

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME

PERFORMANCE REVIEW 2018/19



FOREWORD**INTRODUCTION – PROGRESS TO ZERO CARBON****1. HOUSING UNITS**

Table 1	Unit Approvals by Housing Investment Area
Table 2	New Build Unit Approvals by Tenure
Table 3	Unit Approvals by Grant Type
Table 4	Wheelchair Accessible Housing Unit Approvals by Housing Investment Area
Table 5	Larger Family Housing Unit Approvals by Housing Investment Area
Table 6	Unit Targets and Completions by Grant Type
Table 7	Wheatley Group Programme 2018/19 Project Approvals (funded directly by Scottish Government)
Table 8	Wheatley Group Programme 2018/19 Project Completions (funded directly by Scottish Government)

2. EXPENDITURE

Table 9	Expenditure by Housing Investment Area
Table 10	Expenditure by Grant Type including Medical Adaptations (Stage 3s)

3. DEVELOPMENT COSTS, RENTS, GRANT LEVELS & PROCUREMENT

Table 11	Development and Works Costs
Table 12	Housing Association Rents included within 2018/19 New Build Tender Approvals
Table 13	Grant Levels for Tender Approvals (3 person Equivalent)
Table 14	Grant Levels v Grant Subsidy Benchmark (New Build Units)
Table 15	Grant Levels v Grant Subsidy Benchmark Comparison (New Build Units)
Table 16	Distribution of Contracting Work

4. ACCELERATED LAND RELEASE PROGRAMME**5. PARTNERSHIP SUPPORT FOR REGENERATION (PSR)**

CONTENTS

6. QUALITY, INNOVATION & SUSTAINABILITY

Table 17 SAP Ratings

7. FEATURED PROJECTS

North West/Govan – Cadder HA – former St Agnes's PS
 North East – Loretto HA – Wallacewell Quadrant
 South – Govanhill HA – 201 Victoria Road
 Glasgow's AHSP Project Awards

8. POST COMPLETION REVIEWS**9. TRANSFORMATIONAL REGENERATION AREAS (TRAS)**

Maryhill
 Gallowgate
 Pollokshaws
 East Govan/ Ibrox
 Sighthill
 North Toryglen
 Laurieston
 Red Road

10. A - MAP OF UNIT APPROVALS**B - MAP OF UNIT COMPLETIONS****11. FUNDING BY HOUSING ASSOCIATION**Table A Housing Association GPTs and Out-turns –
Mainstream Programme

Table B Housing Association GPTs and Out-turns LSVT Programme

Table C National and Regional Housing Associations included in
Tables 1 and 2Table D Housing Association Grant Planning Target and Outturns –
Stage 3 Adaptations**12. GLOSSARY**

CONTENTS

Welcome to our 16th Affordable Housing Supply Programme (AHSP) Annual Performance Review 2018/19. Over the past year we have provided grant to support the delivery of 1213 new or improved affordable homes. This exceeded the outturn figure for 2017/18.

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 and demand in the city. It shows the level of funding for medical adaptations to existing homes, assisting people with physical difficulties to remain in their homes. It also shows examples of the provision of specialist housing.

Providing 'Greener Homes' is also a key element of the AHSP. This year 100% of our new build homes met the Silver Standard in Sustainability set out in Building Regulations. This is an increase from 2017/18 where 95% met this standard.

Our Programme continues to make a vital contribution to the city's regeneration. As the Review sets out, during 2018/19 we made progress in all of the 8 Transformational Regeneration Areas (TRAs), exceeding the expectations established in the original TRA Business Plan.

The Programme continues to grow with around 30 Housing Associations developing projects. 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. For 18/19, the Scottish Government provided £90.066m for the AHSP in the City with a further allocation of £4.0m in November 18, bringing the total budget to £94.066m – this represents an increase of over 30% from 2017/18 and is the largest budget since the Transfer of the Management of Development Funding to GCC in 2003 bringing the total amount of grant funding to £1.124 billion over the last 16 years.

FOREWORD

To help deliver the programme we have developed the Accelerated Land Release Programme which enables the City Council to nominate sites to be developed by Housing Associations for the AHSP. In 2018/19 site disposals to Housing Associations will contribute 500 units over 12 sites. Over 20 other sites are currently going through this process.

Glasgow's Housing Strategy (GHS) and Strategic Housing Investment Plan (SHIP) provide a framework for the AHSP. GHS/SHIP aims and objectives range across tenures and housing needs. With respect to the former, this includes support for access to owner occupation through New Supply Shared Equity (NSSE) and Partnership Support for Regeneration (PSR). With respect to the latter, our SHIP has set targets for development of wheelchair and larger family housing. Through the Glasgow Standard we also aim to improve the quality of new affordable housing development in terms of space standards and energy efficiency/sustainability.

There are particular challenges facing Housing Association partners in developing sites in Glasgow because of site conditions and contamination issues. The development of new build housing for particular needs clients also makes the achievement of benchmark grant subsidy levels onerous. Whilst every effort is made to achieve benchmarks we are also aware that inflationary pressures may be building in the sector as programmes increase. We will continue to monitor costs with our Housing Association partners.

In 2019/20 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 Kenny McLean
City Convener for Neighbourhoods,
Housing and Public Realm

FOREWORD

Progress to Zero Carbon

In May 2019, Glasgow City Council declared a climate change emergency and announced its intention to become the first net zero emissions city in the UK.

DRS Housing Investment had already started working towards reducing carbon emissions in new build developments funded through the Affordable Housing Supply Programme (AHSP). Although not yet net zero carbon, we thought it important to report what we have achieved so far. The following is a summary of some of the measures introduced.

INTRODUCTION

MEASURE	DESCRIPTION
The Glasgow Standard	<ul style="list-style-type: none"> Introduced in October 2018. Sets out a minimum sustainability standard for new build housing funded through the AHSP. Is in excess of the standards required by the Scottish Government for their "Greener" Homes Requires a 27% improvement against the Target Emissions Rate(TER) required by the 2015 Building Regulations (60% improvement against 2007 standards)
Enhanced grant levels for greener homes	<ul style="list-style-type: none"> A higher subsidy paid for homes that meet Section 7, Silver Level, of the 2011 Building Regulations in respect of Energy for Space Heating. From 2018, 100% of homes approved through the AHSP exceed this level
Passivhaus	<ul style="list-style-type: none"> During 2018/19, Shettleston Housing Association was the first housing association in Glasgow to develop to Passivhaus Certified Standard at Carntyne Church in Shettleston. The benefits of building to a Passivhaus certified standard include <ul style="list-style-type: none"> significant carbon emissions reduction extremely low energy bills ranging from £50 - £250 per year, helping to meet fuel poverty targets protection against increasing fuel bills high level of resident comfort and satisfaction closing the performance gap (the gap between what is designed and what is built on the ground)

MEASURE	DESCRIPTION
Cross Laminated Timber	<ul style="list-style-type: none"> Sanctuary Housing Association developed Scotland's tallest timber building using cross laminated timber (CLT) at Ellerslie Road, Yoker. The project is an exemplar for innovative design to improve construction practice and demonstrate how new materials and techniques can assist in improving efficiency and sustainability. Ellerslie Road's use of CLT equates to 936,000 kg of embodied CO2 and the removal of 757 tonnes of CO2 from the earth's atmosphere. The CLT construction benefitted from reduced construction time, reduced material wastage, inherent air tightness and thermal properties. The project included the use of solar PV panels installed on the building's roof which will offer additional, long-term savings on energy bills.
Low or zero carbon generating technologies	<ul style="list-style-type: none"> From September 2018, all new build residential developments in the city will be required to provide a 20% low or zero carbon abatement generating technology (renewables) as part of the build. This may include items such as:- <ul style="list-style-type: none"> photovoltaics, district heating, combined heat and power systems, heat pumps and wind power amongst others.

MEASURE	DESCRIPTION
No new Gas connections beyond 2025	<ul style="list-style-type: none"> The UK Chancellor announced in March 2019 that there will be no gas boilers permitted in new build developments from 2025.
Water Efficiency	<ul style="list-style-type: none"> Our new build developments include reductions on flow rates for water, low volume flush in WCs and the provision of water butts where practical.
Electrical Vehicle Charging	<ul style="list-style-type: none"> All new developments funded through the Affordable Housing Supply Programme are required to provide passive provision for electrical vehicle charging.
Sustainable Urban Drainage Systems (Suds)/ rainwater gardens	<ul style="list-style-type: none"> Developments are including the use of SuDS ponds and rainwater gardens to manage rainwater run-off from hard surfaces. An example of this is the Laurel Street project by Partick Housing Association which is expected to be on site in Q2 of 2019/20. The project is providing a rain water garden as part of the development.
Indoor air quality	<ul style="list-style-type: none"> Some housing associations have installed MVHR systems (Mechanical Ventilation with Heat Recovery). The MVHR provides fresh filtered air into a building whilst retaining most of the energy that has already been used in heating the building. New Gorbals Housing Association's project at Lauriston 1C is an example of a project where MVHR systems have been installed.

GOING FORWARD

Housing and Regeneration Services will continue to work towards net zero carbon through its investment programme and will report achievements towards achieving net zero carbon developments in the city within future performance reviews.



