

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME

PERFORMANCE REVIEW 2019/20



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Welcome to the 17th Affordable Housing Supply Programme (AHSP) Annual Performance Review 2019/20. 2019/20 was a demanding year for the Affordable Housing Supply Programme in Glasgow. The year started well with ambitious but achievable targets set to help the Scottish Government deliver on their 'More Homes Scotland' target of 50,000 new homes being delivered in Scotland between 2016 and 2021. For Glasgow this meant working with 30 Housing Associations and 3 private developers to deliver over 93 separate projects, all at various stages of development from design to completion, and to deliver approximately 3,925 unit completions between 2019/20 and 2023/24. Although there was some slippage with site starts during the year, partly due to being able to resource such a large volume of development in the city, by February 2020 Housing Investment were on track to meet their remaining annual targets.

At the start of March 2020, we became acutely aware of the global Covid 19 pandemic and were starting to see some impacts from this. By the middle of the month, Housing Investment staff had been sent home and worked tirelessly to meet the remaining targets. By the end of the month it became clear that some targets would be missed with the Register of Sasines closing down meaning that land sales could not complete and some RSLs not being able to complete their tenders.

Despite all of this, Housing Investment managed to deliver on most of their targets and only missed their approvals target by 1 tender approval of 26 units (99% of the target). They managed to overachieve on their completions target of 954 units by 48 units (105%) meaning 1002 new homes for people in the city in 2019/20. The spend target of £104.044m was missed by £3.704m (96%) which was due entirely to land transactions not being able to complete.

FOREWORD

2020/21 was set to be a major year for the Affordable Housing Supply Programme in Glasgow with the Scottish Government providing our largest ever budget of £110.896m. At the time of writing, it remains uncertain what the coming year will bring. It will clearly not be a normal year and will not be without its challenges but we will continue to work with our colleagues in Scottish Government, RSLs, developers and other partners to facilitate housing development across the city.

We will continue to 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

Since September 2003, the Council has been responsible for The Management of Development Funding (TMDF) for affordable housing in the City on behalf of Scottish Government. The TMDF budget is an annual bilaterally agreed budget given directly to Glasgow as part of the 2003 transfer agreement to enable Glasgow to deliver on its strategic objectives.

The budget from the Scottish Government's Cabinet Secretary for Finance was £77.928m for 2019/20 and this was topped up by £26.116m from the Minister for Local Government Housing and Planning, Affordable Housing Supply Programme funding.

Glasgow's Housing Strategy (GHS) and Strategic Housing Investment Plan (SHIP) provide a framework for the Affordable Housing Supply Programme in Glasgow.

The strategy and investment plan's aims and objectives range across tenures and housing needs.

1. INTRODUCTION

The themes and priorities are listed below :-

Themes	<ul style="list-style-type: none"> • increasing supply and improving quality of housing available to Glasgow's people • Improving access to appropriate housing for Glasgow's people
Strategic Priorities	<ul style="list-style-type: none"> • 1. New build housing and area regeneration • 2. manage, maintain and improve existing housing • 3. raise private rented sector standards • 4. tackle fuel poverty, energy inefficiency and climate change • 5. improve access to housing • 6. promote health and wellbeing

For affordable rented housing, the GHS and SHIP include targets for the number of new affordable homes and the development of wheelchair and larger family housing. The programme also aims to support access to owner occupation through New Supply Shared Equity (NSSE) and Partnership Support for Regeneration (PSR).

As part of its housing strategy, Glasgow City Council aims to improve the quality of new affordable housing development and has set minimum standards for housing funded through the Affordable Housing Supply Programme in Glasgow. This is called the Glasgow Standard and it brings together all of the good practice to set minimum standards for space, energy efficiency and sustainability. These minimum standards aim to give associations confidence and clarity about the standards expected and aim to create attractive, high quality, excellent places for people to live which will also help to address health issues and protect the environment.

This performance review document is closely linked to Glasgow's Housing Strategy, Glasgow Standard and Strategic Housing Investment Plan but rather than describe what we are trying to achieve, it sets out what we have actually achieved in the previous year.

This review describes how many new homes were delivered across the city during the year to meet the GHS objectives, where they were built, how much they cost, what type of homes they are, how this contributed to meeting housing need and demand and how they contribute to reducing carbon emissions across the city. It also shows the level of funding for medical adaptations to existing homes, how the programme assists people with physical difficulties to remain in their homes and it shows examples of the provision of specialist housing.

2. HOUSING UNITS

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME



Craigbank -
Sanctuary Housing Association

TABLE 1: UNIT APPROVALS BY HOUSING INVESTMENT AREA

AREA	2019/20 OUT-TURN NEW BUILD	2019/20 OUT-TURN IMPROVED	2019/20 OUT-TURN TOTAL
North West/Govan	683	110	793
North East	649	12	661
South	651	37	688
Total	1983	159	2142

Here are our highlights:

- We approved tenders for 2,142 new and improved homes in 2019/20.
- The approval of 1,983 new build homes represents an increase of 56% on 2018/19 figures.
- We approved 517 homes for mid-market rent.
- Construction or refurbishment of 1,270 homes began on site in 2019/20.
- 1,002 homes were completed during the year.

TABLE 2: NEW BUILD UNIT APPROVALS BY TENURE

TENURE	2019/20 OUT - TURN
Housing Association (HA) Rent	1323
Mid-Market Rent	517
New Supply Shared Equity (NSSE)	143
TOTAL	1983

TABLE 3: UNIT APPROVALS BY GRANT TYPE

TENURE	2019/20 OUT - TURN
Housing Association (HA) Rent	
- General Needs Homes	1191
- Particular Needs Homes	291
Mid Market Rent	517
New Supply Shared Equity (NSSE)	143
TOTAL	2142

The Council approved 2142 new and improved housing units in 2019/20, of which -

- 1,482 homes were for affordable rent, 517 were for mid-market rent and 143 were for New Supply Shared Equity (NSSE).
- 1,776 were flats and 366 were houses.

