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GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME



PERFORMANCE REVIEW

2020/21

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FOREWORD

Welcome to the 18th Affordable Housing Supply Programme (AHSP) Annual Performance Review 2020/21. 2020/21 was the most demanding year yet for the Affordable Housing Supply Programme in Glasgow.

The onset of the Covid-19 pandemic just before the new financial year presented many wide-ranging challenges throughout society and this has impacted significantly on the delivery of the Affordable Housing Supply Programme.

GCC Housing Investment staff were already working from home as the new financial year began and this continued throughout 2020/21. All construction work on AHSP sites stopped for at least 3 months while new regulations and restrictions for safe working were implemented. Despite the significant challenges the Housing Investment team, now part of GCC's Neighbourhood, Regeneration & Sustainability Services, continued to function under the new restrictions and working arrangements.

The original AHSP budget for 2020/21 was £110.896m. This represented an increase of 6% from the 2019/20 budget. Glasgow City Council's Housing Investment Team carried out a re-profiling exercise in August 2020, following the initial lockdown, which established that completions expected by March 2021 would not happen. Following discussions with Scottish Government, targets were revised to £80m and reported to Council in January 2021. 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.

This AHSP expenditure contributed to achieving Scottish Government's 'More Homes Scotland' target of 50,000 new homes by March 2021 and will continue to deliver on the new on-going target of 100,000 affordable new homes by 2032.

The delivery of the AHSP in 2020/21 involved Housing Investment staff working closely with 41 local housing associations and 6 regional/national organisations to deliver 19 project approvals across the city.

Due to the disruption caused by Covid-19 there was an 88% decrease in new build approvals compared to 2019/20. There were 1,144 new homes started on construction sites and 397 new homes were completed during the year. 2020/21 was clearly not a normal working year and presented unprecedented challenges.

The Housing Investment team will play its part in the recovery from Covid-19, helping to deliver the Scottish Government's targets and substantial AHSP budget allocation. This will involve continuing our close working with RSLs, developers and other partners to facilitate housing development across the city. We will continue to

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respond to challenges as part of the recovery and help to produce much-needed new affordable homes and sustainable communities into next year and beyond.



Councillor Kenny McLean
City Convener for Neighbourhoods, Housing and Public Realm

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1. INTRODUCTION

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 £64.295m for 2020/21 and this was topped up by £46.601m 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. The themes and priorities are listed below:-

Themes	<ul style="list-style-type: none"> • Increasing the supply and improving the quality of housing available to Glasgow's people • Improving access to appropriate housing for Glasgow's people
Strategic Priorities	<ol 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, Glasgow's Housing Strategy and Strategic Housing Investment Plan 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

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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 housing strategy 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

Table 1: Unit Approvals by Housing Investment Area

AREA	2020/21 OUT-TURN NEW BUILD	2020/21 OUT-TURN IMPROVED	2020/21 OUT-TURN TOTAL
North West/Govan	0	19	19
North East	303	9	312
South	30	38	68
Total	333	66	399

Here are our highlights:

- We approved tenders for 399 new and improved homes in 2020/21.
- The approval of 333 new build homes represents a decrease of 83% on 2019/20 figures.
- We approved 288 homes for mid-market rent.
- Construction or refurbishment of 1,144 homes began on site in 2020/21.
- 397 homes were completed during the year.

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Purdon Street – Partick Housing Association

Table 2: New Build Unit Approvals by Tenure

TENURE	2020/21 OUT-TURN
Housing Association (HA) Rent	45
Mid-Market Rent	288
New Supply Shared Equity (NSSE)	0
Total	333

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Table 3: Unit Approvals by Grant Type

TENURE	2020/21 OUT-TURN
Housing Association (HA) Rent:	
- General Needs Homes	101
- Particular Needs Homes	10
Mid-Market Rent	288
New Supply Shared Equity (NSSE)	0
Total	399

The Council approved 399 new and improved housing units in 2020/21, of which -

- 111 homes were for affordable rent and 288 were for mid-market rent.
- 366 were flats and 33 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 2020/21, a total of 28 wheelchair readily adaptable units were approved and a breakdown is provided in Table 4.

Table 4: Wheelchair Readily Adaptable Housing Unit Approvals by Housing Investment Area

	NORTH WEST & GOVAN	NORTH EAST	SOUTH	TOTAL
Wheelchair Readily Adaptable Unit Approvals	0	23	5	28



Arden – Glen Oaks Housing Association

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

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

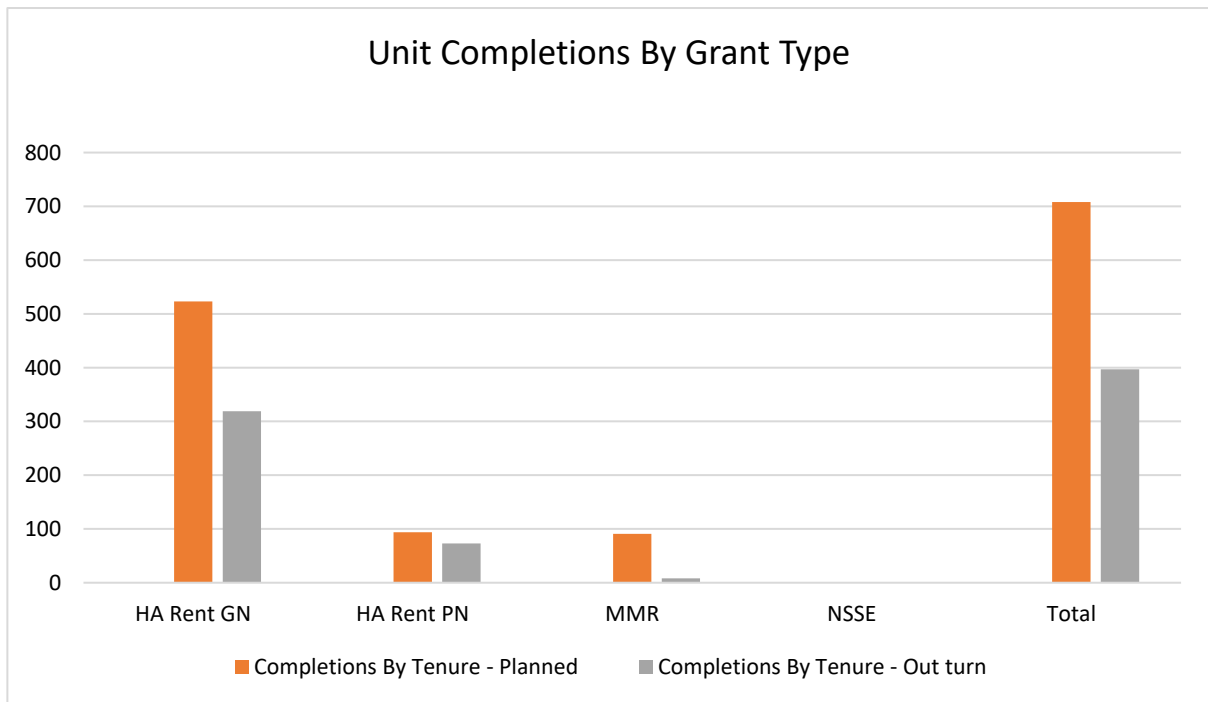
Table 5 provides a breakdown of the number of larger family unit approvals. A total of 8 larger family units were approved during 2020/21.