New Gorbals
Lauriston 1C



1. HOUSING UNITS

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME

TABLE 1: UNIT APPROVALS BY HOUSING INVESTMENT AREA

AREA	2018/19 OUT-TURN NEW BUILD	2018/19 OUT-TURN IMPROVED	2018/19 OUT-TURN TOTAL
North West/Govan	201	70	271
North East	336	21	357
South	514	71	585
Total	1051	162	1213

A map is provided at 10.A which illustrates the distribution of unit approvals across the city.

Here are our highlights:

- We approved tenders for 1213 new and improved homes in 2018/19.
- The approval of 1051 new build homes represents an increase of 36% on 2017/18 figures.
- We approved 329 homes for mid-market rent.
- Construction or refurbishment of 1142 homes began on site in 2018/19.
- 882 homes were completed during the year.

TABLE 2: NEW BUILD UNIT APPROVALS BY TENURE

TENURE	2018/19 OUT - TURN
Housing Association (HA) Rent	506
Mid-Market Rent	329
New Supply Shared Equity (NSSE)	50
Partnership Support for Regeneration (PSR)	166
TOTAL	1051

TABLE 3: UNIT APPROVALS BY GRANT TYPE

TENURE	2018/19 OUT - TURN
Housing Association (HA) Rent	
- General Needs Homes	581
- Particular Needs Homes	87
Mid Market Rent	329
New Supply Shared Equity (NSSE)	50
Partnership Support for Regeneration (PSR)	166
TOTAL	1213

The Council approved 1213 new and improved housing units in 2018/19, of which -

- 668 homes were for affordable rent, 329 were for mid-market rent, 50 were for New Supply Shared Equity (NSSE) and 166 for Partnership Support for Regeneration (PSR).
- 889 were flats and 324 were houses.



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

	NORTH WEST AND GOVAN	NORTH EAST	SOUTH	TOTAL
Wheelchair Accessible Unit Approvals 2018/19	27	32	42	101

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 2018/19, a total of 101 wheelchair accessible units were approved and a breakdown is provided in Table 4.

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

	NORTH WEST AND GOVAN	NORTH EAST	SOUTH	TOTAL
Larger Family Unit Approvals 2018/19	0	4	3	7

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

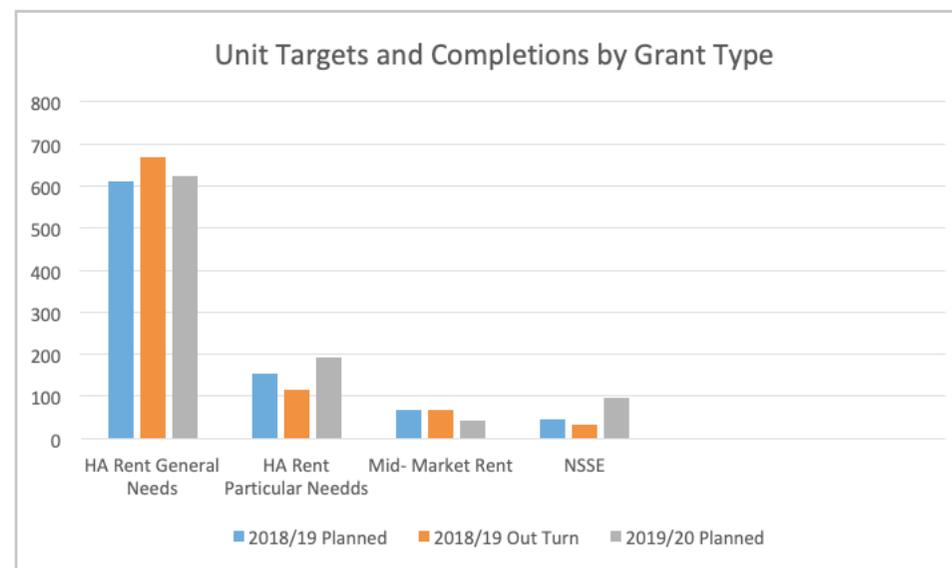
Table 5 provides a breakdown of the number of larger family unit approvals. A total of 7 larger family units were approved during 2018/19.



Admiral Street – Southside HA

TABLE 6: UNIT TARGETS AND COMPLETIONS BY GRANT TYPE

	2018/19 PLANNED	2018/19 OUT TURN	2019/20 PLANNED
HA Rent General Needs	611	669	602
HA Rent Particular Needs	153	115	190
Mid-Market Rent	66	66	67
NSSE	45	32	95
Total	875	882	954



A map is provided at 10.B which illustrates the distribution of unit completions across the city.

Performance in relation to the Wheatley Group Programme during 2018/19 funded directly from Scottish Government is outlined in Table 7 and Table 8.

TABLE 7: WHEATLEY GROUP PROGRAMME 2018/19 PROJECT APPROVALS (FUNDED DIRECTLY BY SCOTTISH GOVERNMENT)

PROJECT	UNITS	TENURE
Sighthill MMR Phase A	86	MMR
Sighthill MMR Phase B	46	MMR
Sighthill MMR Phase C	66	MMR
Total	198	

TABLE 8: WHEATLEY GROUP PROGRAMME 2018/19 PROJECT COMPLETIONS (FUNDED DIRECTLY BY SCOTTISH GOVERNMENT)

PROJECT	UNITS	TENURE
Burnmouth Road	43	MMR
Hinshelwood	36	MMR
Meiklerig Crescent	67	SR
Warriston Street	33	MMR
Cathay St	54	SR
Batson St	41	SR
Tarfside Oval	51	SR
Total	325	



2. EXPENDITURE

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME

£90.066m is the budget figure contained in our offer of grant from Scottish Government for 2018/19. However, Scottish Government provided an additional £4m of resources in November 2018. This brought the overall budget for 2018/19 to £94.066m. The revised budget represents an increase of over 30% from 2017/18 and is the largest budget since the Transfer of the Management of Development Funding to GCC in 2003 bringing the total amount of grant funding to £1.124 billion over the last 16 years.

TABLE 9: EXPENDITURE BY HOUSING INVESTMENT AREA

NB - Refer to Table A for Grant Planning Targets and Outturns by programme.

AREA	2018/19 Planned £m	2018/19 Out-turn £m
North West and Govan	£19.281	£15.176m
North East	£35.097	£38.143m
South	£32.988	£37.837m
Stage 3's	£2.700	£2.910m
Total	£90.066m	£94.066m

The 2018/19 planned figure of £90.066m relates to the following programmes /budgets:

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

The 2018/19 out-turn figure is broken down as follows:-

Core Programme	£87.888m
LSVT Programme	£3.268m
Medical Adaptations (Stage 3s)	£2.910m
Total	£94.066m

In addition to the above, a further £5.000m was invested in the Govanhill area via funding from Scottish Government.

The 2018/19 planned figure is broken down as follows:-

Block A	£52.893m
Block B	£31.473m
LSVT Programme	£3.000m
Medical Adaptations (Stage 3)	£2.700m
Total	£90.066m

TABLE 10: EXPENDITURE BY GRANT TYPE INCLUDING MEDICAL ADAPTATIONS (STAGE 3'S)

GRANT TYPE	2018/19 OUT-TURN £M
HA Rent General Needs	£56.654
HA Rent Particular Needs	£14.798
MMR	£10.929
LCHO	£5.507
LSVT	£3.268
Stage 3 Adaptations	£2.910
TOTAL	£94.066

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 2018/19, £2.7m of funding was allocated, this was subsequently increased during the year by £0.210m resulting in a final outturn figure of £2.910m, enabling 1,033 homes, to be 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, fencing and door entry systems. For 2019/20, an initial £3.000m has been programmed.



3. DEVELOPMENT COSTS, RENTS, GRANT LEVELS & PROCUREMENT

TABLE 11: DEVELOPMENT AND WORKS COSTS

	HOUSING ASSOCIATION NEW BUILD	HOUSING ASSOCIATION REHAB (CONVERSIONS/ RE-MODELLING ONLY)	OVERALL (NB, REHAB & WORKS TO ACQUISITIONS)
Average house size (persons)	3.48	2.66	3.33
Average house size (m2)	92.50m ²	76.33m ²	81.64m ²
2018/19 average total development cost/unit	£172,830.75/unit	£175,536.60/unit	£165,776.54/unit
2017/18 average total development cost/unit	£156,080.83/unit	£112,895.33/unit	£147,758.96/unit
2018/19 average total development cost/m2	£1,868.52/m ²	£2,299.85/m ²	£2,030.67/m ²
2017/18 average total development cost/m2	£1,677.56/m ²	£1,905.30m ²	£1,711.17/m ²
2018/19 Average total works cost/m2	£1,495.70/m ²	£1,918.39/m ²	£1,544.92/m ²
2017/18 Average total works cost/m2	£1,572.66/m ²	£1,383.58/m ²	£1,450.38/m ²



**Sandfield –
New Gorbals HA**

Projects continue to be procured and awarded according to Scottish Government Guidance and EU Procurement Directives.

The overall average development costs /unit for 2018/19 has increased by 12.19% compared to 2017/18.