Developing wheelchair readily adaptable 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 2019/20, a total of 207 wheelchair readily adaptable units were approved and a breakdown is provided in Table 4.

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

	NORTH WEST AND GOVAN	NORTH EAST	SOUTH	TOTAL
Wheelchair Readily Adaptable Unit Approval	86	54	67	207

A 'larger family unit' is defined as a home with 4 or more bedrooms and 6 or more bed-spaces. 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).

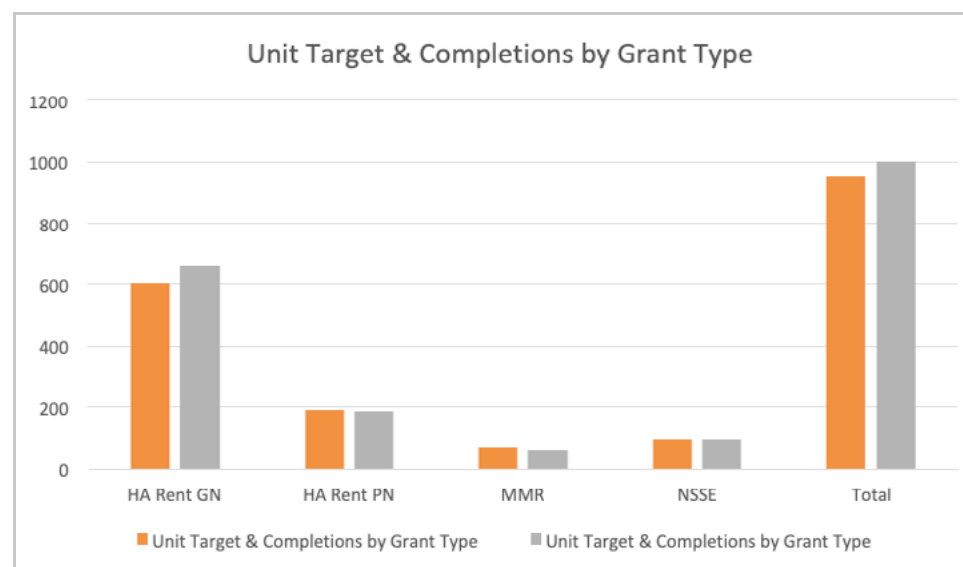
Table 5 provides a breakdown of the number of larger family unit approvals. A total of 105 larger family units were approved during 2019/20.

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

	NORTH WEST AND GOVAN	NORTH EAST	SOUTH	TOTAL
Larger Family Unit Approvals 2019/20	22	59	24	105

TABLE 6: UNIT TARGETS AND COMPLETIONS BY GRANT TYPE

	2019/20 PLANNED	2019/20 OUT TURN
HA Rent General Needs	602	661
HA Rent Particular Needs	190	186
Mid-Market Rent	67	60
NSSE	95	95
Total	954	1002



Completions in relation to the Wheatley Group Programme during 2019/20 funded directly from Scottish Government are outlined below in Table 7.

TABLE 7: WHEATLEY GROUP PROGRAMME 2019/20 PROJECT COMPLETIONS (FUNDED DIRECTLY BY SCOTTISH GOVERNMENT)

PROJECT	UNITS	TENURE
Bell Street	52	MMR
Gallowgate ph2	44	HA rent/MMR
Glenacre Drive	48	HA rent
Ibroxholm Oval	65	MMR
Total	209	



3. EXPENDITURE

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME



Linkwood Drive –
Cernach Housing Association

The budget for 2019/20 was £104.044m, this represented an increase of 11% from the 2018/19 budget. However, due to the Covid 19 situation and lockdown scenario in March 2020, the actual out turn figure was £100.340m, the shortfall of £3.704m related to several acquisitions that did not settle as a direct result of the lockdown. Nonetheless, the out turn figure of £100.340m is the highest since the Transfer of the Management of Development Funding to Glasgow City Council in 2003 bringing the total amount of grant funding to £1.224 billion over the last 17 years.

TABLE 8: EXPENDITURE BY HOUSING INVESTMENT AREA

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

AREA	2019/20 Planned £m	2019/20 Out-turn £m
North West and Govan	£28.678m	£26.464m
North East	£39.851m	£38.138m
South	£32.515m	£33.038m
Stage 3's	£3.000m	£2.700m
Total	£104.044m	£100.340m

The 2019/20 planned figure of £104.044m relates to the following programmes /budgets:

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

The 2019/20 out-turn figure is broken down as follows:-

Core Programme	£96.911m
LSVT Programme	£0.729m
Medical Adaptations (Stage 3s)	£2.700m
Total	£100.340m

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

The 2019/20 planned figure is broken down as follows:-

Block A	£51.051m
Block B	£49.000m
LSVT Programme	£0.993m
Medical Adaptations (Stage 3)	£3.000m
Total	£104.044m

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 2019/20, £3.0m of funding was allocated, however only £2.7m was drawn down by RSLs enabling 994 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 2020/21, an initial £3.000m has been programmed.