Table 5: Larger Family Housing Unit Approvals by Housing Investment Area

	NORTH WEST AND GOVAN	NORTH EAST	SOUTH	TOTAL
Larger Family Unit Approvals 2020/21	5	2	1	8

Table 6: Unit Completions by tenure

	2020/21 PLANNED	2020/21 OUT TURN
HA Rent General Needs	523	316
HA Rent Particular Needs	94	73
Mid-Market Rent	91	8
NSSE	0	0
Total	708	397





Holmlea Primary School – Home In Scotland Housing Association

Completions in relation to the Wheatley Group Programme during 2020/21 funded directly from Scottish Government are outlined below in Table 7.

Table 7: Wheatley Group Programme 2020/21 Project Completions (funded directly by Scottish Government)

PROJECT	UNITS	TENURE
Inglefield Street	49	MMR

3. EXPENDITURE

The budget for 2020/21 was £110.896m. This represented an increase of 6% from the 2019/20 budget. However, as a result of the Covid 19 pandemic and months of lockdown the budget was revised several times before reducing to £80m. The final out turn figure for the year was £85m achieving an overspend of £5m. This brings the total amount of grant funding to £1.3 billion over the last 18 years.

The 2020/21 planned figure of £110.896m relates to the following programmes /budgets:

- Core Programme

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- Large Scale Voluntary Transfer (LSVT) Programme
- Private Acquisitions – Homeless Strategy
- Medical Adaptations

The 2020/21 planned figure is broken down as follows:-

Block A	£ 86.572m
Block B	£ 16.524m
LSVT Programme	£ 2.300m
Private Acquisitions – Homeless Strategy	£ 2.500m
Medical Adaptations (Stage 3)	£ 3.000m
Total	£110.896m

Table 8: Expenditure by Housing Investment Area

NB - Refer to Table A for Out-turns by Programme

AREA	2020/21 Out-turn £m
North West and Govan	£21.094m
North East	£36.577m
South	£25.540m
Stage 3's	£ 1.789m
Total	£85.000m

The 2020/21 out-turn figure is broken down as follows:-

Core Programme	£82.690m
LSVT Programme	£ 0.521m
Medical Adaptations (Stage 3s)	£ 1.789m
Total	£85.000m

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

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Medical Adaptations (Stage 3s)

Over time, housing needs can change if a resident become infirm or has a physical disability. In some instances, it may be that their current home is no longer suitable for their needs.

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 2020/21, £3.000m of funding was allocated, however only £1.789m was drawn down by RSLs enabling 612 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 2021/22, an initial £3.250m has been programmed.

Table 9: Expenditure by Grant Type including Medical Adaptations (Stage 3's)

GRANT TYPE	2020/21 OUT-TURN £M
HA Rent General Needs	£46.381m
HA Rent Particular Needs	£ 7.099m
MMR	£24.762m
LCHO	£ 2.539m
LSVT	£ 0.521m
PSR	£ 1.909m
Stage 3 Adaptations	£ 1.789m
Total	£85.000m

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4. DEVELOPMENT COSTS, RENTS, GRANT LEVELS & PROCUREMENT

Table 10: Development and Works Costs

	HOUSING ASSOCIATION NEW BUILD ONLY
Average house size (persons)	3.75
Average house size (m ²)	95m ²
2020/21 average total development cost/unit	£169,409.43/unit
2019/20 average total development cost/unit	£181,339.46/unit
2020/21 average total development cost/m ²	£1,774.56/m ²
2019/20 average total development cost/m ²	£1,593.07/m ²
2020/21 Average total works cost/m ²	£1,529.46/m ²
2019/20 Average total works cost/m ²	£1,437.93/m ²



Laurel Street – Partick Housing Association

Table 11: Housing Association Rents included within 2020/21 New Build Tender Approvals

	NEW BUILD
Average Rent per Annum (2020/21)	£5,005
Average Rent converted to 3 Person Equivalent (2020/21)	£4,538
Comparison with Average Rent per Annum (2019/20)	£4,685
Comparison with 3 Person Equivalent (2019/20)	£4,334

The calculated average 3-person rents within new build tenders that were approved during 2020/21 ranged from £4,398.80 to £4,644.39 per annum, contributing towards an average 3 person equivalent rent of £4,538 per annum. Due to projects completing in different financial years, all rents have been calculated to 2020/21 levels to allow an accurate comparison.

All new build tenders submitted to Glasgow City Council during 2021/22 will be appraised against a benchmark rent of £4,454.00 per annum on a 3 person equivalent basis as set nationally by Scottish Government.

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Table 12: Grant Levels for Tender Approvals (3 Person Equivalent)

	2020/21 OUT-TURN	BENCHMARK
Social Rent New Build Greener	£78,809.73	£72,000
Social Rent Rehab Other	£72,000.00	£70,000
Mid-Market Rent New Build Greener Standard	£65,820.11	£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 2020/21 AHSP. Private Acquisition projects are not included in Tables 12 and 13. All new build projects that were approved during 2020/21 achieved the greener standard.

