

Glasgow's Strategic Housing Investment Plan 2022/23 to 2026/27



Contents	Page
Summary	1
Introduction	2
Background	5
Housing Supply Targets	
Affordable Housing Delivery 2020/21	
Affordable Housing Supply Programme 2021/22	
Strategic Housing Framework	
Increasing affordable housing supply	10
Summary Tables	
Innovative Finance	
Empty Homes	
Delivery	
Housing Infrastructure Fund	
Investing in existing homes	18
Safeguarding pre-1919 tenements	
Private Sector Housing Grant	
Affordable Warmth Programme	
Housing-led regeneration and Place-Making	22
Transformational Regeneration Areas (TRA)	
Govanhill	
Capital Grants	
SHIP Partners	27
Looking ahead	28
Contact	28

SHIP 2022/23 to 2026/27 Summary

The Strategic Housing Investment Plan (SHIP) sets out the key priorities and resources available for investing in Glasgow's housing over the next five years, 2022 to 2027, in order to achieve the vision, strategic priorities and housing supply targets set out in Glasgow's Housing Strategy.

The SHIP was prepared in accordance with the latest Scottish Government Guidance and informed by the views of key partners and stakeholders who were engaged and consulted with during 2020/21. The Council requires all developing Registered Social Landlords to submit a Strategic Development and Funding Plans annually and these inform the SHIP. In addition, key partners and stakeholders were consulted for their views.

A core feature is Glasgow's Affordable Housing Supply Programme (AHSP). Since September 2003, the Council has been responsible for the management of AHSP development funding in the city on behalf of Scottish Government. Glasgow's Housing Strategy (2017 to 2022) set a target to deliver 15,000 new homes over five years, including 7,500 new affordable homes. Over three years, 2017 to 2020, estimates show over 6,700 new homes were completed, including over 3,360 new affordable homes. However, the COVID-19 pandemic caused development rates to drop by an estimated 47% and Glasgow's AHSP was significantly impacted in 2020/21.

In June 2021, Glasgow received confirmation of its largest ever grant allocation, over £120million for 2021/22. In July 2021, Scottish Government provided Glasgow with four-year Resource Planning Assumptions (RPA) for 2022/23 to 2025/26, guaranteeing over £400million in grants. Longer-term RPAs are a key enabling mechanism for the Council and its partners, providing greater certainty and confidence in the programme and capacity for future delivery and Glasgow City Council welcomes this unprecedented budget.

The SHIP sets out plans for over £480million grant to be invested in development projects across Glasgow with potential to deliver over 6,500 new affordable homes over the next five years, 2022/23 to 2026/27. These will include social rent and intermediate Mid-Market Rent as well as low cost home ownership options.

The SHIP includes three sections detailing the broad priorities and associated resources for delivery:

- Increasing supply of new affordable homes
- Investing in existing homes
- Housing-led regeneration and Place Making

Introduction

The Strategic Housing Investment Plan (SHIP) sets out key priorities and resources for investing in Glasgow's housing over five years, 2022/23 to 2026/27. The SHIP is informed by the vision, ambition, priorities and targets set out in Glasgow's Housing Strategy, '*Sustainable Communities, Affordable Homes*'. The key themes and strategic priorities are outlined below:

Themes	Increasing supply and improving quality of housing available to Glasgow's people	Improving access to appropriate housing for Glasgow's people
Strategic Priority (SP)	<ol style="list-style-type: none">1. New build housing and area regeneration2. Manage, maintain and improve existing housing3. Raise private rented sector standards4. Tackle Fuel Poverty, energy inefficiency and climate change	<ol style="list-style-type: none">5. Improve access to housing across all tenures6. Promote health and wellbeing

A core feature is Glasgow's Affordable Housing Supply Programme (AHSP). Since September 2003, the Council has been responsible for the management of development funding for affordable housing in the City on behalf of Scottish Government. The SHIP defines Glasgow's contribution towards meeting the Scottish Government's long-term national housing strategy, 'Housing to 2040', target for delivering new affordable homes. The SHIP also set outs priorities for investing in existing housing and the resources that are available. These often support and are aligned with AHSP to achieve best value.

In June 2021, Scottish Government confirmed Glasgow's AHSP budget for 2021/22 as £120.578million. In July 2021, Scottish Government provided Glasgow with four-year resource Planning Assumptions (RPA), confirming grant for 2021-26 of £537.875million. The SHIP 2022-27 was prepared using these updated RPA and developed in accordance with Scottish Government's 'Guidance on preparing Strategic Housing Investment Plans (MHDGN 2021/01)', published June 2021.

The SHIP is both a medium-term delivery plan for increasing housing supply as well as a monitoring framework for engaging communities, partners and stakeholders to steer investment towards achieving the shared priorities set out in Glasgow's Housing Strategy. There are three key sections detailing the broad priorities and associated resources for delivery:

- 'Increasing supply of new affordable homes'
- 'Investing in existing homes'
- 'Housing-led Regeneration and Place Making'

Impact Assessments

The SHIP is the investment delivery plan for Glasgow's Housing Strategy (GHS) 2017-22. It is encompassed within the GHS Equality Impact Assessment as well as the Strategic Environmental Assessment (SEA) Screening and Determination which was completed in December 2016.

Consultation on the SHIP

The purpose of consulting on the SHIP is to:

- Develop and enhance our knowledge and understanding of local housing needs and demand pressures through engaging with housing providers, local and national organisations, and communities of interest;

- Ensure the Council has considered the range of views of partner organisations in relation to the priorities for housing investment in the city;
- Identify new and additional opportunities for targeting housing investment in the city; and
- Ensure the SHIP outlines any significant development constraints facing delivery partners so that the Council can work together with them to overcome or mitigate these as far as possible.

The SHIP 2021/22 to 2025/26 was approved by Glasgow City Council City Administration Committee in January 2021. Since then, there has been an ongoing programme of consultation and engagement to develop and refine our knowledge and understanding as well as identify future investment priorities.

Glasgow City Council manages the Affordable Housing Supply Programme (AHSP). This involves regular engagement with RSLs, including individual programme meetings held with every developing RSL in the first and third quarter of the financial year to monitor and review strategic delivery, programme management, as well as any issues with specific projects.

The Council requires a developing Registered Social Landlord (RSL) to submit a Strategic Development and Funding Plan (SDFP) annually and these plans inform the SHIP 2022/23 to 2026/27. On 2 September 2021, Glasgow West of Scotland Forum hosted an event, which was attended by delegates representing Community Based Housing Associations across Glasgow and considered draft SHIP proposals.

In addition, the Council circulated a consultative draft SHIP 2022/23 to 2026/27 to all RSLs with an operating interest in Glasgow, as well as internal and external partners and stakeholders, for consideration and feedback on the following questions:

1. Do you agree with the three main SHIP priorities? (Agree in Full / Agree in Part / Disagree) please include any comments / views
2. The four-year Resource Planning Assumptions guarantee over £415million for new affordable housing development and provide more certainty for funding. To what extent do you think this may influence future development plans? (Minimal, moderate, significant) Please include any comments / views
3. Costs of materials and labour are highlighted as an area of concern. What do you see as the main housing investment issues?
4. What else can be done to assist and enable more affordable homes to be delivered over the next five years, 2022 to 2027?
5. Please provide any further comments or feedback you have on Glasgow's proposed SHIP 2022 to 2027.

The main issues arising from feedback are noted below:

- The four-year RPA provide greater certainty and capacity for forward planning, which is vital considering the volume of the programme and lead-in times involved in planning and delivering new homes.
- The focus needs to be delivering the right housing product in the right place and at the right price in the right places. This includes consideration of pressured local housing markets and effective use of land disposal and strategic acquisitions as options for increasing supply of affordable homes.
- The focus on investment in existing homes was welcomed. It was noted that there are major challenges associated with maintaining and improving older, pre-1919 tenements. Effective factoring is important though it is recognised that a wider package of measures will be required to address these challenges.

- It is widely recognised that there is significant cost growth within the construction sector in terms of materials, labour and associated costs. It was also noted that ambitions to increase further the quality, standards and safety features of new affordable homes may also contribute to increased costs.
- Flexibility and patience will be needed on the part of providers, local authority funders and the Scottish Government's More Homes Division, as all parties manage the impact of materials and labour shortages.
- Due to the scale and ambition of the programme, efficient communication between all partners is essential. This starts with effective early engagement at pre-planning stage to enable submission of viable plan proposals and limit delays.

All these comments and feedback have informed the SHIP 2022 to 2027 and the Council will continue to engage regularly with housing stakeholders and development partners throughout the delivery of this SHIP.

Background

Housing Supply Targets

Glasgow's Housing Strategy 2017-22 sets out Housing Supply Targets for affordable and private sector housing based on the Glasgow City Region Housing Need and Demand Assessment (HNDA).

