



GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME

GLASGOW CITY COUNCIL

PERFORMANCE REVIEW 2016/17

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FOREWORD

Welcome to our 14th Affordable Housing Supply Programme (AHSP) Annual Performance Review 2016/17. Over the past year we have provided grant to support the delivery of 1078 new or improved affordable homes. This exceeded the outturn figure for 2015/16.

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 2015/16 where 75% met this standard.

Our Programme continues to make a vital contribution to the city's regeneration. As the Review sets out, during 2016/17 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 grow during 2016/17. 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. The recent Scottish Government announcement on Resource Planning Assumptions (RPAs) - £286.5m over the next 3years – shows how much Glasgow will be expected to contribute to this challenging target. We and our Housing Association partners will be gearing up to deliver for Glasgow and contribute fully towards the achievement of this target. During 2016/17, the City Council approved a new Glasgow Housing Strategy (GHS) and Strategic Housing Investment Plan (SHIP), which provides a cohesive framework for future affordable housing investment in the city.

The City Council's Strategic Agreement with Wheatley Group entered its second year in 2016/17. This Agreement covers a number of relevant areas but central to this is Wheatley Group's new build programme in Glasgow following its £300m bond issue. Wheatley Group's Affordable Housing Programme in the City is an important component in meeting the objectives of Glasgow's

Housing Strategy. To this end our Housing Investment Team in Development and Regeneration Services is working closely with Wheatley Group colleagues appraising projects submitted by Wheatley Group to fit with the GHS and ensure 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 (especially with respect to a scaled up new build programme for Glasgow) and new ways will be required to deliver the programme and create the balance and choice for a modern Glasgow. In 2017/18 we will continue to work with our colleagues in Scottish Government, RSLs, developers and other partners to facilitate housing development across all tenure to ensure we create the new affordable homes and sustainable communities that we need, so that our people can indeed, make Glasgow home.



Councillor Kenny McLean

City Convener for Neighbourhoods, Housing and Public Realm

Southside HA
Gleddoch Road



1. HOUSING UNITS

TABLE 1: UNIT APPROVALS BY HOUSING INVESTMENT AREA

AREA	2016/17 OUT-TURN NEW BUILD	2016/17 OUT-TURN IMPROVED	2016/17 OUT-TURN TOTAL
North West/Govan	255	124	379
North East	255	64	289
South	323	87	410
Total	803	275	1078

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 £67.280m of Affordable Housing Supply Grant in 2016/17 bringing the total amount of grant funding to £959m over the last 13 years.
- We approved tenders for 1078 new and improved homes in 2016/17.
- We approved 104 homes for mid market rent.
- Construction or refurbishment of 791 homes began on site in 2016/17.
- 940 homes were completed during the year.
- We funded £2.669m 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	2016/17 OUT-TURN
Housing Association (HA) Rent	666
Mid Market Rent	104
NSSE	33
Total	803

Table 3: Unit Approvals by Grant Type

TENURE	2016/17 OUT-TURN
Housing Association (HA) Rent	
- General Needs Homes	819
- Particular Needs Homes	119
Mid Market Rent	104
NSSE	36
Total	1078

The Council approved 1078 new and improved housing units in 2016/17, of which -

- 938 homes were for affordable rent, 104 were for mid market rent and 36 were for NSSE.
- 868 were flats and 210 were houses.

Table 4: Wheelchair Accessible Housing Unit Approvals by Housing Investment Area

	NORTH WEST/GOVAN	NORTH EAST	SOUTH	TOTAL
Wheelchair Accessible Unit Approvals 2016/17	18	18	27	63

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);
- The actions included in the Glasgow Housing Strategy; and
- Scottish Planning Policy (SPP), which requires the provision of housing for people with particular needs.

During 2016/17, a total of 63 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/GOVAN	NORTH EAST	SOUTH	TOTAL
Larger Family Unit Approvals 2016/17	1	5	13	19

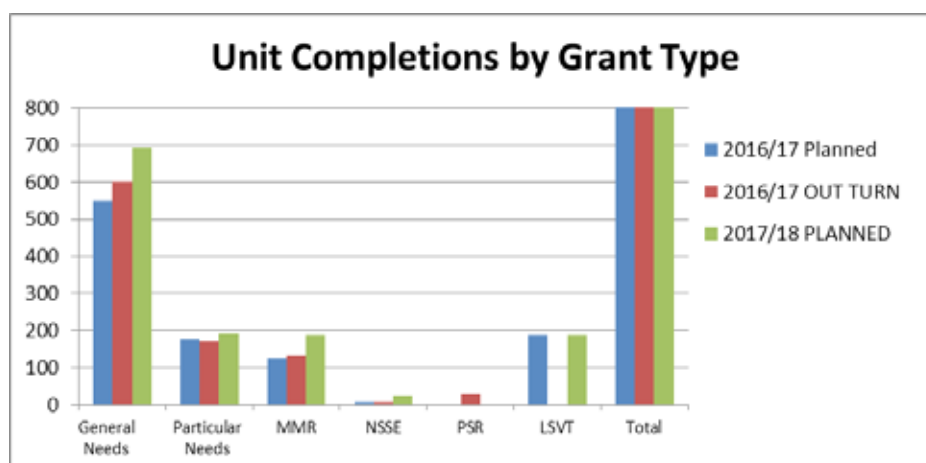
A 'larger family unit' is defined as a home with 4 or more bedrooms and 6 or more bedspaces. Larger family unit targets have been developed to meet a number of Council policy requirements, including:

- The Housing Strategy; and
- The Strategic Housing Investment Plan (SHIP).

Table 5 provides a breakdown of the number of larger family unit approvals. A total of 19 larger family units were approved during 2016/17. The provision of larger family homes 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

	2016/17 PLANNED	2016/17 OUT-TURN	2017/18 PLANNED
HA Rent General Needs	550	601	694
HA Rent Particular Needs	175	171	191
Mid Market Rent	124	132	189
NSSE	6	6	23
PSR	0	30	0
LSVT Improvement and Repair	187	0	187
Total	1042	940	1284



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	2016/17 PLANNED £m	2016/17 OUT-TURN £m
North West/Govan	£22.750	£27.422
North East	£19.000	£18.365
South	£23.030	£18.824
Stage 3's	£2.500	£2.669
Total	£67.280	£67.280

The 2016/17 planned figure of £67.280m relates to the following programmes/budgets:

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

This is the budget figure contained in our offer of grant from Scottish Government for 2016/17.

The 2016/17 out-turn figure is broken down as follows:-

Core Programme	£62.161m
Reprovisioning Programme	£ -0.035m
LSVT Programme	£ 2.212m
Medical Adaptations (Stage 3s)	£ 2.669m
PSR	£ 0.273m
Total	£67.280m

In addition to the above, a further £5.5m was invested in the Govanhill area via funding from Scottish Government.