The overall average development costs /m2 for 2018/19 has increased by 18.67% compared to 2017/18.

The average rehab works costs / m2 for 2018/19 shows an increase from the previous year however these figures should not be compared to last year due to varying levels of adaptations and works being carried out to individual properties.

TABLE 12: HOUSING ASSOCIATION RENTS INCLUDED WITHIN 2018/19 NEW BUILD TENDER APPROVALS

	NEW BUILD
Average Rent per Annum (2018/19)	£4,580
Average Rent converted to 3 Person Equivalent in 2018/19	£4,383
Comparison with Average Rent per Annum (2017/18)	£4,526
Comparison with 3 Person Equivalent in 2017/18	£4,187

The calculated average 3-person rents within new build tenders that were approved during 2018/19 ranged from £4,061.91 to £4,690.44 per annum, contributing towards an average 3 person equivalent rent of £4,383 per annum. Due to projects completing in different financial years, all rents have been calculated to 2018/19 levels to allow an accurate comparison. This equates to an increase of approximately 4.7%.

All new build tenders submitted to Glasgow City Council during 2019/20 will be appraised against a benchmark rent of £4,293 per annum on a 3 person equivalent basis as set nationally by Scottish Government.

TABLE 13: GRANT LEVELS FOR TENDER APPROVALS (3 PERSON EQUIVALENT)

	2018/19 OUT-TURN	BENCHMARK
Social Rent New Build Greener Standard	£99,159	£72,000
Social Rent Rehab Other	£79,617	£70,000
Mid-Market Rent New Build Greener Standard	£82,509	£46,000

Tables 13 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 2018/19 AHSP. Private Acquisition projects are not included in Tables 12 and 13.

All new build projects that were approved during 2018/19 achieved the greener standard. Rehab projects that were approved by during 2018/19 included a small number of developments that involved the conversion of non-residential buildings to affordable housing for social rent.

TABLE 14: 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	10%
	Above Grant Subsidy Level	90%
Mid-Market Rent Units	Within Grant Subsidy Level	0%
	Above Grant Subsidy Level	100%
All New Build Units	Within Grant Subsidy Level	6%
	Above Grant Subsidy Level	94%

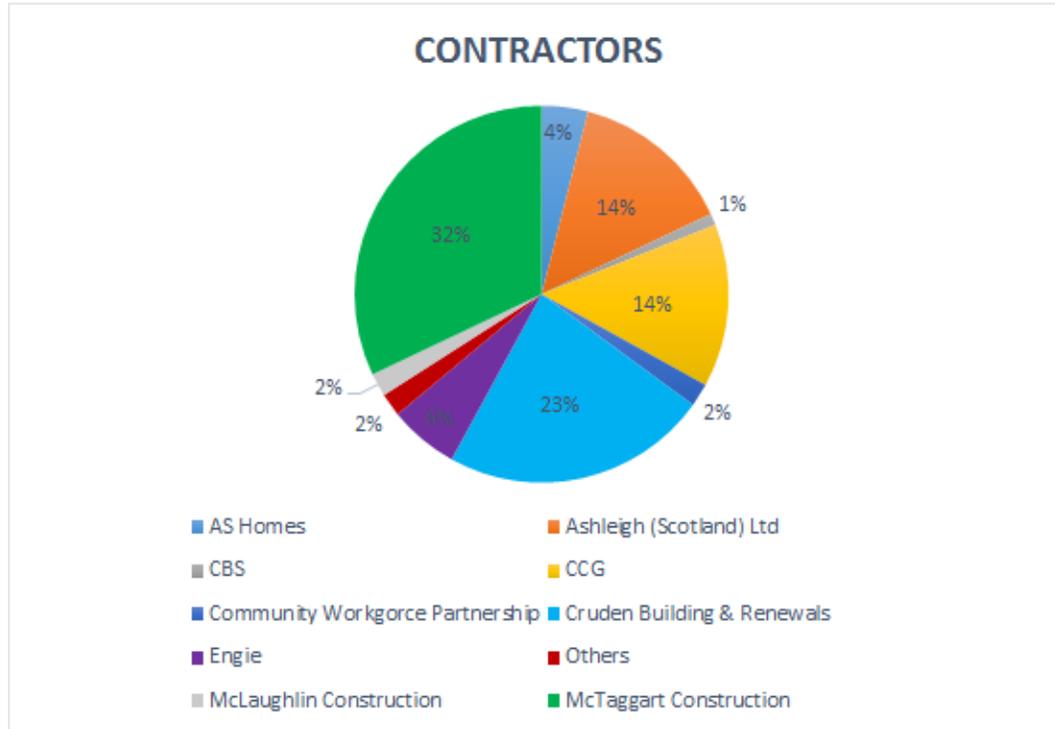
TABLE 15: GRANT LEVELS V GRANT SUBSIDY BENCHMARK COMPARISON (NEW BUILD UNITS)

GRANT LEVELS V GRANT SUBSIDY BENCHMARK (NEW BUILD UNITS)	%
% of new build units approved within Grant Subsidy Benchmark	6%
Comparison with 2017/18	59%

Overall, 6% 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 sites that had poor ground conditions including land contamination and the development of new build housing for particular needs clients.

In 2018/19, 100% of new build projects that were approved by DRS – Housing and Regeneration Services achieved the greener standard.

TABLE 16: DISTRIBUTION OF CONTRACTING WORK



The above table shows the distribution of Contracting work in 2018/19 tender approvals (by value of work approved).





4. ACCELERATED LAND RELEASE PROGRAMME

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME

The Council is working closely with RSLs and City Property on nominated land disposals. All of these sites will contribute towards Glasgow's Affordable Housing Supply Programme and contribute to the delivery of the Scottish Government's More Homes Scotland target of 50,000 affordable new homes by March 2021. Since the Scottish Government announcement in 2016, the Council has accelerated the programme of land release. In the 3 year period 2016/17 – 2018/19 34 sites have transferred to RSLs facilitating the delivery of over 1,300 new build homes.

The table below shows the site disposals to RSLs in 2018/19. These will contribute over 500 units towards the above target over 12 sites.

SITE	HOUSING ASSOCIATION	NUMBER OF UNITS
St Martin's PS	Ardenglen	22
34 Blyth Rd	Calvay	10
40 Barlia Terrace	Cassiltoun	42
Invercanny Drive	Cernach	48
Auchinlea Rd	GHA	106
Bellrock St	GHA	53
Fulton Lodge	Lochfield Park	17
Abbeycraig/Twinlaw	Lochfield Park	84
Windlaw Lodge	North View	24
Littlehill PS	Thenue	19
Dalmarnock Nursery	West of Scotland	36
Fielden St	West of Scotland	52

Over 20 other sites are currently going through the process.

VACANT & DERELICT LAND REGISTER

The 2018 Scottish Vacant and Derelict Land Survey recorded a 6.5% (64 hectares) reduction in vacant and derelict land in Glasgow compared with 2017. This represents an acceleration of the recent downward trend.

9 hectares of this reduction was a direct result of the Housing Investment Programme, where over 500 units are being developed for new build housing over 11 sites of previously Vacant & Derelict land in the city.

Partnership Support for Regeneration (PSR) is a grant mechanism to enable grant to be provided to private developers to support the development of low cost home ownership particularly in regeneration areas. We need to improve the supply of appropriate affordable private housing in the city in order to attract and retain population.

The Council's approach to affordability of owner occupation involves continuing to promote quality private housing development in disadvantaged areas in order to assist in regenerating these areas.

In 2018/19 one PSR project was approved as follows:-

SITE	DEVELOPER	NUMBER OF UNITS
Ardencraig/Machrie Rd, Castlemilk	Crudens	166

5. PARTNERSHIP SUPPORT FOR REGENERATION (PSR)



6. QUALITY, INNOVATION & SUSTAINABILITY

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME

HOUSING DEVELOPMENT FORUMS

During the introductory transition period for the Glasgow Standard, we hosted Housing Development Forums to provide associations opportunities to meet with our DRS colleagues in Development Control, Flood Risk Management, Roads and Transport and our technical team; and to benefit from additional contact with GCC Legal Services and City Property. These informal events encouraged early dialogue with DRS and enabled projects to be viewed holistically, with one-to-one feedback as appropriate, while sharing common queries with the wider audience. We will continue to use these events to communicate upcoming developments in legislation or practice, and encourage associations and design teams to consider innovative ways to deliver sustainable housing for Glasgow.

THE GLASGOW STANDARD

The Glasgow Standard was published in October 2018. This was supported by improved processes for the submission and monitoring of technical submissions; including tick lists for both pre-tender and tender stages. As a result, the number of incomplete submissions has reduced. The space standards published by the Scottish Government have been integrated into the Glasgow Standard and compliance with Housing for Varying Needs is improving accordingly. As design teams become accustomed to the Glasgow Standard, we anticipate that the technical appraisal phase of projects will accelerate as the quality of submissions rises. Glasgow's Sustainability Levels, set out in three options for sustainable design, became the adopted standard for all new-build housing developments from September 2018:-

- Option 1 – Gold Hybrid
- Option 2 – Nearly Zero Emissions (Passivhaus)
- Option 3 – Net-Zero Carbon

In accommodating three options, we have provided associations and design teams with flexibility to determine the most appropriate sustainability philosophy for their developments on a project-by-project basis.

