

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME

PERFORMANCE REVIEW 2021/22



Link Group
Dalmarnock Riverside

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Welcome to the 19th Affordable Housing Supply Programme (AHSP) Annual Performance Review 2021/22.

Following on from a difficult year in 2020/21, 2021/22 proved to be equally demanding for the Affordable Housing Supply Programme in Glasgow.

Several different factors resulted in extremely challenging circumstances for the delivery of the AHSP. The ongoing consequences of the coronavirus lockdown was compounded by Brexit issues and more recently by issues arising from the war in Ukraine, all of which had an impact on the construction industry and its supply chain.

These factors created a unique set of circumstances which, for 2021/22, resulted in significant construction price inflation, labour shortages and a lack of supply for some construction materials across the UK.

To put this into perspective of the AHSP, the average works cost per m² in 2020/21 was £1,529 per m² compared with £1,881 in 2021/22. This is an increase of 23%.

The Glasgow AHSP budget for 2021/22 was £120.578m which represented an increase of 8.02% on the 2020/21 budget and was the largest resource allocation for affordable housing in Glasgow since 2003.

The final out turn expenditure figure for the year was £111.198m (92% of budget). There was an increase in new build approvals of 25% from 2020/21 to 531 units.

There were 795 new homes started on construction sites and 879 new homes were completed during the year.

These outcomes are excellent given the challenges presented by the demanding circumstances.

This AHSP expenditure continued to contribute to achieving Scottish Government's on-going target of 100,000 affordable new homes by 2032.

FOREWORD

The delivery of the AHSP in 2021/22 involved Housing Investment staff working closely with 38 local housing associations and 7 regional/national organisations to deliver 20 project approvals across the city.

The AHSP also helped 1,082 residents in their homes throughout the city by providing medical adaptations which improved their quality of life.

Another important contribution was made through the AHSP in terms of sustainability and meeting carbon net zero targets.

Despite the significant challenges the NRS Housing Investment team worked very hard to deliver the AHSP and will continue in 2022/23 to deliver despite losing a significant number of valuable experienced staff members due to retirement.

The demand for affordable housing continues to grow and the NRS Housing Investment Team will continue to work with partner RSLs, developers and Council colleagues towards delivering the AHSP, meeting the Scottish Government targets directed by the Glasgow Housing Strategy and enabling new homes and regeneration for communities in Glasgow.



Councillor Kenny McLean

City Convener for Housing, Development,
Built Heritage and Land Use

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 overall budget is currently known operationally as the Affordable Housing Supply Programme (AHSP) budget.

The Glasgow AHSP budget for 2021/22 was £120.578m. The allocation is comprised of the budget from the Scottish Government's Cabinet Secretary for Finance which was £64.295m for 2021/22 and this was topped up by £56.283m from the Minister for Local Government Housing and Planning.

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 :-

<p>Themes</p>	<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
<p>Strategic Priorities</p>	<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, 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.