The 2017/18 planned figure is broken down as follows:-

Block A	£39.052m
Block B	£23.566m
LSVT Programme	£ 1.856m
Medical Adaptations (Stage 3)	£ 2.500m
Total	£66.974m

Glen Oaks HA
Lunestone Court



Table 8: Expenditure by Grant Type

2016/17 OUT-TURN £M	
HA Rent General Needs	£46.925
HA Rent Particular Needs	£6.533
Reprovisioning	£-0.035
MMR	£7.797
LCHO	£0.892
LSVT	£2.212
Private Developers	£0.273
GiPSE	£0.014
Stage 3 Adaptations	£2.669
Total	£67.280

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 for adaptations to Housing Association properties. 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 2016/2017, £2.669m of funding was allocated to around 1,030 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 2017/18, an initial £2.5m has been programmed.

West of Scotland HA
Camlachie Phase 10



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)	3.81	3.02	3.61
Average house size (m ²)	87.53m ²	170.50m ²	87.94m ²
Average total development cost/unit	£144,332.39/unit	£74,729.67/unit	£126,654.47/unit
Average total development cost/m ²	£1,657.25/m ²	£1,195.72m ²	£1,652.75/m ²
Comparison with 2015/16 development cost/m ²	£1,495.20/m ²	£1,562.49m ²	£1,498.09/m ²
Average works cost /m ²	£1,322.57/m ²	£702.98/m ²	£1,309.68/m ²
Comparison with 2015/16 works cost/m ²	£1,322.44/m ²	£1,367.75/m ²	£1,324.38/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 an increase of 10% compared with 2015/16, partly due to the previous year costs unusually decreasing. This slight increase brings the costs to a more stable increase rate over the two years.

Over the 2 year period the costs have increased by 10.6% which represents an average increase rate of 5.3%/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, especially Brexit, could influence the direction of future tender prices.

Both HA's and contractors have quickly adapted to the 2015 building regulation requirements and have come up with cost efficient solutions and minimised their risks producing costly efficient tender prices.

Works costs per m², which represent the most useful year-on-year comparison, show surprisingly no increase, proof of cost efficient tenders.

As fees have in general been kept to a similar level than previous years, the rise in development costs can be attributed to other development costs such as site remediation and higher costs of land acquisition.

New build figures follow the same trend, whilst there is little data for rehab projects which explains some unusual figures in the rehab column.



Cube HA
Ellerslie Road

Table 10: Housing Association Rents included within 2016/17 New Build Tender Approvals

	New Build
Average Rent per Annum (2016/17)	£4,424
Average Rent converted to 3 Person Equivalent in 2016/17	£4,092
Comparison with Average Rent per Annum (2015/16)	£4,262
Comparison with 3 Person Equivalent in 2015/16	£4,078

The calculated average 3-person rents within new build tenders that were approved during 2016/17 ranged from £3,772 to £4,789 per annum, contributing towards an average 3 person equivalent rent of £4,092 per annum. Due to projects completing in different financial years, all rents have been calculated to 2016/17 levels to allow an accurate comparison. This equates to an increase of approximately 0.3%.

All new build tenders submitted to Glasgow City Council during 2017/18 will be appraised against a benchmark rent of £4,082 per annum on a 3 person equivalent basis as set nationally by Scottish Government.

Table 11: Grant Levels for Tender Approvals (3 Person Equivalent)

	2016/17 OUT-TURN	BENCHMARK
Social Rent New Build Greener Standard	£72,435	£72,000
Social Rent Rehab Other	£36,289	£70,000
Mid-Market Rent New Build Greener Standard	£46,548	£46,000
Mid-Market Rent New Build Other	£44,898	£44,000

Table 11 outlines the Average 3 Person Grant calculations for both new build and rehab projects that were approved by Glasgow City Council as part of the 2016/17 AHSP. Private Acquisition projects are not included in Tables 12 and 13.

Shetleston HA
Fernan Street



Table 12: Grant Levels v Grant Subsidy Benchmark
(New Build Units)

TENURE	GRANT SUBSIDY LEVEL	% OF NEW BUILD UNITS APPROVED
Social Rent Units	Within Grant Subsidy Level	80%
	Above Grant Subsidy Level	20%
Mid-Market Rent Units	Within Grant Subsidy Level	51%
	Above Grant Subsidy Level	49%
All New Built Units	Within Grant Subsidy Level	77%
	Above Grant Subsidy Level	23%

Table 13: 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		77%
Comparison with 2015/16		51%

Overall, 77% of new build units (both social rent and mid-market rent) were approved within grant subsidy benchmark. Table 12 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 sites that had poor ground conditions including land contamination and a pilot project that will be constructed using CLT (Cross-Laminated Timber), a new innovative loadbearing timber structure.

In 2016/17, all new build units that were approved met the greener standard.

Cube HA
Bilsland Drive



4. QUALITY, INNOVATION & SUSTAINABILITY

Affordable Housing Supply Programme 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.

During last financial year inflation has continued upwards and this has resulted in more projects falling above the AHSP benchmarks. Overall 23% of the projects have not met the benchmark.

Whilst there have not been any major changes in terms of building regulations, GCC has encouraged the Housing Association's to pursue higher sustainability standards, meeting the building regulations Section 7 Silver Standard aspects 1-8 as opposed to aspects 1-2 plus Ecohomes.

The Silver Standard sets up the maximum level of CO2 emissions as well as energy consumption of the dwelling. This currently states that dwellings should achieve a CO2 improvement of 21% on the 2010 building regulations. Aspects 1-8 largely overlap with Ecohomes and, therefore, it has been decided to omit the Ecohomes requirement, as it is envisaged that this is an easier route for achieving the same outcome.

As result, photovoltaics and Mechanical Ventilation Heat Recovery (MVHR) systems are becoming mainstream as an affordable way to achieve certain aspects of the Silver Standard.

Our homes are increasingly becoming more energy-efficient with 100% of our new build projects now achieving the Silver Standard.

Within this climate of increasing energy efficiency requirements and increasing inflation it is interesting to see that, overall, construction costs have remained stable over the last year, perhaps a self-balancing result from previous years' steep increases.

On the other hand, as development costs have increased by 10% over the last year, development in general is becoming more challenging with more expensive and difficult sites being developed.

Shettleston HA
Fernan Street



There are big concerns on the viability of schemes and sites with high infrastructure costs, contaminated land and high land acquisition costs are proving very difficult to deliver. Additional funding for site remediation/infrastructure is essential for the delivery of the programme over the next few years.

