

Glasgow Housing Strategy 2017 - 2022

Development in the City

19 April 2016

Making homes and lives better
wheatley-group.com



Glasgow - development targets

- 25,000 homes by 2025
- 12,000 homes in next five years
- 5,000 affordable homes in the next five years
- Acceleration of TRA programme – Pollokshaws and East Govan/Ibrox



Finance

£300m public bond: issued 2014/15:
low interest rate of 3.5%

£270m available Group banking
facilities, including £50m for PRS
through Lowther Homes

Dedicated grant for affordable
housing from Scottish Government

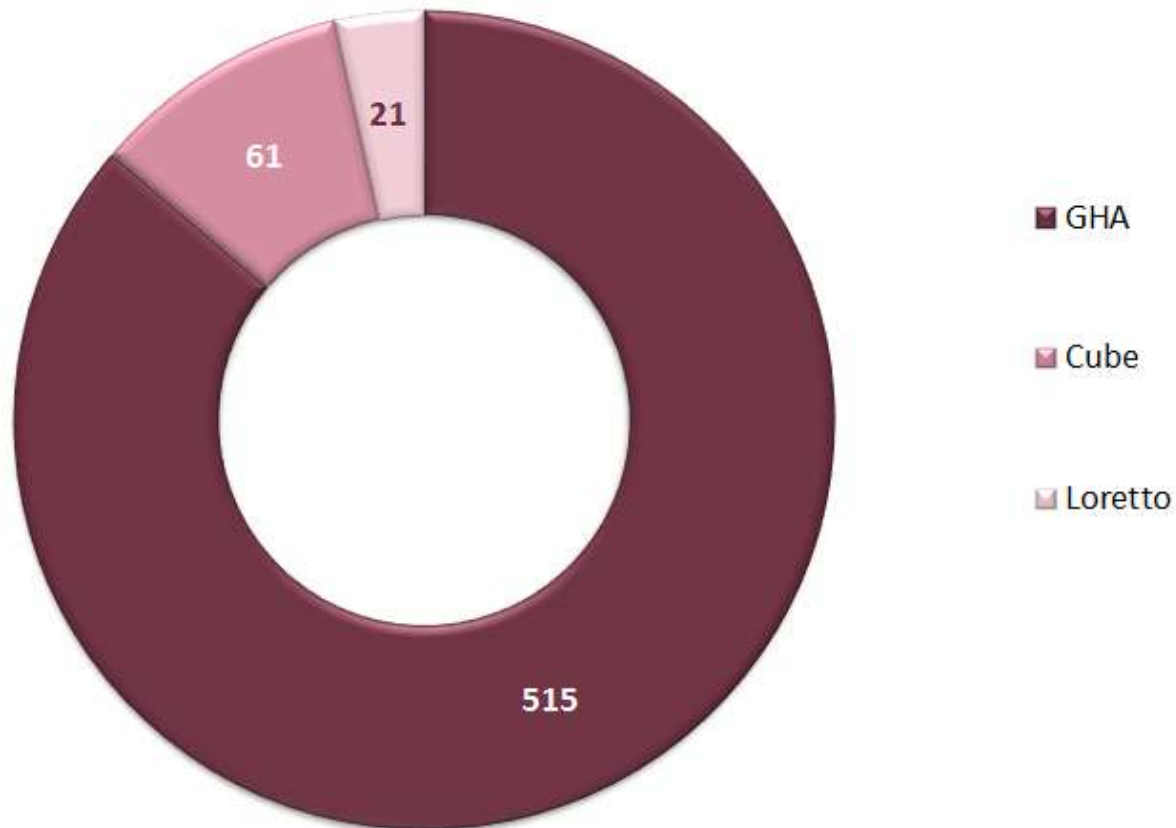


Increase the supply and choice of quality affordable homes over the next 7 years:

