE

TABLE 7: EXPENDITURE BY HOUSING INVESTMENT AREA

AREA	2015/16 PLANNED £M	2015/16 OUT-TURN £M
North West	21.930	25.719
North East	25.762	19.059
South	25.145	28.059
Total	72.837	72.837

NB - Refer to Appendix 2 for Grant Planning Targets and Out-turns by Programme

The 2015/16 planned figure of £72.837m relates to the following programmes/budgets:

- Core Programme
- Reprovisioning Programme
- Large Scale Voluntary Transfer (LSVT) Programme

This is the budget figure contained in our offer of grant from Scottish Government for 2015/16.

The 2015/16 out-turn figure is broken down as follows:-

Core Programme	£66.373m
Reprovisioning Programme	£ 0.493m
LSVT Programme	£ 3.293m
Medical Adaptations (Stage 3s)	£ 2.678m
TOTAL	£72.837m

In addition to the above, a further £2m was invested in the Govanhill area via funding from Scottish Government. The 2016/17 planned figure is broken down as follows:-

Block A	£29.847m
LSVT Programme	£ 3.168m
Medical Adaptations (Stage 3)	£ 2.500m
Blocks B and C	£31.765m
TOTAL	£67.280m



TABLE 8: EXPENDITURE BY GRANT TYPE

	2015/16 OUT-TURN £M
HA Rent General Needs	£52.547
HA Rent Particular Needs	£7.230
Reprovisioning	£0.493
HA Low Cost Home Ownership	£0.401
Mid Market Rent	£5.948
GiPSE	£0.247
LSVT	£3.293
Stage 3 Adaptations	£2.678
Total	£72.837

Medical Adaptations (Stage 3s)

Over time, peoples' housing needs can change if they become infirm or have a physical disability. In some instances, it may be that their current home is no longer appropriate.

However, in recognising that it is important to give people who want to stay in their own homes the opportunity to do so, Glasgow City Council provides grants to Housing Association properties for adaptations. Adaptation funding (Stage 3 Funding) has helped to ensure independent living for those whose needs have changed and has improved the suitability of current homes for the elderly, disabled adults and disabled children.

In 2015/2016, £2.678m of funding was allocated to around 1,090 homes, which were fitted with Stage 3 adaptations. Of the homes adapted, level access showers or wet floor shower rooms were in highest demand with the main recipient being disabled adults. Other common adaptations included the installation of internal and external safety rails and alterations to paths and steps. For 2016/17, an initial £2.5m has been programmed.



3. DEVELOPMENT COSTS, RENTS AND GRANT LEVELS

TABLE 9: DEVELOPMENT AND WORKS COSTS

	HOUSING ASSOCIATION NEW BUILD	HOUSING ASSOCIATION REHAB	OVERALL
Average house size (persons)	3.46	2.77	3.44
Average house size (m2)	84.04m ²	76.53m ²	83.76m ²
Average total development cost/unit	£121,811.57/unit	£119,578.08/unit	£121,730.08/unit
Average total development cost/m2	£1,495.20/m ²	£1,562.49m ²	£1,498.09/m ²
Comparison with 2014/15 dev cost/m2:	£1,526.12/m ²	£1,191.99/m ²	£1,508.35/m ²
Average works cost /m2	£1,322.44/m ²	£1,367.75/m ²	£1,324.38/m ²
Comparison with 2014/15 works cost/m2:	£1,295.75/m ²	£963.37/m ²	£1,278.07/m ²

Projects continue to be procured and awarded according to Government Guidance, conditions of grant, and EU procurement rules.

Overall development costs per m2 show a decrease of 0.6% compared with 2014/15, partly due to the previous year costs increasing at a higher rate than usual (14.5%). This slight decrease brings the costs to a more stable increase rate over the two years.

Over the 2 year period the costs have increased by 13.9% which represents an average increase rate of 6.95%/year. We expect potential increased rates with sporadic peaks and subsequent adjustments due to future changes of building standards or build requirements etc. However, other external factors could influence the direction of future tender prices.

Both HA's and contractors have quickly adapted to the new building regulation requirements and have come up with cost efficient solutions and minimised their risks producing more realistic tender prices.



Works costs per m², which represent the most useful year-on-year comparison, show an increase of 3.6%

Looking at new build figures only, the decreased costs are in the region of 2% for development costs and an increase rate of circa 2% for works costs.

TABLE 10: HOUSING ASSOCIATION RENTS INCLUDED WITHIN 2015/16 NEW BUILD TENDER APPROVALS

	NEW BUILD
Average Rent per Annum (2015/16)	£4,262
Average Rent converted to 3 Person Equivalent in 2015/16	£4,078
Comparison with Average Rent per Annum (2014/15)	£4,165
Comparison with 3 Person Equivalent in 2014/15	£3,986

Average 3-person rents within 2015/16 new build tender approvals ranged from £3,768 to £4,654 per annum, contributing towards a 3 person equivalent rent of £4,078 per annum, an increase of 2.3% compared to 2014/15.

All new build tenders submitted to Glasgow City Council during 2016/17 will be appraised against a benchmark rent of £4,034 per annum on a 3 person equivalent basis as set nationally by Scottish Government.

TABLE 11: 2015/16 AHSP BENCHMARKS

	TENURE	STANDARD 3P BENCHMARK	GREENER 3P BENCHMARK
Pre 25 January 2016	Social Rent	£58,000	£62,000
	Mid-Market Rent	£30,000	£34,000
Post 25 January 2016	Social Rent	£70,000	£72,000
	Mid-Market Rent	£44,000	£46,000

Benchmarks for 2015/16 depended on tenure and whether the development was expected to meet the 'greener standard' of the Building Regulations.

During 2015/16, a short-life working group (the 2015 Subsidy Working Group), which included officers from Glasgow City Council, the Scottish Government and other stakeholders, recommended that grant subsidy benchmarks should be increased in relation to the AHSP. The increase in grant subsidy levels was approved by Scottish Government Ministers and the new benchmarks applied to all tender applications to Glasgow City Council from 25 January 2016. The benchmarks that were used by Glasgow City Council to assess tender applications during 2015/16 are outlined in Table 11.