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 is determined to achieve very high standards of sustainability and Silver Standard aspects 1-8 are now mandatory for all new projects. Additionally the Council is exploring the possibility to deliver Passivhaus or Gold Standard from 2018 and have started a consultation process for setting up the new Glasgow Standard. The Glasgow Standard will provide guidance to developers, contractors and designers on space standards, sustainability requirements and the design quality that GCC expects from grant funded projects.



**Tollcross HA
Ogilvie Street**

Table 14: SAP (Standard Assessment Procedure) Ratings
Based on SAP 2005

		Rehab		New build		All units	
Rating	Band	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	0	0%	0	0%	0	0%
81 to 91	B	0	0%	758	96%	758	96%
92 +	A	0	0%	34	4%	34	4%
Total		0*	0%	792	100%	792	100%

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

Table 14 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*: No SAP rating data obtained for rehab projects.

“

“100% of New Build Projects we approved in 2016/17 achieved Silver Standard as per Section 7 of the Building Regulations”

”

LUNESTONE COURT

FEATURED PROJECT:

Glen Oaks Housing Association completed their new build development on the site of the former St Louise Primary School which closed in 2009 and was acquired by Glen Oaks Housing Association from GCC in 2014.

Glen Oaks has successfully worked in regenerating Darnley, Cartloch and Arden. This was their fourth new build development within Arden since taking stock transfer from Scottish Homes in 1999. This has provided a total of 150 new homes within the Arden area.

The development provides 48 new build units for social rent comprising a mixture of 20 flats, 21 houses and 7 townhouses; 4 units are for particular needs clients suitable for wheelchair users.

Total development costs for the project are in the region of £6.400m and GCC provided £3.156m of grant funding from the Affordable Housing Supply Programme towards this development.

The contractor for the development was Crudens Buildings and Renewals and work started on site in October 2015 and completed in March 2017.

During the development process the Association worked with local suppliers to provide community benefits which directly benefit the local area. This resulted in full time employment for two apprentices and a number of work placement opportunities.

Glen Oaks HA
Lunestone Court



BROOMHILL GATE

FEATURED PROJECT:

The development is built on the site of the former Broomlea Primary School. The main driver behind the Association developing this site was the potential to provide some new build three bedroom family sized houses for social rent. 98% of their existing stock is flats of which 88% are 2 bedrooms or smaller. There is an acute shortage of family sized dwellings for social rent in the area.

The project consists of 47 new build units comprising 14 houses and 33 flats. 18 of the units are for mid market rent, 15 for special needs social rent (replacement Crossreach Project) and 14 for social rent. Two units are wheelchair accessible with an additional six being readily adaptable to wheelchair for the future if required.

The provision of undercroft parking in the houses was done partly to meet planning requirements for 100% parking on the site, and partly to optimise the use of the site topography. By providing a garage and utility room on the ground floor the HA have been able to achieve a more efficient layout on the upper floors, and have integrated the retaining wall into the houses' rear wall. They used the void under the stairs next to the garage as a utility room, thereby freeing up appliance space in the kitchen, which is used for dining space. The resulting reduction of the frontage width has helped to maximise the number of units achievable on the site and minimise the build costs.

The total cost of the development was £5.176m with Glasgow City Council providing grant of £1.882m. The development was completed in August 2016.

Partick HA
Broomhill Gate



WHITEROSE PHASE 2

FEATURED PROJECT:

Parkhead Housing Association (HA) recently completed the development of 85 new homes for social rent as part of the Whiterose Phase 2 development. A range of housing was developed including 51 general/family homes, 26 amenity homes and 8 wheelchair adaptable homes. The Whiterose Phase 2 development is located adjacent to Quarryknowe Street, Caroline Street, Edenwood Street and Muirfauld Drive in Parkhead. This development follows Phase 1, which completed during May 2008 and involved the construction of 81 homes for social rent (39 for Parkhead and 42 for GHA reprovisioning).

The site previously housed three storey inter-war tenements and these were all demolished following stock transfer from Glasgow Housing Association to Parkhead HA. Following the demolition, both Parkhead HA and DRS – Housing and Regeneration Services worked in partnership to develop plans to regenerate the large former brownfield site and deliver new affordable homes. During the feasibility study stage, Parkhead HA identified that contamination materials were present throughout the site. The HA was successful in obtaining Vacant and Derelict Land Funding towards treating and removing the contamination.

Due to the size of the site, a mix of different house types including four-storey flats, cottage flats, bungalows, semi-detached and terraced houses were developed. Each of these house types were designed to ensure a unified development that maximised the potential of the site. The design of the development considers the surrounding built environment including the tenements that are located on Westmuir Street. A 'tenemental aesthetic' has been delivered to the flatted blocks and the facades of both the flats and houses were constructed using brick. This ensures a clear and legible built form across the entire development. The development also includes areas of open space and an improved access to the Whiterose Tenants Hall, which is a local community facility.

The total development cost of the Whiterose Phase 2 project was £9.801m and DRS – Housing and Regeneration Services provided £4.315m through the AHSP and £0.491m in Vacant and Derelict Land Funding towards the project. Parkhead HA provided £4.995m of funding. The project achieved the greener

standard, and was approved below the AHSP Benchmark which was £62,000 at the time of approval. A number of energy efficient aspects are included within the development including enhanced insulation levels and photovoltaic cells. This will result in lower fuel bills for residents. Whiterose Phase 2 was designed by MAST Architects and constructed by McTaggart Construction.