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	67%
	Above Grant Subsidy Level	33%
Mid-Market Rent Units	Within Grant Subsidy Level	0%
	Above Grant Subsidy Level	100%
All New Build Units	Within Grant Subsidy Level	9%
	Above Grant Subsidy Level	91%

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	9%
Comparison with 2019/20	1%

Overall, 9% 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

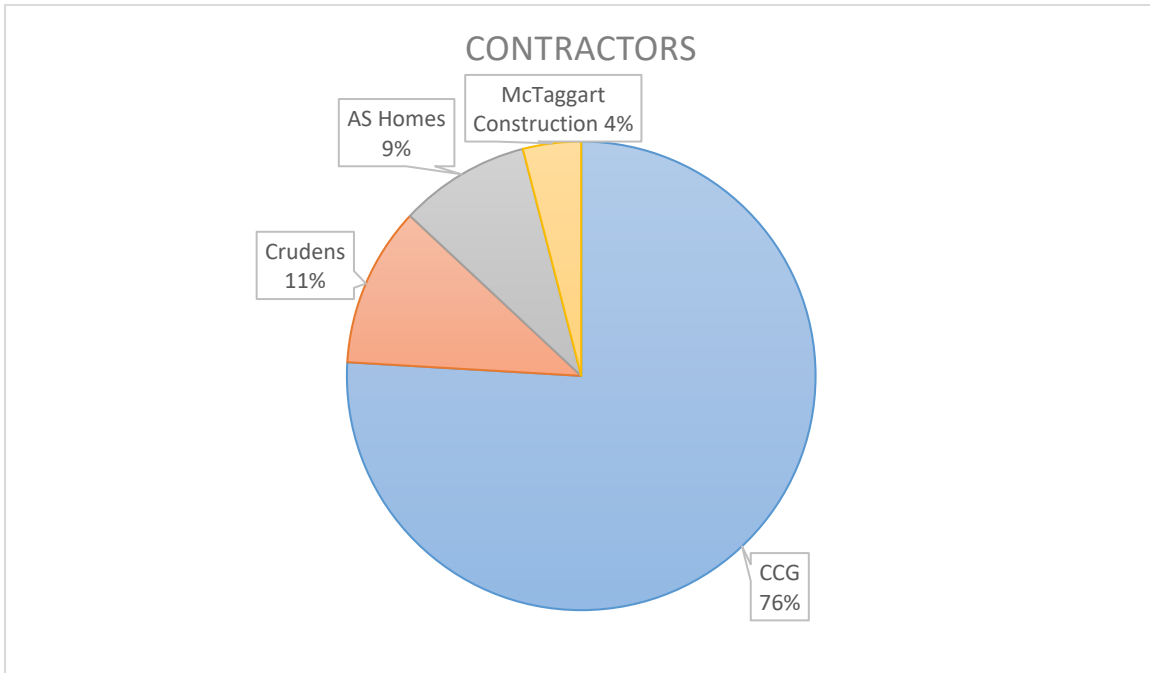
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subsidy levels. Projects that were approved above the grant subsidy benchmark included sites that had poor ground conditions including land contamination.

In 2020/21, 100% of new build projects that were approved by NRS – Housing and Regeneration Services achieved the greener standard. Projects approved by planning after September 2019 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 2020/21 tender approvals (by value of work approved). The large percentage for CCG relates to the Meatmarket approval which consisted of 252 of the 333 new build units approved overall.

5. ACCELERATED LAND RELEASE PROGRAMME

The Council is working closely with RSLs and City Property on nominated land disposals. All of these sites will contribute towards Glasgow’s Affordable Housing Supply Programme as well as contributing to the delivery of the Scottish Government’s More Homes Scotland target of 110,000 affordable new homes by 2032. Since the Scottish Government announcement in 2016, the Council has accelerated the programme of land release. In the 5 year period between 2016/17 –

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2020/21, 42 sites have transferred to RSLs facilitating the delivery of over 1,900 new build homes.

The table below shows the site disposals to RSLs in 2020/21. These will contribute 335 units over 4 sites to the Affordable Housing Supply Programme in the City. 15 other sites are currently going through the process.

Site	Housing Association	No. of Units
Meatmarket	Home	252
Great Dovehill	GHA	32
Drumoyne Primary School	Linthouse	49
Two former Schoolhouses	Southside	2

Vacant & Derelict Land Register

The 2020 Scottish Vacant and Derelict Land Survey recorded a 1.5% (15 hectares) net reduction in vacant and derelict land in Glasgow compared with 2019. This represents a continuation of the recent downward trend, though less pronounced than in recent years due to the impact of the pandemic.

Over 12 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.

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Glamis Road – Blackwood Group

6. QUALITY, INNOVATION & SUSTAINABILITY

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 (Now Neighbourhoods Regeneration and Sustainability, NRS) colleagues in Planning, Building Standards, Roads, Legal and City Property. Unfortunately, throughout the 2020/2021 year, these Housing Development Forums have not been possible, as gatherings of this nature have been directly affected by the Government restrictions imposed as part of the Covid-19 pandemic recovery route. Hopefully these forums will resume in the near future.

The Glasgow Standard

The Glasgow Standard (A Design Schedule for Affordable Housing in Glasgow) was first published in October 2018. Since its first publication, it has always been Glasgow City Council's intention to continually review this standard and work together with the Scottish Government and our developing partners to further improve and update The Glasgow Standard for future development within the city.

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Outlined in the Council's Annual Performance Review, only 9% of new build homes approved during 2020/21 met the relevant Affordable Housing Supply Programme (AHSP) benchmark of £72,000 greener standard.

As such, Glasgow City Council's Housing Strategy team (Neighbourhoods Regeneration and Sustainability, NRS) are currently carrying out an internal review of the Glasgow Standard in relation to the cost of developing affordable housing in Glasgow. This review will be undertaken in collaboration with the Scottish Government and our developing partners, surveys have already been issued to some RSL's, with the findings of this review made public to all partners when finalised.

Sustainability - Progress to Zero Carbon

For some time now Glasgow City Council have been working towards reducing carbon emissions in new build developments funded through the Affordable Housing Supply Programme (AHSP).

Glasgow's Sustainability Levels, which set 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 (Aspect Gold level 1 and Aspect Silver 2- 8 incl.). plus 20% abatement through the use of low and zero carbon generating technologies.

Option 2 – Nearly Zero Emissions (or the Passivhaus Standard) plus Aspect Gold Level 1 and Aspect Silver levels 4 – 8 incl. No Low and zero carbon technologies required for this option.

Option 3 – Net Zero Carbon (Aspect Platinum Level 1 and Aspect Silver Level 2-8 incl. plus 20 % abatement through the use of low and zero carbon generating technologies.

Throughout the Affordable Housing Supply Programme (AHSP) 2020/21, 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 and commitment to deliver sustainable housing.

Looking towards the future, Glasgow City Council's Sustainability aims are ultimately:

- To reduce carbon emission and comply with New Build Heat Standard 2024.
- To reduce fuel poverty, health inequalities and homelessness.
- To comply with the Technical Standards Energy review to reduce heat demand and associated carbon emissions in new buildings.

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- To comply with the new publication Housing to 2040.

All new homes delivered by RSL's and local authorities must comply with zero emissions by 2026. This will involve fitting zero emissions heating systems ahead of the 2024 regulations coming into force, making greater use of offsite construction and introducing a new business model for affordable home delivery. To simplify, no gas should be supplied to new homes from 2024 to achieve Zero direct emissions from heating and cooling.