Housing Supply Targets	2017-22
Market	7,500
Affordable	7,500
All Tenures	15,000

Housing Supply Targets (HST) are a policy-based interpretation of the HNDA outputs for the number of homes to be delivered within a local authority area. They take account of a range of factors, as set out in Scottish Planning Policy and Scottish Government HNDA and Local Housing Strategy statutory guidance.

Following the financial crash in 2008, private sector housing development rates in Glasgow contracted by over 60% and an estimated 17,500 jobs (31% of all) were lost in the construction sector across the Glasgow City Region. Affordable housing investment provided a vital lifeline for the construction sector and continues to be an important economic driver for the city.

Glasgow monitors housing delivery through its annual Housing Land Audit (HLA). The most recent published figures (HLA 2020) show that over three years (2017-2020) just over 6,700 new homes were completed. Just under half (48%) of all completed homes were affordable and the completion rate was increasing prior to the COVID-19 pandemic. The COVID-19 pandemic and lockdown measures temporarily halted developments and caused a significant slow-down in completions. Planning estimates for 2020/21 indicate around 1,500 homes were delivered, a 47% reduction on 2019/20.

Completions	2017/18	2018/19	2019/20	Total
Market housing	1,085	1,028	1,287	3,400
Affordable housing*	718	1,037	1,607	3,362
Total	1,803	2,065	2,894	6,762

* 'Affordable housing'

Defined in Scottish Planning Policy "as housing of a reasonable quality that is affordable to people on modest incomes; and this includes social rented accommodation, mid-market rented accommodation, shared ownership, shared equity, discounted low cost housing for sale including plots for self-build, and low-cost housing without subsidy."

Affordable Housing Delivery 2020/21

2020 was a pivotal moment for local government, public services and society in general. The COVID-19 pandemic had profound impacts for everyday lives and the wider economy. Following Royal Assent, the UK Coronavirus Bill Scottish Regulations came into force on 26 March 2020 and were laid in Scottish Parliament on 27 March 2020. The Coronavirus (Scotland) Act 2020 came into force on 7 April 2020 (except for one provision) and the Coronavirus (Scotland) (No.2) Act 2020 came into force on 27 May 2020. The Acts provided powers and measures to help to protect the public, maintain essential public services and support the economy in the face of the unprecedented and ongoing public health and economic challenges created by the pandemic.

The impacts of lockdown and halting economic activity were felt across society. For housing development, the immediate impacts for Glasgow's Affordable Housing Supply Programme (AHSP) were a shortfall of £3.704million related to several development project acquisitions that did not settle as a direct result of the lockdown.

The COVID-19 lockdown caused significant delays to the 2020/21 programme including:

- All construction sites across Glasgow being closed for the 1st quarter of the 2020/21 financial year;
- Development staff/Contractors/Subcontractors being on furlough;
- Time taken to reopen/restart sites and make sure they were COVID-19 compliant;
- Work taking longer on site to ensure social distancing compliance;
- A shortage of materials including brick and plasterboard;
- A delay in materials arriving from abroad;
- Self-isolation of construction squads where there was a positive case;
- Stage 3 adaptations not being carried out or taking longer due to COVID restrictions.

In response to these development constraints, Glasgow City Council's Housing Investment Team carried out a re-profiling exercise in August 2020, following the initial lockdown, to determine the impact on projected completions. Following discussions with Scottish Government, updated targets were reported to City Administration Committee, 14th January 2021:

2020/21	Original target	Updated Target
Expenditure	£110.896m	£80.000m
Approvals	896	86
Site Starts	1,942	1,136
Completions	1,439	708

By the end of the financial year (31st March 2021), Housing Investment had managed to recover some of the expenditure and requested a further £5m from Scottish Government, achieving a spend total of £85m. They also managed to improve the outturns for approvals and site starts despite the difficult conditions but the timescale for completions remained challenging and over 311 of these slipped into 2021/22.

The Council, working closely with developing RSLs, achieved 1,144 site starts during the year against a target of 1,136 (+0.7%), over target by 8 units. For unit completions, the Council achieved 397 completions against a target of 708 (-43.9%), under target by 311 units. The out-turn figures are shown in the table below:

2020/21	Revised Target	Out-turn	Variation
Expenditure	£80.000m	£85.000m	+6.25%
Approvals	86	399	+463.00%
Site Starts	1,136	1,144	+0.70%
Completions	708	397	-43.90%

Affordable Housing Supply Programme 2021/22

On 11th June 2021, Scottish Government issued a Transfer of the Management of Development Funding grant offer to Glasgow City Council for the sum of £120.578m for 2021/22. Significant funding commitments continue from projects approved in previous years and require to be met from the 2021/22 budget. These legally committed carry forward projects are referred to as 'Block A'. New projects are referred to as 'Block B'. An allocation is made each year to allow Registered Social Landlords to carry out medical adaptations where required for their tenants. There is a small remaining commitment in respect of the Large-Scale Voluntary Transfer (LSVT) Programme. This

is a historic commitment made by Scottish Homes (and its successors Communities Scotland and Scottish Government) to fund the demolition and new build programmes for nominated RSLs who have acquired former Scottish Homes' estates with negative valuations. The table below sets out the 2021/22 Budget:

Block A	Block B	Medical Adaptations	LSVT	Total 2021/22
£87.677m	£27.851m	£3.250m	£1.800m	£120.578

The 2021/22 AHSP set out the following targets for new affordable homes:

Approvals	756 homes
Site Starts	1,098 homes
Completions	1,443 homes

Strategic Housing Framework

'Housing to 2040'

In March 2021, the Scottish Government published a new long-term housing strategy, 'Housing to 2040'. It reinforces the Scottish Government's commitment to continue to invest in the supply of affordable housing. It sets an ambition to deliver a further 100,000 affordable homes by 2032, with at least 70% of these for social rent, helping to tackle child poverty and homelessness. In August 2021, the Scottish Government and Scottish Green Party published a Draft Shared Policy Programme which included revised targets for delivering 110,000 affordable homes by 2032, of which at least 70% will be social rent.

Housing to 2040 identifies four broad, interconnected themes:

- More homes at the heart of great places
- Affordability and choice
- Affordable warmth and zero emissions homes
- Improving the quality of all homes

Under these themes, the strategy sets out priorities and 20 actions. Key highlights include:

- A 10-year national target for 100,000 additional affordable homes (to 2031/32);
- Proposals to bring forward zero emissions requirements for new build social rented homes.
- A Rented Sector Strategy published for consultation in 2022 that covers social and private and addresses issues of affordability and rent pressure; and
- Targets for private sector housing to achieve energy efficiency ratings and new legislation to establish a tenure-neutral Housing Standard.

Glasgow's Housing Strategy (GHS) is Glasgow City Council's main, five-year statutory plan for housing, which sets out strategic priorities and objectives. [The current GHS runs 2017- 2022 and preparations are underway for renewing the strategy.](#) The strategy is evidence-based, informed by data and analysis and has a strong focus on place-making. It is developed through wide-ranging consultation and engagement with key partners and stakeholders, including community groups and representatives, and prepared in accordance with Scottish Government guidance. The key areas highlighted in Housing to 2040, including housing supply, accessibility, sustainability and connectivity, will be included as core themes and policy priorities on which we will engage and consult with our key partners, stakeholders and citizens, to develop the next Glasgow Housing Strategy.

Infrastructure Investment Plan for Scotland 2021-22 to 2025-26

In February 2021, the Scottish Government published its Infrastructure Investment Plan which sets out three core strategic themes that will guide investment decisions in Scotland:

- Enabling the transition to net zero emissions and environmental sustainability
- Driving inclusive economic growth
- Building resilient and sustainable places

The plan highlights commitments to invest £1.6 billion over the next five years to decarbonise heat in buildings, supporting the 'Housing to 2040' vision, as well as over £3.3 billion allocated to deliver more affordable and social homes, helping to create great places, and continuing to ensure the right types of homes in the right places to support Local Housing Strategies and regional development priorities. The plan also introduces a new common investment hierarchy which prioritises enhancing and maintaining existing assets ahead of new build.

National Planning Framework (NPF) 4

The new National Planning Framework (NPF4) will be pivotal in informing the content and strategic direction of policy in Glasgow's new City Development Plan and will also form part of the new Policy Framework for Glasgow. The Scottish Government published its Position Statement for National Planning Framework (NPF4) on 26th November 2020. The statement is a key stage before a draft of NPF4 goes to public consultation and is laid before parliament (expected in Autumn 2021). Tackling Climate Change is a NPF4 core theme. Other key themes include stronger support for brownfield development and efforts to tackle Vacant and Derelict Land, promoting wellbeing and place-making as well as taking a more nuanced approach to housing delivery that focuses on location and creating more sustainable neighbourhoods.