TABLE 12: GRANT LEVELS FOR TENDER APPROVALS PRE 25 JANUARY 2016 (3 PERSON EQUIVALENT)

	2015/16 OUT-TURN	BENCHMARK
Social Rent New Build Greener Standard	£56,010	£62,000
Social Rent New Build Other	£58,000	£58,000
Social Rent Rehab Other	£55,890	£58,000

TABLE 13: GRANT LEVELS FOR TENDER APPROVALS POST 25 JANUARY 2016 (3 PERSON EQUIVALENT)

	2015/16 OUT-TURN	BENCHMARK
Social Rent New Build Greener Standard	£68,561	£72,000
Social Rent Rehab Greener Standard	£71,977	£72,000
Social Rent Rehab Other	£64,220	£70,000
Mid-Market Rent New Build Greener Standard	£56,639	£46,000

Tables 12 and 13 outline the Average 3 Person Grant calculations for both new build and rehab projects that were approved by Glasgow City Council as part of the 2015/16 AHSP. Table 12 outlines the Average 3 Person Grant level for projects approved before the increase in grant subsidy (pre 25 January 2016) and Table 13 provides details of projects approved after the increase was confirmed (post 25 January 2016). Private Acquisition projects are not included in either of Tables 12 or 13.



TABLE 14: GRANT LEVELS V GRANT SUBSIDY BENCHMARK (NEW BUILD UNITS)

	2015/16 OUT-TURN	BENCHMARK
Social Rent Units	Within Grant Subsidy Level	73%
	Above Grant Subsidy Level	27%
Mid-Market Rent Units	Within Grant Subsidy Level	13%
	Above Grant Subsidy Level	87%
All New Build Units	Within Grant Subsidy Level	51%
	Above Grant Subsidy Level	49%

TABLE 15: GRANT LEVELS V GRANT SUBSIDY BENCHMARK COMPARISON (NEW BUILD UNITS)

GRANT LEVELS V GRANT SUBSIDY BENCHMARK (NEW BUILD UNITS)	%
% of new build units approved within Grant Subsidy Benchmark	51%
Comparison with 2014/15	45%

Overall, 51% of new build units (both social rent and mid-market rent) were approved within Grant Subsidy Benchmark. Table 14 provides details of both social rent and mid-market rent new build units that were approved either within or above the grant subsidy levels. Projects that were approved above the Grant Subsidy Benchmark included a large development that due to planning requirements needed specific materials and external treatments.

In 2015/16, 87% of new build units met the greener standard and were therefore appraised against the greener standard benchmark, whereas 13% of units were assessed against the standard benchmark.



4. QUALITY, INNOVATION & SUSTAINABILITY

AHSP subsidy levels were increased as of January 2016 to bring them in line with inflation after a steady 2 year increase of 10% on tender prices. This has had a positive effect on projects as only 2 out of 17 projects were above benchmark. This represents 12% of projects approved over benchmark as opposed to last year's 50% (9 out of 18).

However, NSSE benchmarks were not increased and this presents a challenge for HA's.

2015 has seen a new revision of Section 6 (Energy) of the Building Regulations, adding higher energy efficiency targets and, therefore, increasing the cost of projects.

However, the HA's seem to have adapted quickly to the new requirements and have seen this as a positive change.

There are still concerns on the viability of schemes, especially for MMR and NSSE projects and sites with high infrastructure costs, contaminated land and high land acquisition costs are proving difficult to deliver.

On a positive note, most of our 2015/16 projects have been designed to achieve a Silver Standard in sustainability, as per Section 7 of the Building Regulations. Only one new build project failed to achieve this standard. This represents 91.7% of new build units achieving Silver Standard as opposed to last year's 75%.

As of October 2015, the Silver Standard became the minimum mandatory standard, therefore, from now on it is expected that all projects will comply with this standard.

A couple of projects utilised photovoltaics to help achieve the minimum requirements in sustainability. However, the "fabric first" approach continues to be the preferred option for HA's as this has been widely recognised as best practice.

SAP ratings continue to increase with the majority of projects now achieving between 87 and 90 rating (based on SAP 2005).

Within this context Glasgow's AHSP continues to produce schemes that not only meet statutory requirements, but also provide enhanced quality, sustainability and innovation. The council maintains its determination to achieve Ecohomes 'Very Good' rating for all AHSP projects and both Design and Post Construction certificates are requested as evidence of the council's commitment to sustainability.

TABLE 16: SAP (STANDARD ASSESSMENT PROCEDURE) RATINGS
BASED ON SAP 2005

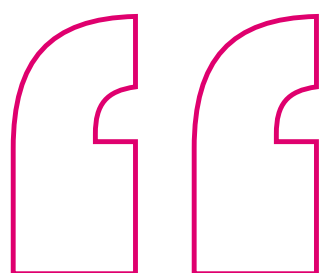
Rating	Band	REHAB		NEW BUILD		ALL UNITS	
		Units	%	Units	%	Units	%
1 to 20	G	0	0%	0	0%	0	0%
21 to 38	F	0	0%	0	0%	0	0%
39 to 54	E	0	0%	0	0%	0	0%
55 to 68	D	0	0%	0	0%	0	0%
69 to 80	C	6	30%	0	0%	6	1%
81 to 91	B	14	70%	581	100%	525	99%
92 +	A	0	0%	0	0%	0	0%
Total		20*	100%	581	100%	601	100%

Note- information on rehab/new build projects reported where available

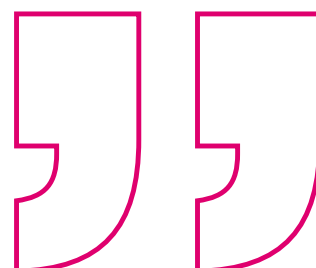
Table 16 confirms all new build units continue to be designed to a high standard when assessed against SAP criteria.

The Council continues its commitment to sustainability, quality and innovation. This will promote the achievement of the highest standards for development in the City.

Note*: Two additional rehab units did not provide SAP rating data.



92% of New Build
Projects we approved
in 2015/16 achieved
Silver Standard as per
Section 7 of the Building
Regulations



MOSSPARK BOULEVARD

FEATURED PROJECT

Mosspark Boulevard is a joint development between Southside Housing Association and Loretto Housing Association. Southside Housing Association acquired the site in March 2010 with a view to developing it for social rented housing.

The site is located on a prominent corner at the junction of Paisley Road West and Mosspark Boulevard. It was formerly occupied by a car showroom and garage. The area has good public transport links and is close to shops and Bellahouston Park.

Southside Housing Association successfully worked in partnership with Loretto Housing Association on this development. In total the site provides 55 units for social rent. 34 of these units were allocated to Southside Housing Association and the other 21 units to Loretto Housing Association for older clients who suffer from dementia. Loretto have a sheltered development nearby in Lourdes Avenue and so are able to share

staff between the two sites.