New Build Heat Standard 2024

The new guidance, New Build Heat Standard will be introduced in 2024. The scope of the standard proposes that any installed heating system would produce no direct greenhouse gas emissions (zero direct emissions) at the point of use (i.e. no gas installed) for all new build developments going forward.

The Scottish Government believes developers should retain as much flexibility as possible in meeting this Standard, although they also expect developers to be mindful of the running costs of any heating system and the impact that these will have on the occupant to ensure they are able to afford to heat the building.

Decisions will be dependent on the characteristics of each individual site, as well as a location's natural resource(s) and the nature of the energy networks serving the site. It is envisaged that this will predominantly involve the installation of individual building/dwelling-level zero-direct emissions technologies, as well as connecting new buildings to new or existing heat networks.

By acting now and legislating for 2024, new buildings will lead the way in helping Glasgow achieve our statutory climate change targets, avoiding adding further greenhouse gas emissions to Scotland's inventory, and negating the need for the disruptive and expensive retrofit of buildings further down the line.

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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	333*	100%
92 +	A	0	0%
Total		333	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

North West & Govan Area

Cernach Housing Association – Invercanny Drive

The Invercanny Drive site was part of the extensive derelict land that arose in Drumchapel following the demolition of low demand, poor quality housing in the estate.

Cernach's interest in these large sites for new build dates back to when one of these sites, adjacent to the Invercanny Drive site, was offered by the Council to Glasgow Housing Association (GHA) for development. As part of this work, GHA approached DRUMCOG, the local alliance of housing associations, to determine if any were interested in a partnership development. Cernach responded positively to the invitation and agreed that they would develop 36 units for social rent as part of the GHA development. This development completed in March 2020.

As Linkwood Drive developed, Cernach expressed an interest to add more new housing to their stock by developing the site at Invercanny Drive. The investment team at Housing & Regeneration supported Cernach to fund a feasibility study over the site and also the remaining site to the north as this information could be used for any future RSL or private development. The feasibility study was completed in 2018 and the tender was approved by Housing & Regeneration as part of the AHSP in June 2019 to provide 48 new homes.

The house types were chosen by Cernach with the aim to diversify their housing stock as they have mainly flats in their area. The aim was to help meet the high demand for larger families and wheelchair housing. The project completed in February 2021 and provides 48 new homes. 34 of these are semi-detached homes with the remainder cottage flats. There are 5 larger family (for up to 7 people) and 4 wheelchair homes.

The houses have been built to modern high space and environmental standards. These are the most energy efficient houses Cernach has built and each household enjoys green electricity generated by roof mounted solar panels.

The project at Invercanny Drive together with the Linkwood Drive development with GHA, have brought 6 hectares of derelict land back into use – completely transforming the area.

The contractor for both projects was McTaggart Construction Ltd.



Invercanny Drive – Cernach Housing Association

North East Area

Glamis Road

Blackwood Group completed this exciting innovative development at Glamis Road in the east end of Glasgow in September 2020. The development involved the construction of 24, 2 bedroom, 3 person new build flats at a vacant brownfield site in the Newbank/Helenvale area of Glasgow. Construction started on site in December 2018. The development is described as beautiful, connected, accessible and affordable.

All flats are wheelchair adaptable. The new homes are particularly suited for individuals aged 16-64 years old with significant physical disability/mobility issues. Blackwood Group's bespoke digital care system "CleverCogs" has been installed with touch screen devices which enable clients to open blinds, turn on lights, see visitors at their front door and order shopping. This 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 devices. Wifi is fully integrated into the development and accessible to all tenants.

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There are many other home automation features. This technology will ensure clients are able to live comfortably with support. The development expands Blackwood's care offering and delivers high quality care to people in their own homes to enhance independent living and help people live life to the full. The properties have 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.

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.

NRS – Housing and Regeneration Services ensured GCHSCP (Glasgow City Health and Social Care Partnership) were involved in an early stage of discussion with Blackwood Group and that they were involved throughout the development process. This ensured that GCHSCP were able to identify priority clients as tenants. GCHSCP have 100% nomination rights for all 24 units for the first cohort of residents and the right of succession will also always revert to GCHSCP.

In terms of amenities, the site is situated in an accessible location and is served by good transport links, which includes regular bus services on nearby Tollcross Road and London Road. There are a range of retail facilities in the Parkhead/Tollcross area including retail amenities surrounding Parkhead Cross and at Parkhead Forge Retail Park and Shopping Centre. Both Tollcross Park and the Cuningar Woodland Park are located close to the site.

The total development costs were £4.386m which was made up of AHSP grant of £2.032m and private finance from Blackwood Group of £2.354m. The development was designed by Hypostyle Architects and constructed by Crudens.

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Glamis Road – Blackwood Group

South Area

Holmlea Primary School – Home in Scotland Housing Association

Holmlea Primary School is a B listed, red sandstone building located within the Cathcart area of Glasgow. It was designed by Andrew Balfour, built in 1908 and served as the local Primary School for nearly 100 years until its closure in 2004. Home in Scotland Housing Association acquired the, now derelict, property from Glasgow City Council in 2016. Working closely with architects Anderson Bell & Christie and contractor CCG, the Association retained many of the original features, whilst sympathetically restoring the building and transforming the former playground into communal landscaped open space. The development began on site in December 2018 and completed in October 2020.

The development consists of forty-nine units for Social Rent. The converted school contains thirty-eight 1 & 2 bedroom flats, there is the refurbished 2 bedroom schoolhouse and the remaining ten are in two new-build blocks to the rear. As the local affordable housing provider, Cathcart & District Housing Association have taken ownership of the ten new-build flats as part of the development agreement with Home in Scotland Housing Association. High quality landscaping and an Artwork featuring the Ally Bally Bee nursery rhyme complete this landmark conversion.

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The total cost was £10.591m of which £7.670m was provided through the Affordable Housing Supply Programme budget. GCC also contributed £0.510m Council Tax funding which, alongside private finance from the Housing Associations, funded this much-needed affordable housing in an area where few development opportunities arise.