Cross-cutting principles

There are a number of cross-cutting principles that underpin our approach:

Ensuring Best Value for Money	The AHSP and associated housing investment, such as the Private Sector Housing Grant and Affordable Warmth Programme, are designed to enable additional private investment funding to be leveraged to achieve best value for money.
Ensuring design quality	The ' Glasgow Standard ' design schedule specifies requirements for all new homes built with AHSP subsidy to include inclusive and sustainable features, including meeting a higher energy efficiency standard.
Procuring wider community benefits	Across all procurement approaches and frameworks, the Council seeks to secure community benefits that include employment and training opportunities for local residents as well as supporting a robust and resilient construction sector supply chain inclusive of Small and Medium Sized Enterprise (SME) businesses.
Meeting diverse needs	All new build developments of 20 units and over must ensure that 10% of the units are to wheelchair readily adaptable standard. The Council works closely with the Health and Social Care Partnership to identify particular Social Care Housing Investment Priorities. This includes ensuring that new housing supply contributes effectively towards enabling people to live independently, as well as addressing homelessness and supporting the transition towards rapid rehousing.

Tackling Child Poverty

The Strategic Housing Investment Plan and Glasgow's Housing Strategy (GHS) align with Glasgow City Council's Child Poverty Action Plan. Housing is a key component that contributes directly towards addressing the 'cost of living'. The SHIP sets out how Glasgow will deliver new

homes that increase the supply of affordable housing options, which can benefit all households, including families with children. The SHIP has set out a target to deliver additional affordable homes that are larger family-sized (4+ bedrooms). Built to the Glasgow Standard, not only do the higher levels of energy efficiency and sustainability help to minimise fuel costs, the generous internal and external liveable spaces contribute towards improved health and wellbeing of families. In 2020/21, 8 new affordable homes for larger families were completed with outputs significantly constrained by the COVID-19 pandemic and impacts on construction.

Specialist housing provision

The Glasgow City Region Housing Needs and Demand Assessment (HNDA) 2015 did not identify a requirement for additional pitches or sites for Gypsy Travellers within Glasgow. In 2016, further detailed study was undertaken by regional partners into assessing the housing needs of Gypsy Travellers, which informed Glasgow's Housing Strategy (GHS) 2017-22. It found there was no requirement for additional accommodation or permanent affordable housing specifically to meet the needs of Gypsy Travellers within Glasgow City Council local authority area. Work is underway to develop the next regional HNDA and this will inform future Strategic Housing Investment Plans and the next Glasgow Housing Strategy (GHS).

The multi-agency, Housing Health and Social Care Group, advises on requirements to meet particular housing needs, including wheelchair accessible and wheelchair readily adaptable homes. In 2020/21, for development projects involving 20 new affordable homes or more, the following outputs were achieved against Glasgow's wheelchair target:

- 100% of new homes were delivered to wheelchair accessible standard.
- 61 of 345 (17.7%) of new affordable homes were completed across 9 development projects to readily adaptable or full wheelchair standard
- 2 development projects were approved to deliver a total of 286 new affordable homes, of which 24 (8.4%) will be readily adaptable or full wheelchair standard.

Preventing and reducing homelessness

The initial lockdown and Social Distancing Measures introduced in March 2020 caused mainstream letting activity to cease almost completely for four months and placed significant pressures on Glasgow's Homelessness Services. However, the concerted and coordinated efforts of Glasgow's Homelessness Services and its partners, including Registered Social Landlords, ensured a 36% increase in lets compared to 2019/20. An additional 876 homes were let to homeless households (see table below).

Lets to Homeless Households per year

Years	2017/18	2018/19	2019/20	2020/21
Lets	1,974	2,322	2,412	3,288

At this stage, the longer-term impacts for housing needs and demand arising from the COVID-19 pandemic are unclear. In the medium-term it is anticipated there will be an increase in the number of households requiring support. Increasing the supply of affordable homes remains a vital component for meeting Glasgow's housing needs and demand. This enables movement within local housing systems and is essential for preventing and reducing homelessness. It is identified as a critical priority within Glasgow Health and Social Care Partnership (HSCP) Rapid Rehousing Transition Plan, alongside targets for prioritising homeless allocations.

Increasing supply of new homes

In July 2021, Scottish Government confirmed Resource Planning Assumptions (RPA) for Glasgow City Council covering a period of five financial years, 2021/22 to 2025/26. These RPA cover the first four years of this SHIP.

(£million)	2022/23	2023/24	2024/25	2025/26	2026/27	SHIP total
RPA	103.934	103.638	104.001	105.724	63.434*	480.731

* For 2026/27, an average of the four-year RPA for 2022/23 to 2025/26 is applied.

The Scottish Government guidance suggests that a slippage factor of 25% is built into the SHIP in order to over-programme to accommodate any unforeseen slippage. Glasgow City Council maintains a shadow programme of proposed projects which are likely to meet the City's priorities for housing investment and may be brought forward to address any unforeseen slippage.

SHIP Summary table

The table below sets out the overview of the SHIP 2022/23 to 2026/27:

SHIP 2022 to 2027	2022/23	2023/24	2024/25	2025/26	2026/27	SHIP Total
site starts (units)	941	1,123	1,190	842	231	4,327
completions (units)	1,148	1,814	1,127	1,218	1,268	6,575
investment (£million)	103.934	103.638	104.001	105.724	63.434	480.731

The tables below detail the proposed tenure and attribute outputs for the SHIP 2022/23 to 2026/27:

Tenure	North West and Govan	North East	South	All Glasgow	% of Total
Social Rent	1,326	2,011	1,395	4,732	63.3%
Intermediate Mid-Market Rent	883	1,117	317	2,317	31.0%
New Supply Shared Equity	74	14	89	177	2.4%
Partnership Support for Regeneration	0	63	191	254	3.4%
Total	2,283	3,205	1,992	7,480	100.0%

Attributes	North West and Govan	North East	South	Total units	% of Total
General Needs	1,919	2,814	1,569	6,302	84.3%
Wheelchair adaptable	225	293	163	681	9.1%
Supported	10	25	13	48	0.6%
Amenity	129	73	247	449	6.0%
Total	2,283	3,205	1,992	7,480	100.0%

The majority of the programme is focused on delivering social rent housing. Other tenure options include intermediate Mid-Market Rent, New Supply Shared Equity and Partnership Support for Regeneration for promoting low cost home ownership options. These mechanisms support mixed tenure development and diversification which promotes affordable housing within sustainable communities. The SHIP has potential to deliver 681 wheelchair adaptable homes, 9.81% of all projects with potential to deliver 20 or more new affordable homes (131 projects with potential to deliver 6,940 new affordable homes).

Glasgow's Health and Social Care Partnership (HSCP) sets out a detailed assessment of particular health, care and support needs of Glasgow's diverse population within its Strategic Commissioning Plan (SCP) 2019-22. A Housing Contribution Statement defines the key links between this plan and Glasgow's Housing Strategy. Both inform the development and updates of the HSCP Social Care Housing Investment Priorities (SCHIP), which identify any particular requirements for additional housing with support.

Targets for Meeting Particular Housing Needs

Glasgow's Housing Strategy aligns with the Health and Social Care Partnership's Strategic Commissioning Plan. It sets out a shared priority of supporting independent living for households with particular needs. Through the SHIP and the accompanying '**Glasgow Standard**' design schedule, the Council has set specific priorities for new housing development to include:

- 10% of all development projects for 20 or more new affordable homes are required to be wheelchair readily adaptable housing.
- 60 new family-sized homes with four or more bedrooms to be delivered each year

Innovative finance

Scottish Government supports local cost home ownership through various schemes designed to help people buy their first property and help existing homeowners move home. Under Help to Buy Scotland, £34.8million was invested to assist approximately 1,410 households to buy a new home in Glasgow. Under the First Home Fund, £25.7million has been invested to assist approximately 1,200 households to buy their first home in Glasgow. Other schemes include the shared equity approaches for open market and new build homes under the Low-cost Initiative for First Time Buyers (LIFT).

National Mid-Market Rent (MMR) Scheme

Under the More Homes Scotland programme, Scottish Government established a Mid-Market rent Scheme to deliver 1,000 MMR homes across Scotland. The Fund aimed to deliver mid-market rental homes including a mix of apartments and family houses within commuting distance of Scotland's main cities. The place-making and regeneration group, Places for People (PfP), were successful in securing the loan facility. Two sites for 109 MMR homes are complete and there are seven further projects. In January 2021, Glasgow City Council granted planning approval for a PfP MMR development at Newhall Street, Dalmarnock, within the Clyde Gateway, to deliver 151 MMR apartments.

LAR Housing Trust – Inner East Glasgow

The Local Affordable Rented Housing Trust (LAR) is a Scottish charity set up to provide long term mid-market rent (MMR) housing and is funded by a £55million loan from the Scottish Government with the expectation of matching this with private investment. It provides an innovative financing option for funding new affordable housing, which require less subsidy. Glasgow's SHIP seeks to promote opportunities for such development, particularly as part of area-based approaches for regeneration.