The flats have been designed as 4 storey with a feature corner at 5 storey height and a lower end of 3 storey. All floors have lift access. A well designed outdoor garden has been incorporated within the development next to the Loretto flatted block. This will be beneficial to the client group as they have limited mobility to socialise further afield.

Glasgow City Council provided grant funding of £3.4m from the Affordable Housing Supply Programme towards this development. Total development costs are in the region of £6.7m. CCG was the contractor and the project went on site in August 2014 and completed in March 2016.

Southside and Loretto Housing Association recently won an award for small Affordable Housing Development of the Year (for Housing Association development under less than 100 units) for Mosspark Boulevard.





Mosspark Boulevard, Cardonald - Southside Loretto HA



Firhill Timber Basin, Firhill – Queens Cross HA


FIRHILL TIMBER BASIN

FEATURED PROJECT

The site is located at the junction of Firhill Road and Panmure Street. The site extends to 1.57ha/3.59 acres and is bounded by Panmure Street to the north and west, and the canal basin to the south. Access to the site is available from Firhill Road to the west, and from Panmure Street on the north-east corner.

The site was previously occupied by an Engineering Works. It was demolished and significant ground remediation works carried out.

It was subsequently marketed as a distressed sale in summer 2012 and acquired by CCG Scotland Ltd with a view



to developing the site in conjunction with Queens Cross Housing Association.

The Association has used a mixed tenure approach across a variety of scale and built form. It has provided 108 units configured as a series of point blocks and some low rise housing stepping into the site. This consists of 69 general needs units and 4 particular needs units for social rent, together with 35 units for low cost home ownership, the majority of which have now been sold. The development achieved an award in the Affordable Housing Development (Private House Builder)

category of the Scottish Homes Awards 2016.

The scale and form across the site was the subject of pre-planning consultation, which involved direct contact with Scottish Canals, with an agreed design which attempts to reflect the industrial heritage of the Forth & Clyde Canal.

The total cost of the development was £12.628m with Glasgow City Council providing grant of £6.484m. The development was completed in November 2015.

BANKEND STREET

FEATURED PROJECT

Cube Housing Association (HA) completed the new build development at Bankend Street in Ruchazie over 2 phases, during February 2016.

Phase 1 was approved and funded by the Scottish Government as part of the Greener Homes Innovation Scheme. Scottish Government launched the Greener Homes Innovation scheme in 2012 to attract bid applications that offered new approaches to the delivery of energy efficient affordable housing using

innovative modern methods of off-site construction. There were 14 successful projects across Scotland, 5 of which were in Glasgow which was a significant success for the City with over half the units in Scotland being built in Glasgow.

A total of 60 units were constructed over the 2 phases and a new 8 bed children's unit. The site, at Milncroft Road and Bankend Street, was a vacant brownfield site which previously housed post-war three-storey tenements which had been demolished for around 15 years.

The project highlights successful partnership working between Glasgow City Council, the Scottish Government, Cube HA and Ruchazie HA to regenerate the area, deliver a mixed tenure housing development and protect previous investment in the area.



Bankend Street, Ruchazie – Cube HA

Cube HA and Ruchazie HA developed plans for the site and a development agreement was formed between both HAs. Ruchazie HA previously owned the site and agreed that Cube HA would be the lead developer in procuring and constructing the two phases of development. Glasgow City Council worked closely with both HAs and the local community to provide the children's unit integrated within the development.

Phase 1 consisted of 34 units (4 units for social rent, 10 units for new supply shared equity and 20 units for mid-market rent). As a requirement of the Greener Homes funding, Phase 1 included a number of energy efficient aspects including enhanced insulation levels, flue gas heat recovery and photovoltaic cells. These energy efficiency measures will result in lower fuel bills for residents.

Both Phases 1 and 2 were constructed by Cruden Building and Renewals.

Glasgow City Council approved and funded Phase 2 as part of the AHSP. Overall, the total cost of the Phase 2 development was £3.199m. Cube HA developed a total of 26 units in Phase 2 and 10 of these units were for Ruchazie HA. The house types included both houses and flats. A total of £1.588m was grant funded by Glasgow City Council via the AHSP.

Overall, the project (both Phases 1 and 2) has promoted tenure diversity within the local area and provided high quality affordable housing.





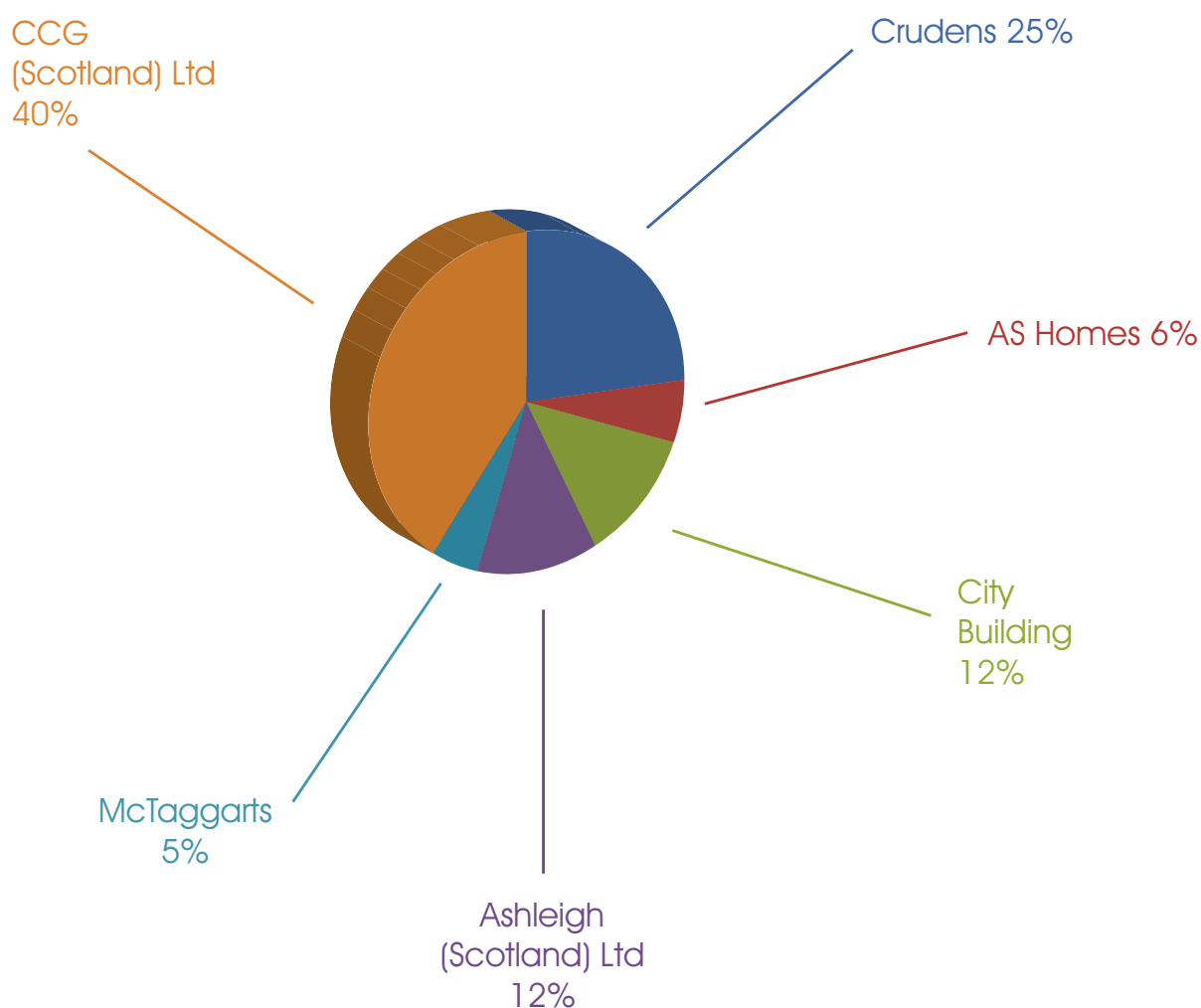
GLASGOW'S AHSP PROJECT AWARDS OBTAINED IN 2015/16