Each of the three options have the common emphasis of improving the quality of housing and creating living environments which are healthy for occupants and minimise the impact of housing in both development and use.

Two associations have adopted Passivhaus Standard for developments and we recognise the enthusiasm across the city for sustainable housing.

The requirement for action in response to climate change has been the focus of media coverage in 2019 and we value the significant contribution which associations and their design teams can make in addressing this challenge.

DEVELOPING IN THE URBAN ENVIRONMENT

We have seen an increase in the number of new build developments in the inner city, where the urban context requires designs of mass and scale sympathetic to inner city surroundings. Such developments have more onerous structural and technical requirements to satisfy, which are reflected in tender returns. This reinforces the case for the use of innovative forms of construction in the urban context, in order to seek ways to reduce construction time and costs pressures.

MINISTERIAL WORKING GROUP ON BUILDING AND FIRE SAFETY

In response to the Grenfell Fire tragedy in 2017, the Scottish Government convened a ministerial working group on Building and Fire Safety.

www.gov.scot/news/building-and-fire-safety-5/

The full findings of the Fire and Safety Review are available on the Scottish Government website:

www.gov.scot/publications/report-review-panel-building-standards-fire-safety-scotland/

The implications of the findings will be reflected in future updates to the Technical Handbook; however we recommend that associations and design teams study the findings in relation to fire safety, at the earliest opportunity.

- External walls and cladding reviewed in relation to reaction of materials to fire
 - Cavities – reduction in the distance between barriers
 - Internal linings
 - Spread to neighbouring buildings
 - Spread on external walls – requirement for non-combustible cladding and insulation with fire performance will apply to buildings from 11m in height
- New minimum standard for smoke alarms comes into force February 2021
- Mandatory installation of sprinklers in new flatted accommodation, larger multi-occupancy dwellings and those which provide care
- Introduction of sound alerts for evacuation in high rise buildings

TABLE 17: SAP (STANDARD ASSESSMENT PROCEDURE) RATINGS BASED ON SAP 2012

Rating	Band	NEW BUILD	
		Units	%
1 to 20	G	0	0%
21 to 38	F	0	0%
39 to 54	E	0	0%
55 to 68	D	0	0%
69 to 80	C	0	0%
81 to 91	B	1213	100%
92 +	A	0	0%
Total		1213	100%

Table 17 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.



**Rumford Street –
Thenue HA**

7. FEATURED PROJECTS

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME



NORTH WEST AREA – CADDER HA - FORMER ST AGNES'S PS, TRESTA ROAD

Cadder Housing Association was established in 1993 and recently celebrated its 25th anniversary in April 2019. The Association were primarily established to take transfer of former Scottish Homes housing stock in two phases - 1994 and 1998. The estate is a mixture of tenements and houses.

This development is Cadder Housing Association's first new build development which transforms the area at the gateway to Cadder.

The site is that of the former St Agnes' Primary School at Tresta Road, Cadder, which was purchased from Glasgow City Council in March 2015. The 50 units new build development was approved in March 2017 and consists of a mixture of 18 houses and 32 flats. These include 5 wheelchair accessible units. The development is nearby to Gilshochill Train Station and is also serviced by bus. It is also close to the new Cadder Community Centre and local shops, with the Forth and Clyde Canal running close by.

The total development cost was £5.9m. Glasgow City Council provided grant amounting to £3.7m with the Housing Association providing private finance of £2.2m.

The development was designed by Anderson, Bell and Christie and was constructed by McTaggart Construction.



Cadder HA -
St Agnes's PS

NORTH EAST AREA – LORETTO HA – WALLACEWELL QUADRANT

Loretto Housing Association (part of Wheatley Group) completed the new build development at Wallacewell Quadrant in Balornock in March 2019. The development was constructed on the site of a former elderly persons' care home, which was demolished.

DRS – Housing and Regeneration Services worked with Loretto Housing Association to develop a range of affordable new homes on the site. Construction started on site in August 2017 and completed at the end of March 2019. The development achieved the Affordable Housing Supply Programme (AHSP) Greener Standard.

The development consists of 44 units for social rent. This is made up of a range of house types which includes 16 houses (2, 3 and 4 bedrooms), 18 flats (1 bedroom) and 10 cottage flats (1 and 2 bedrooms) and are for 2-6 person households. As part of the development, 28 units were designed for general needs and 13 units have been built for older people. Loretto Housing Association has also provided 3 wheelchair accessible units, 2 of which have been built for 4 individual clients with learning disabilities, to assist and support Glasgow Health and Social Care Partnership priorities.

In terms of amenities, the site is situated in an accessible location and is served by good transport links, which includes regular bus services on Wallacewell Road that provide access to Glasgow city centre. There are a range of local retail facilities in the Balornock, Barmulloch and Springburn areas and Robroyston Retail Park is located a short drive from the site. Both Robroyston and Springburn parks are located close to the development and Stobhill Hospital is also located a short distance from Wallacewell Quadrant.

The total development costs were £5.732m, made up of AHSP grant of £3.173m and private funding from Wheatley Group of £2.559m.

Wallacewell Quadrant was designed by Anderson Bell + Christie Architects and constructed by McTaggart Construction.

**Loretto HA -
Wallacewell Quadrant**

SOUTH AREA – GOVANHILL HA – 201 VICTORIA ROAD

Govanhill Housing Association acquired the site at 201 Victoria Road on 31 October 2011. The site is on a prominent corner location at Butterbiggins Road and Victoria Road and is approximately 1.5 miles from the city centre.

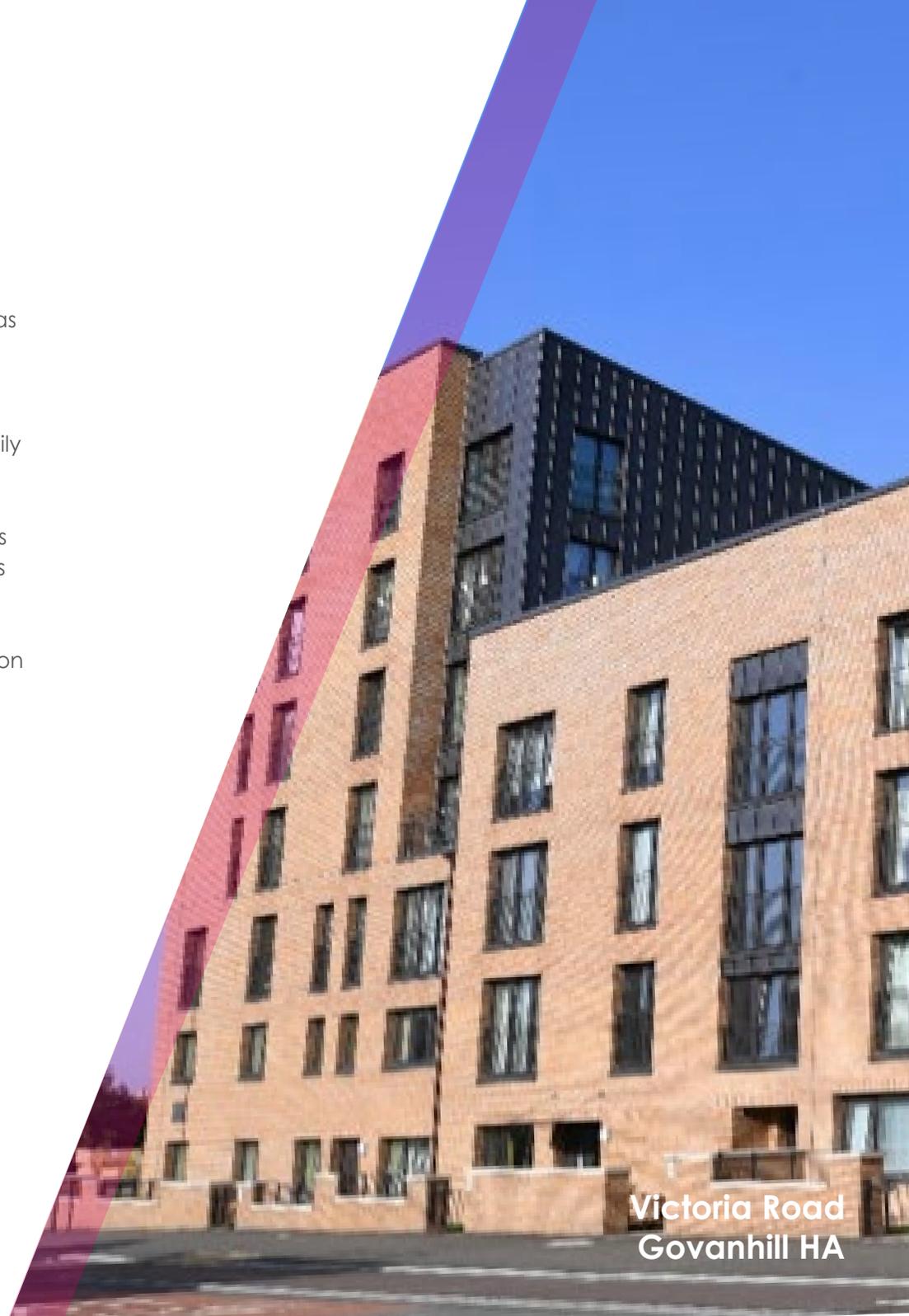
The site lay vacant for a considerable length of time and at one time the site was occupied by a petrol filling station and prior to this was an Odeon Cinema Hall.