Build to Rent

BTR is a relatively new form of housing delivery that offers purpose-built accommodation for rent within high-quality, professionally managed developments. The Scottish Government set out Planning Delivery Advice on Build to Rent and established a Rental Income Guarantee Scheme (RIGS) to help support growth of the sector which is operated by Scottish Futures Trust. Through 'Housing to 2040', Scottish Government highlighted continuing support for 'Build to Rent', which will be an increasingly important feature of Glasgow's central housing market area.

Glasgow's City Development Plan has set out a spatial strategy and priorities for meeting housing needs and demand and it is recognised that Build to Rent PRS can contribute towards sustainable growth. In particular, there is opportunity to meet increasing demand to live in Glasgow city centre and the Council is enabling this growth through the Glasgow City Regional City Deal which is investing over £110million in public realm improvements.

To date, Glasgow City Council has approved 9 BTR projects, of which one is complete and operational. The remaining 8 projects approved have potential to deliver over 3,300 BTR homes. There are also 6 other projects proposed through the planning system with potential to deliver approximately 1,900 BTR homes.

Planning Status	BTR Projects	Planned Units
Operational	1	36
Approved	8	3,340
In Planning	6	1,887
total	16	5,466

Focus on: Partnership Support for Regeneration (PSR)

Glasgow's City Development Plan sets out a Spatial Vision and plan for urban renewal, regeneration and sustainability. This includes focus on promoting brownfield sites to support economically viable development. PSR is an innovative approach to 'platform' sites in targeted areas and unlock their development potential. These are sites that have a variety of development constraints which render them unviable to the market. PSR provides eligible developers with funding to bridge the gap, wholly or in part, between the cost of a development project and the sales value of the houses upon completion. Glasgow's 2021/22 affordable housing supply programme targets three PSR developments to deliver 272 new homes:

- Castlemilk – 166 homes
- Dalmarnock – 81 homes
- Nitshill - 25 homes

Glasgow Self Build

Glasgow City Council's innovative Self Build programme is a priority action within both the Council's Strategic Plan and the Glasgow Housing Strategy which seeks to enable investment in new build and promote area regeneration. The Council has established a Register of Self Builders and committed to a pilot project within the Maryhill Transformational Regeneration Area (TRA) which will include a rolling release of serviced plots for self-build. The programme addresses three main issues and constraints to self-build which include land availability, planning permissions and access to finance.

Land availability	At Maryhill, vacant and derelict land has been remediated and services installed to plots to enable release for self-build.
Planning permission	Working with Planning Services, Glasgow's Self Build Programme has developed an innovative 'Planning Passport' which provides a ground-

	breaking design code and a plot passport route for Self-Builders, streamlining the planning process.
Finance	Front-funding requirements, including a significant deposit coupled with limited options for mortgage lending, are key constraints for self-build projects. Glasgow Self-Build Programme is engaging with lenders and mortgage brokers to identify potential for developing new, bespoke products that would increase opportunity and access for households interested in self-build. Potential options include an equity backed loan scheme.

Empty Homes

The Local Government Finance (Unoccupied Properties etc.) (Scotland) Act 2012 and subsequent Council Tax (Variation for Unoccupied Dwellings) (Scotland) Amendments Regulations 2016 give local authorities powers to charge increased council tax on certain homes that have been empty for 1 year or more. This is intended to help local authorities encourage owners to bring properties back into use, both to increase the supply of housing for those who need homes and to reduce neighbourhood blight caused by empty homes allowed to fall into disrepair.

The number of empty homes varies over time, with properties falling empty and being brought back into use. On average, just over 1% of Glasgow's homes are empty (around 3,500 homes), of which over 60% are private housing.

Phase 1: Glasgow Shared Services Empty Homes Project

In August 2015, working in partnership with Scottish Government and Shelter Scotland, Glasgow set up the Glasgow Shared Services Empty Homes Project. This project ran to the end of 2017 and achieved significant successes including:

- Over 200 empty homes brought back into use and £1million identified VAT savings in relation to renovation costs for partner housing associations.
- £2million secured via the Town Centre Empty Homes Fund to deliver 37 reclaimed empty homes across 5 projects, which also identified additional VAT savings of £0.5million.
- Developed the innovative 'matchmaker' scheme which links owners of empty properties with potential buyers.

Phase 2: Developing an Empty Homes Strategy

Building upon the success of this project, Glasgow City Council employed two full-time Empty Homes Officers to develop and implement an Empty Homes Strategy. Over two years (2017-2019), £3.801million increased council tax empty homes funding enabled delivery of 167 affordable homes across seven developments by unlocking developments where there were barriers and financial constraints, for example key infrastructure works and abnormal costs associated with site and land conditions.

Phase 3: Implementing Glasgow's Empty Homes Strategy

Glasgow's Empty Homes Strategy was published in 2019 and set a target to bring 200-250 empty homes back into effective use every year. In 2019/20, 314 empty properties were brought back into use and in 2020-21 there were 117 properties, with the COVID-19 pandemic and restrictions limiting works. However, this was an average of 215 homes per year. Glasgow City Council also aims to make effective use of compulsory purchase order (CPO) powers where appropriate to bring empty homes back into effective use. Glasgow City Council has also set out a strategic commitment to expand the empty homes team by recruiting a Senior Empty Homes Officer.

Delivery

The Glasgow Standard Review 2021

The Glasgow Standard was formally adopted in 2018. It outlines a design schedule and exemplar minimum standards for new build housing that is funded through the Affordable Housing Supply Programme (AHSP). All new developments seek to deliver on the following key principles:

- *High Quality Affordable Homes*: to support improving the general well-being of Glasgow's existing and future citizens.
- *Safe and Secure*: Ensure people feel safe and secure in their own homes and that crime in the community is discouraged.
- *Sustainable*: Contribute to Glasgow's Affordable Warmth Strategy and Carbon Management Plan by developing homes that have high standards around the principles of sustainability. This will not only help the environment, but it will help to protect tenants against increasing costs and fuel poverty.
- *Meeting changing family needs*: Build homes that are flexible and can be adapted to the changing needs of existing and future tenants.
- *Wheelchair adaptable*: Develop new housing to good accessibility standards that meets both current and future needs. All new build developments of 20 units and over must ensure that 10% of the units are to wheelchair readily adaptable standard. This requirement must be incorporated into the design prior to approval.
- *Storage Space*: Include adequate storage space in order that homes don't feel cramped and cluttered.

A key aim of the Glasgow Standard is to enhance and support Council objectives such as improving sustainability and health and wellbeing through creating attractive, high quality, excellent places for people to live. During recent years, the amount of grant subsidy approved by Glasgow City Council towards developing new build affordable housing has increased above the Scottish Government 3-person equivalent benchmarks for social and mid-market rent projects. Following discussion of cost pressures with Scottish Government, Glasgow City Council undertook a review of the Glasgow Standard in 2021. This included survey of Registered Social Landlords (RSL), design consultants and contractors. Responses were received from organisations responsible for 63% of new build projects approved over the past five years (2016 to 2021), approximately 3,100 homes. The review found average total development costs per unit increased 52% over four years (2016 to 2020). Respondents identified a range of site specific and wider economic factors that may have contributed towards increased costs including:

- constraints on labour supply, including contractors and skilled construction workers
- developing on very challenging brownfield sites,
- the need to demolish buildings on and remove hazardous materials from sites,
- meeting requirements from statutory services,
- designing new housing to the Glasgow Standard

It is recognised that the higher space standards/layouts requirements, storage and sustainability / energy specifications relating to the Glasgow Standard have contributed to increased development costs. The Scottish Government's 'Housing to 2040' Route Map sets out the Scottish Government's vision and approach to delivering housing policy during the next 2 decades. The Strategy sets out key principles and actions that specifically relate to the future development of affordable housing including:

- A commitment to deliver 100,000 new affordable homes by 2032 (with at least 70% of these to be for social rent);
- Act to ensure these homes create strong and vibrant places and are high quality and produce zero emissions;
- Review future grant subsidy benchmark levels whilst maintaining a focus on rent affordability;
- Improve the quality of homes delivered through the development programme including enhancing outdoor space and space for home work and learning;
- Enhance digital connectivity in new social homes; and
- Review Housing for Varying Needs design guidance and develop a new Housing Standard.

Glasgow City Council will continue to work with the Scottish Government and ensure that new affordable homes continue to be designed to a high standard of quality, reduce carbon emissions and that new projects meet the principles outlined in the route map.