Parkhead HA
Whiterose Phase 2



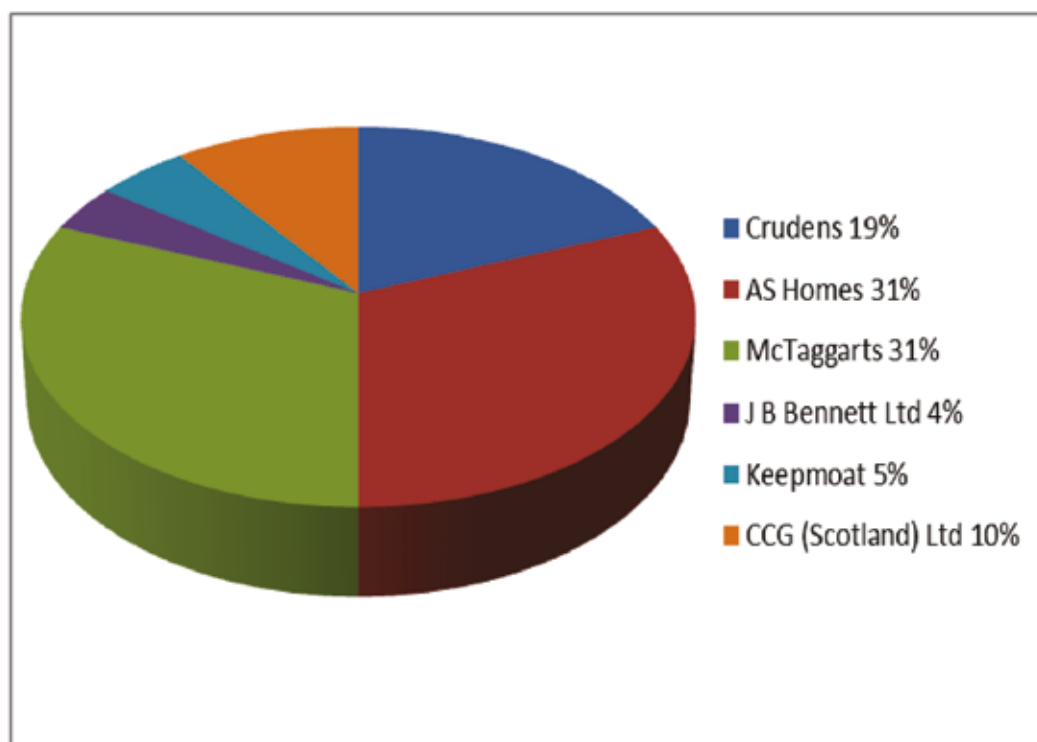


GLASGOW'S AHSP PROJECT AWARDS OBTAINED IN 2016/17

Project Name	Area	Housing Association		Main Contractor	Architect	Award Name	Award Type and Category
		Queens Cross HA	CCG Scotland Ltd				
Panmure Gate	North West				MAST Architects	Scottish Homes Awards 2016 Herald Property Awards 2016	Best Affordable Housing Development Affordable Housing Development of the Year - Commendation
Liddesdale Road, Yoker	North West	Cube HA	CCG Scotland Ltd		MAST Architects	Scottish Home Awards 2017	Large Affordable Housing Development of the Year. Social Housing
Eriboll Crescent	North West	Loretto HA	Cruden BRL	Collective Architecture	Saltire Housing Award – Shortlisted		Multiple Housing Development
					Homes for Scotland -Shortlisted		Affordable Housing Development of the Year
					Scottish Home Awards - Shortlisted		Large Affordable Housing Development of the Year (HA's)
					Scottish Home Awards – Shortlisted		Innovation in Design Award
					Herald Property Awards – Awards ceremony still to take place		Affordable Housing Development of the Year
Fernan Gardens	North East	Shettleston HA	Lovell	Anderson Bell + Christie	Glasgow Institute of Architects		Commendation
Milncroft Road/ Bankend Street	North East	Ruchazie HA	Crudens	MAST Architects	Glasgow Herald Property Scotland		Regeneration
Laurieston Phase 1B	South	New Gorbals HA	Urban Union	Stallan Brand	Scottish Design Awards 2017		Best Affordable Housing
Mossspark Boulevard	South	Southside HA/ Loretto HA	CCG Scotland Ltd	MAST Architects	Small Affordable Housing Development		Winner – Scottish Home Award

5. PROCUREMENT & PERFORMANCE MEASURES

Table 15: Distribution of Contracting Work in 2016/17
tender approvals (By Value of Work Approved)



The above information 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)

For each PCR, a formal written report is issued and agreed with the Association. During 2016/17 PCRs were carried out on the following projects:

RSL	PROJECT
Cube HA	Bankend Street
Wellhouse HA	Wellhouse Phase 7
Sanctuary HA	Shuna Street and former Anniesland Methodist Church
Loretto HA	Mosspark Boulevard
Southside HA	Portman Street Phase 1

Findings from 2016/17 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 6 PCRs' carried out during 2016/17 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.

A few minor issues raised by tenants were:

- Window soundproofing could be improved on lower floors where bedrooms are adjacent to a main road.
- Canopies could be replaced from clear perspex plastic to a more robust glazed canopy.
- Larger windows would have been preferred to allow more light into the open plan kitchen/living room area.
- Difficulty in controlling heating system to a satisfactory level room temperature was either very warm or too cool.
- Additional wall sockets in the kitchen would be beneficial.

7. WHEATLEY GROUP PROGRAMME



Glasgow City Council's (GCC) Executive Committee approved a Strategic Agreement with the Wheatley Group at its meeting on 3 March 2016. 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 objective being to invest in the right locations and to provide house types that meet people's diverse housing 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 Programme during 2016/17 is outlined in Table 16, Table 17 and Table 18.

Table 16: Wheatley Group Programme 2016/17
Project Approvals
(excludes Re-provisioning Programme)

HA	Project	Units	Tenture
Cube	Ruchill Primary School Site	27	Social Rent
Cube	Ruchill Primary School Site	27	Mid Market Rent
GHA	Linkwood Avenue	98	Social Rent
GHA	Ibroxholm Oval	65	Mid Market Rent
GHA	Bell Street	52	Mid Market Rent
GHA	Gallowgate Phase 2	14	Social Rent
GHA	Gallowgate Phase 2	30	Mid Market Rent
Loretto	Wallacewell Quadrant	44	Social Rent
GHA	Glenacre Drive	48	Social Rent
GHA	Batson Street	41	Mid Market Rent
GHA	Inglefield Street	46	Mid Market Rent
Total		492	

Table 17: Wheatley Group Programme 2016/17
Project Site Starts
(excludes Re-provisioning Programme)

HA	Project	Units	Tenture
Cube	Liddesdale Road	70	Social Rent
GHA	Bell Street	52	Mid-Market Rent
Loretto	Broomfield Road	17	Mid-Market Rent
Loretto	Broomfield Road	11	Social Rent
GHA	Hinshelwood	36	Mid Market Rent
Total		186	

Table 18: Wheatley Group Programme 2016/17
Project Completions
(excludes Re-provisioning Programme)

HA	Project	Units	Tenture
Cube	Bilsland Drive	34	Social Rent
Cube	Ellerslie Road	46	Mid-Market Rent
Loretto	Erribol Street	55	Social Rent
Total		135	

Loretto HA
Erribol Street



8. TRANSFORMATIONAL REGENERATION AREAS (TRAS)



Transforming
Communities:
Glasgow

Transforming Communities: Glasgow (TCG) is a partnership between Glasgow City Council, Glasgow Housing Association and the Scottish Government and oversees the planning and delivery of Glasgow's eight Transformational Regeneration Areas (TRAs).

Over the last year, since the 2015/16 Performance Review was published and 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 all eight of the areas with progress being made across the programme which far exceeds expectations as established in the original TRA Business Plan.

Maryhill TRA

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

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. These 6 plots have all been allocated and the self-builders are currently working on their designs with a site start planned for Summer 2017.