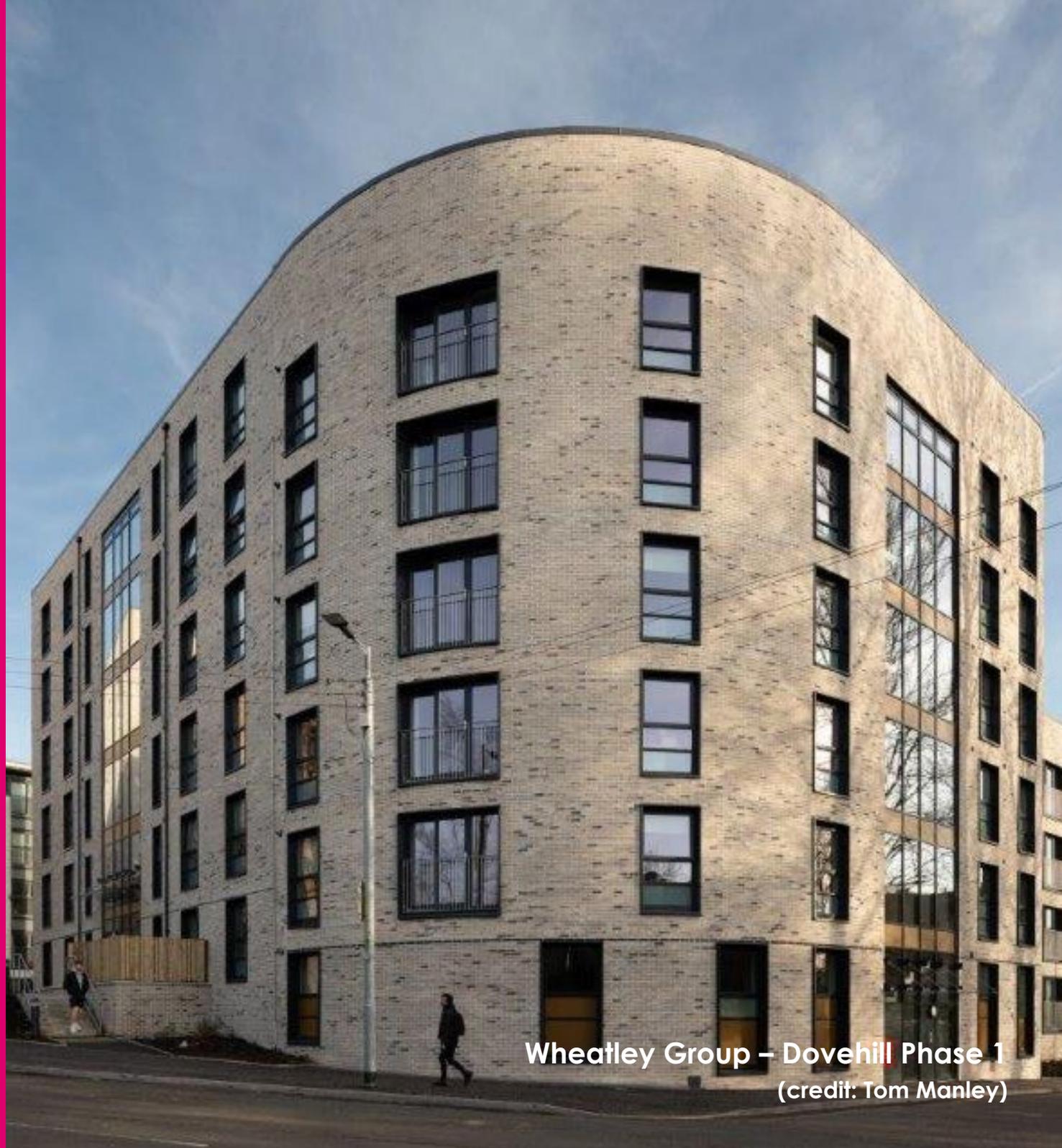
This performance review document is closely linked to Glasgow's Housing Strategy, Glasgow Standard and Strategic Housing Investment Plan but rather than describe what we are trying to achieve, it sets out what we have actually achieved in the previous year.

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



Wheatley Group – Dovehill Phase 1
(credit: Tom Manley)

TABLE 1 UNIT APPROVALS BY HOUSING INVESTMENT AREA

AREA	2021/22 OUT-TURN NEW BUILD	2021/22 OUT-TURN IMPROVED	2021/22 OUT-TURN TOTAL
North West/Govan	107	4	111
North East	262	3	265
South	72	83	155
Total	441	90	531

Here are our highlights:

- We approved tenders for 531 new and improved homes in 2021/22.
- The approval of 441 new build homes represents an increase of 32% on 2020/21 figures.
- We approved 156 homes for mid-market rent.
- Construction or refurbishment of 795 homes began on site in 2021/22.
- 879 homes were completed during the year.

TABLE 2 NEW BUILD UNIT APPROVALS BY TENURE

TENURE	2021/22 OUT - TURN
Housing Association (HA) Rent	282
Mid-Market Rent	156
New Supply Shared Equity (NSSE)	3
TOTAL	441

TABLE 3 UNIT APPROVALS BY GRANT TYPE

TENURE	2021/22 OUT - TURN
Housing Association (HA) Rent	
- General Needs Homes	271
- Particular Needs Homes	101
Mid Market Rent	156
New Supply Shared Equity (NSSE)	3
TOTAL	531

The Council approved 531 new and improved housing units in 2021/22, of which -

- 372 homes were for affordable rent and 156 were for mid-market rent.
- 447 were flats and 84 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 2021/22, a total of 48 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	18	24	6	48

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 18 larger family units were approved during 2021/22.