SHIP Prioritisation Appraisal Framework

Glasgow City Council's Housing Investment Team appraise all proposed sites and consider these against strategic priorities and site-specific factors that are material considerations for development potential. All sites are appraised and categorised as either high, medium or low priority. From 2022, for all new projects the Council aims to develop and introduce a SHIP priority appraisal framework which will be based around the following key factors:

Factors	Examples of Material Considerations	Impacts		
		Low	Medium	High
Site Conditions	mineworkings, contamination, piling, flood risk, topography			
Infrastructure Requirements	Roads, footpaths, carparking, drainage			
Planning Considerations	Conservation, greenspace, height, special considerations			
Contribution to Placemaking	TRA, regeneration area, anchor-site for mixed development			
Site constraints	Site shape, neighbour impacts			
Target Housing Mix	Family homes, wheelchair accessible homes, supported accommodation			
Land Values	Area, strategic importance, site assembly			

Development barriers and enablers

In 'Housing to 2040', the Scottish Government committed to a review of future grant subsidy benchmark levels whilst maintaining a focus on rent affordability. Feedback from housing associations have identified significant inflationary pressures on development. It is estimated that average tender prices have increased 40-45% over the past five years (Scottish Federation of Housing Associations). In the past year (2020/21), the cost of materials has increased significantly and there are signs that the combined impact of COVID-19 and Brexit is putting further pressure on labour and materials costs.

The increasing quality and safety standards are key considerations. Social housing providers are required to factor in the costs of meeting new regulatory requirements in relation to fire safety for

new build into business plans, not only for up-front funding but also ongoing maintenance. It is estimated that building to meet net zero decarbonisation, including the Passivhaus standard, can add 17.3% to the cost of a typical 2-bedroom property.

As well as budgeting for providing new homes, Registered Social Landlords must also factor for the long-term investment requirements to meet the Energy Efficiency Standard for Social Housing 2 (EESHS2) for existing homes. Estimates indicate this could add between £7-10,000 per unit to capital investment programmes, excluding replacement heating. The scale of investment required may impact on RSL development plans as they to consider the balance of their capital investment programmes, with the priority being ensuring existing stock meets required standards.

Glasgow City Council's Housing Investment Team ensure that development constraints and risks are reviewed on a regular basis through engagement with key partners and stakeholders. These key issues were considered as part of the development of this SHIP 2022/23 to 2026/27 and the table below outlines the main potential barriers and enablers which have been identified through this process, which will be monitored and reviewed throughout the period of the SHIP.

Potential barrier / constraint	Managing risk and enabling development
<ul style="list-style-type: none"> Higher costs of meeting space and sustainability standards 	The Glasgow Standard sets a high benchmark for design quality which is consistent with the City's priorities for addressing Climate Change and delivering suitable and sustainable homes that will meet current and future residents' need. The Council will work closely with all partners, with early engagement at pre-planning stage, to undertake detailed appraisals that can consider costs and viability.
<ul style="list-style-type: none"> Construction sector capacity and resilience 	Encouraging developments, working together and use of community benefit clauses to increase local training and employment opportunities.
<ul style="list-style-type: none"> Building costs inflation and rising tender prices 	The Council will continue to undertake regular review of tender prices and work closely with developer partners to ensure the AHSP delivers value for money.
<ul style="list-style-type: none"> Contractors 	Works are undertaken by a pool of contractors. There is a good range of developing RSLs providing a diverse mix of development projects and opportunities.
<ul style="list-style-type: none"> Infrastructure and remediation costs 	Using Master planning approach to regeneration and seek to secure additional funding where possible to support housing development.
<ul style="list-style-type: none"> Capacity and timescales for completing statutory consents 	Glasgow City Council's Neighbourhoods, Regenerations and Sustainability (NRS) integrates housing, planning and regeneration services to enable close working and streamlined approach to new affordable housing development. The Council is committed to effective communications, which begins with early engagement at pre-planning stage to enable submission of viable plan proposals and limit delays.

Housing Infrastructure Fund (HIF)

The HIF was launched in 2016 with the first round ending in March 2021. It invested nearly £50 million loan and grant across urban and rural areas to fund infrastructure that will help unlock delivery of new homes. Glasgow was awarded over £3million HIF round one funding for delivering two projects:

Project	Works	Funding approved (£million)
Maryhill Locks	Land remediation and grouting works outwith curtilage of the development site to open up access and support delivery of affordable homes on site.	0.623
Hamiltonhill	Working with Queens Cross Housing Association to undertake canal drainage infrastructure works outwith curtilage of the development site to open up access and support delivery of affordable and private homes on site	2.488

In October 2021, the Scottish Government opened HIF Round Two for applications. Glasgow City Council have three projects which require additional support to unlock developments that are identified as strategic priorities for delivering new affordable homes and contributing towards creating sustainable communities and 20-minute neighbourhoods.

HIF Project	Works
Water Row	The Water Row masterplan fits within the Govan/Patrick Strategic Development Framework and is linked to both the East Govan and Ibrox Transformational Regeneration Area and the Clyde Mission. It includes commercial and residential development alongside regeneration of the public realm and new infrastructure, including a Clyde bridge providing access to key amenities and improving connectivity. HIF is required to support infrastructure investment requirements as part of the South Abutment of the Bridge which are outside but immediately adjacent to the curtilage. They are estimated to be exceptional and above the level which could be approved using the grant threshold flexibility available through the AHSP.
Milton	The former Milton Primary School is a strategic priority site for housing development in North Glasgow. The current road links allow for limited connectivity and this is identified as a major development constraint. There is a significant risk that any initial development may serve to compound the problem and effectively block the potential for further development and regeneration. New road works are required outwith curtilage of the development site in order to open up access and support delivery of affordable and private homes. The costs of these works are estimated to be exceptional and above the level which could be approved using the grant threshold flexibility available through the AHSP.
Gallowgate TRA	The works will deliver a surface water outfall to connect a private sector development site to the nearest water course, the Camlachie Burn. The outfall will be routed for approximately 220m along Gallowgate, an adopted road out with the site boundary. The works will address a major off-site constraint compounding viability issues arising from on-site constraints including; a high pressure water-main at shallow depth, made ground, contamination, areas of mining instability, high voltage cable diversions and adjacency to a major railway line. The site served by the works forms part of a larger masterplan and delivery of the final phases of the Gallowgate Transformational Regeneration Area (TRA), in the East End of Glasgow. These phases include the delivery of approximately 265 new homes for affordable tenures and private sale. The works will facilitate connection of earlier phases to the existing combined sewer network, including the former Bellgrove Hotel, Site 3a and Site 3b. These sites have capacity for approximately 85 homes for affordable tenures. They are located further from the Camlachie Burn and would incur significant costs if a connection to that watercourse was required.

Investing in existing homes

Glasgow's Housing Strategy sets out an overarching theme for 'increasing the supply and improving the quality of housing available to Glasgow' people'. Under this theme, a key strategic priority is to 'manage, maintain and improve the existing housing stock'. Direct funding from Glasgow City Council can serve as the catalyst that leverages significantly more investment for improving existing housing stock.

Over 70% of Glasgow's homes are flats and tenements, often with multiple owners in a block. Maintenance and repair of common elements is a responsibility shared between these owners. In order to protect the existing housing supply in the city, maintain the vitality of established neighbourhoods and preserve Glasgow's iconic built heritage, it is important that the repair and improvement in the quality of both pre-1919 tenements and other housing with common repair issues is supported.

Pro-active property management and factoring of buildings to undertake routine maintenance and repairs are fundamental to the future of Glasgow's housing stock. Therefore, financial assistance via Glasgow's Private Sector Housing Grant (PSHG) programme is linked to the appointment of factoring services, introduction of maintenance plans and common building insurance for properties in common ownership. The aim is to encourage owners to take responsibility for the repair and maintenance of their property and also to safeguard investment.

Safeguarding Pre-1919 Tenements

There are over 77,000 residential dwellings within pre-1919 buildings in Glasgow. The majority (approximately 61,300) are flats within around 7,700 tenements. The remaining are flats in and villas and terraced properties. 77% are privately owned.

Glasgow City Council has taken forward various area-based initiatives across the city, partnering with housing associations in Haghill, Govanhill and Ibrox/Cessnock, where the pre-1919 tenement housing stock is in poor condition, mainly due to lack of factoring and property maintenance. The learning from these initiatives informs the work undertaken by Glasgow City Council's private Sector Housing Team and partners to develop a strategy for safeguarding Glasgow's pre-1919 tenement stock. This strategy will set out:

- a long-term funding package to support the scale of work required;
- the need to scale up activity and develop expertise in the construction industry;
- changes in policy or legislative solutions

Partnership Working and Heritage Preservation

Glasgow City Council's Strategic Plan (2017 to 2022) identifies maintenance of the City's heritage, which includes more than 1,800 listed buildings, as a key component of the 'Vibrant City' theme. The Council provides direct funding to two organisations that aim to preserve, enhance and celebrate the city's historic environment: Glasgow City Heritage Trust (GCHT) and Glasgow Building Preservation Trust (GBPT).