TABLE 9: EXPENDITURE BY GRANT TYPE INCLUDING MEDICAL ADAPTATIONS (STAGE 3'S)

GRANT TYPE	2019/20 OUT-TURN £M
HA Rent General Needs	£61.140m
HA Rent Particular Needs	£11.777m
MMR	£18.503m
LCHO	£5.491m
LSVT	£0.729m
Stage 3 Adaptations	£2.700m
TOTAL	£100.340M

4. DEVELOPMENT COSTS, RENTS, GRANT LEVELS & PROCUREMENT

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME



Rumford Street –
Thenue Housing Association

TABLE 10: DEVELOPMENT AND WORKS COSTS(STAGE 3'S)

	HOUSING ASSOCIATION NEW BUILD	HOUSING ASSOCIATION REHAB (CONVERSIONS/ RE-MODELLING ONLY)	OVERALL (NB, REHAB & WORKS TO ACQUISITIONS)
Average house size (persons)	3.81	2.28	3.66
Average house size (m2)	113.83m ²	75.75m ²	113.24m ²
2019/20 average total development cost/unit	£181,339.46/ unit	£124,904.74/unit	£174,052.78/ unit
2018/19 average total development cost/unit	£172,830.75/ unit	£175,536.60/unit	£165,776.54/ unit
2019/20 average total development cost/m2	£1,593.07/m ²	£1,741.05/m ²	£1,594.60/m ²
2018/19 average total development cost/m2	£1,868.52/m ²	£2,299.85/m ²	£2,030.67/m ²
2019/20 Average total works cost/m2	£1,437.93/m ²	£1,257.92/m ²	£1,436.08/m ²
2018/19 Average total works cost/m2	£1,495.70/m ²	£1,918.39/m ²	£1,544.92/m ²



Inglefield Street –
Govanhill HA

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

- The overall average development costs /unit for 2019/20 has increased by 4.75% compared to 2018/19 but this has to be taken in the context that the average house (person) size has increased from 3.48 persons in 2018/19 to 3.81 persons in 2019/20 reflecting the policy to develop larger family homes.
- The overall average development costs /m2 for 2019/20 has reduced by 21.47% compared to 2018/19.
- The overall average works costs /m2 for 2019/20 has reduced by 7.05% compared to 2018/19.

TABLE 11: HOUSING ASSOCIATION RENTS INCLUDED WITHIN 2019/20 NEW BUILD TENDER APPROVALS

	NEW BUILD
Average Rent per Annum (2019/20)	£4,685
Average Rent converted to 3 Person Equivalent in 2019/20	£4,334
Comparison with Average Rent per Annum (2018/19)	£4,580
Comparison with 3 Person Equivalent in 2018/19	£4,383

The calculated average 3-person rents within new build tenders that were approved during 2019/20 ranged from £3,976.77 to £4,544.17 per annum, contributing towards an average 3 person equivalent rent of £4,334 per annum. Due to projects completing in different financial years, all rents have been calculated to 2019/20 levels to allow an accurate comparison.

All new build tenders submitted to Glasgow City Council during 2020/21 will be appraised against a benchmark rent of £4,379.00 per annum on a 3 person equivalent basis as set nationally by Scottish Government.

TABLE 12: GRANT LEVELS FOR TENDER APPROVALS (3 PERSON EQUIVALENT)

	2019/20 OUT-TURN	BENCHMARK
Social Rent New Build Greener Standard	£97,602.48	£72,000
Social Rent Rehab Other	£67,227.45	£70,000
Mid-Market Rent New Build Greener Standard	£88,289.74	£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 2019/20 AHSP. Private Acquisition projects are not included in Tables 12 and 13.

All new build projects that were approved during 2019/20 achieved the greener standard. Rehab projects that were approved by during 2019/20 included a small number of developments that involved the conversion of non-residential buildings to affordable housing for social rent.

TABLE 13: 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	1%
	Above Grant Subsidy Level	99%
Mid-Market Rent Units	Within Grant Subsidy Level	0%
	Above Grant Subsidy Level	100%
All New Build Units	Within Grant Subsidy Level	1%
	Above Grant Subsidy Level	99%

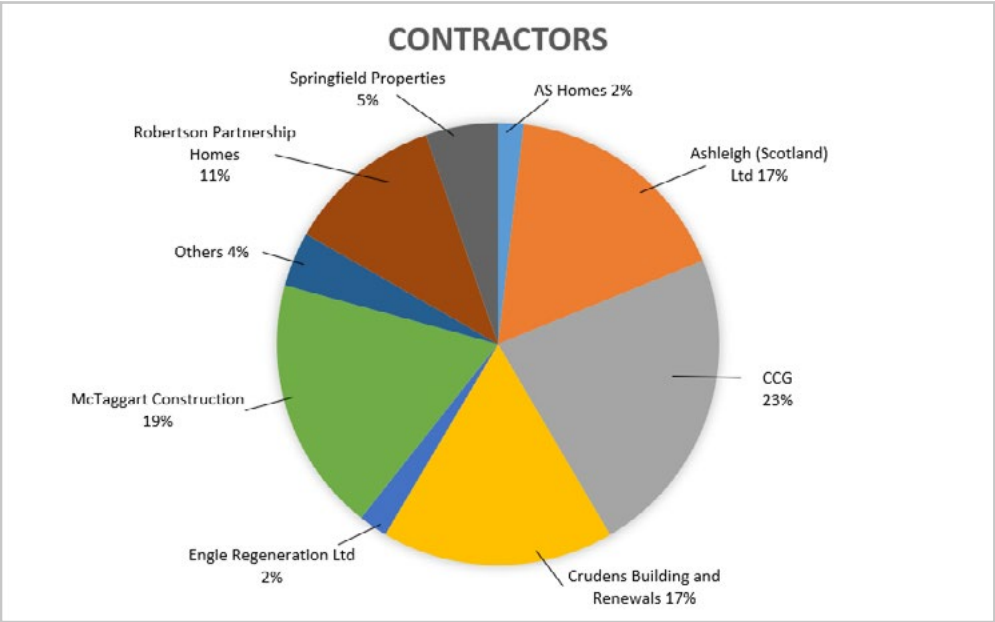
TABLE 14: GRANT LEVELS V GRANT SUBSIDY BENCHMARK COMPARISON (NEW BUILD UNITS)

GRANT LEVELS V GRANT SUBSIDY BENCHMARK (NEW BUILD UNITS)	%
% of new build units approved within Grant Subsidy Benchmark	1%
Comparison with 2018/19	6%

Overall, 1% 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 2019/20, 100% of new build projects that were approved by DRS – Housing and Regeneration Services achieved the greener standard. Projects approved by planning after September 2018 are also required to meeting the enhanced energy efficiency standards (Gold Standard) which is beyond that which is required for benchmark approval and has additional associated costs.