PROJECT NAME	AREA	HOUSING ASSOCIATION	MAIN CONTRACTOR	ARCHITECT	AWARD NAME	AWARD TYPE AND CATEGORY
Anderston Phase 3	North West	Sanctuary Scotland HA	CCG Ltd	Collective Architecture / Cooper Cromar	Homes For Scotland 2015	Shortlisted - Best Large Development
Laurieston TRA Phase 1a	South	New Gorbals HA	Urban Union	Page & Park / Elder & Canon / Ian White Associates	RIBA Awards 2015	National Award for Scotland - Winner
					RIAS 2015 Award	Housing - Winner
					RIBA Brick Awards 2015	Best Urban Regeneration Project
					RIAS Andrew Doolan Price 2015	Highly Commended – Best Building in Scotland
					Homes For Scotland 2015	Commendation – Best Large Development
						Shortlisted - Best Partnership in Affordable Housing Delivery
					MIPI UK Awards 2015	Shortlisted - Public-Private Partnership of the Year
					Inside Housing Top 60	Finalist - Joint-venture development of the year
					Saltire Awards 2015	Multiple Housing Developments – Winner
						Landscape in Housing – Winner

					<p>Scottish Awards for Quality in Planning 2015</p> <p>CIOB Award</p> <p>Scottish Design Awards 2015</p> <p>RIAS/Scottish Government Client of the Year</p> <p>RTPI Awards for Planning Excellence 2016</p> <p>Arts and Business Scotland</p> <p>Scottish Property Awards</p> <p>Premier Guarantee Excellence Awards</p> <p>RIAS Centenary</p>	<p>Delivering in Partnership Award – Winner</p> <p>Best Builder (Building) – Winner</p> <p>Affordable Housing – Winner</p> <p>Place Making/Masterplanning – Winner</p> <p>Residential – Winner</p> <p>Client of the Year</p> <p>Excellence in Planning to Deliver Housing (finalist)</p> <p>Placemaking Award</p> <p>City Regeneration Project of the Year</p> <p>Best Social Housing Development’ Award</p> <p>Top 100 Buildings 1916-2016</p>
Mosspark Boulevard, Cardonald	South	Southside HA + Loretto HA	CCG Ltd	MAST Architects	Scottish Home Awards 2016	Winner: Small Affordable Housing Development
CCG Panmure Street	North West	Queens Cross HA	CCG Ltd	Stallan Brand	Scottish Home Awards 2016	Winner: Affordable Housing Development of the Year (private builders)
Maryhill Locks	North West	Maryhill HA	City Building	Hypostile Arch.	Scottish Home Awards 2016	Shortlisted: Large Affordable Housing Development of the Year (Housing Associations)

5. PROCUREMENT & PERFORMANCE MEASURES

TABLE 17: DISTRIBUTION OF CONTRACTING WORK IN
2015/16 TENDER APPROVALS
(BY VALUE OF WORK APPROVED)



The above table is subject to rounding

6. 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 Affordable Housing Supply Programme, although unique and/or innovative projects will be of particular interest.

There are four main elements to the PCR:

- Physical quality - in terms of architectural and build quality
- Resident satisfaction - assessed through questionnaire surveys and visits to a selection of householders
- Project effectiveness - in terms of value-for-money timescales, and delivering project objectives.
- Implications for the future (i.e. lessons learned from completed projects)

RSL	PROJECT
Parkhead HA	Fire Station, Canmore Street
New Gorbals HA	Laurieston Phase 1
Southside HA	Manse Brae
Sanctuary HA	Holmbank Avenue

Findings from 2015/16 PCRs are as detailed below:

- All projects have achieved the design and specification previously stipulated at tender stage. High standards of design and innovative ideas are continually being delivered by our Housing Association partners and their Design Teams under the Affordable Housing Supply Programme (AHSP).
- Tenant feedback is an important way of measuring the success of a development. Based on the 4 PCRs' carried out during 2015/16 and the positive feedback from the tenants questionnaires, it is clearly evident that the majority of tenants were very satisfied with their new or improved homes.

Some minor, but common issues raised by tenants were:

- Narrow balconies which makes cleaning windows difficult.
- Issues over residents car parking. Tenants would have preferred installation of bollards or barriers.
- Preference for separate living/kitchen area rather than open plan design.
- Shortage of storage spaces in kitchens.
- Play provision spoiled due to dog fouling.



Craigton Drive, Ibrox - Home Scotland

7. WHEATLEY GROUP BOND PROGRAMME

Glasgow City Council's (GCC) Executive Committee approved a Strategic Agreement with the Wheatley Group at its meeting on 3 March 16. The agreement establishes a framework for joint working across a range of important housing matters for the city. Housing investment, through the Wheatley Group's successful £300m bond, is the cornerstone of this agreement; the joint aim being to invest in the correct locations and to provide house types that meet people's needs.