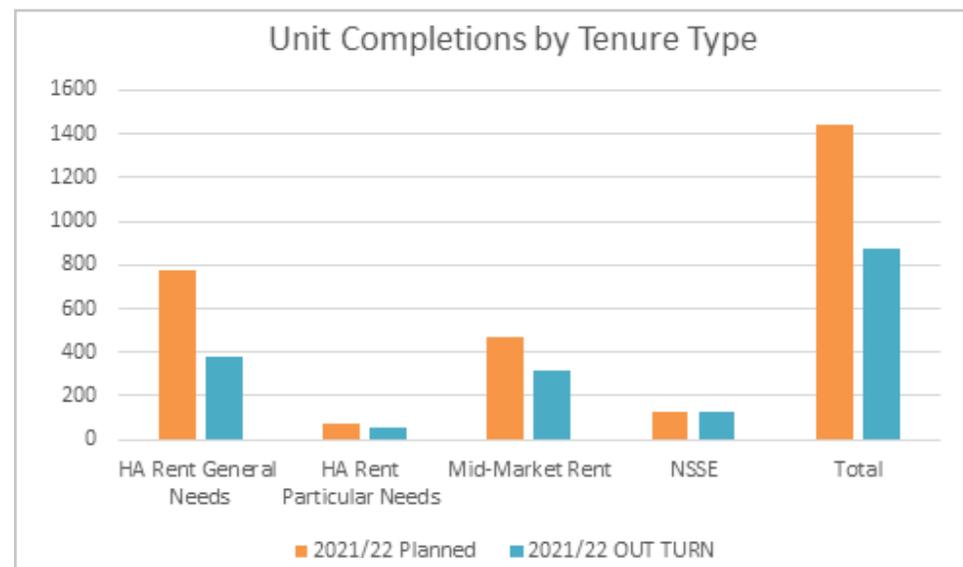
TABLE 5 LARGER FAMILY HOUSING UNIT APPROVALS BY HOUSING INVESTMENT AREA

	NORTH WEST AND GOVAN	NORTH EAST	SOUTH	TOTAL
Larger Family Unit Approvals 2021/22	0	17	1	18

TABLE 6 UNIT COMPLETIONS BY TENURE

	2021/22 PLANNED	2021/22 OUT TURN
HA Rent General Needs	774	379
HA Rent Particular Needs	70	54
Mid-Market Rent	468	315
NSSE	131	131
Total	1443	879

Target not met due to challenging circumstances of pandemic, Brexit etc





3. EXPENDITURE

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME

Wheatley Group
Carnwadric

The AHSP budget for 2021/22 was £120.578m. This represented an increase of 8% from the 2020/21 budget and was the largest resource allocation for affordable housing in Glasgow since 2003. The budget was made up of £64.295m of Local Government Settlement funding and was topped up by £56.283m from Scottish Government's Affordable Housing Supply Programme funding.

As the year progressed and the many challenges to the construction of projects were faced, it was anticipated that there could potentially be substantial slippage of over £10m. However, the Council, through developing RSLs delivered a final out-turn expenditure figure for the year of £111.198m. This was an underspend of £9.380m but given the circumstances it was a good result. This brings the total amount of grant funding to £1.4 billion over the last 19 years.

The 2021/22 planned figure of £120.578m related to the following programme budgets:

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

The 2021/22 planned figure is broken down as follows:-

Block A	£90.183m
Block B	£24.745m
LSVT Programme	£2.400m
Medical Adaptations (Stage 3)	£3.250m
Total	£120.578m

TABLE 7 EXPENDITURE BY HOUSING INVESTMENT AREA

AREA	2021/22 Out-turn £m
North West and Govan	£32.848m
North East	£43.586m
South	£31.750m
Stage 3's	£3.014m
Total	£111.198m

The 2021/22 out-turn figure is broken down as follows:-

Core Programme	£106.529m
LSVT Programme	£1.655m
Medical Adaptations (Stage 3s)	£3.014m
Total	£111.198m

In addition to the above, a further £3.740m was invested in the Govanhill area via funding from the Scottish Government. This contribution was following from other Scottish Government allocations of grant made annually since 2011/12. They have been match funded by contributions from the Council's AHSP budget, the Council's Private Sector budget and from Govanhill Housing Association.