TABLE 15: DISTRIBUTION OF CONTRACTING WORK



The above table shows the distribution of Contracting work in 2019/20 tender approvals (by value of work approved).

5. ACCELERATED LAND RELEASE PROGRAMME

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME



Former Ruchill Primary School
Cube HA

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 most will 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 4 year period 2016/17 – 2019/20 38 sites have transferred to RSLs facilitating the delivery of over 1,600 new build homes.

The table below shows the site disposals to RSLs in 2019/20. These will contribute almost 350 units over 4 sites to the Affordable Housing Supply Programme in the City. 20 other sites are currently going through the process.

SITE	HOUSING ASSOCIATION	NUMBER OF UNITS
Garscadden PS	GHA	70
Scaraway Place	GHA	49
Hallrule Rd	Loretto	32
Hamiltonhill	Queens Cross	191

VACANT & DERELICT LAND REGISTER

The 2019 Scottish Vacant and Derelict Land Survey recorded a 5.1% (51 hectares) reduction in vacant and derelict land in Glasgow compared with 2018. This represents a continuation of the recent downward trend.

Over 13 hectares of this reduction was a direct result of the Housing Investment Programme, where over 750 units have been developed for new build housing across 11 sites of previously Vacant & Derelict land in the city.

HOUSING DEVELOPMENT FORUMS

Throughout 2019/2020, Housing Investment hosted Housing Development Forums to provide housing associations with opportunities to meet and discuss development issues with DRS colleagues in Planning, Building Standards, Roads, Legal and City Property. The feedback from these events was positive and was aimed to encourage early dialogue between development officers and DRS, while sharing common queries with the wider audience.

THE GLASGOW STANDARD

The Glasgow Standard was published in October 2018. The publication of the Glasgow Standard was supported by improved processes for the submission and monitoring of technical submissions; including tick lists for both pre-tender and tender stages. As design teams have now become accustomed to the Glasgow Standard and the pre-tender / tender stage processes since its 2018 launch, Housing Investment are proposing to further streamline the submission process stages which will involve a revision of both the pre-tender / tender tick lists in the first instance.

As a result of further changes to the pre-tender / tender tick lists, the hope is that the number of incomplete submissions will continue to reduce.

6. QUALITY, INNOVATION & SUSTAINABILITY

SUSTAINABILITY - PROGRESS TO ZERO CARBON

In May 2019, Glasgow City Council declared a climate and ecological emergency and announced its ambition to become a carbon neutral city by 2030.

DRS Housing Investment had already started working towards reducing carbon emissions in new build developments funded through the Affordable Housing Supply Programme (AHSP).

The following are some of the measures which have been introduced to date:-

- Enhanced grant levels for greener homes
- Enhanced insulation levels for new homes
- Passivhaus Standard
- Low or zero carbon generating technologies
- No new Gas connections beyond 2024
- Water Efficiency
- Electrical Vehicle Charging
- Bicycle storage to be designed into all new developments
- Sustainable Urban Drainage Systems (SUDS) / rainwater gardens
- Indoor air quality

Glasgow's Sustainability Levels, which sets out in three options for sustainable design, became the adopted standard for all new-build housing developments, regardless of tenure. These are:-

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

Housing Associations and design teams will continue to have the flexibility to determine the most appropriate sustainability philosophy for their developments on a project-by-project basis.

Throughout the Affordable Housing Supply Programme (AHSP) 2019/2020, the majority of our approved developments complied with the Gold Hybrid Standard and a few developments complied with the Nearly Zero Emission Standard (Passivhaus Standard) and we commend the enthusiasm across the city to deliver sustainable housing.

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.

FIRE REGULATIONS & 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.

<https://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:

<https://www.gov.scot/publications/report-review-panel-building-standards-fire-safety-scotland/>

The implications of the findings are reflected in future updates to the Building Standards Technical Handbook; however the main findings in relation to fire safety include:-

- 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

- Escape – in domestic buildings over 18m there should be 2 staircases and fire activated evacuation sounders in each floor.
- Mandatory installation of sprinklers in new flatted accommodation, larger multi-occupancy dwellings and those which provide care

The implications of this for the Affordable Housing Supply Programme will be reported in future performance review documents.

TABLE 16: SAP (STANDARD ASSESSMENT PROCEDURE) RATINGS BASED ON SAP 2012

NEW BUILD			
Rating	Band	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	*1864	94%
92 +	A	119	6%
TOTAL		1983	100%

Table 16 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.

**Please note that a few Housing Associations have not confirmed the finalised SAP rating for some schemes. We have assumed, based on analysis of these schemes design / specification that the units would fall within the rating of 81-91, and therefore included their units within Band B, as shown above.*

7. FEATURED PROJECTS

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME



Cunningham House –
Shettleston Housing Association

NORTH WEST & GOVAN AREA

LORETTO HOUSING ASSOCIATION – BUCKLEY STREET

Loretto Housing Association acquired the historic 'B' listed former Greenview Primary School through the nominated disposal process from GCC in March 2017. The development proposals designed by Hypostyle involved the conversion of the former school building and janitor's house with the addition of new build units in the former playground, to provide social rented housing for the elderly.