The development at 201 Victoria provides 42 new build homes for social rent comprising a mixture of 2/3/4 apartment flats as well as two 6apt/8p larger family houses of which there is a high demand for within the Govanhill area.

Total development costs for the project were £5.398m and grant of £3.078m was provided from the Affordable Housing Supply Programme. The balance of costs were met from Govanhill Housing Association's own resources.

Govanhill Housing Association's new build development at 201 Victoria started on site in November 2016 and completed in November 2018.

The contractor for the development was Crudens Building & Renewals and the Architect was Collective Architecture.



**Victoria Road
Govanhill HA**

GLASGOW'S AHSP – PROJECT AWARDS OBTAINED IN 2018/19

Project Name	Area	Housing Association	Main Contractor	Architect	Award Name	Award Type and Category
Wallacewell Quadrant	North East	Loretto Housing Association	McTaggart Construction	Anderson Bell + Christie	Scottish Home Awards	Finalist – Large Affordable Housing Development (social rent)
Barclay Street Phase 1 and 2	North East	Loretto Housing Association	McTaggart Construction	Page\Park Architects	Scottish Home Awards	Finalist – Large Affordable Housing Development (social rent)
Anderston Regeneration	North West	Sanctuary Scotland	CCG (Scotland) Ltd	Collective Architecture	Scottish Home Awards Homes for Scotland Scottish Design Awards Saltire Society Housing Design Awards 2019	Winner – Housing Regeneration Project of the Year Winner – Affordable Housing Development of the Year Shortlisted – Regeneration Shortlisted – Affordable Housing Development Commendation – Multiple Dwellings Award
Kelvinside Place	North West	Cube Housing Association	Cruden Building & Renewals Ltd	MAST Architects	Scottish Home Awards	Finalist – Large Affordable Housing Development (social rent)
Admiral Street	South	Southside Housing Association	CCG (Scotland) Ltd	Collective Architecture	Scottish Home Awards Saltire Society Housing Design Awards 2019	Finalist – Small Affordable Housing Development (social rent) Commendation – Innovation in Housing
Muirsketh Road	South	Home Group	Keepmoat Regeneration Ltd	Collective Architecture	Scottish Home Awards Scottish Design Awards	Finalist – Small Affordable Housing Development (social rent) Shortlisted – Affordable Housing Development
Laurieston 1C	South	New Gorbals Housing Association	Urban Union	Page\Park Architects	Saltire Society Housing Design Awards 2019	Shortlisted – Multiple Dwellings Award



8. POST COMPLETION REVIEWS

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME

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 2018/19 three PCRs were carried out on the following projects:

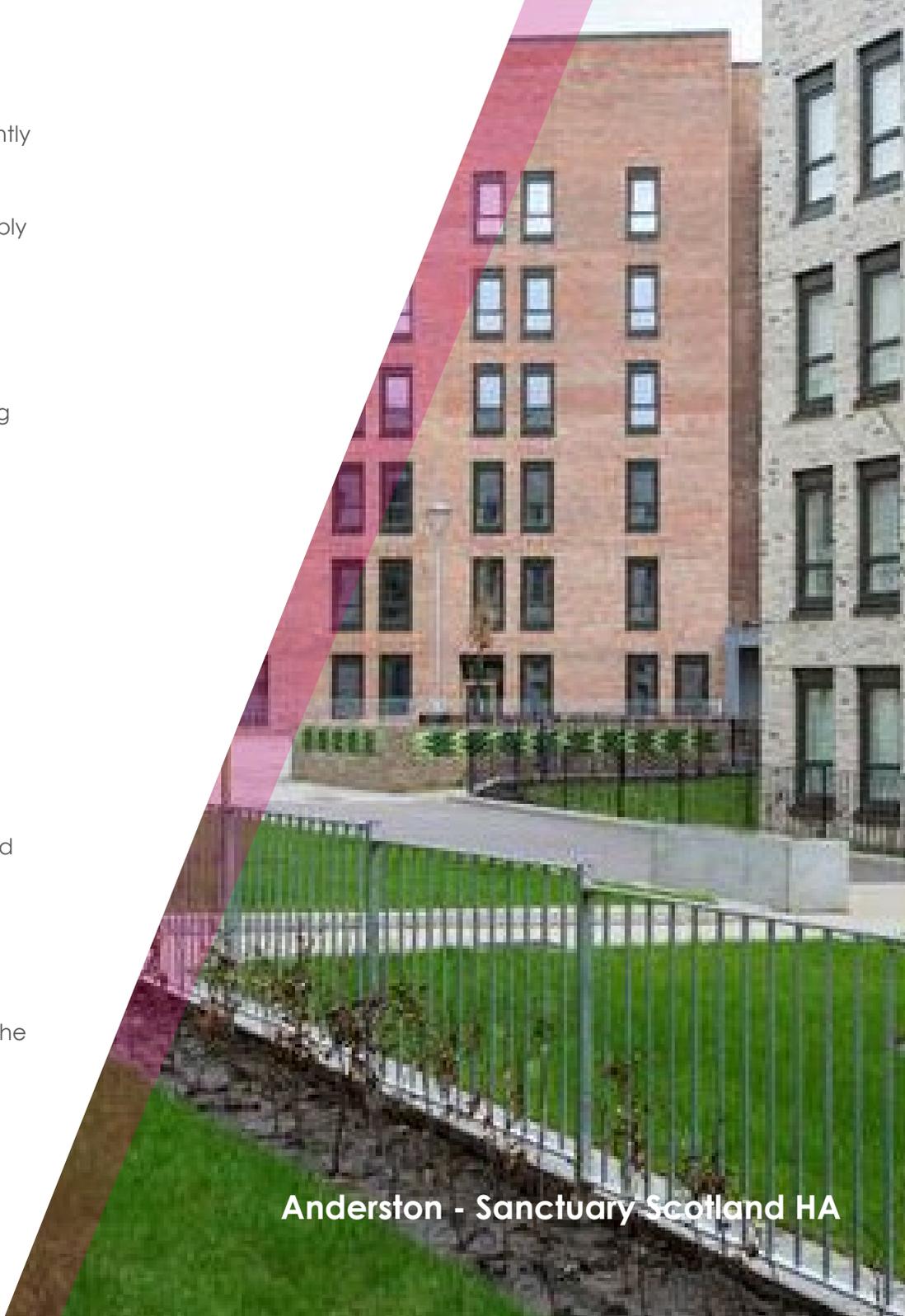
RSL	PROJECT
Home Scotland HA	East Balornock
Sanctuary Scotland HA	Anderston Phases 4-5
Loretto HA	Barclay Street Phase 1

Findings from 2018/19 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 3 PCRs' carried out during 2018/19 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:

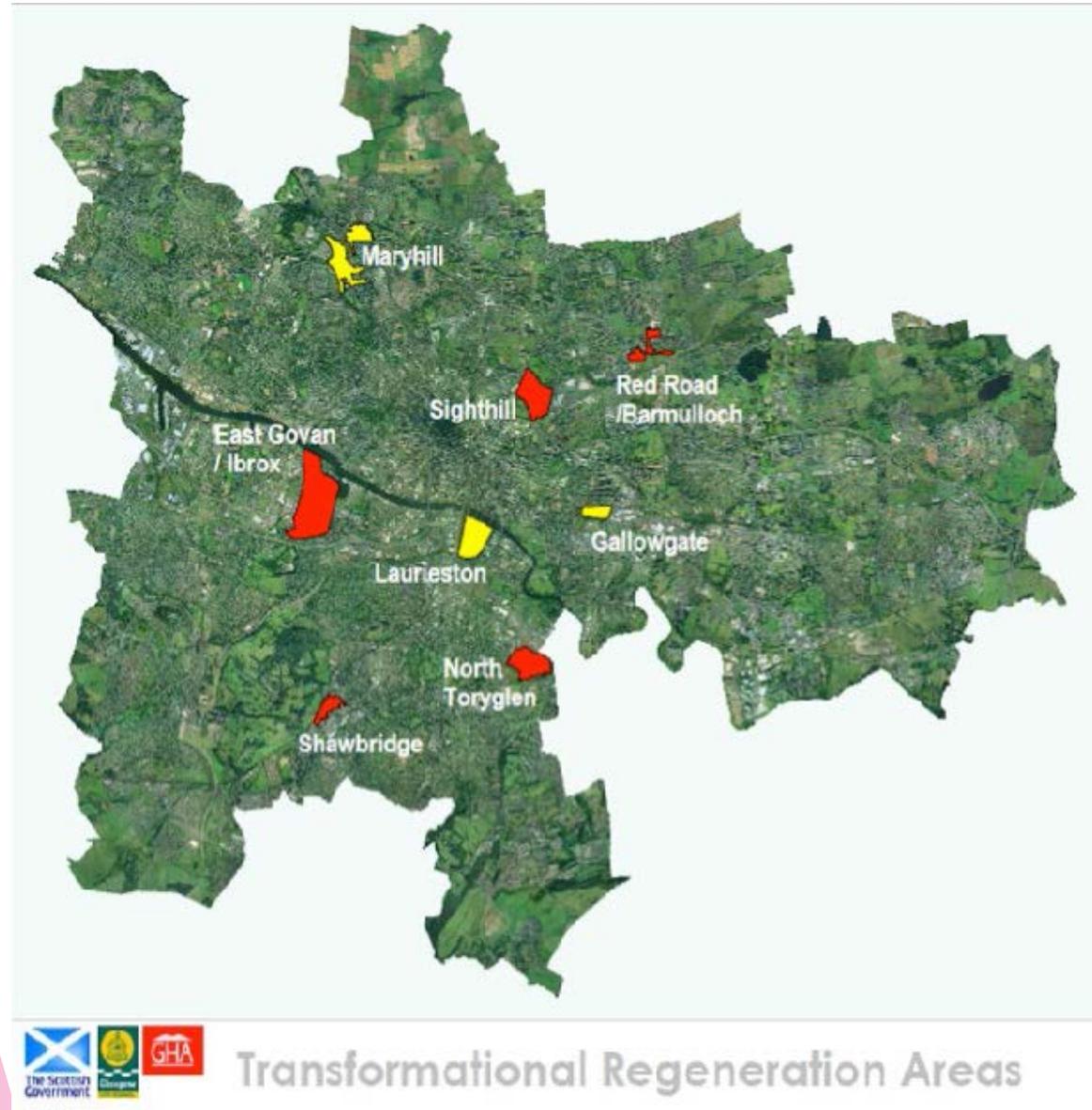
- Lack of play provision within the development.
- Kitchen layout/additional kitchen units within the larger family homes.
- Noise levels from upstairs neighbours.