The funding enables Govanhill HA to acquire and improve flats within eighteen designated blocks which were in decline. This is enabling the Association to increase its presence and expand on good management and maintenance practices.

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 2021/22 £3.250m in AHSP grant was allocated for medical adaptations and a record £3.014m was spent which allowed 1,082 properties to be upgraded to allow tenants to stay in their current homes. Two of these adaptations were major 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.

TABLE 8 EXPENDITURE BY GRANT TYPE INCLUDING MEDICAL ADAPTATIONS (STAGE 3'S)

GRANT TYPE	2021/22 OUT-TURN £M
HA Rent General Needs	£53.514m
HA Rent Particular Needs	£15.629m
MMR	£31.613m
LCHO	£5.096m
LSVT	£1.655m
PSR	£0.677m
Stage 3 Adaptations	£3.014m
TOTAL	£111.198M

4. DEVELOPMENT COSTS, RENTS, GRANT LEVELS & PROCUREMENT

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME



Yoker Housing Association
Blawarthill hospital conversion

TABLE 9 DEVELOPMENT AND WORKS COSTS

	HOUSING ASSOCIATION NEW BUILD ONLY (INC RE-TENDER PROJECTS)
Average house size (persons)	3.76
Average house size (m2)	*106m ²
2021/22 average total development cost/unit	£231,162/unit
2020/21 average total development cost/unit	£169,409/unit
2021/22 average total development cost/m2	£2,172/m ²
2020/21 average total development cost/m2	£1,774/m ²
2021/22 Average total works cost/m2	£1,881/m ²
2020/21 Average total works cost/m2	£1,529/m ²

*area of average house size (m2) includes communal area GIFA, where this is applicable to flatted developments etc.

There have been significant increases in both works and overall development costs in 2021/22 compared to 2020/21.

The increases range from 36.45% for average development costs per unit, 22.43% for average development costs per m2, to 23.02% for overall average works costs per m2.

Cost increases reflect the impact on the construction industry of external factors including the pandemic, Brexit and the war in Ukraine.

These factors created a unique set of circumstances which, for 2021/22, resulted in significant construction price inflation, labour shortages and a lack of supply for some construction materials across the UK.

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

TABLE 10 HOUSING ASSOCIATION RENTS INCLUDED WITHIN 2021/22 NEW BUILD TENDER APPROVALS

	NEW BUILD
Average Rent per Annum (2021/22)	£4,860
Average Rent converted to 3 Person Equivalent in 2021/22	£4,572
Comparison with Average Rent per Annum (2020/21)	£5,005
Comparison with 3 Person Equivalent in 2020/21	£4,538

The calculated average 3-person rents within new build tenders that were approved during 2021/22 ranged from £4,479.63 to £4,669.80 per annum, contributing towards an average 3 person equivalent rent of £4,572 per annum. Due to projects completing in different financial years, all rents have been calculated to 2021/22 levels to allow an accurate comparison.

All new build tenders submitted to Glasgow City Council during 2022/23 will be appraised against a benchmark rent of £4,543 per annum on a 3 person equivalent basis as set nationally by Scottish Government.

TABLE 11 GRANT LEVELS FOR TENDER APPROVALS (3 PERSON EQUIVALENT)

	2021/22 OUT-TURN	BENCHMARK
Social Rent New Build Greener Standard	£124,938*	£72,000
Social Rent Rehab Other	£111,657	£70,000
Mid-Market Rent New Build Greener Standard	£104,277*	£46,000

Table 11 outlines the Average 3 Person Grant calculations for both new build and rehab projects that were approved by Glasgow City Council as part of the 2021/22 AHSP. Private Acquisition projects are not included in Tables 10 and 11. All new build projects that were approved during 2021/22 achieved the greener standard.

**Figures calculated also include a number of projects which were re-tendered in 2021/22*

Table 12 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 2021/22 AHSP.

Private Acquisition projects are not included in Tables 11 and 12. All new build projects that were approved during 2021/22 achieved the greener standard.