The tender was approved in August 2017 and McTaggart Construction began on site in the October. The project was completed 2 years later in October 2019 through a combination of traditional craftsmanship and modern techniques to create 28 contemporary, highly efficient homes.

The development consists of 26 amenity flats for the elderly, plus one wheelchair flat with the janitor's house converted into supported accommodation for 2 tenants with autism. The new homes are a mix of one and two bedroom flats.

The total development cost was £4.490m, GCC provided grant funding of £2.642m through the AHSP with the Association obtaining private finance of £1.591m. The remaining £0.257m came from an insurance settlement as a result of fire damage to the existing school building early on in the project.

The project has been shortlisted in the 'Housing Regeneration Project of the Year' category at the Scottish Homes Awards 2020.



NORTH EAST AREA

SHETTLESTON HA – CUNNINGHAM HOUSE

Shettleston Housing Association completed the housing development at the Carntyne Parish Church site (now called Cunningham House) in June 2019. The development involved the conversion of the former Carntyne Parish Church and a new build development to the side of the Church. DRS – Housing & Regeneration Services worked with Shettleston Housing Association to develop a range of affordable homes on the site. Construction started on site in March 2017 and completed in the middle of June 2019.

The development consists of 19 units for social rent for older people, and has the following housing mix:

- 12 units x 2 apt, 6 units x 3 apt, 1 unit x 4 apt

The 19 units consist of 14 units in the rehabilitation of the former church and 5 new build units. The 5 new build units have been built to Passivhaus standard. The Passivhaus technology reduces the loss of heat from the building, resulting in a minimal requirement for heating, with most of the heating needs covered by 'passive' sources such as solar gain, the building's appliances and inhabitants. For residents, this will mean a dramatic reduction in fuel bills.

The total development cost was £3.973m. AHSP grant was £1.828m and £0.838m in funding came from Shettleston Housing Association. The Association also received £0.357m in funding from GCC's Council Tax (second homes) budget which was used to fund the acquisition of the site and some fees. They were also successful in being awarded £0.950m in funding from the Scottish Government's Town Centre Empty Homes Fund (TCEHF). This fund was created by the Scottish Government to transform abandoned and empty town centre properties. The development was designed by Page\Park with John Gilbert Architects as the Passivhaus designer and constructed by Stewart & Shields Ltd.

SOUTH AREA

SOUTHSIDE HOUSING ASSOCIATION – 166 GORBALS STREET

Southside Housing Association acquired the former British Linen Bank Building at 166 Gorbals Street circa 1992. The building is a Category 'A' listed red sandstone tenement built around 1900 and is one of the last remaining examples of traditional Gorbals tenemental buildings, located in a prominent position diagonally across from the Citizens Theatre. Before works commenced on the site the building had deteriorated significantly over the years and was last occupied in the late 1980s. Southside Housing Association have carried out extensive works both internally and externally to return the building to its former glory.

Development of this site provides 6 x 2 bedroom, 4p flats for mid-market rent on the upper floors. The former banking hall on the ground floor will be used as café/restaurant which will be an important social hub for the local area and has been funded separately. The Housing Association competitively tendered for the works and the successful contractor appointed was McLaughlin Construction. This restoration project was designed by Page & Park and has been shortlisted in the Scottish Homes Awards for Renovation of the Year. The works commenced on site in February 2018 and completed on 18 November 2019.

The total development cost was £2.994m. AHSP grant was £1.496m and £0.819m in funding came from Southside Housing Association. In addition to the grant from the GCC AHSP, Southside Housing Association succeeded in pulling together an additional funding package with funding from Historic Scotland, The Empty Homes fund, Southside Housing Association and a range of other smaller contributions from a variety of funders made up the balance.



SPECIALIST HOUSING

BLACKWOOD HOMES AND CARE – HELENVALE

Beautiful. Connected. Accessible. Affordable.

Blackwoods exciting innovative development in the east end of Glasgow expands its care offering, delivering high quality care to people in their own homes to enhance independent living and help people to live life to the full.

Blackwood's new homes are two-bedroom properties with a generous open plan floor space around a central S-shape core of kitchen and bathroom, allowing for freedom of movement for any level of mobility. The development is across two, three storey blocks, with lift access to all levels and access to shared gardens, raised beds and car parking on site. Integrated fire suppression systems provide peace of mind along with convenient lifts and mobility vehicle storage areas.

The Blackwood House design is further enhanced with bespoke and innovative home automation through Blackwood's digital support system CleverCogs™ which promotes independent living. Home automation allows tenants to take control of things like lighting via their CleverCogs™ device. CleverCogs™ gives a personalised easy to access platform to communicate with carers, family & friends, and access the internet. Blackwood's digital package is supported by their Innovations Team, giving digital skills training to make the most of the device. Wifi is fully integrated into the development and accessible to all tenants.

This development sets a new standard for accessible, connected, affordable and beautiful housing in Scotland providing homes that will adapt to tenants needs now and into the future.