Additional canal side self-build plots have been identified in the large site adjacent to phase 2 which should be marketed for sale in Summer 2017.

Glasgow City Council was successful in obtaining Scottish Government Housing Infrastructure Funding (HIF) to carry out grouting works throughout the large site adjacent to phase 2 which has been identified for private sale. The grouting works were completed in March 2017. The site will now be marketed for sale. As per the HIF agreement, developers will be required to build units for Low Cost Home Ownership.

BIGG Regeneration Ltd – Botany Phase 3

Meanwhile on the 'Botany' side of the canal, BIGG Regeneration Ltd (the development arm of Scottish Canals) have now completed their first phase providing 40 units for private sale. These 3 storey townhouses proved popular with all sales finalised prior to completion. BIGG are expanding on this success and have already submitted a planning application for a further phase of 33 units, a mix of 3 bed and 4 bed homes. These will contribute to the continuing regeneration of the Maryhill TRA by providing a mixed tenure, sustainable neighbourhood.



**BIGG Regeneration Ltd
Botany Phase 3**

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. Vacant and Derelict Land Funding has been approved which will allow improvement to be made to the remaining main building along with greening of the footprint of the demolished buildings.

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.

Following on from the revised Masterplan, tender approval for the next GHA development of 143 units, 113 social rent (99 of which are reprovisioning) and 30 MMR was achieved with a site start due in Autumn 2017.

Pollokshaws TRA

A revised Masterplan was developed during 2013 for the Pollokshaws (Shawbridge) TRA to take into account the changed market conditions and planning policy. Additional flood modelling work was also required and this has been used to inform the revised Masterplan, which includes provision for approximately 450 new homes.

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 2016, Glasgow Housing Association completed the clearance and demolition of 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 has also been removed.

Glasgow Housing Association completed their Phase 2 of 46 flats new build for social rent facing Pollokshaws Road in March 2017.

Loretto Housing Association has also achieved tender approval for 42 new dwellings for social rent on the site of the now cleared Shawbridge Street Arcade.

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.

GHA
Pollokshaws Road



East Govan/Ibrox TRA

The strategy for taking forward the East Govan/Ibrox TRA is still being developed by Transforming Communities Glasgow.

The information provided by the publication of the final report on the Partick/Govan Charrette, and the Business Plan/Market Review Update for all TRAs that was carried out by Rydens has aided the TCG partners in developing the next steps to determining a strategy for East Govan/Ibrox TRA as to when and how development of the sites could best be taken forward. TCG are currently developing a brief for a Development Strategy for the vacant and derelict land within the TRA as well as establishing a timescale for establishment of the Local Delivery Group and the Activation of the East Govan/Ibrox TRA. This work will be carried out in 2017/18.

In the meantime, GHA have progressed with their proposals to build 116 new build units for reprovioning rent and 36 for mid market rent at Hinshelwood Drive to the south of Ibrox Stadium. The development started on site in January 2017 attended by the Leader of the Council and the First Minister. The Lowther Group have also developed their proposals for a second phase at Ibroxholm Court. Plans include building 65 new build units for mid market rent. Work is programmed to commence in July 2017.

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.

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

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 started on site at the beginning of 2017 and are progressing.

GHA - Sighthill TRA Phase 1

The design of the new school campus which is a replacement for the 2 existing schools and will be situated next to the new public square is complete and engagement is on-going with teachers and parents regarding the arrangements to move St Kevin's into St Stephen's to allow for early demolition. 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 has been 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.

GHA
Sighthill TRA Phase 1



North Toryglen TRA

Some notable landmarks were achieved in the North Toryglen TRA during 2016/17. Following the successful rehousing of one hundred tenants in January 2016 two multi-storey blocks were demolished and site clearance is on-going. Local Delivery Group members complimented Dem Master on their approach to the demolition works using the ultra-long reach machine which has minimised inconvenience to local residents.

Planning application approval has been granted for Crudens' next phase of 49 houses for private sale with a site start being programmed for April 2017. Of the 49 units 40 have been reserved ahead of any further marketing.

The Phase 1 development also scooped 2 awards, winning the 'Affordable Development of the Year' category in the Herald property Awards and winning the CIH Excellence Awards' 'Excellence in Regeneration Award'.

TRA community benefits stand at 7 apprentices, 11 new job starts and a £5,000 contribution from Crudens Charitable Fund to the local community centre.

Laurieston TRA

The financial year 2016/17 saw significant progress both within and around the Laurieston TRA boundaries.

Urban Union's Phase 1B completed with 69 private units selling fast and New Gorbals HA's 39 units being let for mid market rent. This almost completes the development of the land between Cumberland and Bedford Street. Phase 1C also started on site in January 2017 which will develop 45 units for Social Rent and 9 shared equity units for New Gorbals HA.

Urban Union have developed proposals for Phase 2. 173 units for sale will be carried out in Phase 2A, 2B and 2C going between Eglinton Street and the Citizens Theatre, to the same high standards as characterised in Phase 1. Phase 2D is around the Linen Bank and Phase 2E will be the East-West section of Linear Park. A planning application has been submitted for Phases 2A and 2B.