TABLE 12 GRANT LEVELS V GRANT SUBSIDY BENCHMARK (NEW BUILD UNITS)

TENURE	GRANT SUBSIDY LEVEL	% OF NEW BUILD UNITS APPROVED
Social Rent Units	Within Grant Subsidy Level	0%
	Above Grant Subsidy Level	100%
Mid-Market Rent Units	Within Grant Subsidy Level	0%
	Above Grant Subsidy Level	100%
All New Build Units	Within Grant Subsidy Level	0%
	Above Grant Subsidy Level	100%

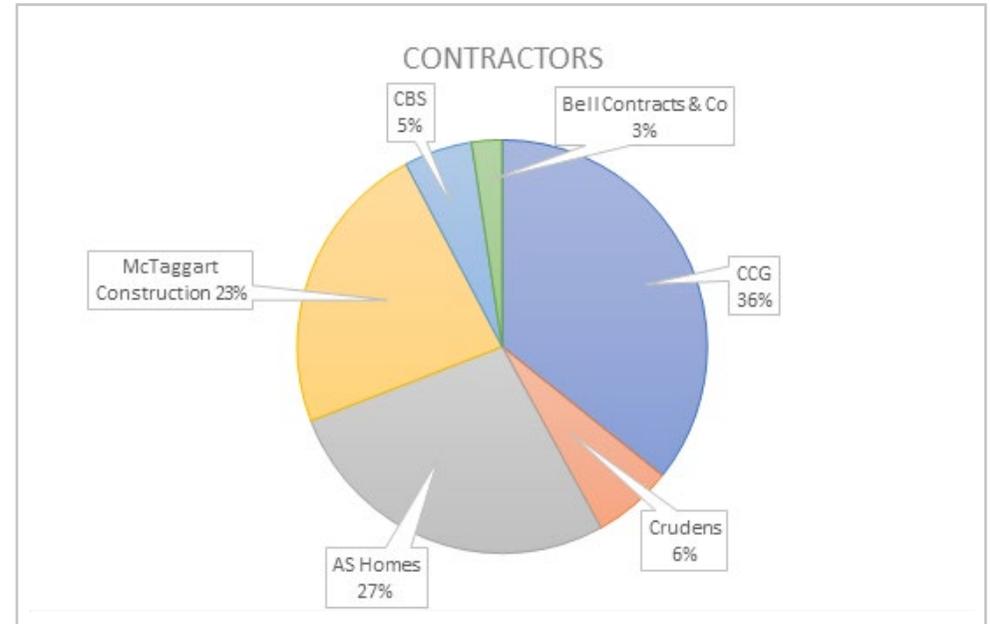
TABLE 13 GRANT LEVELS V GRANT SUBSIDY BENCHMARK COMPARISON (NEW BUILD UNITS)

GRANT LEVELS V GRANT SUBSIDY BENCHMARK (NEW BUILD UNITS)	%
% of new build units approved within Grant Subsidy Benchmark	0%
Comparison with 2020/21	9%

Overall, 0% of new build units (both social rent and mid-market rent) were approved within grant subsidy benchmark. Table 13 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.

In 2021/22, 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 14 DISTRIBUTION OF CONTRACTING WORK



The above table shows the distribution of Contracting work in 2021/22 tender approvals (by value of work approved).

5. ACCELERATED LAND RELEASE PROGRAMME

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME



Parkhead Housing Association
Helenvale Street (courtesy of McTaggart Construction/
Anderson Bell + Christie, credit: Keith Hunter photography)

The Council is working closely with RSLs, Property & Consultancy Services (previously Corporate Asset Management) and City Property on nominated land disposals. 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 100,000 affordable new homes by 2032.

The table below shows the site disposals to RSLs in 2021/22. These will contribute 276 units over 6 sites to the Affordable Housing Supply Programme in the City. 15 other sites are currently going through the process.

TEAM	SITE	ASSOCIATION	DWELLINGS
NW&G	Ashgill Road	Lowther	48 MMR
NW&G	Water Row	Govan	91 MMR
NE	Kennyhill Square	Home	36 MMR
NE	Connal Street	Thenuie	41 SR
NE	Elba Lane Nursery	Parkhead	12 SR
NE	Haghill Pr Sch	Milnbank	48 SR

VACANT & DERELICT LAND REGISTER

The 2021 Scottish Vacant and Derelict Land Survey recorded a 6% (59 hectares) net reduction in vacant and derelict land in Glasgow compared with 2020. This represents a continuation of the recent downward trend.