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME – PROJECT AWARDS OBTAINED IN 2019/20

Project Name	Area	Housing Association	Main Contractor	Architect	Award Name	Award Type and Category
Carntyne Church Cunningham House	North East	Shettleston Housing Association	Stewart & Shields	Page & Park, John Gilbert-Passivhaus	Scottish Homes Awards 2019 RICS Social Impact Awards 2020 - Residential category Scottish Design Awards 2020	Winner - Small Social Rent Development Regional finalist 2020 Shortlisted – awards ceremony 10th September
Dunira Street	North East	Tollcross Housing Association	Cruden Building & Renewal Ltd	Elder & Cannon	RIAS Awards 2020	Shortlisted
Springburn Way	North East	Home Group	AS Homes	George Buchanan Architects	Scottish Homes Awards 2020 Scottish Design Awards 2020	Shortlisted - Affordable Housing Development of the year (Mid-Size Social Rent) Shortlisted – award ceremony 10th September
Anderston Regeneration	North West	Sanctuary Scotland	CCG (Scotland) Ltd	Collective Architecture	Herald Awards 2019 Scottish Design Awards 2019	Winner – Best Regeneration Project Highly Commended – Regeneration Highly Commended – Affordable Housing
Buckley Street	North West	Loretto Housing	McTaggart Construction	Hypostyle	Scottish Home Awards 2020	Shortlisted – Housing Regeneration Project of the Year
Ashtree Road	South	Home Group	Merchant Homes	Graeme Nicholls	Architect Journal Awards 2019 Scottish Home Awards 2020 Scottish Home Awards 2020 Scottish Design Awards 2020	Winner – Editor's Choice and Housing Project up to £10m Shortlisted – Innovation in Design Shortlisted for Innovation in Design Shortlisted – awards ceremony 10th September

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME – PROJECT AWARDS OBTAINED IN 2019/20 (CONTINUED)

Project Name	Area	Housing Association	Main Contractor	Architect	Award Name	Award Type and Category
166 Gorbals St	South	Southside HA	McLaughlin Construction	Page & Park	Scottish Homes Award 2020	Shortlisted - Renovation of the Year
Muirsketh Road	South	Home Group	Engie	Collective Architects	Scottish Design Awards 2019 Homes for Scotland 2019	Highly Commended – Affordable Housing Shortlisted for Affordable Housing Development of the Year
St Andrews Drive, Phase 1	South	Southside HA	Cruden	JM Architects	Scottish Homes Award 2020	Shortlisted - Affordable Housing Development of the Year (Mid-sized, Social rent)

8. POST COMPLETION REVIEWS

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME




Ashtree Road –
Home

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 2019/20 six PCRs were carried out on the following projects:

RSL	PROJECT
Cadder Housing Association	Office Conversion
Govanhill Housing Association	Inglefield Street
Loretto Housing Association	Wallacewell Quadrant
Sanctuary Scotland	Spencer Street
Southside Housing Association	Acquisition Strategy
Thenue Housing Association	Rumford Street



Office Conversion –
Cadder Housing Association



Findings from 2019/20 PCRs are as detailed below:

- All new build projects have achieved the design and specification previously stipulated at tender stage. High standards of design and innovative ideas are continually being delivered by our housing association partners and their design teams under the Affordable Housing Supply Programme (AHSP).
- Tenant feedback is an important way of measuring the success of a development. Based on the 6 PCRs' carried out during 2019/20 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:

- There is a requirement for additional kitchen units or a different kitchen layout within wheelchair homes.
- Noise levels from upstairs neighbours.
- Higher gas and electricity bills. The Associations have offered to assist residents in looking for cheaper tariffs and energy advice.

9. COMMUNITY BENEFITS

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME



Dunira Street –
Tollcross Housing Association

Community Benefits clauses are requirements which are inserted into construction contracts to deliver wider social benefits in addition to the core purpose of a contract. These clauses can be used to build a range of economic, social or environmental conditions into the delivery of a contract. Incorporating these initiatives, housing associations and contractors can help to deliver some of the following objectives:

- Targeting Recruitment and Training Initiatives
- Educational Support Initiatives
- Vocational Training
- Supply Chain Development
- Community and Environmental Initiatives
- Supported Business, Third Sector and Voluntary Initiatives
- Social Enterprise and Co-operative Initiatives
- Equality and Diversity Initiatives
- Poverty Initiatives

Housing Investment analysed a sample of community benefits from projects that completed in 19/20. Of the 11 projects studied, the housing association and the contractor delivered the following as part of their community benefit contribution to the local community.

Projects	Units	Employment Benefits	Skills & Training	Community Engagement
11	600 +	152	105	24

The following case studies demonstrate the additional benefits that the Affordable Housing Supply Programme brings to the city through construction contracts community benefits.



NORTH EAST - PARKHEAD HA - FORMER QUARRYBRAE PRIMARY SCHOOL

The Quarrybrae Primary School project supported 50 hours of engagement with St Mungo's school and successfully supported 14 young people through the following construction qualifications:

- SQA Health and Safety,
- Construction Skills Certification Scheme,
- First Aid
- CREST (Cyber Security)

One local young person completed a 4 week placement with the contractor before progressing to a further placement organised by Action for Children's Youth Build Programme, before rejoining the contractor for a further placement and being offered an electrical apprenticeship.

The contractor also spent £18,000 on refurbishing Helenvale Care Home Community Garden and delivered talks to pupils of Quarrybrae Primary School, raising awareness of the dangers of a construction site. 60 pupils visited the construction site and took part in a range of activities. The activity programme was curriculum approved by the school and linked directly into the criteria for business engagement and wider curriculum programmes. The Housing Association also hosted a 'Construction Skills Taster Day' for 60 young people at the First Steps Future Training Centre. This included students from East Bank, St Mungo's and St Andrew's High Schools.

SOUTH – SOUTHSIDE HA - ST ANDREWS DRIVE

The St Andrews Drive project supported work experience for one local young person, who with no previous experience, worked as a general labourer on the site between February and April 2018. Another local young person, completed 8 months of apprenticeship on the site, between February and October 2018. In addition to this, 10 Glasgow residents gained employment on the site and the project facilitated a range of contributions to the local community, including work carried out to the Nan McKay Centre, providing labour and material to erect new signage, repair window sills and floors, replace an external store door and carry out external paintwork to front and side elevations of the building.