Holmlea Primary School – Home in Scotland Housing Association

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**GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME –
PROJECT AWARDS OBTAINED IN 2020/21**

Project Name	Area	Housing Association	Main Contractor	Architect	Award Name	Award Type and Category
Ashtree Road	South	Home Group	Merchant Homes Partnerships Ltd	Graeme Nicholls Architects	Archdaily- International 'Building of the Year' Scottish Design Awards 'Residential' (2020) Scottish Home Awards 'Innovation' (2020) Royal Scottish Academy Annual Exhibition	Shortlisted – Archdaily- International 'Building of the Year' (2021) Nominee- Scottish Design Awards 'Residential' Nominee- Scottish Home Awards 'Innovation' Selected- Royal Scottish Academy Annual Exhibition (2020)
Holmlea Primary School	South	Home Group	CCG (Scotland) Ltd	Anderson, Bell & Christie	Planning in Excellence Award 2021	Finalist- Planning in Excellence Award 2021

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Buckley Street	North West & Govan	Loretto HA (Wheatley Group)	McTaggart Construction	Hypostyle Architects	Scottish Homes Awards 2020 Homes for Scotland 2020	Housing Regeneration Project of the Year-Winner Development of the Year- Medium Shortlist Nomination
Hinshelwood Drive*	North West & Govan	Wheatley Group	Cruden Building	Elder & Cannon	Homes for Scotland 2020/21- Development of the year Large (100+ units)	Shortlisted
Bell Street Stables*	North East	Wheatley Group	CCG (Scotland) Ltd	Collective Architecture	Homes for Scotland 2020/21- Development of the year Medium (26-99 units)	Shortlisted
166 Gorbals St	South	Southside	McLaughlin Construction	Page/Park Architects	Scottish Design Awards 2021- Regeneration	Winner- Regeneration

*denotes GHA bond funded projects

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Bell Street – Wheatley Group

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8. POST COMPLETION REVIEWS

Post Completion Reviews (PCRs) are carried out annually on a selection of recently completed developments. PCRs enable us to assess the quality and value-for-money of developments, as well as informing investment in future schemes. Projects are selected to represent a cross-section of the Affordable Housing Supply Programme, although unique and / or innovative projects will be of particular interest. There are four main elements to the PCR:

- **Physical quality** - in terms of architectural and build quality.
- **Resident satisfaction** - assessed through questionnaire surveys and visits to a selection of householders.
- **Project effectiveness** - in terms of value-for-money timescales, and delivering project objectives.
- **Implications for the future** (i.e. lessons learned from completed projects).

For each PCR, a formal written report is issued and agreed with the Association. During 2020/21 six PCRs were carried out on the following projects. It should also be noted that due to the current Covid-19 Pandemic, GCC's Housing Investment team were unable to carry out home visits on this occasion and therefore unable to interview tenants face-to-face or inspect the internal finishes of the homes.

RSL	Project
Hawthorn Housing Co-operation	Ashfield Street
Loretto Housing Association	Buckley Street
Sanctuary Scotland Housing Association	Craigbank, Newfield Square
Southside Housing Association	St Andrews Drive, Phase 1
Thenue Housing Association	Monteith Row
Shettleston Housing Association	Carntyne Church

Findings from 2020/21 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 2020/21 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.

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A few of the minor issues noted from the Post Completion Reviews:

- Access to garden areas could be better in some instances, especially within cottage flat arrangements, specifically middle upper flats.
- In relation to conversions of existing buildings, clearer maintenance strategies could be considered, to better ensure all parts of the buildings (sometimes listed) are being regularly maintained and have ease of operation.
- Residents generally appeared to be happy with the size and layouts of their kitchens and bathrooms but mixed responses were received regarding the kitchen units and bathroom sanitary-ware build quality in some instances.
- Some residents noted experiencing surface condensation and mould within their kitchen or bathroom areas.
- Some residents noted having mixed feelings towards the backcourt areas, especially where this encompasses limited residents / guest parking bays.
- It is worthwhile noting that the majority of the residents responses have been positive and that many of the noted issues which were raised relate to more minor snagging items, usually picked up within the 12 month Defect Liability Period. Unfortunately, has been directly affected by the Government restrictions imposed on undertaking non-essential repairs and minimising inspections over a large part of the Covid-19 pandemic recovery route.



Buckley Street – Loretto Housing Association

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9. COMMUNITY BENEFITS

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 20/21. Of the 5 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
5	224	22	29	5

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

North West & Govan – Cernach HA- Invercanny Drive

Cernach HA’s development at Invercanny Drive supported the delivery of 3 new entrants, as well as providing numerous skills and training opportunities including 8 work experience placements.

As Contractor of the development, McTaggart’s also engaged with the local community to provide a worthwhile and meaningful outcome for residents. They provided 4 basic life support training sessions over 2 days for residents of Cernach HA, with help and input from Chest Heart and Stroke Scotland (CHSS).

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North East – Thenue HA – Abercromby Street

Thenue HA's appointed contractor for their Abercromby Street project, Crudens, has given a much needed cash boost to 3 community groups in the east end. As part of winning the contract to create the properties, Crudens pledged to deliver a series of community benefits which has included a cash donation of £5,000 to the 3 groups.

The community groups who have received this donation are:

The Kindness Project - awarded £2,000

North East Recovery Community - awarded £2,000

We Are With You (formerly known as "Addaction") - awarded £1,000

The Kindness Project provides relief to Glasgow's homeless community while North East Recovery assists women recover from addiction and runs a regular café in Calton. We Are With You also helps people recover from addiction issues with an emphasis on wellbeing.

These organisations do vital work in the east end and the donation will allow them to continue to provide an essential role in the local community.

<https://www.thenuehousing.co.uk/items/Thenue-News/Building-Bright-Futures->

South – Glen Oaks HA – Arden Phase 5 (Kilmuir Drive)

Glen Oaks' Arden Phase 5 supported the delivery of 4 apprenticeship positions in Arden. These included painters and decorators, electricians and plumbers.

Furthermore, a community garden adjacent to the site is currently being developed. The contractor AS Homes are working closely with Glen Oaks HA and the local community to provide allotments and learning spaces for children and adults in the area. A polytunnel will also be contained within the development. This is due to complete alongside that of Glen Oak's next phase of housing at Kilmuir Crescent.

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10. TRANSFORMATIONAL REGENERATION AREAS (TRAs)



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 have led 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.

The five yearly Business Plan refresh for TC:G was concluded in December 2020 with key priorities being reviewed with Local Delivery Groups. The Business Plan update considers the existing Masterplans and Delivery Strategies for the TRAs which seek to deliver sustainable and mixed tenure development and analyses the housing market to draw conclusions on the appropriate timescales and phasing for continued delivery of housing and regeneration activity.

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 Maryhill Locks area continues with Maryhill Housing Association on site at the Botany (Phase 7) delivering a 62 unit mixed tenure development.

The private development site at Collina St. (Phase 6) was successfully marketed by City Property terms being negotiated with a private developer.

All self-builders have progressed through building control with one on site at Bantaskin St and the rest expected to start in late 2021.