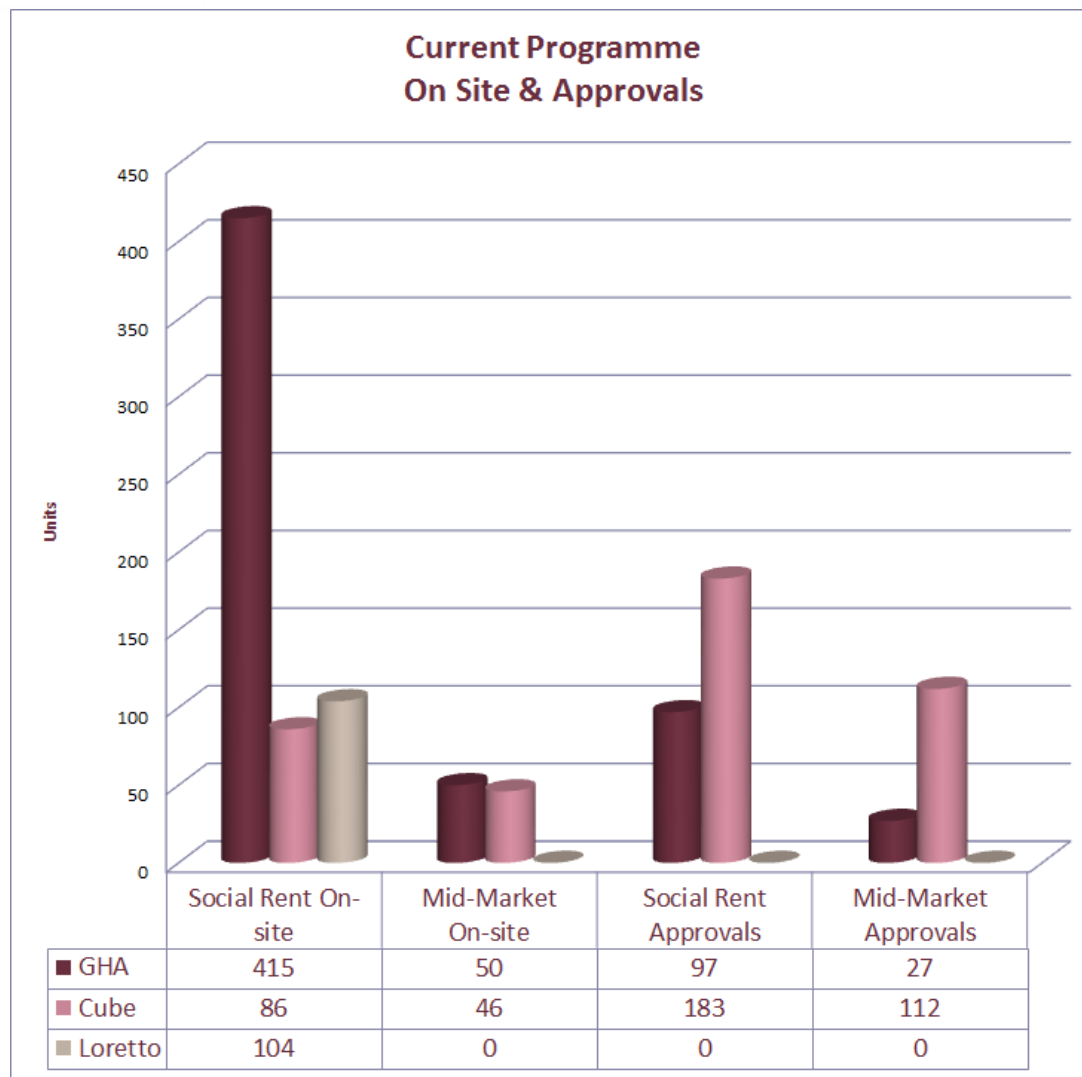
- **3,180 homes: to be delivered by GHA, Cube and Loretto**
 - 2,145 homes for social rent
 - 1,036 mid-market homes