NORTH WEST – PARTICK HA – FORMER ST PETERS PRIMARY SCHOOL

The contractors supplied materials to support Sandy Road Nursery gardening workshops for under 5s. The contractors provided £350 worth of compost to the Growing Projects group who organise these workshops. The contractor also organised a summer football training activity for children in the local area and sponsored an afternoon lunch for the elderly.



**St Andrews Drive –
Southside HA**

10. TRANSFORMATIONAL REGENERATION AREAS (TRAs)

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME



Laurieston 1C –
New Gorbals HA



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. Maryhill Housing Association have had a mixed tenure development approved for the Botany (Phase 7) delivering 62 units.

Also 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 are all completed and occupied.

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).

Infrastructure works 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. All self-builders have completed their missives and have 2 years to complete their builds.

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. The production of a masterplan for the northern TRA is currently underway. This will assess the feasibility of the previous Urban Design Framework and will include Integrated Green Infrastructure interventions.

GALLOWGATE TRA

Glasgow Housing Association have completed Phase 2 of the masterplan, delivering 143 units, 113 social rent (99 of which are reprovioning and 16 Social Rent) and 28 mid-market rent. Hand over to occupants was completed in January 2020. To facilitate Phase 3, a programme of demolition is required with GHA managing the tender.

Detailed inspections have been undertaken on the Whitevale Baths building with emergency works completed in November 2019. Planned works include security installations to the rear of the building and new lighting installations to the frontage, which received listed building consent in January 2020. GCC are working with Glasgow Building Preservation Trust (GBPT) to develop a feasibility study for use of the building. The study will include local community group, Possibilities for Each and Every Kid (PEEK).

POLLOKSHAW TR

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, the former tenants hall in 2016 and 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's completed development of 42 social rented units on Shawbridge Street was shortlisted for a SURF and RICS Social Impact Awards. Home Scotland HA won two Architect Journal awards for their completed development of 24 mid-market rent flats on the former 'Key to Life' site on 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. Mobilisation is underway and sales have commenced.

GCC has setup a forum to address the need for community facilities in and around the TRA with NHS, GHA and Glasgow Life. The parties met in September 2019 to discuss strategic priorities and investment plans. All parties confirmed the importance of Pollokshaws to their operations. Parties are undertaking capacity reviews with future discussions looking at a Hub.

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. Discussions with Scottish Water (SW) are ongoing to progress the surface water/drainage strategy.

In the meantime, GHA have completed 116 new build units for reprovioning rent and 36 for mid market rent at Hinshelwood Drive to the south of Ibrox Stadium. The development started on site in January 2017 attended by the Leader of the Council and the First Minister and completed in March 2019.

The Lowther Group have completed handovers of their second phase at Ibroxholm Court. The development includes building 65 new build units for mid market rent.

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 progressing to schedule.

The new school and community campus completed in October 2019 by City Building, who have been on site in October 2017, with pupils from 2 schools and a nursery occupying from November 2019. The new campus incorporates 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 Cowliars Road Bridge has been completed by AMCO. Works were completed to construct roads and pavements on Keppochill Avenue/ Fountainwell Road, with the new bridge 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 of 154 homes started on-site in October 2019. St Rollox Church have now moved into their new building with an opening service held in October 2019. The contract to deliver the M8 pedestrian bridge was awarded to BAM Nutall in January 2020 with completion expected in 2021.

NORTH TORYGLEN TRA

Crudens Phase 3 (69 units 53 houses and 16 flats for private sale) completed in November 2019 (houses) and March 2020 (flats). Prospecthill Circus has now re-opened. 51 homes are now occupied and all have been 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.

Further meetings of the Greenspace sub-group from the LDG have taken place. This is to 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. The Group developed proposals and submitted applications for £3.4m in funding, all of which has now been secured. Clyde Gateway will take the lead in delivering the works. The Greenspace Group is now working to purify funding conditions. Clyde Gateway has progressed designs to RIBA Stage 4 and the second stage of contractor procurement is underway.

LAURIESTON TRA

The completion of Phase 1C (New Gorbals HA 45 Social Rent & 9 Shared Equity) was achieved in December 2018. 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 underway 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. All 64 units in Phase 2C are now sold.

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.

Southside HA have completed the refurbishment of the British Linen Bank Building at 166 Gorbals Street with a ground floor commercial unit and six two-bedroom flats for mid-market rent, one of the few remaining historic buildings in the Gorbals/Laurieston Area.

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.

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.

GCC DRS Flood Risk Team are undertaking studies as part of the East Springburn Surface Water Management Plan, which includes the Red Road TRA development site. Initial survey work, technical investigations and community consultation are progressing. There are a number of options being explored and planned investigative works will inform which strategy is most appropriate.

11. FUNDING BY HOUSING ASSOCIATION

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME



Admiral Street –
Southside HA

11. FUNDING BY HOUSING ASSOCIATION

Housing Association GPTs and Out-turns - Mainstream Programme

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

TABLE A

Team	Housing Association	2019/20	2019/20 Out-turn £m
North West & Govan	Cadder	£0.000	£0.000
	Cairn	£0.845	£0.013
	Cernach	£3.148	£4.594
	Elderpark	£4.392	£4.397
	Glasgow HA	£3.941	£8.369
	Glasgow West	£0.985	£0.373
	Govan	£1.795	£1.662
	Hawthorn	£0.012	£0.011
	Linthouse	£2.163	£0.704
	Loretto	£0.000	£0.176
	Maryhill	£2.778	£0.696
	North Glasgow	£0.000	£0.363
	Partick	£1.918	£1.745
	Queens Cross	£2.138	£1.357
	Sanctuary Scotland	£1.668	-£0.252
	West of Scotland	£1.250	£1.081
	Whiteinch & Scotstoun	£0.042	£0.043
	Yoker	£1.118	£1.132
Sub-Total		£28.193	26.464