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With the regeneration activity progressing well around the Maryhill Canal Locks, focus has shifted to the northern part of the TRA. A draft masterplan Green Infrastructure vision was developed, and consultation was undertaken online for community and stakeholder feedback due to Covid-19 restrictions. Once concluded, a business plan and action programme will be developed by officers for approval.

Gallowgate TRA

Glasgow Housing Association have completed a programme of demolition to facilitate future development on Millerston Street.

Internal & External works have been completed to the former Whitevale Baths, which include an art and lighting installation to the façade and security fencing to the rear. Possibilities for Each and Every Kid (PEEK) have now formally appointed Glasgow Building Preservation Trust (GBPT) to undertake a feasibility study of the former Baths building as a Head Quarters. GCC have funded the initial feasibility through Vacant and Derelict Land Fund (VDLF) to expedite the process.

The Bellgrove Hotel was listed for Sale in October 2020 and acquired by Lowther Homes with support from TC:G. GHA are leading on design proposals, which considers the future of the Bellgrove Hotel building itself, and will involve engagement with the local community, Planners and key stakeholders including Historic Environment Scotland.

Pollokshaws TRA

Urban Union are delivering at pace since returning to site in July after lockdown a private development of 137 residential units with associated car parking and landscaping. The development will be over two sub-phases south of White Cart River.

GHA has acquired the former police station at Shawbridge Street and demolition is complete. A planning application for 35 mid-market rent flats was submitted in February 2021.

The After-School Service has obtained funding from Sustrans to do undertake work on improving local pathways. Atkins consultants have been appointed to carry this out. They will focus on improving pedestrian and cycling connectivity, and traffic management at St Convals Primary School. This project is branded as 'Connecting Pollokshaws'.

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East Govan/Ibrox TRA

Scottish Water (SW) is temporarily occupying the site of the former Broomloan Road MSFs as a site compound for nearby site investigation works on the site and within the area. These works are in relation to a major, regional infrastructure upgrade project being delivered by SW. Negotiations have concluded in relation to Scottish Water's acquisition of the site and TC:G partners are seeking the necessary approvals and the sale is expected to conclude in 2021.

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. The remediation of the east end of the site has been completed where St Kevin's School and the last two tower blocks stood. This has enabled road construction and landscape works to progress towards Springburn Road as well as continuing between the canal basin and Pinkston Road.

The first of the M8 bridge sections have been delivered to site and begin to be welded together. The existing bridge was removed in August 2020 and the new structure continues to be fabricated with installation in Autumn 2021 and completion of all works February 2022.

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 and handovers will take place between July and November 2021.

North Toryglen TRA

Cruden has submitted a planning application for Phase 4 (58 units, 42 flats and 16 houses for private sale), the last remaining site which has frontage along Prospecthill Road.

Clyde Gateway are progressing the Integrated Green Infrastructure works which are on track to complete in September 2021. Building with Nature accreditation rating is currently sitting at 'good' subject to validation.

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Laurieston TRA

Urban Union are progressing Phase 2 (200 units) towards Gorbals St. 110 units have now been sold with the remaining 90 units to be sold to New Gorbals HA for Re-provisioning tenants being displaced by planned demolitions.

Southside HA have completed the refurbishment of the former Linen Bank development. Urban Union will occupy the Southside HA's Linen Bank ground floor as their sales office.

The Citizens Theatre regeneration is back on track post lockdown with completion expected in Feb 2022.

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 Flood Risk Team submitted planning for the regional Sustainable Urban Drainage System (SUDS) pond South of Petershill Road in December 2020. Enhanced greenspace and active travel in the surrounding area is being reviewed.

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11. FUNDING BY HOUSING ASSOCIATION

Table A: Housing Association Out-turns - Mainstream Programme

The following table shows spend for 2020/21, (excluding Stage 3 Funding – see Table D). Due to the fluctuations in the budget, from the original budget of £110.896m, reduced to £80m and then achieving an actual out-turn of £85m the original GPT's are meaningless so have not been provided.

Team	Housing Association	2020/21 Out-turn £m
North West & Govan	Cadder	£0.000
	Cairn	£1.099
	Cernach	£0.023
	Elderpark	£0.038
	Glasgow HA	£2.500
	Glasgow West	£1.040
	Govan	£1.640
	Hawthorn	£0.000
	Linthouse	£2.527
	Loretto	£0.160
	Maryhill	£3.178
	North Glasgow	£0.000
	Partick	£1.036
	Queens Cross	£3.226
	Sanctuary Scotland	£4.066
	West of Scotland	£0.167
	Whiteinch & S'toun	£0.000
	Yoker	£0.394
Sub-Total		£21.094m
North East	Blackwood	£0.000
	Calvay	£0.193
	Copperworks	£0.000
	GHA	£6.179
	Home Scotland	£4.358
	Link	£2.887
	Lochfield Park	£5.053
	Loretto	£0.000

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Team	Housing Association	2020/21 Out-turn £m
	Milnbank	£0.000
	NG Homes	£2.347
	Parkhead	£1.302
	Provanhall	£0.017
	Shettleston	£0.088
	Spire View	£1.425
	Thenue	£5.593
	Tollcross	£0.000
	Wellhouse	£0.085
	West of Scotland	£5.541
	PSR	£1.509
Sub-Total		£36.577m
South	Ardenglen	£0.000
	Cassiltoun	£3.821
	Cathcart	£0.321
	Craigdale	£0.053
	GHA	£1.139
	Glen Oaks	£0.202
	Govanhill	£1.190
	Home Scotland	£0.054
	Link	£0.259
	Loretto	£1.305
	New Gorbals	£3.546
	North View	£0.890
	Rosehill	£0.063
	Sanctuary Scotland	£8.332
	Southside	£3.963
	Thenue	£0.002
	Thistle	£0.000
	Trust	£0.000
	PSR	£0.400
Sub-Total		£25.540
Total		£83.211*

*Excluding £1.789 adaptations funding bringing overall budget spend to £85m

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

The following table shows the planned and actual spend for 2020/21

Team	Housing Association	2020/21 GPT £m	2020/21 Out-turn £m
North East	Home Scotland	£0.253	£0.521
Total		£0.253	£0.521

Table C: National & Regional Housing Associations included in Tables A and B

Housing Association	2020/21 Out-turn £m
Home	£4.412
Link	£3.146
Loretto	£1.465
Sanctuary	£12.398
Thenue	£5.595
West of Scotland	£5.708

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Table D: Housing Association Out-turns for Stage 3 Adaptations (not included in Table A) –