The Strategic Agreement with Wheatley Group encompasses programmes for Cube and Loretto Housing Associations as well as Glasgow Housing Association (GHA). Cube and Loretto's programmes are managed by GCC through TMDF. GCC appraises GHA projects for the Scottish Government (SG) but SG manages GHA's new build programme and approves all projects. Wheatley Group has committed to delivering their programme at lower subsidy levels than the national benchmarks.

A joint management process has been agreed and implemented as part of the strategic agreement so that the various Housing Associations' workstreams can be delivered on schedule.

Performance in relation to the Wheatley Group Bond Programme during 2015/16 is outlined in Table 18, Table 19 and Table 20.



TABLE 18: WHEATLEY GROUP PROGRAMME 2015/16 PROJECT APPROVALS

HA	PROJECT	UNITS	TENURE
Cube	Liddesdale Road	70	Social Rent
Cube	Kelvindale Place	52	Social Rent
Cube	Bilsland Drive	34	Mid-Market Rent
Loretto	Barclay Street Phase 2	11	Social Rent
Loretto	Barclay Street Phase 2	17	Mid-Market Rent
GHA	Macbeth Street Macduff Street	30	Mid-Market Rent
GHA	Burnmouth Road	43	Mid-Market Rent
GHA	Warriston Street	33	Mid-Market Rent
GHA	Hinshelwood	36	Mid-Market Rent
TOTAL		326	

TABLE 19: WHEATLEY GROUP PROGRAMME 2015/16 PROJECT SITE STARTS

HA	PROJECT	UNITS	TENURE
Cube	Bilsland Drive	34	Social Rent
Cube	Kelvindale Place	52	Social Rent
Loretto	Barclay Street Phase 1	49	Social Rent
GHA	Brand Street	20	Mid-Market Rent
GHA	Macbeth Street Macduff Street	30	Mid-Market Rent
TOTAL		185	



Bankend Street, Ruchazie – Cube HA

TABLE 20: WHEATLEY GROUP PROGRAMME 2015/16 PROJECT COMPLETIONS

HA	PROJECT	UNITS	TENURE
Cube	Bankend Street	26	Social Rent
Loretto	Mosspark Boulevard	21	Social Rent
TOTAL		47	

8. TRANSFORMATIONAL REGENERATION AREAS (TRAS)



December 2015 marked the 6th Anniversary of the establishment of the TRA Partnership between Glasgow City Council, Glasgow Housing Association and the Scottish Government, now known as Transforming Communities: Glasgow (TCG) which is a legally constituted Company that oversees the planning and delivery of Glasgow's eight Transformational Regeneration Areas (TRAs).

Over the last year, since the 2014/15 Performance Review was published, continued progress has been made by TCG and its partners in terms of both the delivery, and future planning of the programme.

On site activity is evident in the original three pilot TRAs (Laurieston, Gallowgate and Maryhill) and also in Laurieston, North Torglen, Sighthill, Red Road and Pollokshaws. The strategy for progressing the East Govan/Ibrox TRA is being developed. Further details of progress to date are provided below.

MARYHILL TRA

The regeneration of the areas to the south (the 'Valley') and north (the 'Botany') of Maryhill Locks is continuing.

Maryhill Locks Phase 2 has now completed. This housing development by Maryhill Housing Association, funded by Glasgow City Council in partnership with the Scottish Government, has provided 106 homes for social rent, mainly for GHA tenants. The Association has also provided 19 units for shared equity.

The original masterplan for the TRA has been reviewed and potential housing layouts provided.

A small site at Bantaskin Street has been identified for a pilot self-build project providing 6 plots. The provision of self-build housing is a current Council priority and this location will provide a unique opportunity for people to build their own homes.

The large site adjacent to Phase 2 will be able to accommodate a further 140 new homes. Options for this site include a further 17 canal side plots for self-build and 122 new homes for private sale or further self-build plots as required.

Meanwhile on the 'Botany' side of the canal BIGG Regeneration Ltd (the development arm of Scottish Canals) is currently on site to provide 40 units for private sale.

These 3 storey townhouses have attracted attention with many already reserved. These will contribute to the continuing regeneration of the Maryhill TRA by providing a mixed tenure, sustainable neighbourhood.

Overall, the new housing activity within the TRA continues to contribute to the on-going regeneration of the Forth and Clyde Canal, by providing canal side housing and enhancing the Maryhill Locks area of the canal which is the focus of partnership and regeneration activity through the Glasgow Canal Partnership.

GALLOWGATE TRA

Phase 1 new build consisting of 62 units for social rent completed in September 2013. Since then some environmental and traffic calming improvements have taken place.

The most notable recent improvement is the demolition of the rear ranges of the Whitevale Baths building which is currently on site and nearing completion. Vacant and Derelict Land funding has been requested to allow improvement of the remaining main building.

Future development proposals which involve the demolition of GHA stock which was previously designated as core stock have received appropriate Board approvals and 96% of residents were supportive of the proposals.

The former 2 multi storey blocks at Bluevale & Whitevale Street have been demolished and only the foundations remain, with the proposal to remove these at the same time as the demolition of the surrounding low-rise housing. Demolition of the multis involved a "Topdownway" system, never before used in the UK, and the project received an award at the World Demolition Awards in Amsterdam for collaboration with partners.

Pre Application has been submitted to Planning for Gallowgate Phase 2 housing and the recently refreshed Masterplan shows proposals for 78 social rent units, 6 shared equity units, 30 mid-market rent units and 225 units for private sale in total over 5 future phases (2a, 2b, 3,4 & 5).





Gallowgate TRA – Demolition of Bluevale and Whitevale Street Multi Storey Blocks

POLLOKSHAWS TRA

The Pollokshaws TRA is a thirteen hectare site consisting mainly of derelict and vacant land located south west of Shawlands. It was declared a TRA in September 2014.

In March 2015, Glasgow Housing Association completed the refurbishment of 40 flats for mid market rent at 166, 172, 190, 196 and 202 Shawbridge Street for letting through Lowther Homes.

During early 2016, Glasgow Housing Association continued with the process of clearing and demolishing the last remaining multi-storey block at 215 Shawbridge Street. This process also involved the shopping arcade at 187-203 Shawbridge Street and the lock-ups behind the pub and police station.

The former tenants hall at 275 Shawbridge Street is also being removed.

Glasgow Housing Association has started to build 46 flats for social rent facing Pollokshaws Road. This will complete the reprovioning process there.

Loretto Housing Association has presented their proposals for 40 new dwellings for social rent on the site of the now cleared Shawbridge Street Arcade to the Local Delivery Group.