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

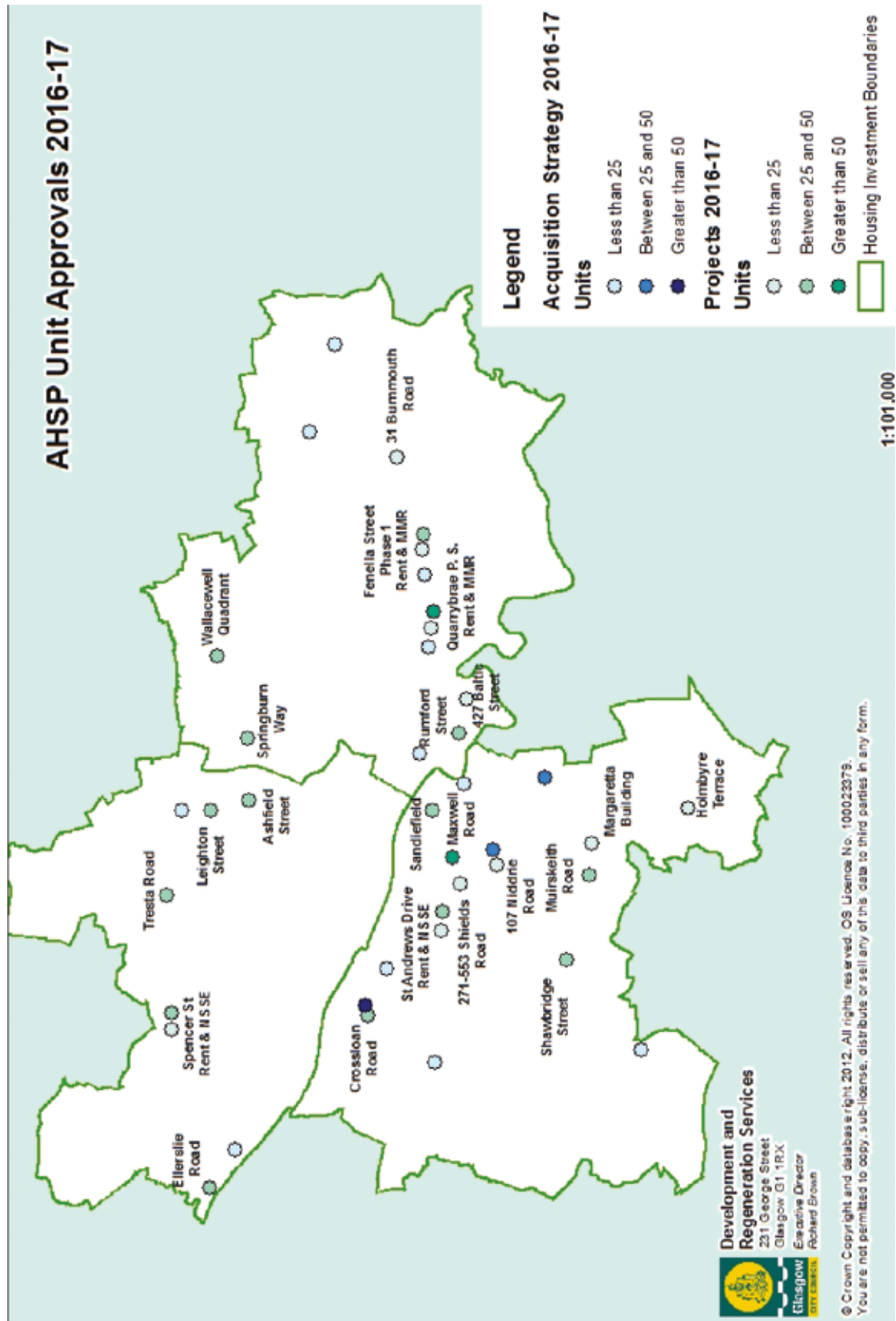
The TRA area mainly incorporates the site of the former multi storey towers which were demolished in October 2015. The site clearance works are on-going and are due to complete in December 2017. Work is progressing to form a strategy for re-use of the site. In the longer term, it is anticipated that 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. Therefore, a shorter-term strategy for interim environmental improvements is also being established.



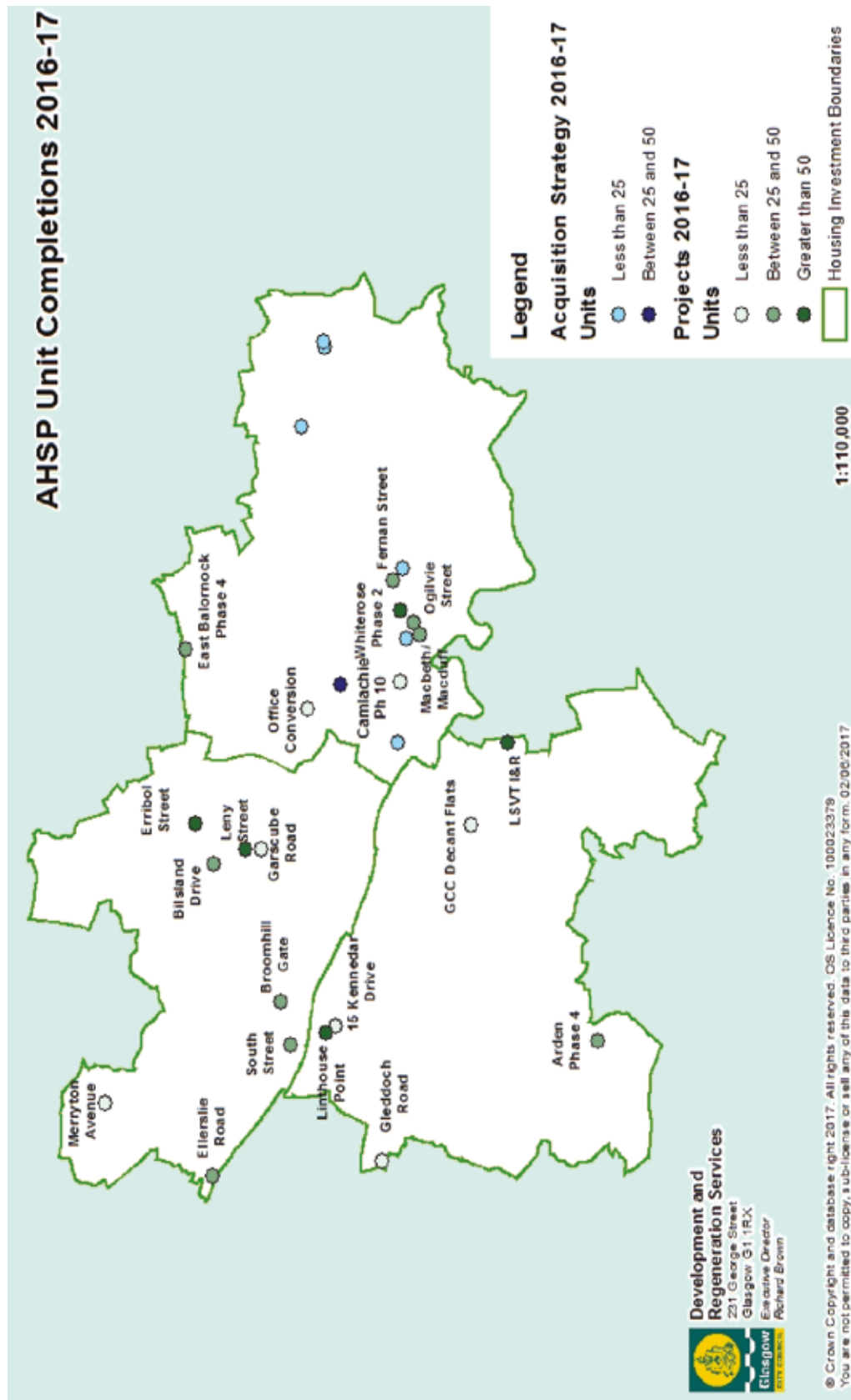
North Torglen
TRA Phase 1

9. APPENDICES

APPENDIX 1A - MAP OF UNIT APPROVALS



APPENDIX 1B - MAP OF UNIT APPROVALS



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 2016/17, together with planned GPTs for 2017/18 (excludes Stage 3 Funding – see table 5)

