

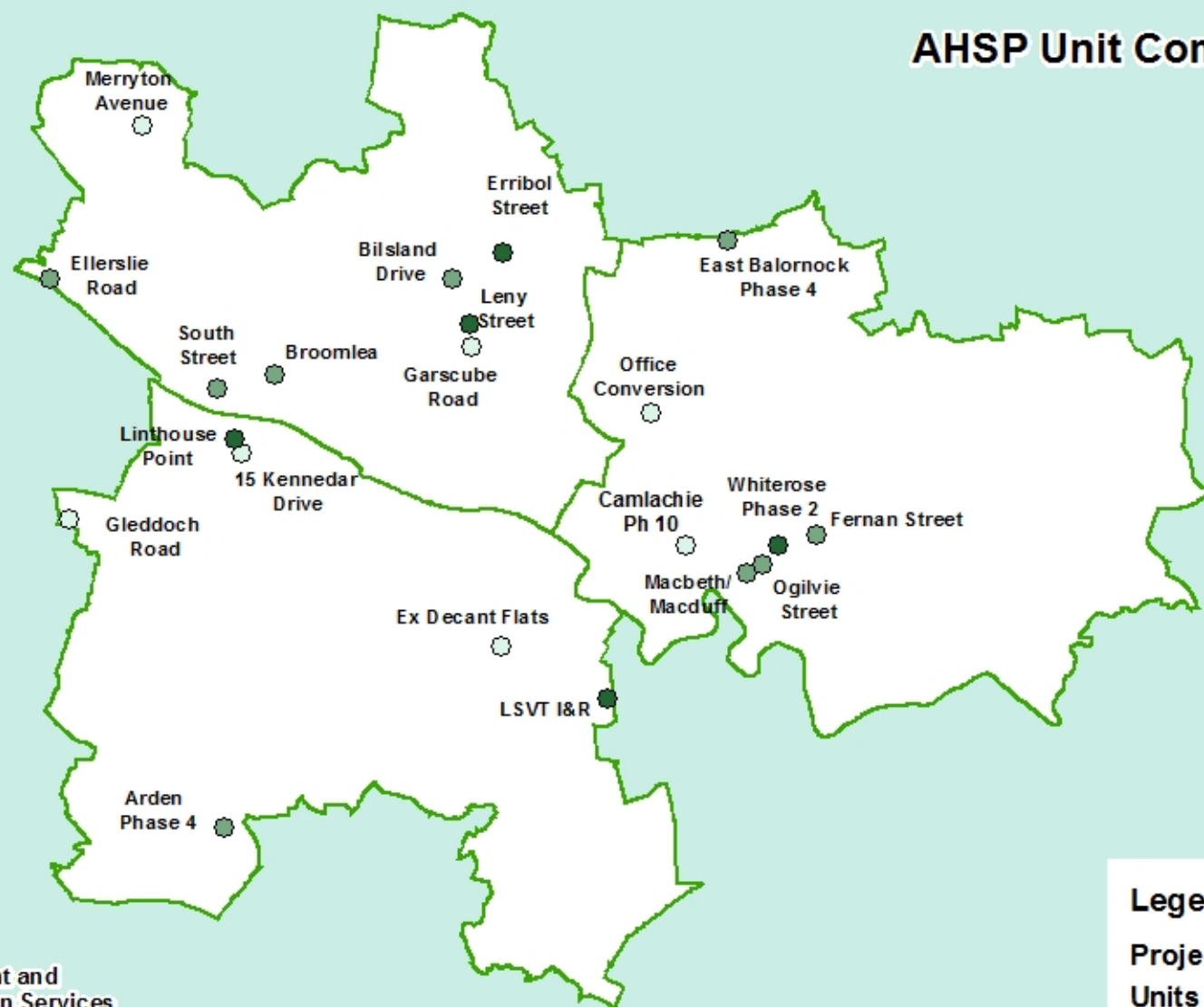
Delivering Glasgow's Affordable Housing Supply Programme

Steve McGowan
Group Manager: Strategy & Investment

What we have delivered together

- 14 years since TMDF
 - Over £1billion Affordable Housing Investment
 - Delivery of more than 14,000 houses
 - Homes & Communities

AHSP Unit Completions 2016-17



Legend

Projects 2016-17 Units

- Less than 25
- Between 25 and 50
- Greater than 50

Housing Investment Boundaries




AHSP Unit Approvals 2016-17




Legend

Projects 2016-17

Units

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 Housing Investment Boundaries



**Development and
Regeneration Services**

231 George Street
Glasgow G1 1RX

Glasgow
CITY COUNCIL

Executive Director
Richard Brown

Strategic Housing Investment Plan

- Meeting the needs of the local population and attracting more People to Make Glasgow Home
- More Homes: Glasgow contributing to national house building targets which creates and sustains economy and jobs

SHIP Cross – Cutting Priorities

- Quality in design
- Community benefits
- Improving energy efficiency and tackling fuel poverty
- Tackling Homelessness
- Digital and technological innovation

SHIP 2017/18-21/22

- **TARGET** 15,000 new homes (7500 Affordable & 7500 Private Sector)

Social Rent	Mid Market Rent (MMR)	Shared Equity	Partnership Support for Regeneration (PSR)	TOTAL
4124	1972	302	1285	7683
54%	25%	4%	17%	100%

- 7683 housing units based on £492.366m subsidy (Scottish Government)
- Housing Infrastructure Fund - £tbc
- £40m Private Sector Housing Grant (Glasgow City Council)
- Estimated £42.3m Energy Efficiency funding
- = new and better homes, jobs & training, healthier households, strong communities

Programme Management

Over 2 years (2016/17 & Planned 2017/18 New Build)

- 18 CBHAs
- 5 Regional/ National HAs

38 project site starts & almost 2000 approvals

£134million Affordable Housing Supply Programme

Managing Risks to Programme Delivery

- Below ground costs, contamination, infrastructure
- Slippage in programme
- Council policy, process, staff capacity
- RSLs' development capacity– financial, development staff
- Welfare reform
- Funding – levels and availability - MMR, development allowances
- RSL perception of Housing Regulator's view
- 3/ 4 main contractors
- Tender costs
- Introduction of new IT system this year: HARP

HARP

- Scottish Government Housing and Regeneration IT system that RSLs, local authorities and any other applicants will use to submit project applications, payment claims, requests for Stage 3 Adaptations funding and update project information
- Go-Live date has not been announced but currently planning towards a summer launch.
- SG is jointly hosting two stakeholder sessions on Thursday 15 June in Glasgow with GWSF and Scottish Government – all RSLs welcome.

Actions to Date

- Development Event responding to SHIP feedback
- Planning escalation route
- Nominated disposals from City Property
 - 2016/17 16 sites – 609 units
 - 2017/18 14 sites in process, 12 sites in pipeline
- ‘Glasgow Standard’ Consultation



GLASGOW'S HOUSING STRATEGY

www.glasgow.gov.uk/housing