An independent 'Heritage Best Value Review' determined that these organisations provide good value for the city and concluded that provision of grant funding to GCHT is the primary means by which residents and community groups can access financial assistance for investing in heritage assets in Glasgow. Glasgow City Council allocates £240,000 grant annually to Glasgow City Heritage Trust. This is alongside Historic Environment Scotland (HES) contribution of £750,000 and the combined funding supports building owners to undertake repair and restoration works to listed buildings.

Glasgow City Council's Housing and Regeneration Services are working closely in partnership with GCHT and other partners and stakeholders to take forward a number of high-profile and complex repair and restoration projects involving listed properties and residential buildings, including the historic, Camphill Gate tenements at 988-1006 Pollokshaws Road.

Registered Social Landlord (RSL) investment

There are over 60 RSL providers within Glasgow providing homes to over 100,000 tenants. They are responsible for ensuring these homes meet and maintain the Scottish Housing Quality Standards (SHQS), including new higher sustainability Energy Efficiency Standards for Social Housing (EESHS). RSLs submit an annual return to the Scottish Housing Regulator detailing their performance on the Scottish Social Housing Charter, which includes these measures. Based on the most recent available and published annual returns, it is estimated that RSL providers in Glasgow invested over £100million on planned and reactive maintenance to meet required standards and 95% of all homes meet the required 2020 milestone targets.

Glasgow's Private Sector Housing Grant

Glasgow City Council's Scheme of Assistance (SOA) provides advice and financial support to owners to help with repair, maintenance and investment in private sector homes. It is not part of the mainstream Affordable Housing Supply Programme budget but is included within the SHIP as funding which helps to address issues of housing standards, quality and conditions. The table below outlines the PSHG budget for 2021/22:

Private Sector Housing Grant	2021/22 Budget (£)
Disabled adaptations	2,000,000
Voluntary repairs	3,002,000
Statutory repairs including missing shares and small-scale works	1,670,000
Govanhill	600,000
Housing initiatives	470,000
Other	60,000
Total	7,802,000

Glasgow's Affordable Warmth Programme

The Scottish Government's Energy Efficient Scotland Area Based Schemes (ABS) targets funding towards tackling fuel poverty and poor energy efficiency within private sector homes, particularly focused towards areas with hard to treat properties. It is intended to align with the UK Government's Energy Company Obligation (ECO) regulations. Eligible households benefit from an ECO payment alongside the ABS grant, which together with their contribution is able to fund significant improvement works, such as external wall insulation.

Glasgow's Housing Strategy states the Affordable Warmth strategic priority is to tackle fuel poverty, energy inefficiency and address climate change. For 2020/21, the Scottish Government awarded Glasgow City Council £4,747,427 from the Energy Efficient Scotland Programme. This was the 8th year for the Area Based Schemes, which have secured match-funded investment of over 110million and delivered improvements to over 12,000 homes. For 2021/22 the ABS budget is over £6million. From 2022, the Scottish Government intends to introduce multi-year budgets, which will be an essential resource for delivering on our Glasgow's Housing Strategy (GHS) priorities.

Financial Year	ABS Allocation
2013/14	£8,180,301
2014/15	£4,769,973
2015/16	£6,124,537

2016/17	£4,333,040
2017/18	£4,382,969
2018/19	£4,618,272
2019/20	£4,195,635
2020/21	£5,610,516
2021/22	£6,028,802
Total	£48,244,045

<p>Yoker ABS Project</p> <p>Over 2 years (2017-19), £945,000 grant funding was invested to enable the ABS contractor Everwarm to retrofit 135 non-traditional construction type, semi-detached and terraced properties in Yoker, with high quality external wall insulation.</p>	<p>Shettleston ABS Project</p> <p>£1.4million was invested in two projects in Shettleston targeting 216 non-traditional construction type homes, Dennis Wilde and Kaynes Brickwood, both of which are steel frame construction. Four in block flatted properties were retrofitted with high quality external wall insulation.</p>
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Energy saving advice and assistance

Alongside the national Home Energy Scotland service which provides free, independent and impartial advice and assistance, Glasgow City Council also commission local information services to provide targeted advice and support to households.

Glasgow Heat and Energy Advice Team (G-HEAT) was established as a partnership arrangement between Glasgow City Council, Scottish Government, the Scottish Federation of Housing Associations, the Glasgow and West of Scotland Forum of Housing Associations, Glasgow Advice and Information Network (GAIN) and the Wise Group.

G-HEAT operate as a local energy advice and assistance service with a focus during the past 18 months on support vulnerable households affected by the COVID-19 pandemic. Glasgow City Council engaged with G-HEAT to provide support to households within the council area who have been impacted by COVID-19. The council allocated £104,400 for this initiative and G-HEAT to provide advice and support and funding support up to £150. Glasgow City Council's Housing and Welfare Team, the 'PRS Hub', worked closely with G-HEAT to provide energy advice and assistance referrals for vulnerable PRS tenants.

New Gorbals housing Association provide funding to G-HEAT that is distributed to tenants that are impacted by fuel poverty. This has allowed G-HEAT to work with NGHHA to proactively identify and support vulnerable households.

Property Owners Investment

Owner occupiers and private landlords invest in their homes, through repair, maintenance and improvements, however there is no available source for systematic data collation on private investment. The Council is keen to support owners to invest in the fabric of their property to ensure the property remains in good condition into the future and has therefore, supported the development of the [Under One Roof Website](#) which has a specific section on paying for repairs.

Supporting households to live independently

Funding adaptations to allow people to remain in their own homes and to live independently continues to be a strategic housing investment priority. Registered Social Landlords (RSLs) indicate that need and demand for adaptations remains high. The SHIP allocates approximately £3m annually to support RSL adaptations (excluding stock transfer stock which is funded directly

by relevant RSLs).

Across Scotland, most local authorities provide a Care and Repair Services either directly or through partner organisations. Glasgow Care and Repair Service is managed by Southside Housing Association and delivers a range of services offering practical assistance, advice and information to older and disabled people across the city. There are three main service areas: handyperson; home and hospital; and advice and information.

In 2020/21, under the Housing, Health and Social Care Group, aligned with Glasgow's Health and Social Care Partnership (HSCP), a short-term review group was established with partners from Health and Social Care, Housing and Regeneration Services, Glasgow and West of Scotland Forum (GSWF), Southside Housing Association and drawing upon expertise of Care and Repair Glasgow and Scotland-wide services.

The review found that Care and Repair is a unique service, which provided essential support to vulnerable households in the private sector during the COVID-19 pandemic and continues to make a valuable contribution to shared priorities and outcomes of Glasgow's Health and Social Care Strategic Commissioning Plan and Glasgow's Housing Strategy, as set out in the Housing Contribution Statement. The review recommended that long-term funding package is put in place to provide certainty for the service to plan ahead and undertake further developments, including securing additional resource opportunities.

Housing Led Regeneration and Place-making

Glasgow's Area Housing Investment Teams are responsible for investment planning across three distinct areas which broadly align to the city's Housing Market Area framework. Glasgow's Transformational Regeneration Area (TRA) Team are responsible for coordinating and monitoring the overall TRA programme which is one of the most ambitious programmes of urban renewal in the UK with a total estimated expenditure of £665million.

Glasgow City Development Plan (CDP) sets out a Sustainable Spatial Strategy which outlines a clear vision of the planning policies and proposals for development and land use. As part of this approach, detailed Strategic Development Frameworks (SDFs) informed by further analysis of specific local challenges and opportunities are developed for six priority areas across the city. Aligned within the CDP and these frameworks, there are long-standing commitments to housing-led regeneration, which includes eight Transformational Regeneration Areas. The TRAs aim to regenerate areas and re-create thriving communities, by intervening to halt neighbourhood decline. The table below summarises the overlaps and links as part of the overall strategic development planning and housing investment framework.

Strategic Development Frameworks (SDF)	Transformational Regeneration Areas (TRAs)	Area Housing Investment Team	Other spatial and housing priorities
<ul style="list-style-type: none"> ➤ City Centre ➤ River Clyde Development Corridor ➤ Inner East 	<ul style="list-style-type: none"> • Laurieston • Gallowgate • Red Road 	South, North East	Further phases of the Commonwealth Games Village and development of adjacent sites including: Dalmarnock Riverside Collegeland Calton Barras, including the Meat Market
➤ Glasgow North	<ul style="list-style-type: none"> • Maryhill • Sighthill 	North West & Govan, North East	Port Dundas, Hamiltonhill, Cowlares and Ruchill Hospital.
➤ Govan / Partick	<ul style="list-style-type: none"> • East Govan and Ibrox 		Water Row Masterplan
➤ Greater Easterhouse		North East	Community Growth Areas: Easterhouse / Gartloch; Robroyston / Millerston

Glasgow's City Development Plan also sets out commitments to develop Local Development Frameworks to deliver planning change at a local level where it is recognised that an additional layer of planning intervention is required.