Team	Housing Association	2016/17 GPT £m	2016/17 Out-turn £m	2017/18 GPT £m
North West & Govan	Cadder	£0.290	£0.147	£3.150
	Cernach	£0.000	£0.000	£1.300
	Charing Cross	£0.026	£0.003	£0.150
	Cube	£6.311	£5.402	£2.135
	Drumchapel	£0.088	£0.087	£0.000
	Elderpark	£3.000	£0.456	£2.266
	Glasgow West	£1.120	£1.334	£0.373
	Govan	£1.132	£3.098	£2.198
	Hawthorn	£0.200	£0.204	£3.029
	Kingsridge Cleddans	£0.000	£0.000	£0.000
	Linthouse	£2.063	£2.018	£0.580
	Loretto	£0.138	£0.116	£0.750
	Maryhill	£ 0.378	£ 0.830	£ 0.667
	North Glasgow	£ 0.000	£ 0.220	£ 0.009
	Partick	£ 1.740	£ 0.200	£ 1.758
	Queens Cross	£ 0.190	£ 0.088	£ 0.100
	Sanctuary Scotland	£ 5.957	£11.968	£ 0.800
	West of Scotland	£ 0.000	£ 0.013	£ 0.100
	Whiteinch & Scotstoun	£ 0.000	£ 0.519	£ 0.078
	Yoker	£ 0.117	£ 0.719	£ 0.425
Sub-Total		£22.750	£27.422	£19.868

NorthEast	Calvay	£0.100	£0.000	£0.165
	Copperworks	£0.040	£0.040	£0.013
	Cube	£0.000	£0.043	£0.000
	Gardeen	£0.000	£0.073	£0.008
	Home Scotland	£0.000	£0.195	£0.900
	Link	£2.234	£2.298	£4.500
	Lochfield Park	£0.140	£0.268	£0.140
	Loretto	£3.645	£3.427	£1.855
	Milnbank	£0.723	£0.534	£0.305
	Molendinar Park	£ 0.000	£ 0.096	£ 0.061
	North Glasgow	£ 0.285	£ 0.000	£ 0.060
	Parkhead	£ 1.370	£ 2.237	£ 3.190
	Provanhall	£ 0.000	£ 0.067	£ 0.130
	Shettleston	£ 2.025	£ 1.768	£ 2.316
	Spire View	£ 0.000	£ 0.007	£ 0.435
	Thenue	£ 3.218	£ 2.143	£ 6.473
	Tollcross	£ 2.686	£ 2.595	£ 0.091
	Wellhouse	£ 0.049	£ 0.068	£0.054
	West of Scotland	£ 0.000	£ 0.022	£ 0.632
Sub-Total		£16.515	£15.881	£21.328
South	Ardenglen	£ 0.250	£ 0.000	£ 0.300
	Cassiltoun	£ 0.105	£ 0.131	£ 0.430
	Cathcart	£ 0.000	£ 0.430	£ 0.555
	Glen Oaks	£ 1.003	£ 1.202	£ 0.060
	Govanhill	£ 3.577	£ 1.851	£ 4.580
	Home Scotland	£ 1.700	£ 2.695	£ 3.060
	Loretto	£ 0.600	£ 0.000	£ 0.300
	New Gorbals	£ 4.272	£ 2.725	£ 2.845
	North View	£ 0.015	£ 0.017	£ 0.300
	Rosehill	£ 1.800	£ 0.000	£ 1.750
	Sanctuary Scotland	£ 1.500	£ 1.165	£ 2.335
	Southside	£ 4.683	£ 6.910	£ 2.925
	Thenue	£ 1.000	£ 0.348	£ 1.515
	Thistle	£ 2.330	£ 1.349	£ 2.306
Sub-Total		£22.835	18.823	£23.261
Total		£62.100	£62.126	£64.457

- Note – above figures exclude any PSR Funding

Table 2: Housing Association Grant Planning Targets and Out-turns – LSVT Programme

The following table shows the planned and actual spend for 2016/17

Area	Housing Association	2016/17 GPT £m	2016/17 Out-turn £m
North East	Home Scotland	£2.003	£2.212
Sub Total		£2.003	£2.212
South	Thistle	£2.300	£0.000
Sub Total		£2.300	£0.000
Total		£4.303	£2.212

Table 3: Housing Association Grant Planning Targets and Out-turns for Reprovisioning Programme

Area	Housing Association	2016/17 GPT £m	2016/17 Out-turn £m
North West & Govan	Maryhill	-£0.035	-£0.035
Sub Total		-£0.035	-£0.035
Total		-£0.035	-£0.035

Table 4: National & Regional Housing Associations included in Tables 1, 2 and 3

Lead Team	Housing Association	2016/17 GPT £m	2016/17 Out-turn £m
North West & Govan	Cube	£ 6.311	£ 5.402
	Sanctuary Scotland	£ 5.957	£11.968
North East	Link	£ 2.234	£ 2.298
	Loretto	£ 4.383	£ 3.543
	Thenue	£ 4.218	£ 2.491
	West of Scotland	£ 0.000	£ 0.035
South	Bield	£ 0.060	£ 0.042
	Key	£ 0.015	£ 0.006
	Home	£ 1.700	£ 2.695
	Margaret Blackwood	£ 0.030	£ 0.026
	Trust	£ 0.040	£ 0.045
Total		£24.948	£28.551

Table 5: Housing Association Grant Planning Targets & Out- turns for Stage 3 Adaptations (not included in Table 1)

Lead Team	Housing Association	2016/17 GPT £m	2016/17 Out-turn £m
North West & Govan	Cadder	£0.080	£0.052
	Cernach	£0.030	£0.023
	Charing Cross	£0.020	£0.014
	Cube	£0.120	£0.123
	Drumchapel	£0.025	£0.016
	Elderpark	£0.040	£0.063
	Glasgow West	£0.030	£0.026
	Govan	£0.100	£0.068

Lead Team	Housing Association	2016/17 GPT £m	2016/17 Out-turn £m
North West & Govan	Hanover	£0.015	£0.018
	Hawthorn	£0.015	£0.019
	Horizon	£0.015	£0.027
	Kendoon	£0.020	£0.029
	Kingsridge Cleddans	£0.030	£0.024
	Linthouse	£0.030	£0.039
	Maryhill	£0.060	£0.012
	Partick	£0.100	£0.085
	Pineview	£0.030	£0.016
	Queens Cross	£0.070	£0.071
	Sanctuary	£0.040	£0.040
	Whiteinch & Scotstoun	£0.070	£0.064
	Yorkhill	£0.015	£0.005
	Yoker	£0.030	£0.025
Sub Total		£0.985	£0.859
North East	Blairtummock	£0.015	£0.006
	Blochairn	£0.015	£0.021
	Calvay	£0.020	£0.017
	Copperworks	£0.030	£0.013
	Easthall Park	£0.030	£0.031
	Gardeen	£0.035	£0.058
	Link	£0.020	£0.020
	Lochfield Park	£0.015	£0.025
	Loretto	£0.030	£0.031
	Milnbank	£0.030	£0.078
	Molendinar Park	£0.030	£0.029
	North Glasgow	£0.100	£0.181
	Parkhead	£0.100	£0.085
	Provanhall	£0.010	£0.011
	Reidvale	£0.030	£0.030
	Ruchazie	£0.010	£0.017
	Scottish Veterans	£0.000	£0.005