Housing Association	2020/21 Out-turn £m
Ardenglen	£0.033
Bield	£0.041
Blairtummock	£0.043
Blochairn	£0.016
Cadder	£0.015
Cairn	£0.002
Calvay	£0.000
Cassilton	£0.004
Cathcart	£0.018
Cernach	£0.002
Charing Cross	£0.000
Copperworks	£0.013
Craigdale	£0.034
Cube	£0.043
Drumchapel	£0.027
Easthall Park	£0.000
Elderpark	£0.020
Gardeen	£0.041
Glasgow West	£0.027
Glenoaks	£0.024
Govan	£0.013
Govanhill	£0.050

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Hanover	£0.000
Hawthorn	£0.005
Home	£0.023
Horizon	£0.024
Kendoon	£0.010
Key	£0.004
Link	£0.067
Linthouse	£0.036
Lochfield Park	£0.030
Loretto	£0.005
Maryhill	£0.045
Milnbank	£0.010
Molendinar Park	£0.000
New Gorbals	£0.046
North Glasgow	£0.150
North View	£0.013
Parkhead	£0.039
Partick	£0.082
Pineview	£0.038
Provanhall	£0.015
Queens Cross	£0.048
Reidvale	£0.077
Rosehill	£0.006
Ruchazie	£0.018
Sanctuary	£0.077
Shettleston	£0.034

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Southside	£0.010
Spire View	£0.057
Thenue	£0.117
Tollcross	£0.000
Trust	£0.027
Wellhouse	£0.058
West of Scotland	£0.090
Whiteinch & Scotstoun	£0.032
Yoker	£0.025
Yorkhill	£0.005
Total	£1.789

12.PARTNERSHIP SUPPORT FOR REGENERATION

Partnership Support for Regeneration (PSR) is the successor of Grant for Rent and Ownership (GRO). From 1990 onwards Scottish Homes, and then GCC, approved dozens of GRO aided projects across the city. These grants bridge the gap between development cost and sales income where it would not be viable to build without subsidy. In Glasgow PSR is available to volume housebuilders.

PSR is aimed at introducing ownership into areas which had been dominated by social rented housing and also enabling new-build for sale in traditional areas to assist regeneration. These correspond to Types 1 & 2 in the PSR Guidance.

PSR Spend during 2020/21 was confined to two developments:

Developer	Project	Units	Start	Complete	2020/21
McTaggarts	Riverside 1A	81	Oct '18	Jul '21	£1.509
Crudens	Castlemilk	166	Mar '19	Mar '25	£0.400

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

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APPENDICES

TABLE 1A – AHSP APPROVALS 20/21 CITY WIDE

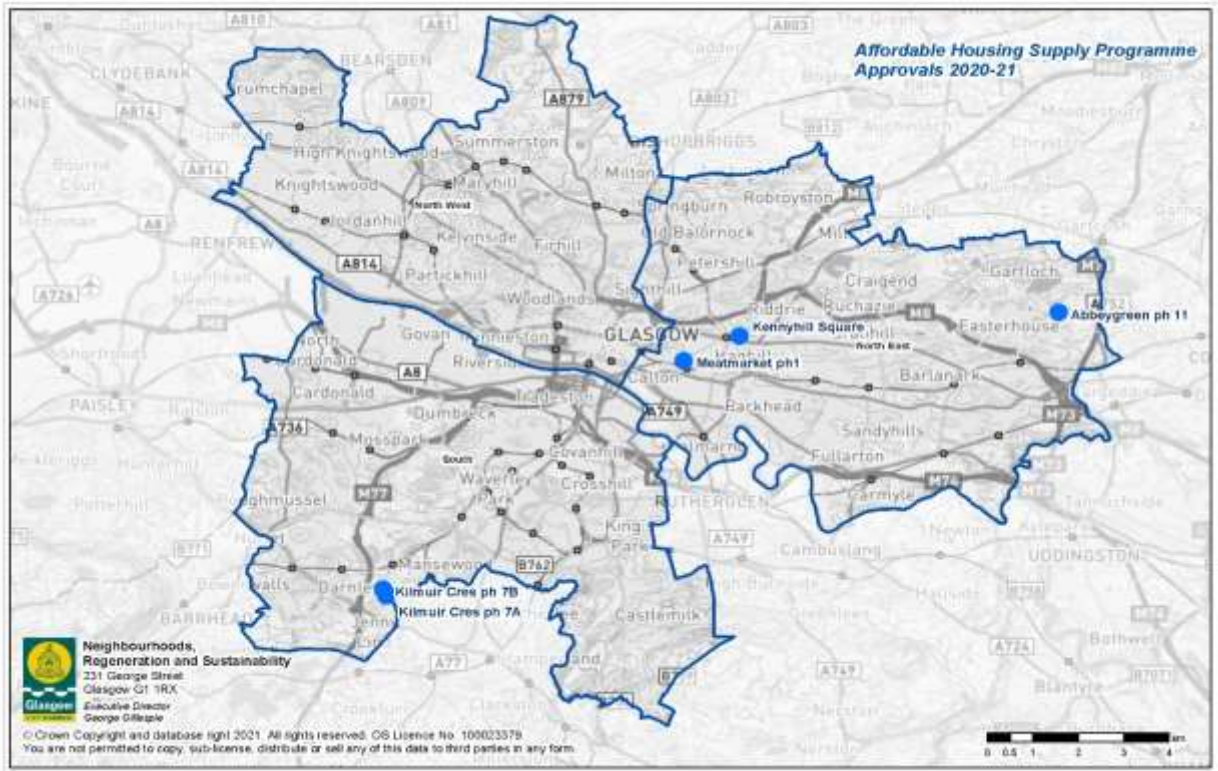
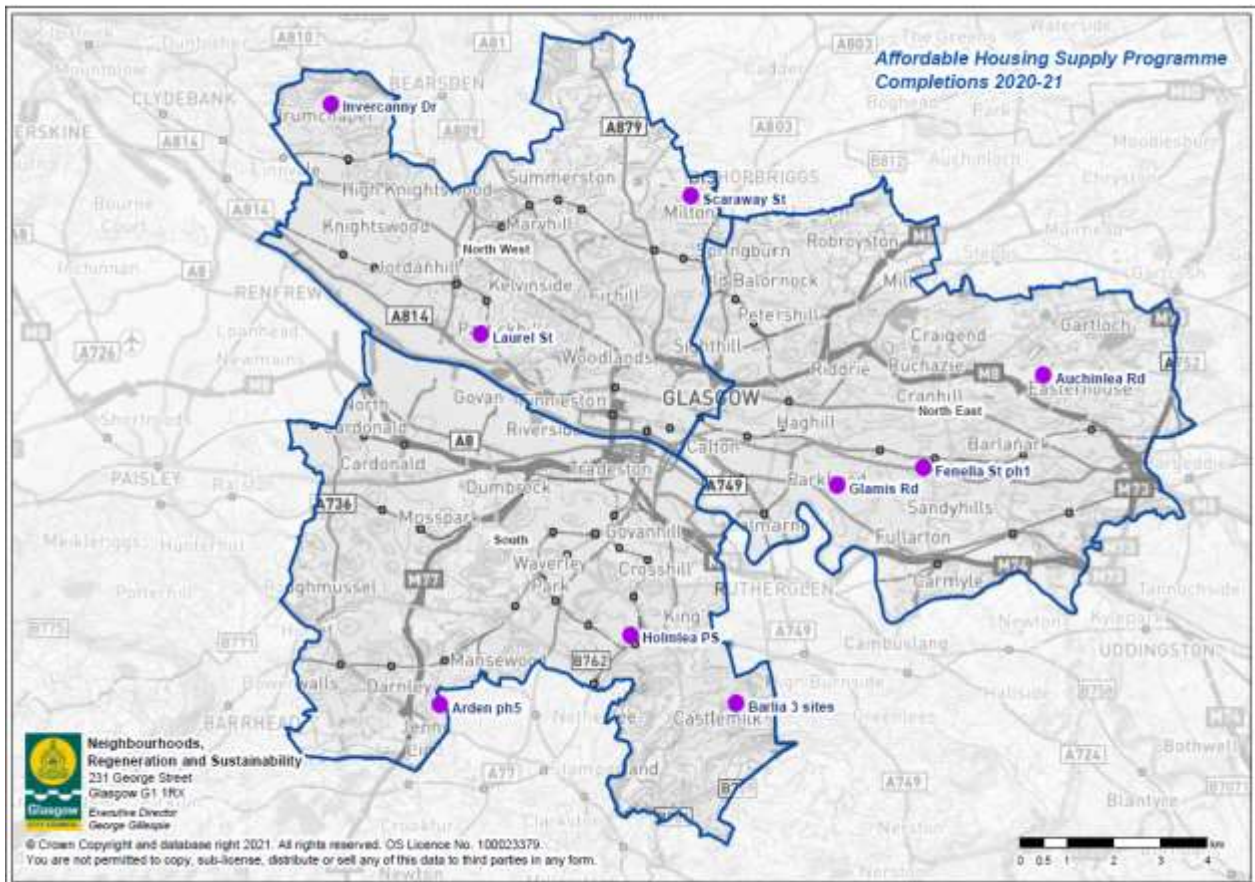