Around 10 hectares of this reduction was as a direct result of the Housing Investment Programme, where over 300 units have been developed for new build housing across 10 sites of previously Vacant & Derelict land in the city.

6. QUALITY, INNOVATION & SUSTAINABILITY

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME



Elderpark Housing Association
Nethan Street

HOUSING DEVELOPMENT FORUMS

Unfortunately, GCC Housing Investment team have been unable to host any Housing Development Forums for some time now.

Not since 2019/2020 have Housing Development Forums been possible to arrange / host and provide housing associations with face-to-face opportunities to meet and discuss development issues with NRS colleagues in Planning, Building Standards, Roads, Legal and City Property.

Throughout both the 2020/2021 and 2021/2022 financial years which followed, these Housing Development Forums were not possible, as larger gatherings of this nature had been directly affected by the Government restrictions imposed as part of the Covid-19 pandemic recovery route.

However, GCC Housing Investment Team are hopeful that these forums will resume in the near future, as Government restrictions have significantly eased in recent times.

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.

Outlined in the Council's Annual Performance Review, none of the new build homes approved during 2021/22 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) carried out an internal review of the Glasgow Standard in relation to the cost of developing affordable housing in Glasgow. This review was undertaken in collaboration with the Scottish Government and our developing partners, which is now complete.

The purpose of the Glasgow Standard Review 2022 is to help achieve the desired outcome of reducing RSLs build costs, helping to tackle rising fuel costs, inflation and excessive design. After review, it was evident that numerous projects are being designed in excess of the minimum space standards detailed within the Glasgow Standard. Full details of The Glasgow Standard Review 2022 can be found within the April 2022 (Rev 1) Report – Glasgow Standard Revision / Review, previously issued to all RSLs and developing partners.

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) 2021/22, the majority of our approved developments complied with the Gold Hybrid Standard and one development complying 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.
- To comply with the new publication Housing to 2040.

All new homes delivered by RSLs 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.

IMPROVED FIRE SAFETY FOR NEW FLATS & SOCIAL HOMES

New regulations have now been published for the house building industry ahead of mandatory installations for sprinkler systems coming into effect next year.

The changes mean all new build social homes, flats and shared multi occupied residential buildings must be fitted with automatic fire suppression systems from March 2021.

Previously this was only required in new high-rise blocks of flats above 18 metres in height. This work was taken forward as part of the Ministerial Working Group on Building and Fire Safety, immediately formed following the Grenfell Tower fire in London.

Publication of these changes to building regulations, came into effect for all new development where the building warrant is applied for on or after 1 March 2021.

Table 15 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.*

TABLE 15 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	*426	96.6%
92 +	A	15	3.4%
TOTAL		441	100%

7. FEATURED PROJECTS

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME



West of Scotland Housing Association – Fielden Street

Photo courtesy of West of Scotland Housing Association/Anderson Bell Christie
(credit: McTaggart Construction/Alexander Fraser Photography)

NORTH WEST & GOVAN AREA

ELDERPARK HOUSING ASSOCIATION – NETHAN STREET

Elderpark Housing Association completed this development at Nethan Street in the Govan area of the Glasgow in April 2021. The development involved the new build construction of 82 properties all for social rent. It comprised of a mix of flats and terraced houses, ranging from 2-5 person in size and included 13 wheelchair adaptable units.

The Nethan Street development has a prominent outlook at the busy junction of Golspie Street and Harmony Row in Govan. The flatted properties comprise of one single flatted block which ranges from 3-5 storeys in height and contain a unique 'sun-pod' which provides external space that can be utilised all year round. There is a semi-private courtyard as part of the development and each terraced house has a private garden to the rear. Pedestrian through-routes have also been provided which are accessible to the wider community and sun spaces have been provided to all of the properties.

The site was situated adjacent to the former Hills Trust School which is a 'B' listed building which has been in existence since the late 1900's and as part of the wider regeneration of this area, the Association intended to convert the existing building and transfer their offices there. After an extensive upgrading and remodelling which took place at the same time as the new build development, the Association moved into their new offices at the end of 2020.

The Association acquired the site from City Property in January 2018 and the project commenced on site in January 2019. Unfortunately due to the covid-19 pandemic, construction had to shut down temporarily, and the site suffered from a fire which thankfully did not cause much damage.