North East	Shettleston	£0.100	£0.085
	Spire View	£0.040	£0.039
	Thenue	£0.130	£0.124
	Tollcross	£0.030	£0.014
	Wellhouse	£0.030	£0.048
	West of Scotland	£0.100	£0.100
Sub Total		£0.950	£1.068
South	Ardenglen	£0.020	£0.042
	Arklet	£0.005	£0.000
	Bield	£0.050	£0.042
	Cassiltoun	£0.020	£0.080
	Cathcart & District	£0.020	£0.016
	Craigdale	£0.015	£0.024
	Glen Oaks	£0.075	£0.062
	Govanhill	£0.040	£0.035
	Home	£0.020	£0.000
	Key	£0.015	£0.006
	Margaret Blackwood	£0.020	£0.026
	New Gorbals	£0.080	£0.182
	North View	£0.030	£0.057
	Rosehill	£0.040	£0.046
	Southside	£0.040	£0.058
	Thistle	£0.040	£0.024
	Trust	£0.035	£0.045
Sub Total		£0.565	£0.744
Total		£2.500	£2.669

Fuller details of the AHSP are available at www.glasgow.gov.uk/housing or by contacting Stephen.McGowan@drs.glasgow.gov.uk

Partick HA
Broomhill Gate



APPENDIX 3 GLOSSARY

Term	Description
Adaptation	A physical change to a dwelling house to allow a disabled resident ease of access to or within the home (e.g. wider doors for a wheelchair, walk-in shower, handrails, ramp to close entrance)
Affordable housing	Housing of a reasonable quality that is affordable to people on modest incomes. Can include Mid-Market Rent, Low Cost Home Ownership through an approved LIFT scheme as well as housing for rent provided by a Registered Social Landlord or a local authority
Affordable Housing Supply Programme	The annual programme for new build, property acquisition and improvement to meet housing need through the provision of grant to Registered Social Landlords (See also Development funding grant)
City Deal	City Region Deal – programme of collaboration between the UK and Scottish Governments and one or more local authorities within a conurbation or cluster or local authorities around Scottish cities to fund major economic infrastructure projects
Development funding grant (Transfer of the Management of Development Funding)	This funding is made available to Glasgow City Council by the Scottish Government annually. The funding enables the Council to subsidise new or improved social rented housing, enable low cost home ownership and mid-market rent projects developed in partnership with RSLs (Registered Social Landlords). The funding can cover other projects such as environmental improvements and strategic property acquisitions. To qualify for funding, projects must address Local Housing Strategy priorities
Energy Efficiency Standard for Social Housing	A minimum energy efficiency rating to be achieved for all social rented housing in Scotland by 2020 through upgrading of building elements, insulation and efficient heating systems
Glasgow City Council	The Council has statutory responsibilities for Housing Strategy in the City. The Council is made up of 79 elected members providing representation on a multi member ward basis.

Glasgow Housing Association	A housing association registered with the Scottish Housing Regulator, established to take ownership of all GCC housing stock. The Stock Transfer of over 80,000 properties took place in March 2003.
Grant to Improve the Physical and Social Environment	A fund used to enhance and support housing led regeneration initiatives abolished by the Scottish Government in 2014. SEE ASLO HIF
Housing Infrastructure Fund	Scottish Government Infrastructure challenge fund which can provide loans (to non-public sector organisations) and make Infrastructure grant available to local authorities and registered social landlords (RSLs) to support affordable housing delivery. SEE ALSO GIPSE
Housing Need and Demand Assessment	Joint work was undertaken with the Glasgow and the Clyde Valley Strategic Development Planning Authority and the other Clyde Valley local authorities on a Housing Need and Demand Assessment and was completed in June 2011. This will inform both the Local Housing Strategy and the Main Issues reports of the Strategic and Local Development Plans. There is a particular focus on increasing affordable housing supply.
Low cost Initiative for First Time buyers	Scottish Government scheme to help households access home ownership. These include the New Supply Shared Equity scheme to allow first time buyers to buy a new build property from a housing association and the Open Market Shared Equity scheme to allow first time buyers to buy a property on the open market
Local Housing Strategy	Under the Housing (Scotland) Act 2001 all Local Authorities have to provide a housing strategy for their area. The strategy sets out the housing issues and priorities for the area and provides a strategic framework for future investment and management
Mid- Market Rent	A form of affordable housing. It allows tenants to pay rent levels below the normal market rent level in the area, although rents are higher than what a tenant would normally expect to pay in social housing. MMR renting can particularly help households who are struggling to afford private renting or home ownership, but are unlikely to be given priority on a social housing waiting list.

Mixed tenure	A common property or group of properties where there is more than one form of tenure. Can include social rented, private rented and owner occupied
New Supply Shared Equity	SEE Low cost Initiative for First Time buyers
Open Market Shared Equity	SEE Low cost Initiative for First Time buyers
Registered Social Landlords	This term refers to independent housing organisations registered with the Scottish Housing Regulator. RSLs primary purpose is to provide social rented housing. Housing Associations, Housing Co-operatives and Local Housing Organisations all come under the term RSL.
Scottish Housing Regulator	The Scottish Housing Regulator is an executive agency of the Scottish Government and their role is to regulate Registered Social Landlords and the landlord and homelessness services of local authorities within Scotland.
Social Housing	A general term for rented and shared ownership housing not provided for profit, e.g. by Registered Social Landlords etc.
Strategic Housing Investment Plan	A plan that Local Authorities need to submit annually to the Scottish Government which describes how resources will be used over a medium term towards delivering the aims and objectives of the Local Housing Strategy.
Transformational Regeneration Areas	Glasgow City Council, Glasgow Housing Association and Scottish Government have identified 8 Transformational Regeneration Areas across the city that require major regeneration in order to create sustainable mixed tenure communities. These areas are:- East Govan/Ibrox; Gallowgate; Laurieston; Maryhill; North Toryglen; Red Road; Sighthill and Shawbridge.
Wheatley Group	Largest RSL group structure in Scotland based in Glasgow. Includes Glasgow Housing Association, Cube Housing Association and Loretto Housing Association.

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