TABLE 1B - AHSP COMPLETIONS 20/21 CITY WIDE



13. GLOSSARY

Term	Abbreviation	Description
Adaptation		A physical change to a dwelling house to allow a disabled resident ease of access to or within the home (e.g. wider doors for a wheelchair, walk – in shower, handrails, ramp to close entrance)
Affordable housing		Housing that is affordable to people on modest incomes. Can include Mid Market Rent, Low cost home ownership through an approved LIFT scheme as well as housing for rent provided by a Registered Social Landlord or a local authority
Affordable Housing Supply Programme	AHSP	The programme administered by the Council, to provide grants, to deliver social rented housing, homes for mid market rent, and homes for low cost home ownership.
Acquisition		Under the acquisition strategy RSLs are provided with grant to purchase housing from the open market on the condition that it meets one or more of the following criteria: <ul style="list-style-type: none"> • There is a GCC partnership/strategy in place (e.g. Homeless Strategy) • It is an empty property (registered with C/Tax - Empty Homes) • It is a flatted dwelling with common repair/maintenance issues • It is a property without a factor • It is a property with an absentee landlord not paying their share of repair/maintenance costs
General Needs		Refers to housing units built without specialist adaptations for mainstream tenants. See Special Needs
Large Scale Voluntary Transfer	LSVT	A historic commitment made by Scottish Homes (and its successors Communities Scotland and Scottish Government) to fund demolition and new build programmes for nominated RSLs who have acquired former Scottish Homes' estates with negative valuations.

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Mid- Market Rent	MMR	A form of affordable housing. It allows tenants who are unlikely to be given priority for social rented housing to rent at a mid level between the social and the private rent. Aimed at those in employment for whom owner occupation is not an option.
New Supply Shared Equity	NSSE	Housing for sale developed by a Housing Association which assists first time buyers by providing grant subsidy. The grant is means tested.
Nominated Disposal		The process agreed with City Property, who manage Council owned land, where the land is sold off market, to RSLs, for affordable housing development.
Partnership Support for Regeneration	PSR	Grant subsidy paid direct to private developers for housing for outright sale where it can be justified
Passivhaus		The Passivhaus Trust is an independent, non-profit organisation that provides leadership in the UK for the adoption of the Passivhaus standard and methodology. Passivhaus is the leading international low energy, design standard.
Registered Social Landlords	RSLs	This term refers to independent housing organisations registered with the Scottish Housing Regulator. RSLs primary purpose is to provide social rented housing. Housing Associations (HA), Housing Co-operatives and Local Housing Organisations all come under this umbrella.
Special Needs		Refers to housing units built to reflect the needs of an individual e.g. wheelchair accessible/ wheelchair adaptable.
Standard Assessment Procedure	SAP	Used to assess the energy efficiency of newly constructed residential buildings to confirm that they comply with Part 6 of the Building Standards Technical Handbook (domestic).

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Strategic Housing Investment Plan	SHIP	A plan that Local Authorities need to submit annually to the Scottish Government. The SHIP covers a 5 year period outlining resources required for each financial year. Narrative includes how the SHIP contributes to delivering the aims and objectives of the Local Housing Strategy.
Transfer of the Management of Development Funding	T MDF	This relates to the transfer of the Affordable Housing Supply budget in Glasgow to Glasgow City Council. This only happened in Glasgow and Edinburgh. Elsewhere in Scotland the Affordable Housing Supply budget is administered by Scottish Government's local offices.
Transformational Regeneration Areas	TRAs	Glasgow City Council, Glasgow Housing Association and Scottish Government have identified 8 Transformational Regeneration Areas across the city that require major restructuring in order to create sustainable mixed tenure communities. These areas are:- East Govan/Ibrox; Gallowgate; Laurieston; Maryhill; North Toryglen; Red Road; Sighthill and Pollokshaws.
Vacant & Derelict Land		Refers to land within the Glasgow boundary that is unused, and often causing a blight to the area. The Vacant and Derelict Land Register is updated annually. There is a link to the Vacant & Derelict Land Fund whereby sites that have been on the register for a substantial number of years can qualify for grant for land remediation, enabling infrastructure etc.
Wheatley Group	WG	Largest RSL group structure in Scotland based in Glasgow. Includes Glasgow Housing Association Ltd.

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