The Pollokshaws Area network has refurbished the former Shawbridge Nursery School for community use with the aid of Stalled Space funding. The Pollokshaws Burgh Halls Trust is fund raising in association with the Glasgow Building Preservation Trust to safeguard the Hall's future.



Pollokshaws TRA – Pollokshaws Road (GHA)

EAST GOVAN/IBROX TRA

The strategy for taking forward the East Govan/Ibrox TRA is still being developed by Transforming Communities Glasgow. Two pieces of work were completed in 2015 to assist with this.

The first is the publication of the final report on the Partick/Govan Charrette, the consultation of which took place on 17-19 March, led by Barton Willmore Consultants.

The second is that Rydens were commissioned by Transforming Communities Glasgow (TCG) to undertake a Business Plan/Market Analysis review across all 8 TRAs. This report provided the TCG Board with information on each TRA's development potential and market values as well as an indication of the market appetite for development. This information will aid the partners in TCG to determine a strategy for East Govan/Ibrox TRA as to when and how development of the sites could best be taken forward.

In the meantime, the Wheatley Group have indicated their interest in developing two vacant sites within the TRA under their bond-programme. GHA wish to build 116 new build units for re-provisioning rent and 36 for mid market rent at Hinshelwood Drive to the south of Ibrox Stadium. The Lowther Group wish to follow up their redevelopment of Ibroxholm Court for mid market rent by building 65 new build units for mid market

rent. Work would start in 2016-17 and complete in 2017-18. In line with Bond Programme procedures, the Wheatley Group has submitted Project Proposals and plans to Glasgow City Council Housing & Regeneration Services.

SIGHTHILL TRA

The Masterplan for Sighthill includes:

- 141 units of social rented housing for GHA – Phase 1
- Approximately 650 new homes for sale and alternate tenures (including 200 mid market rent for GHA)
- Approximately 500 student accommodation places
- A new campus school
- Commercial and community facilities
- A new land bridge linking the area to the north and west of the city.

Sighthill is also one of the early action projects to benefit from City Deals' money.

GHA's Phase 1 housing completed in September 2015.

Demolition of the last 2 multi storey blocks at 32/34 & 31/35 Pinkston Drive is well underway.

There are 2 contracts on site, the tunnel infill works and the remediation works.



The stone circle was removed in April 2016 and the stones have been placed in storage for erection in their new location in due course. Infrastructure works should start on site at the beginning of 2017.

The design team is progressing the design development of the new school which is a replacement for the 2 existing schools and will be situated next to the new public square. Projected completion date is August 2019. The new campus will incorporate a nursery, a 4 court sports hall, an all-weather 7 a side football pitch and a Youth Centre. The building will be designed to be as flexible as possible with the opportunity to extend it if the school role increases.

A regular newsletter is produced to keep local residents up to date with the regeneration of the area and the Glasgow City Council Sighthill webpage continues to be updated.

A "Plant-Grow-Play-Gather" community project is underway and this group meet regularly.

Jobs and Business Glasgow are involved with the local community and with contractors undertaking work in the area to ensure that training and employment opportunities are made available via the various contracts.

NORTH TORYGLEN TRA

Some notable landmarks were achieved in the North Toryglen TRA during 2015/16. Orchard Grove Local Housing Organisation rehoused one hundred tenants in January 2016 in their Phase 1 social rented development. This enabled Dem Master to take control of the two remaining deck access blocks and two multi-storey blocks to prepare them for demolition during 2016.

Crudens, marketing their flats and houses for sale under the name "Kings View" has successfully sold most of their fifty five unit first phase for sale following their sales office opening in late August. They have submitted applications for statutory approvals in respect of the second phase for sale consisting of forty four units.

Residents have moved into the 120 bedspace Orchard Grove elderly care since it opened in October 2015. This is a very impressive facility with a mini-cinema, open air terrace overlooking landscaped courtyards and many other amenities.

A Children's Unit which is number ten of twelve planned city wide started on site in August 2015. The unit is scheduled for completion during August 2016.

TRA community benefits stand at 6 apprentices, 5 new job starts and a £5,000 contribution from Crudens Charitable Fund to the local community centre.



North Torglen TRA – Phase 1 (GHA)

LAURIESTON TRA

The financial year 2015/16 saw significant progress both within and around the Laurieston TRA boundaries.

New Gorbals Phase 1A has scooped fourteen awards and commendations, gaining praise for its place making, design and build quality. Urban Union's Phase 1B neared completion with 69 private units selling fast and new Gorbals 39 units being let for mid market rent. This almost completes the development of the land between Cumberland and Bedford Street.

Urban Union are working up proposals for Phase 2, between Eglinton Street and the Citizens Theatre, to the same high standards as characterised in Phase 1.

The adjacent untidy and overgrown site at Gorbals Road/Cleland Street was environmentally improved with the aid of Vacant and Derelict Land Funding. This has prompted Network Rail to look at investing in their arches which front Cleland Lane and possibly turning them into desirable commercial opportunities. Several derelict properties, including the former Kiloran Bar have been demolished and vacant shops along Norfolk Street are being brought back into use.