Team	Housing Association	2019/20 GPT £m	2019/20 Out-turn £m
North East	Blackwood	£0.700	£0.700
	Calvay	£0.700	£0.376
	Copperworks	£0.019	£0.000
	GHA	£5.000	£4.659
	Home Scotland	£3.136	£1.436
	Link	£6.724	£12.135
	Lochfield Park	£1.594	£0.874
	Loretto	£0.000	£0.000
	Milnbank	£0.000	£0.051
	NG Homes	£2.000	£1.640
	Parkhead	£1.811	£0.800
	Provanhall	£0.872	£0.859
	Shettleston	£1.560	£0.607
	Spire View	£1.890	£0.467
	Thenue	£6.895	£4.101
	Tollcross	£0.300	£0.210
	West of Scotland	£5.199	£6.701
Sub-Total		£38.400	£35.616

Team	Housing Association	2019/20 GPT £m	2019/20 Out-turn £m
South	Ardenglen	£0.835	£0.833
	Cassiltoun	£1.860	£1.803
	Cathcart	£0.240	£0.000
	Craigdale	£0.300	£0.000
	GHA	£1.250	£0.485
	Glen Oaks	£2.845	£2.822
	Govanhill	£2.800	£6.374
	Home Scotland	£3.925	£5.600
	Link	£5.500	£7.478
	Loretto	£0.400	£0.465
	New Gorbals	£1.055	£0.665
	North View	£1.500	£0.117
	Rosehill	£1.250	£0.260
	Sanctuary Scotland	£2.875	£1.117
	Southside	£5.035	£5.194
	Thistle	-£0.300	-£0.300
	Trust	£0.600	£0.000
Sub-Total		£31.970	£32.913
Total		£98.563	£94.993

* 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 2019/20

Team	Housing Association	2019/20 GPT £m	2019/20 Out-turn £m
North East	Home Scotland	£0.729	£0.729
Sub Total		£0.729	£0.729
Total		£0.729	£0.729

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

Team	Housing Association	2019/20 GPT £m	2019/20 Out-turn £m
North West & Govan	Loretto	£0.000	£0.176
	Sanctuary Scotland	£1.668	£0.252
North East	Link	£6.724	£12.135
	Loretto	£0.000	£0.000
	Thenue	£6.895	£4.101
	West of Scotland	£5.199	£6.701
South	Home Scotland	£3.925	£5.600

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

Team	Housing Association	2019/20 GPT £m	2019/20 Out-turn £m
North West & Govan	Cadder	£0.040	£0.030
	Cairn	£0.010	£0.007
	Cernach	£0.030	£0.011
	Charing Cross	£0.025	£0.029
	Cube	£0.115	£0.011
	Drumchapel	£0.030	£0.032
	Elderpark	£0.020	£0.045
	Glasgow West	£0.030	£0.030
	Govan	£0.070	£0.085
	Hanover	£0.030	£0.032
	Hawthorn	£0.020	£0.023
	Horizon	£0.020	£0.016
	Kendoon	£0.030	£0.031
	Kingsridge Cleddans	£0.025	£0.018
	Linthouse	£0.090	£0.053
	Maryhill	£0.070	£0.038
	Partick	£0.065	£0.079
	Pineview	£0.025	£0.005
	Queens Cross	£0.070	£0.069
	Sanctuary Scotland	£0.060	£0.059
	Whiteinch & Scotstoun	£0.060	£0.047
	Yorkhill	£0.015	£0.024
	Yoker	£0.020	£0.019
Sub-Total		£0.970	£0.793

Team	Housing Association	2019/20 GPT £m	2019/20 Out-turn £m
North East	Blairtummock	£0.020	£0.033
	Blochairn	£0.030	£0.011
	Calvay	£0.030	£0.019
	Copperworks	£0.030	£0.002
	Easthall Park	£0.040	£0.050
	Gardeen	£0.035	£0.035
	Link	£0.025	£0.029
	Lochfield Park	£0.030	£0.027
	Loretto	£0.040	£0.025
	Milnbank	£0.080	£0.090
	Molendinar Park	£0.040	£0.040
	North Glasgow	£0.120	£0.161
	Parkhead	£0.090	£0.111
	Provanhall	£0.015	£0.018
	Reidvale	£0.045	£0.027
	Ruchazie	£0.030	£0.014
	Shettleston	£0.100	£0.153
	Spire View	£0.050	£0.046
	Thenue	£0.095	£0.111
	Tollcross	£0.020	£0.013
	Wellhouse	£0.040	£0.025
	West of Scotland	£0.100	£0.095
Sub-Total		£1.105	£1.135

Team	Housing Association	2019/20 GPT £m	2019/20 Out-turn £m
South	Ardenglen	£0.040	£0.020
	Bield	£0.050	£0.059
	Cassiltoun	£0.025	£0.024
	Cathcart & District	£0.030	£0.010
	Craigdale	£0.010	£0.010
	Glen Oaks	£0.070	£0.089
	Govanhill	£0.025	£0.050
	Home	£0.080	£0.079
	Key	£0.015	£0.015
	Margaret Blackwood	£0.030	£0.016
	New Gorbals	£0.120	£0.190
	North View	£0.020	£0.022
	Rosehill	£0.060	£0.053
	Southside	£0.040	£0.038
	Thistle	£0.060	£0.058
	Trust	£0.015	£0.039
Sub-Total		£0.690	£0.772
Total		£2.765	£2.700

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