Local Development Frameworks	Transformational Regeneration Areas (TRAs)	Area Housing Investment Team	Other spatial and housing priorities
❖ South Central	<ul style="list-style-type: none"> • Toryglen • Pollokshaws 	South	Govanhill, former Victoria hospital
❖ Drumchapel		North West & Govan	Established as a 'New Neighbourhood Initiative', this remains a priority area for developing housing options and physical regeneration

Transforming Communities: Glasgow (TC: G)



TC: G is a Special Purpose Vehicle (SPV) regeneration company formally established as a strategic partnership between the Council, Glasgow Housing Association and the Scottish Government that oversees the delivery of a regeneration and development programme across Glasgow's eight identified Transformational Regeneration Areas (TRAs).

The TRA Programme aims to deliver over 140 hectares of land for new housing, the demolition of 9,500 ineffective units and replacement with 5,000 new, high quality homes within sustainable, mixed-tenure communities. Most of the TRAs are in parts of the city that did not benefit significantly from previous investment and have challenges associated with lower housing demand, quality and choices, as well a public realm and economic regeneration needs.

The key purpose of Transforming Communities: Glasgow (TC: G) is to create sustainable places through housing renewal and replacement and mixed-use development. It seeks to tackle constraints such as infrastructure issues and maximise the potential of public sector land assets as well as the level and rate at which private sector investment is attracted to the programme and the TRAs. More information on the TC:G and the TRA programme can be found [here](#)

In December 2020, the TC:G completed a review and refresh of its five-year Business Plan. This update considered the Masterplans and Delivery Strategies for the eight TRAs. The review highlighted that there is on-site activity in all TRAs, with progress far exceeding the original TRA Business Plan.

Since TC: G was formally established, it has overseen investment in demolitions and infrastructure improvements across the eight Transformational Regeneration Areas (TRAs), aligned to their respective Masterplan strategic development frameworks. This has contributed towards bringing back into effective use 23 hectares of vacant and derelict land. Over £250million has been invested, including over £128million in grant funding and approximately £123million raised in additional private finance, to deliver over 2,200 new affordable homes. Alongside this investment, over £41million has been invested to deliver over 420 new market homes for sale. The overall combined TRA programme has developments for more than 700 homes in progress and projects over 2,400 additional homes will be delivered as well.

Glasgow Canal Regeneration Partnership

The Glasgow Canal Regeneration Partnership (GCRP) is a multi-disciplinary team consisting of Glasgow City Council, Scottish Canals, and BIGG Regeneration, with regular participation from Igloo Regeneration and local Housing Associations. Partnership members have worked together on regeneration efforts along the Canal Corridor since the early 2000s. Over 3,000 new homes are being planned and delivered within the GCRP area, with new housing and communities at Maryhill TRA, Sighthill TRA, Hamiltonhill and Cowlares. The aim of the Partnership is to promote and deliver on the coordinated regeneration of places and communities along the Forth and Clyde Canal.

The organisations entered into a formal agreement in 2015, forming the Glasgow Canal Regeneration Partnership. The partnership also works closely with a number of social enterprises and local organisations, such as the Canal Co-operative, which play a vital role in assisting with the delivery of projects, engaging the local communities, and creating a wide range of initiatives that makes a positive difference. The Partnership developed the 2015-2020 Canal Action Plan with involvement from a wide range of local residents, organisations, and businesses. The Plan has provided an action programme to direct activity along the Canal Corridor focused on four key areas of regeneration: Maryhill Locks; Port Dundas; Speirs Locks and Applecross-Firhill. The forthcoming

2021-2026 Canal Action Plan will review the progress made by the Canal Regeneration Partnership within these Focus Areas and introduce three new Focus Areas along the Canal corridor: Ruchill, Stockingfield, and Cadder-Lambhill. These Areas reflect the clusters of proposed future projects. The Action Plan will also provide an update on a number of the key Strategic Projects that are either completed, in progress, or proposed for the area.

Govanhill

Govanhill has experienced significant changes over the past 10-15 years, shaped by movement of population and households as well as market trends and patterns of housing investment. These have contributed towards a concentration of particular challenges in terms of housing standards, health and environmental problems. In terms of its built residential environment, Govanhill area is predominantly constituted of pre-1919 tenements, a number of which are in poor condition. There is a high concentration of private renting and significant incidence of overcrowding. There are serious management and common repair issues, and associated neighbourhood problems.

Glasgow City Council has directed substantial resources into Govanhill in recent years, supported by the Scottish Government and partner organisations including Govanhill Housing Association, which includes establishing Scotland's first Enhanced Enforcement Area. Targeted improvement and regeneration works have included major investment in property condition, environmental improvements, health, social care and education provision.

South West Govanhill (SWG) was the focus of a four-year (2017-21), partnership strategy involving Scottish Government, Glasgow City Council and Govanhill Housing Association (GHHA). The project has increased factoring and effective property management in the target area. This was possible by the strategic acquisition and repairs programme approach through which Govanhill Housing Association consolidated ownership in some of the most problematic closes in the pilot area, working closely with Glasgow City Council. This has enabled GHHA to carry out small scale common repairs and more comprehensive major repairs, and this programme of works is having a major positive impact on property condition in the area. Internal refurbishment works are creating high quality affordable homes, with high levels of energy efficiency and which are generating sustained demand.

The SWG Pilot set out a four-year commitment to funding and delivery of housing improvement outcomes, 2017-2021. The Covid-19 pandemic disrupted and delayed progress in 2020/21, with the loss of approximately 6-7 months due to the lockdowns and restrictions imposed throughout 2020. In order to conclude the project and enabling the maximum return from previous investment, partners have agreed to extend the project to 2023, with a target of a further 40 strategic acquisitions over this period.

Focus on: Strategic Acquisition Programme

Glasgow City Council has established a Strategic Acquisition Programme, which targets flatted dwellings in specific areas of focus:

- without common repair or maintenance plans
- without effective management in place
- which are long term empty
- with absentee landlords who are not paying their share of repair/ maintenance costs

The SHIP allocates annual funding to the acquisition strategy (in addition to the Govanhill Strategy) which supports targeted open market purchase. Govanhill is a priority for intervention and investment and there are other areas in the city with concentrations of pre-1919 housing stock, as well as several smaller areas with localised or development-specific issues, where intervention and investment will ensure the sustainability of the housing stock into the future.

As part of an integrated, strategic planning and investment approach, Glasgow City Council has always worked closely with housing providers and the development sector to enable delivery of new homes. The council has expanded its programme of nominated land disposals in order to facilitate and increase in the pipeline for delivery of new homes via the Affordable Housing Supply Programme (AHSP). Aligned with the AHSP and as part of major area-based initiatives for growth and regeneration, Glasgow City Council's City Property has also accelerated release of large residential sites.

Glasgow's Housing Strategy 2017-2022 (GHS) and City Development Plan align to enable the delivery of housing led regeneration in the city. Glasgow has a number of key priority areas for development and regeneration. Many of these areas have infrastructure and remediation requirements for which solutions are being developed. The City Deal is over £1 billion infrastructure investment planned for the Glasgow City Region, complemented by £130million investment in employment and innovation. £385million is identified for five major infrastructure programmes and projects in Glasgow. These include the citywide Metropolitan Glasgow Strategic Drainage Partnership (MGSDP) as well as four broad area-based projects including the Sighthill Masterplan regeneration area. (see also the Strategic Development Frameworks):

Capital Grants

Vacant and derelict land

Over the past 15 years, Glasgow City Council has secured significant resources via the Scottish Government's Vacant and Derelict Land Fund (VDLF), which align to the long-term national Regeneration Strategy 'Achieving a Sustainable Future' (2011) and have contributed towards major urban renewal projects within Glasgow designated as 'national regeneration priorities', including the Commonwealth Games Village and the Clyde Gateway.

Glasgow City Council has a long-term commitment to regeneration, which is progressed via initiatives such as the eight Transformational Regeneration Areas (TRAs), as well as the Clyde Gateway Urban Renewal Company and the Glasgow Canal Regeneration Partnership. The award-winning 'Stalled Spaces' initiative is successful in bringing vacant sites back into temporary use and forms a key part of short and intermediate-term regeneration progress.

Since 2013, Glasgow has reduced its vacant and derelict land (VDL) by approximately 20%. Over 240 hectares have been reclaimed for alternative uses including housing and greenspace. For 2020/21, Glasgow was awarded £2.3million of the Scottish VDL Fund. The Delivery Plan included projects to develop greenspace and local food growing initiatives as well as remediate former industrial sites and complement affordable housing investment and regeneration plans.