Glasgow programme

Social Housing Development Programme
2015/16 Completions



Glasgow programme



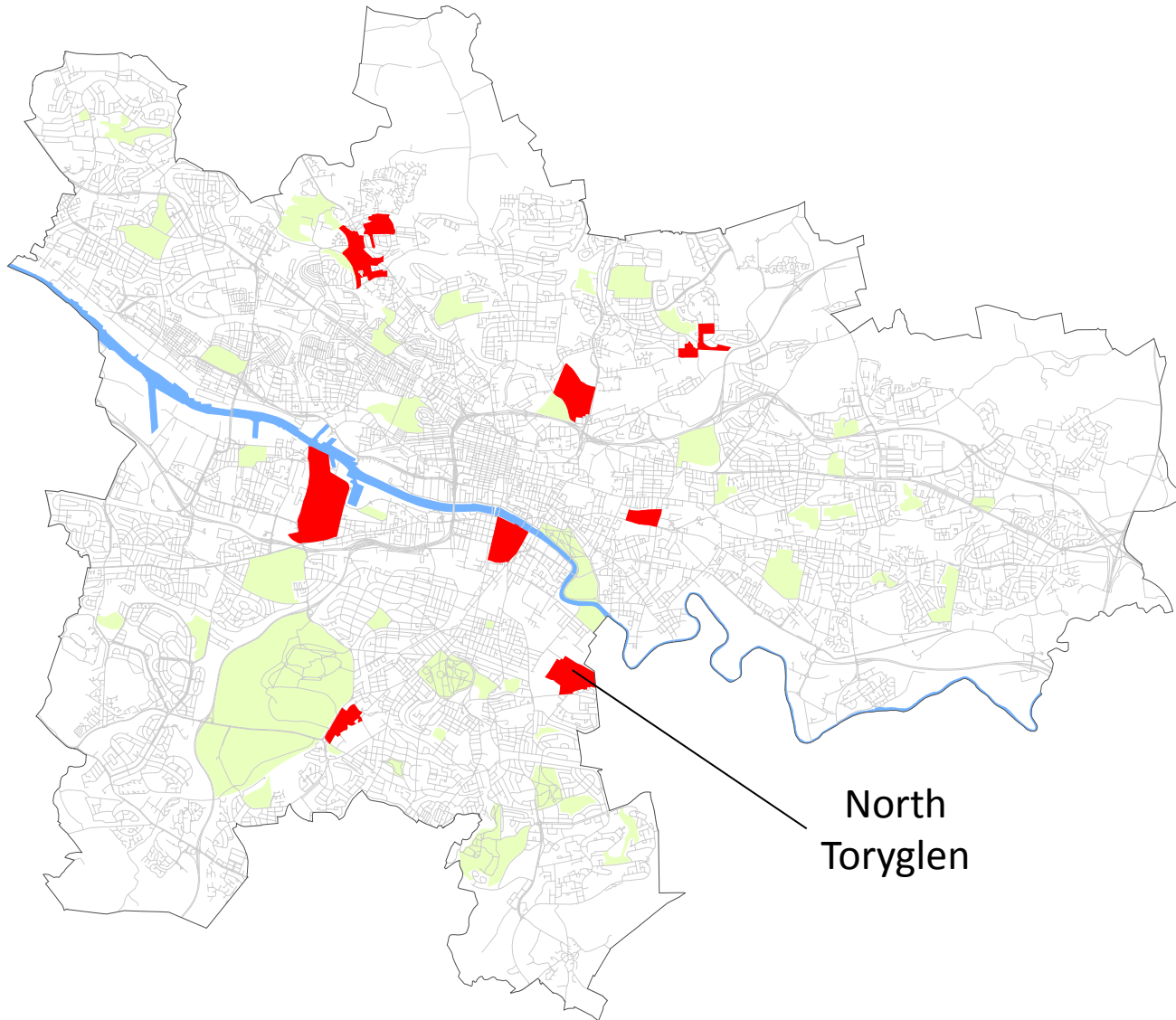
Joint Strategic Agreement

Partnership between Wheatley and GCC agreed in March 2016 and incorporates:

- Identification of land supply to support future programme
- Streamlined nominated disposals process
- Land for affordable housing – D.V. valuation
- Agreed timeline for conclusion of net value land negotiations



Strategic partnership – TRA's



North
Torglen



Transforming
Communities:
Glasgow

North Toryglen TRA



North Toryglen TRA

- Masterplan – 374 new homes (phased programme)
- Cruden Holdings West Ltd development partner
- First phase of 160 units (100 social / 55 private)
- GCC Care home and day care centre – completed Sept 2015





North Toryglen TRA



- 100 GHA units completed Jan 2016
- First phase 55 units for sale
- GCC Children's unit
- Second phase 49 units for sale



Making homes and lives better



Partnership working – Ruchazie

- Milncroft Road/Bankend Street
- A partnership with the local community to deliver a key site in the local regeneration plan, involving:



- 61 units in a mixed tenure development
 - Social rent – Ruchazie HA/Cube HA
 - Mid-market rent – Cube HA/Lowther Homes
 - GCC Children's unit
 - Shared equity units





LOWTHER
HOMES.



Strachur Wharf



Ibroxholm Oval



Strachur Wharf



**LOWTHER
HOMES.**



Shawbridge



Croftfoot



Croftfoot



Shawbridge

**LOWTHER
HOMES.**

Challenges

- Land supply
- Statutory consents
- Utilities
- Development skills
- Contractor capacity

Driving community benefits

Our ambition within the next 5 years is to secure an **additional 2,000** new job, training and apprenticeship opportunities for Glasgow



- Community Benefits from procurement
- Modern Apprenticeship programme
- Wheatley Pledge
- Local neighbourhood projects