Anderston - Sanctuary Scotland HA

9. TRANSFORMATIONAL REGENERATION AREAS (TRAs)

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME





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).

Local people lead this regeneration process. The contributions made by each of the Local Delivery Groups to the progress of the programme of activity and the achievements made in transforming the TRA areas and addressing issues of negative perceptions, has been considerable.

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 around Maryhill Locks continues.

At the Botany, BIGG Regeneration have completed the second of their phases (Phase 3B) providing a further 33 new homes for private sale. Following on from the successful first phase these town houses have proved very popular and have all been sold.

A further phase for private development is to be marketed by City Property on the large site adjacent to Maryhill Locks Phase 2, for around 100 units (Phase 6).

Work on the site for the pilot self-build project at Bantaskin Street has been completed. A new access road and services has been completed and the ground has been cleared with 6 plots now ready for the homes to be constructed. The first of the self-builders is expected to start on site during summer 2019. Given the popularity of self-build in this area a second site has been identified offering an attractive canal side site at the area to the north of Collina Street.

Maryhill HA have now worked up the designs for the corner site at the Botany (Phase 7) and are aiming to be on site in the autumn of 2019 to provide 65 new affordable homes with a mix of social rent, mid-market rent and shared equity. This will be funded through the AHSP.

With the regeneration activity progressing well around the Maryhill Canal Locks, focus has shifted to the northern part of the TRA. This area is dominated by 1960s housing blocks (which previous investment has improved) and large vacant sites formed by previous demolitions. Maryhill HA as the landlord, is working with TC:G partners towards producing a masterplan for the area. Key to the masterplan will be consultation with the local community and stakeholders. The aim is to regenerate the area through environmental improvements to create a high quality attractive landscape with good connections for local people. The area also offers opportunities for some new mixed tenure housing.

GALLOWGATE TRA

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 16 Social Rent) and 28 mid-market rent, was achieved and has been on-site since November 2017. The development is expected to be completed on a phased handover basis from June 2019 to March 2020.

GCC Project Management & Design Team have been instructed to look at the current layout of the remaining Whitevale Baths building and how this could be re-configured to accommodate a range of end users and also ensure that it meets all fire and health & safety requirements. A programme of essential works will then be taken forward utilising the vacant and derelict land funding previously allocated.

POLLOKSHAWS TRA

Further progress has been made within Pollokshaws following on from the clearance and demolitions of the remaining multi-storey block, the shopping arcade on Shawbridge St and the former tenants hall in 2016. Also the completion of Glasgow Housing Association's Phase 2 development of 46 flats for social rent facing Pollokshaws Road in March 2017.

Loretto Housing Association completed the construction of 42 new dwellings for social rent in March 2019, on the site of the former Shawbridge Street Arcade.

Merchant Homes, in partnership with Home Scotland HA, have completed the development of 24 mid-market rent flats in March 2019 on the former 'Key to Life' site to the rear of the library now referred to as Ashtree Road.

Urban Union obtained planning permission for a private development opportunity of 137 residential units with associated car parking and landscaping. The development will be over two sub-phases south of White Cart River.

EAST GOVAN/IBROX TRA

Following completion of the Development Appraisal and Delivery Strategy for the vacant and derelict sites within the central area of the TRA, further scoping is required on the surface water/flood risk options identified. A strategy meeting was held, February 2019, with Scottish Water (SW) and the partners to consider surface water disposal on the site. SW have committed to providing further feedback to the partners by the end of March. Following this feedback, an additional piece of consultancy work will then be required in order to progress the surface water/drainage strategy.

In the meantime, GHA have progressed on site in building 116 new build units for re-provisioning 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 and completed in March 2019.

The Lowther Group began a phased handover of their second phase at Ibroxholm Court. The development includes building 65 new build units for mid market rent, with handovers due to be completed in June 2019.

SIGHTHILL TRA

Sighthill is one of the early action projects to benefit from City Deal funding. Key to the development of the proposals outlined in the Sighthill Masterplan is the delivery of infrastructure works. Infrastructure Contract 2 has been on-site since January 2017 and is due to complete December 2019.

The new School and Community Campus is on track to be completed in October 2019 by City Building, who have been on site in October 2017. 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.

Work started in January 2018 on designing and delivering an improved Cowlairs Road Bridge has been completed by AMCO. Once works are complete to construct roads and pavements on Keppochill Avenue/Fountainwell Road, the new bridge will be opened in August 2019.



Keepmoat Homes were appointed in March 2018 to deliver the Residential Development within the TRA. They will deliver 198 homes for Mid Market Rent for GHA and 626 homes for Private Sale. The first phase will start on site August 2019.

NORTH TORYGLEN TRA

Works were completed as programmed with Crudens Phase 2 of 49 houses for private sale in June 2018. Phase 3 (69 units 53 houses and 16 flats for private sale) commenced on site in August 2018 with the majority of units now sold. Crudens submitted their Planning Application for Phase 4 (58 units, 42 flats and 16 houses for private sale) in August 2018 with decision pending.

Two community facilities, Toryglen Community Hall and Toryglen Community Base, have also been successful in their bid for Scottish Government's Scotland's Energy Efficiency Programme (SEEPs) funding. Along with funding from TC:G, GHA and Clyde Gateway, energy efficiency measures will be implemented that will improve the buildings performance and reduce the services energy consumption. A programme of works began on site in December 2018.

A Green Infrastructure sub-group has been established to carry out community consultation on the develop and take forward ambitious plan for improving the greenspace surrounding the new houses including the SUDs pond, Toryglen Park and the local nature reserve Malls Mire. As many as 20 community consultation events had taken place between November 2018 and April 2019. To fund the project, a variety of sources have been applied to, with results expected by August 2019.



North Toryglen

LAURIESTON TRA

The completion of Phase 1C (New Gorbals HA 45 Social Rent & 9 Shared Equity) was achieved in December 2018. New Gorbals HA have acquired the cleared site of the former Coliseum Bingo Hall, with a design team to be appointed in progressing the development.

Urban Union are continuing developed proposals for Phase 2. 173 units for sale will be carried out in Phases 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 building and Phase 2E will be the East-West section of Linear Park. Completion and occupation of Phases 2A & 2B began in January 2019 and March 2019 respectively.

Southside HA have been on site since February 2018 refurbishing the British Linen Bank Building at 166 Gorbals Street. With internal works underway, it is due to complete in August 2019. One of the few remaining historic buildings in the Gorbals/Laurieston Area, this outstanding tenement building was built in 1900. It was designed by architect James Salmon, who was also responsible for several other notable buildings in the West of Scotland, including the Lion chambers in Hope Street. The British Linen Bank building was awarded a Grade A listing from Historic Environment Scotland, reflecting its significant architectural quality in an Art Nouveau style. When complete, the building will house a ground floor commercial unit and six two-bedroom flats for mid-market rent.

Agreement has been reached as to the future nature of Gorbals Street as part of the successful South City Cycle Way Bid covering from Queens Park to the St Enoch Centre. Works to begin in summer 2019.



A new Vacant and Derelict Land Fund bid has been submitted for general lighting and the improvement of two railway arches at Cleland Lane by New Gorbals for social purposes and works associated with the arches at the junction of Cumberland and Gorbals Streets. Network Rail are progressing plans to re-develop seven of the Cleland Lane arches for commercial lets plus open one for a walk through.