Glasgow City Council was allocated £2.316million to take forward its Vacant and Derelict Land Fund (VDLF) Delivery Plan for 2020/21. A further allocation of £2.316m has been indicated for 2021/22 with the Delivery Plan pending approval. Though not eligible for housing development works, this resource can be used for temporary and permanent greening of adjacent land as well as supporting the economic development of sites, which contributes towards creating sustainable communities.

Vacant and Derelict Land Investment Programme (VDLIP)

In 2021, the Scottish Government published its new, five-year Infrastructure Investment Plan. To deliver on a key investment priority for enabling the transition to net zero emissions and environmental sustainability, the plan committed £50million new funding to support reuse of vacant and derelict land as part of a fair, green recovery. The low carbon Vacant and Derelict Land Investment Programme (VDLIP) fund operates through a two-stage bidding process, similar to Regeneration Capital Grant Fund. It is open to all 32 Scottish local authorities and Clyde Gateway

Urban Regeneration Company. The VDLIP has four 'pillars' around which funding applications, and projects, should focus:

- Sustained place-based approaches;
- Urban green spaces;
- Community-led regeneration;
- Low carbon developments and renewables.

Clyde Gateway

Clyde Gateway is an urban regeneration company established to drive inward investment and improvement for the people and communities across the east end of Glasgow and South Lanarkshire. Covering the communities of Bridgeton, Dalmarnock and Rutherglen, and work in partnership with Glasgow City Council, South Lanarkshire Council and Scottish Enterprise, with financial backing from the Scottish Government, Clyde Gateway was identified within the National Planning Framework as Scotland's top regeneration priority. Glasgow City Council works closely with Clyde Gateway to help deliver social, economic and physical change, and supports Clyde Gateway projects and initiatives through the affordable housing supply programme, as well as complementary funding such as the Vacant and Derelict Land Fund.

Place-Based Investment Programme (PBIP) – the 'Place Fund'

In 2021, the Scottish Government published its new, five-year Infrastructure Investment Plan. To deliver on its priority for building resilient and sustainable places, the plan committed new capital funding to support community-led regeneration and town centre revitalisation as part of a new Place Based Investment Programme (PBIP). The 'Place Fund' is a package of £325million which aims to ensure all place-based investments are shaped by the needs and aspirations of local communities and accelerate ambitions for place, 20-minute neighbourhoods, town centre action, community-led regeneration and community wealth building. It links in with key policies such as the Place Principle and ambitions for Carbon Net Zero for Scotland by 2045, as well as Glasgow City Council policies for promoting liveable neighbourhoods and transitioning to Carbon Net Zero by 2030. For 2021/22, Glasgow City Council has received £3.699million PBIP funding and anticipates similar allocation for future years (2022/23 to 2025/26). The council is working with community partner organisations and key stakeholders to develop projects.

Regeneration Capital Grant Fund (RCGF)

The Scottish Government Regeneration Capital Grant Fund aims to deliver large-scale, sustainable regeneration to deprived areas. Projects are submitted to the Scottish Government by local authorities and certain other specified public bodies in a competitive bidding process. Since 2016, Glasgow has benefited from over £21million RCGF investment. RCGF supported community and heritage projects include the B-listed Govanhill Baths, B-listed Citizens Theatre in Laurieston / Gorbals, and the A-listed Govan Old Church. For 2021/22, Glasgow was awarded £3.74million RCGF for three projects: Meat Market Sheds (£2.64million), SWG3: Street Arts Yardworks Hub (£0.5million) and Greater Pollok Community Hub (£0.6million).

The Glasgow Canal Regeneration Partnership (GCRP) works with communities adjacent to the Forth and Clyde Canal to activate places through investment in physical environment and support for creative industry, leisure and sport. It links closely with masterplans for Sighthill and regenerating North Glasgow, which aim to deliver 3,000 new homes for 10,000 new residents. The Council continues to work closely with the Clyde Gateway Urban Regeneration Company to coordinate investment and regeneration adjacent to the Clyde, including Bridgeton, Dalmarnock, Oatlands and North Torglen.

Partners

In order to deliver the SHIP and help achieve the strategic priorities in Glasgow's Housing Strategy, a range of resources and partners are needed. This section outlines who and what these resources are and include delivery partners, land and infrastructure, and financial funding streams and mechanisms.

Partners	Key role and responsibilities
Glasgow City Council	<ul style="list-style-type: none"> • Since 2003, under Transfer Management of Development Funding (TMDF) arrangements, responsible for directly managing Glasgow's Affordable Housing Supply Programme (AHSP) budget. • Coordinating a range of other funding streams, including the Scheme of Assistance Private Sector Housing Grant and Affordable Warmth Programme energy efficiency schemes. • Engaging with partner organisations and stakeholders including local communities, to ensure that housing needs are identified and solutions delivered. • Working to attract and secure additional resources for Glasgow. • Delivering efficient and effective Planning Services to enable inclusive, sustainable developments that meet Glasgow's strategic priorities and vision set out in Glasgow's Housing Strategy and the Glasgow City Development Plan.
Registered Social Landlords (RSL) Sector	<ul style="list-style-type: none"> • A diverse range of over 60 RSL organisations providing homes across Glasgow, including for specific client groups such as older people, people with disabilities, and veterans. • Applying specialist knowledge about housing needs and requirements, and potential housing and support solutions. • Investing significant capital and revenue in planned and reactive maintenance programmes for their existing housing stock. • Developing, maintaining and updating long-term (30 years) business plans to undertake investment in new housing supply, as well and mitigate risks and ensure financial resilience of their organisations in response to the changing financial and policy environment.
Scottish Government	<ul style="list-style-type: none"> • Providing grant funding including for the Affordable Housing Supply Programme (AHSP) and Affordable Warmth Programme. • Providing a national steer on Housing and Regeneration Objectives as well as for related priorities including health and wellbeing, Climate Change and sustainability.
Private Housing Developers	<ul style="list-style-type: none"> • Identifying development opportunities to build new housing for sale across Glasgow. • Undertaking viability assessments and liaising closely with the Council Development and Regeneration Services to prepare planning proposals that fit with the City Development Plan and progressing to new housing development.
Construction Sector	<ul style="list-style-type: none"> • Providing the necessary supply of labour and skills to meet the needs of new development, including private and affordable homes, as well as retrofit improvement works to maintain or upgrade existing homes.
Property Factors (including private companies and RSLs)	<ul style="list-style-type: none"> • Organising maintenance and repairs to Glasgow's housing stock, where over 70% is in flatted developments with areas of common repairing responsibility ❖ Many residential and commercial properties in the city do not have a property factor or current maintenance plan in place for their building. This is a priority to address within the Glasgow Housing Strategy.

Looking ahead

Glasgow's SHIP 2022 to 2027 sets out a clear trajectory for increasing affordable housing supply year on year and this is essential to meet the longer-term housing needs and growth ambitions set out in the Glasgow Housing Strategy, Glasgow City Council Strategic Plan and the Glasgow City Region Economic Strategy.

The Scottish Government's four-year Resource Planning Assumption grant commitments provide us with a foundation for increased delivery and it is vital that all key partners and stakeholders across Glasgow's Housing Sector are engaged with Scottish Government to consider how we can sustain outputs and consolidate future growth for the city.

Together we must consider what can be done to optimise the outputs of potentially £900million investment in our city's housing system (£500million grant plus £400million additional private financing) to deliver on our inclusive sustainable growth, housing and place-making ambitions for Glasgow. Set out below are key enabling actions highlighted by key partners and stakeholders:

- Four-year Resource Planning Assumptions to enable longer-term strategic development planning up to 2028 to align with the next Glasgow Housing Strategy.
- Continued commitment and support for low cost home ownership and assistance for prospective house buyers to help access mortgages, for example the First Home Fund.
- Timely delivery of planned new homes by all partners (RSLs and private housing developers) in the city with development programmes.
- Consideration of reintroducing Grant to Improve the Physical and Social Environment (GPSE) as part of the Affordable Housing Supply Programme.

Glasgow City Council commits to:

- ✓ Actively manage and monitor the delivery of the SHIP and work with partners to improve the HARP system for operational investment programming and for SHIP submission.
- ✓ Balance acceleration and upscaling of AHSP outputs with ensuring developments deliver new homes of sufficient design quality to meet our agreed strategic housing priorities.
- ✓ Allocate resources and use the powers available to proceed with Compulsory Purchase Orders (CPOs), where necessary.
- ✓ Further develop innovative housing and support options to enable households and people with particular needs to live independently in their own home in the community for longer.
- ✓ Ensure new affordable housing developments bring additional value to communities, including opportunities for training and employment.

Contact Details

We are keen to discuss any potential projects or delivery mechanisms which may contribute to meeting our strategic priorities for housing investment in the city.

Please contact us:

housingstrategy@glasgow.gov.uk