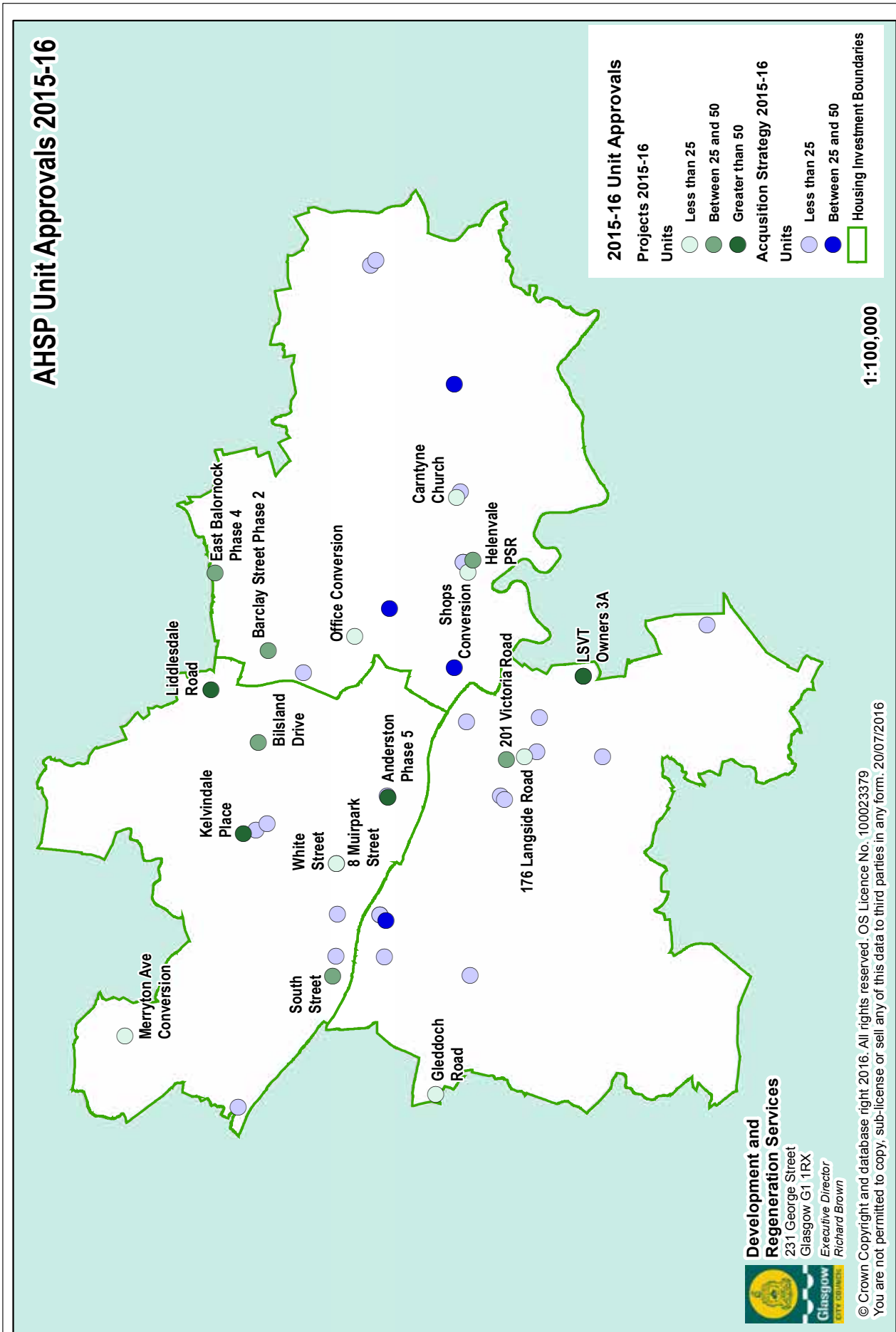
The regeneration is being accompanied by a buoyant arts programme with staged events near Norfolk Court in the Cleland Lane Arches and in the Greek Thomson's celebrated Caledonia Street Church, enabling public access there for the first time in fifty years.

RED ROAD TRA

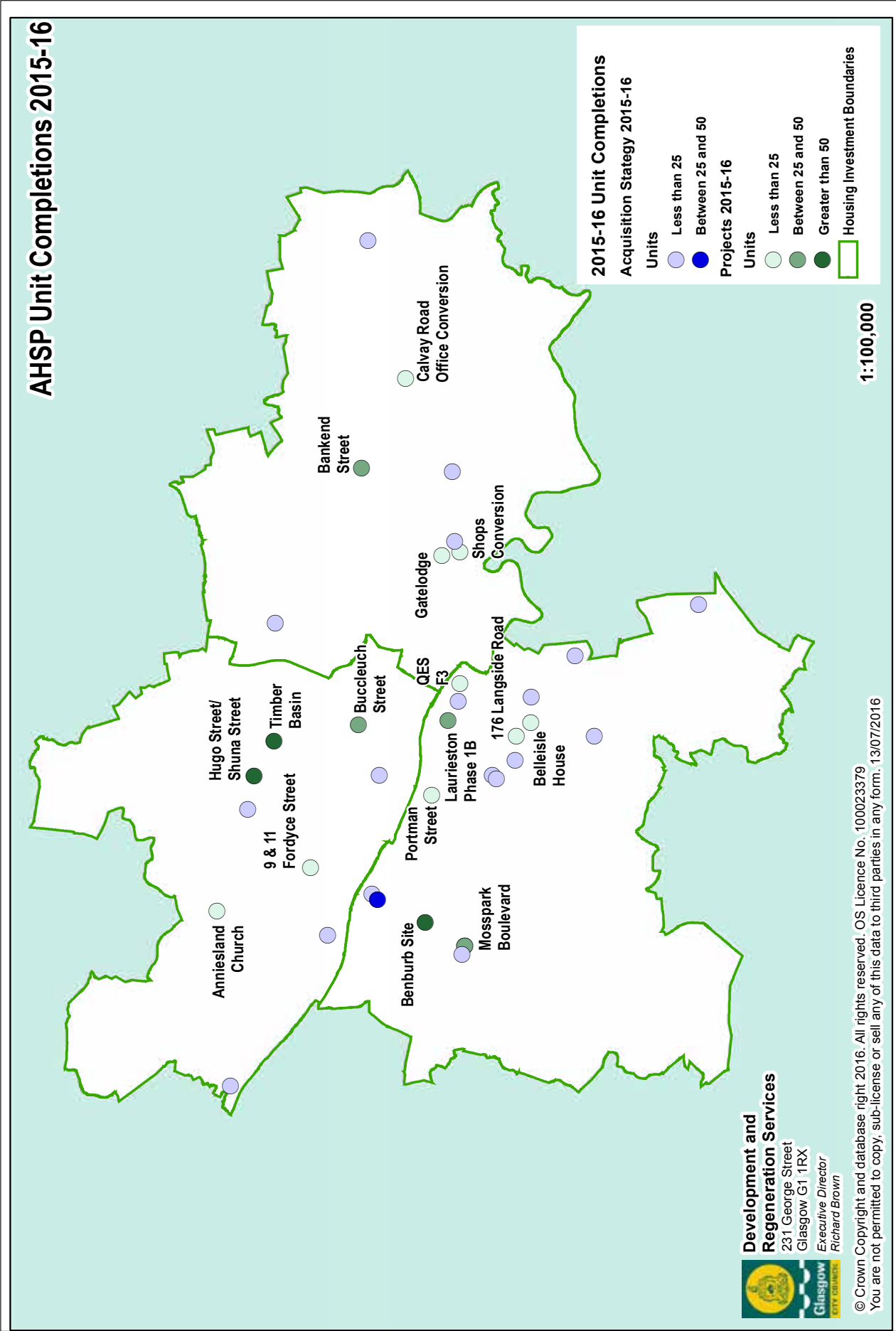
The TRA area mainly incorporates the site of the former multi storey towers which were demolished in October 2015. Work has begun to form a strategy for re-use of the site. It will take approximately 2 years to clear the site of the demolition materials. In the longer term, it is anticipated that the site will have a mixed use, incorporating housing, retail and community use. Various options have been presented by Cooper Cromar, who were employed as consultants on a Delivery Framework for the site, which involved consultation with local residents. This is a long term strategy and it will be some years before regeneration of the area becomes a visible reality.