GCC has approved for New Gorbals to lead on a wide ranging study into the North Laurieston Area between Norfolk Street and the Clyde (part of the TRA area). This area has a high level of vacant land and derelict buildings. Its successful future regeneration is essential if the completed Laurieston TRA is to link successfully with the City centre.

RED ROAD TRA

The Red Road/Barmulloch TRA is at the early stages of its regeneration and the area mainly incorporates the site of the former multi-storey towers. The Red Road MSFs have been subject to a comprehensive demolition programme over the past decade, which has presented some of the most technically challenging demolitions encountered by GHA in the City. The remaining 8 blocks were successfully demolished in October 2015, and an extensive programme of site clearance has been undertaken and completed in June 2018.

In 2018/19, AECOM were appointed to undertake further technical appraisal work to investigate the challenges facing the regeneration of the area. This project will build on the Masterplan and Delivery Strategy for Red Road TRA which was approved by in March 2018. The masterplan identifies opportunities for progressing the regeneration of the area and proposes a mixed tenure housing-led re-development of the site.

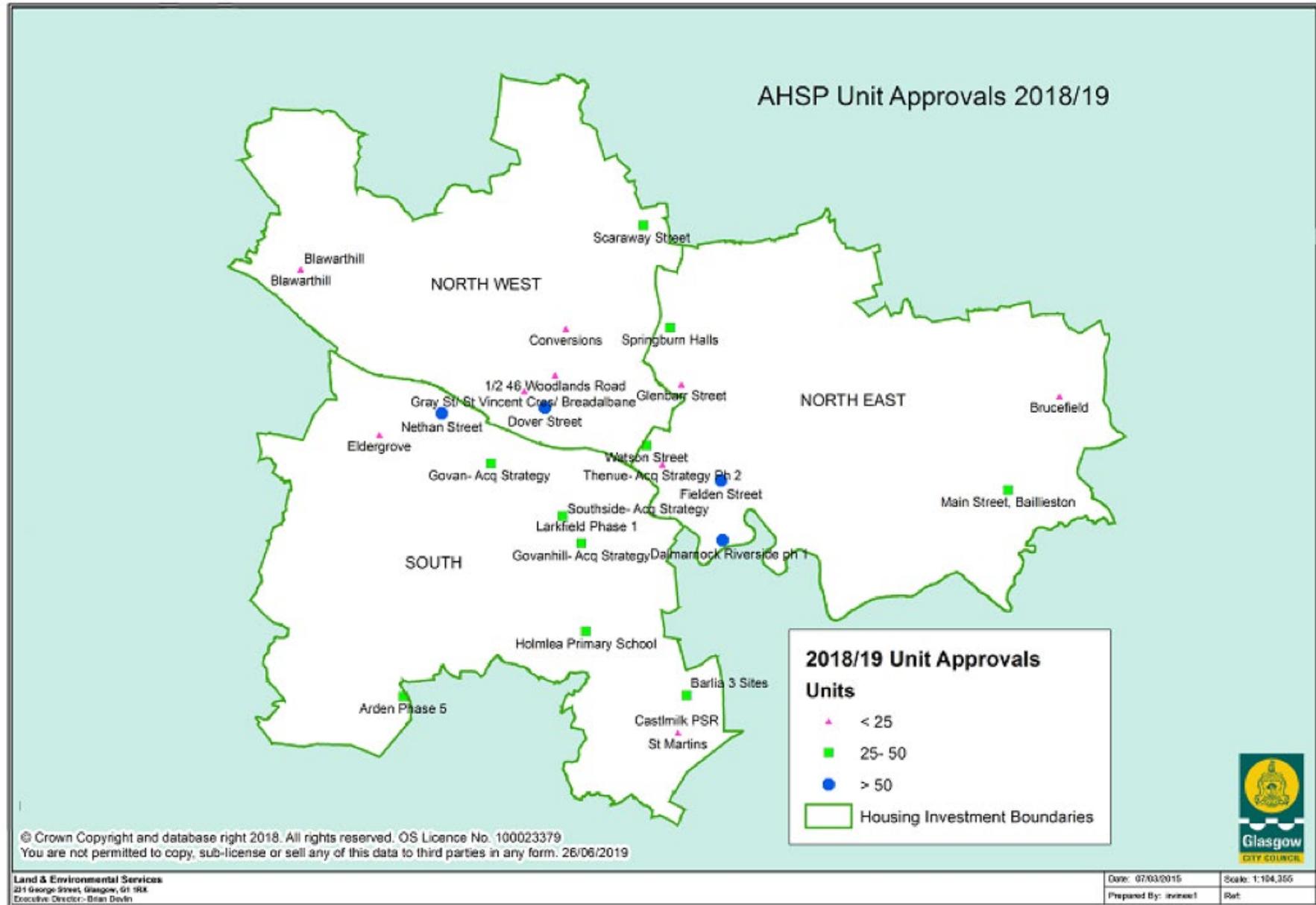




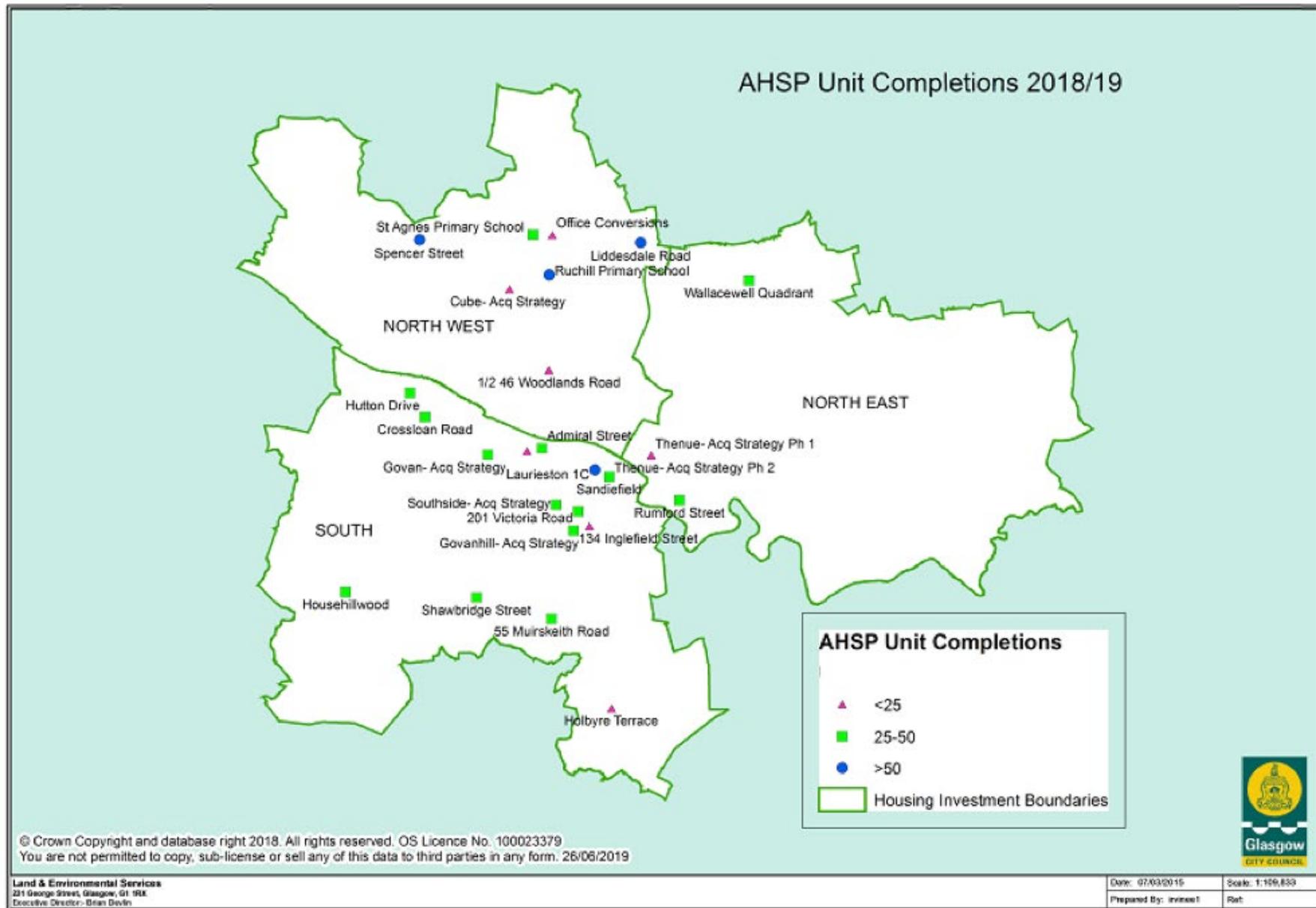
10. AHSP UNIT APPROVALS

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME

10. A - MAP OF UNIT APPROVALS



10. B - MAP OF UNIT COMPLETIONS



11. FUNDING BY HOUSING ASSOCIATION

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME



11. FUNDING BY HOUSING ASSOCIATION

Table A- Housing Association GPTs and Out-turns - Mainstream Programme

The following table shows the planned and the actual spend for 2018/19, together with planned GPTs for 2019/20 (excludes Stage 3 Funding – see Table D)

Team	Housing Association	2018/19 GPT £m	2018/19 Out-turn £m	2019/20 GPT £m
North West & Govan	Cadder	£0.414	£0.414	£0.000
	Cairn	£0.000	£0.000	£0.845
	Cernach	£2.984	£3.364	£1.828
	Elderpark	£2.120	£2.305	£4.392
	Glasgow HA	£0.100	£0.202	£3.141
	Glasgow West	£1.347	£0.628	£2.085
	Govan	£3.436	£1.847	£1.895
	Hawthorn	£0.359	£0.359	£0.000
	Linthouse	£2.146	£1.888	£2.163
	Loretto	£1.461	£1.461	£0.000
	Maryhill	£2.100	£0.351	£2.778
	North Glasgow	£0.000	£0.000	£0.000
	Partick	£1.049	£0.963	£1.918
	Queens Cross	£1.570	£1.086	£3.915
	Sanctuary Scotland	£0.000	£0.000	£0.750
	West of Scotland	£0.000	£0.000	£1.250
	Whiteinch & Scotstoun	£0.000	£0.090	£0.042
	Yoker	£0.715	£0.218	£1.676
Sub-Total		£19.801	£15.176	£28.678

Team	Housing Association	2018/19 GPT £m	2018/19 Out-turn £m	2019/20 GPT £m
North East	Blackwood	£0.812	£1.332	£0.699
	Calvay	£0.150	£0.000	£0.700
	Copperworks	£0.000	£0.015	£0.019
	GHA	£0.700	£0.694	£5.000
	Home Scotland	£2.500	£2.866	£3.136
	Link	£8.741	£13.839	£6.724
	Lochfield Park	£0.640	£0.085	£1.594
	Loretto	£0.276	£0.276	£0.000
	Milnbank	£0.168	£0.168	£0.000
	NG Homes	£0.831	£0.000	£2.000
	Parkhead	£3.143	£3.377	£1.811
	Provanhall	£1.146	£1.204	£0.872
	Shettleston	£1.041	£0.981	£1.560
	Spire View	£1.000	£0.103	£1.890
	Thenuie	£4.553	£5.687	£6.895
	Tollcross	£2.474	£2.492	£0.300
	West of Scotland	£2.000	£0.503	£5.199
	Sub-Total		£30.175	£33.622

Team	Housing Association	2018/19 GPT £m	2018/19 Out-turn £m	2019/20 GPT £m
South	Ardenglen	£1.200	£1.200	£0.835
	Cassiltoun	£1.230	£1.976	£1.860
	Cathcart	£0.240	£0.042	£0.240
	Craigdale	£0.000	£0.000	£0.300
	GHA	£0.000	£0.000	£1.250
	Glen Oaks	£0.020	£1.115	£2.845
	Govanhill	£2.800	£0.833	£2.800
	Home Scotland	£6.530	£8.990	£3.925
	Link	£4.000	£4.683	£5.500
	Loretto	£1.990	£1.988	£0.400
	New Gorbals	£2.388	£3.283	£1.055
	North View	£0.300	£0.375	£1.500
	Rosehill	£0.500	£0.000	£1.250
	Sanctuary Scotland	£5.510	£7.336	£2.875
	Southside	£6.115	£6.316	£5.035
	Thistle	£0.000	-£0.300	-£0.300
	Trust	£0.050	£0.000	£0.600
Yoker	£0.715	£0.218	£1.676	
Sub-Total		£19.801	£15.176	£28.678
Total		£82.849	£86.635	£99.047

* Note – above figures exclude any PSR Funding

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

The following table shows the planned and actual spend for 2018/19

Team	Housing Association	2018/19 GPT £m	2018/19 Out-turn £m
North East	Home Scotland	£3.000	£3.268
Sub Total		£3.000	£3.268
Total		£3.000	£3.268

TABLE C: NATIONAL & REGIONAL HOUSING ASSOCIATIONS INCLUDED IN TABLES A AND B

Team	Housing Association	2018/19 GPT £m	2018/19 Out-turn £m
North West & Govan	Loretto	£1.461	£1.461
	Sanctuary Scotland	£5.510	£7.336
North East	Link	£12.741	£18.522
	Loretto	£2.266	£2.264
	Thenuc	£4.553	£5.687
	West of Scotland	£2.000	£0.503
South	Home Scotland	£6.530	£8.990

TABLE D: HOUSING ASSOCIATION GRANT PLANNING TARGETS & OUT-TURNS FOR STAGE 3 ADAPTATIONS (NOT INCLUDED IN TABLE A)

Team	Housing Association	2018/19 GPT £m	2018/19 Out-turn £m
North West & Govan	Cadder	£0.045	£0.036
	Cairn	£0.000	£0.006
	Cernach	£0.025	£0.028
	Charing Cross	£0.025	£0.025
	Cube	£0.120	£0.112
	Drumchapel	£0.025	£0.027
	Elderpark	£0.070	£0.011
	Glasgow West	£0.025	£0.029
	Govan	£0.070	£0.104
	Hanover	£0.050	£0.045
	Hawthorn	£0.020	£0.022
	Horizon	£0.025	£0.021
	Kendoon	£0.015	£0.026
	Kingsridge Cleddans	£0.020	£0.021
	Linthouse	£0.080	£0.086
	Maryhill	£0.045	£0.065
	Partick	£0.035	£0.058
	Pineview	£0.025	£0.022
	Queens Cross	£0.075	£0.073
	Sanctuary Scotland	£0.060	£0.050
Whiteinch & Scotstoun	£0.070	£0.059	
Yorkhill	£0.015	£0.009	
Yoker	£0.020	£0.015	
Sub-Total		£0.960	£0.950

Team	Housing Association	2018/19 GPT £m	2018/19 Out-turn £m
North East	Blairtummock	£0.045	£0.036
	Blochairn	£0.015	£0.006
	Calvay	£0.020	£0.028
	Copperworks	£0.025	£0.025
	Easthall Park	£0.020	£0.031
	Gardeen	£0.025	£0.033
	Link	£0.020	£0.035
	Lochfield Park	£0.030	£0.040
	Loretto	£0.035	£0.044
	Milnbank	£0.065	£0.104
	Molendinar Park	£0.030	£0.045
	North Glasgow	£0.130	£0.134
	Parkhead	£0.085	£0.088
	Provanhall	£0.015	£0.011
	Reidvale	£0.030	£0.048
	Ruchazie	£0.020	£0.026
	Scottish Veterans	£0.010	£0.000
	Shettleston	£0.125	£0.120
	Spire View	£0.045	£0.058
	Thenu	£0.090	£0.097
Tollcross	£0.025	£0.018	
Wellhouse	£0.030	£0.054	
West of Scotland	£0.120	£0.101	
Sub-Total		£1.065	£1.190

Team	Housing Association	2018/19 GPT £m	2018/19 Out-turn £m
South	Ardenglen	£0.025	£0.102
	Bield	£0.050	£0.048
	Cassiltoun	£0.035	£0.007
	Cathcart & District	£0.020	£0.031
	Craigdale	£0.015	£0.008
	Glen Oaks	£0.050	£0.069
	Govanhill	£0.045	£0.024
	Home	£0.040	£0.079
	Key	£0.015	£0.013
	Margaret Blackwood	£0.040	£0.020
	New Gorbals	£0.130	£0.165
	North View	£0.040	£0.021
	Rosehill	£0.045	£0.060
	Southside	£0.045	£0.039
	Thistle	£0.035	£0.069
Trust	£0.045	£0.015	
Sub-Total		£0.675	£0.770
Total		£2.700	£2.910

Fuller details of the AHSP are available at www.glasgow.gov.uk/housing or by contacting michelle.mundie@glasgow.gov.uk



12. GLOSSARY

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME

Term	Abbreviation	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	AHSP	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		Or City Region Deal – programme of collaboration between the UK and Scottish Governments and one or more local authorities within a conurbation or cluster of local authorities around Scottish cities to fund major economic infrastructure projects
Development funding grant (Transfer of the Management of Development Funding)	T MDF	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	EESH	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	GCC	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.

Term	Abbreviation	Description
Greener Homes		Scottish Government's Sustainable Housing Strategy to make homes more energy efficient.
Large Scale Voluntary Transfer	LSVT	A historic commitment made by Scottish Homes (and its successors Communities Scotland and Scottish Government) to fund demolition and new build programmes for nominated RSLs who have acquired former Scottish Homes' estates with negative valuations.
Mid- Market Rent	MMR	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.
New Supply Shared Equity	NSSE	A Scottish Government scheme that allows first time buyers to buy a new build property from a housing association
Registered Social Landlords	RSLs	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.
Strategic Housing Investment Plan	SHIP	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	TRAs	Glasgow City Council, Glasgow Housing Association and Scottish Government have identified 8 Transformational Regeneration Areas across the city that require major restructuring in order to create sustainable mixed tenure communities. These areas are:- East Govan/Ibroy; Gallowgate; Laurieston; Maryhill; North Torglen; Red Road; Sighthill and Shawbridge.