9. APPENDICES

APPENDIX 1A - MAP OF UNIT APPROVALS



APPENDIX 1B - MAP OF UNIT COMPLETIONS



APPENDIX 2 FUNDING BY HOUSING ASSOCIATION

TABLE 1: HOUSING ASSOCIATION GPTs AND OUT-TURNS - MAINSTREAM PROGRAMME

The following table shows the planned and the actual spend for 2015/16.

TEAM	HOUSING ASSOCIATION	GPT 2015/16 £M	2015/16 OUT TURN £M
North West	Cadder	£0.050	£0.036
	Cairn	£0.005	£0.000
	Cernach	£0.020	£0.036
	Charing Cross	£0.267	£0.085
	Cube	£3.866	£5.238
	Drumchapel	£0.190	£0.115
	Glasgow West	£1.115	£0.446
	Hanover	£0.025	£0.014
	Hawthorn	£0.315	£0.183
	Horizon	£0.025	£0.005
	Kendoon	£0.015	£0.018
	Kingsridge Cleddans	£0.015	£0.043
	Link	£0.000	£0.227
	Loretto	£2.688	£2.716
	Maryhill	£0.686	£1.314
	North Glasgow	£0.200	£0.304
	Partick	£3.059	£3.351
	Pineview	£0.020	£0.043
	Queens Cross	£4.707	£4.227
	Sanctuary Scotland	£0.620	£4.510
	West of Scotland	£0.000	£0.220
	Whiteinch & Scotstoun	£0.102	£0.343
	Yoker	£0.000	£0.133
	Yorkhill	£0.020	£0.015
Sub-Total		18.010	23.622
North East	Blairtummock	£0.020	£0.012
	Blochairn	£0.015	£0.006
	Broomhouse	£0.005	£0.000
	Calvay	£0.123	£0.127

	Copperworks	£0.097	£0.065
	Cube	£1.562	£0.786
	Easthall Park	£0.020	£0.030
	Gardeen	£0.035	£0.034
	Home Scotland	£0.015	£0.051
	Link	£0.758	£3.015
	Lochfield Park	£0.266	£0.311
	Loretto	£3.424	£1.494
	Milnbank	£0.215	£0.390
	Molendinar Park	£0.030	£0.031
	North Glasgow	£0.200	£0.250
	Parkhead	£4.134	£3.521
	Provanhall	£1.038	£0.045
	Reidvale	£0.030	£0.048
	Ruchazie	£0.005	£0.008
	Scottish Veterans	£0.005	£0.000
	Shettleston	£2.131	£0.805
	Spireview	£0.025	£0.052
	Thenue	£0.896	£2.237
	Tollcross	£3.719	£3.058
	Wellhouse	£0.036	£0.046
	West of Scotland	£0.968	£0.961
Sub-Total		£19.772	£17.383
South	Ardenglen	£0.415	£0.327
	Arklet	£0.005	£0.000
	Bield	£0.060	£0.062
	Cassiltoun	£0.145	£0.089
	Cathcart	£0.030	£0.080
	Craigdale	£0.013	£0.016
	Elderpark	£2.156	£1.054
	Glen Oaks	£2.657	£2.058
	Govan	£1.168	£3.190
	Govanhill	£4.292	£4.206
	Home Scotland	£1.940	£0.673
	Key	£0.015	£0.015

	Link	£0.020	£0.013
	Linthouse	£0.372	£1.596
	Loretto	£0.525	£0.615
	Margaret Blackwood	£0.030	£0.019
	New Gorbals	£4.117	£2.475
	North View	£0.036	£0.055
	Rosehill	£0.570	£0.369
	Sanctuary Scotland	£0.000	£0.352
	Southside	£4.545	£7.679
	Thistle	£3.099	£2.974
	Thenue	£0.000	£0.084
	Trust	£0.040	£0.045
Sub-Total		£26.250	£28.045
Total		£64.032	£69.050

TABLE 2: HOUSING ASSOCIATION GRANT PLANNING TARGETS AND OUT-TURNS – LSVT PROGRAMME

The following table shows the planned and actual spend for 2015/16

AREA	HOUSING ASSOCIATION	GPT 2015/16 £M	2015/16 OUT-TURN £M
North West	Sanctuary Scotland	£1.530	£1.618
Sub Total		£1.530	£1.618
North East	Home Scotland	£2.180	£1.589
Shettleston		£0.000	£0.087
Sub Total		£2.180	£1.676
South Thistle		£1.300	£0.000
Sub Total		£1.300	£0.000
Total		£5.010	£3.294

TABLE 3: HOUSING ASSOCIATION GRANT PLANNING TARGETS AND OUT-TURNS – REPROVISIONING PROGRAMME

AREA	HOUSING ASSOCIATION	2015/16 GPT £M	2015/16 OUT-TURN £M
North West	Maryhill	£0.600	£0.479
Sub Total		£0.600	£0.479
South	New Gorbals	£0.040	£0.014
Sub Total		£0.040	£0.014
Total		£0.640	£0.493

TABLE 4: NATIONAL AND REGIONAL HOUSING ASSOCIATIONS INCLUDED IN TABLES 1, 2 AND 3

LEAD TEAM	HOUSING ASSOCIATION	2015/16 GPT £M	2015/16 OUT-TURN £M
North West	Cairn	£0.005	£0.000
	Cube	£5.428	£6.024
	Hanover	£0.025	£0.014
	Horizon	£0.025	£0.005
	Sanctuary Scotland	£2.150	£6.480
North East	Home Scotland	£4.135	£2.313
	Loretto	£6.637	£4.825
	Thenue	£0.896	£2.321
	West of Scotland	£0.968	£1.181
South	Bield	£0.060	£0.062
	Key	£0.015	£0.015
	Link	£1.023	£3.225
	Margaret Blackwood	£0.030	£0.019
	Trust	£0.040	£0.045
Total		£21.437	£26.559

* Further details of the AHSP are available at www.glasgow.gov.uk/housing or by contacting stephen.mcgowan@drs.glasgow.gov.uk



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