The project was able to restart when restrictions eased and completed in April 2021.

The project was a large scale development for the Association and has created more properties to be built in the area, which is seeing greater demand for housing. The development is close to transport links on Govan Road which includes buses and the subway, allowing easy access to and from the city centre. It is situated directly across the road from the Govan shopping centre and is a short walk/drive to a large supermarket and other local shops.

The total development costs were £13.504m, which was made up of AHSP grant of £7.661m and private finance from Elderpark Housing Association of £5.000m. The Association also received £0.286m in funding from GCC's Council Tax (second homes) budget and £0.557m from a recycled receipt from the Association. The development was designed by MAST Architects and constructed by CCG Ltd.

There are short films on both the housing project and the restoration of the Hills Trust primary which can be found on Elderpark Housing's YouTube channel at:



NORTH EAST AREA

WEST OF SCOTLAND HOUSING ASSOCIATION – FIELDEN STREET

West of Scotland Housing Association completed this development at Fielden Street in the east end of Glasgow in April 2021. The development involved the construction of 52 (187 bedspaces) new build units for social rent, which comprised of a mixture of flats, townhouses and maisonettes. The development included 5 wheelchair adaptable units, as well as 4 larger family units.

A prominent six-storey block of flats stands on the main corner of the site and 2 blocks of terraced townhouses face onto the streets to the north and south. The development focused on high quality design and landscaped areas. The properties benefit from both communal and semi-private greenspaces, which provide a good outdoor space for tenants.

The development has been designed to be inclusive and accessible to individuals with a wide range of disabilities and can be easily adapted to suit changing needs. The Association have allocated 6 properties at the development to tenants who require 24 hour support, which is being delivered through Hayfield Support Services.

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 London Road and nearby train station at Bridgeton which provide access to Glasgow city centre. There are a range of retail facilities situated a short distance from the site and the Forge Retail Park is located a short walk from the development. The Crownpoint Sports Complex and Emirates Arenas/ Sir Chris Hoy Velodrome are also located nearby and provide a range of leisure facilities.

This development has been part of a 20-year programme of regeneration in the Camlachie area of Glasgow by the Association and has become an excellent addition to the established community there.

The total development costs were £10.049m, which was made up of AHSP grant of £5.201m and private finance from West of Scotland Housing Association of £4.848m. The development was designed by Anderson, Bell + Christie and constructed by McTaggart Construction. The project recently won the Architecture: Affordable Housing award as well as the Architecture Grand Prix at the Scottish Design Awards 2022.

SOUTH AREA

LINK GROUP – LARKFIELD PHASE 1

The north side of Butterbiggins Road, Govanhill, was for some years a vast vacant site caused by the closure of the First Bus Depot there in 2014. Originally it was planned to have a mixture of retail and residential there, but this side of the road will now be all housing through three developments.

The first was completed by Link Group in November 2021. This took up two-thirds of the former depot. The development involved the construction of 186 (676 bedspaces) new build units for mid-market rent. These are a mixture of flats (152 including 18 to wheelchair standard plus 4 cottage flats), terraced and semi-detached houses (30), ranging from 1 to 3 bedroom in size. Due to the site's industrial past, extensive ground works, remediation, mineral stabilisation and grouting works were necessary prior to construction commencing in February 2019. The building types are four storey to the front to match the traditional tenements across the road.

There are more flats and houses behind around two large areas of open greenspace. This should encourage socialising and outdoor play. The material palette is primarily brick, which has been used throughout the development to help give the exterior a pleasing unified appearance. Being mid-market rent, the properties were provided with white goods, floor coverings and blinds.

This development significantly increases the number of new-build and tenure diversity in the Govanhill area, which has seen housing demand increase in recent years. It is in a central location with good transport links to and from the city centre. There are bus stops located nearby on Victoria, Cathcart and Pollokshaws Roads.

The total development costs were £27.835m, which was made up of AHSP grant of £12.363m and private finance from Link Group of £15.472m. The development was designed by MAST Architects and constructed by Ashleigh (Scotland) Ltd.

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME – PROJECT AWARDS OBTAINED IN 2021/22

Project Name	Area	Housing Association	Main Contractor	Architect	Award Name	Award Type and Category
Buckley Street	North West	Loretto (Wheatley Group)	McTaggart	Hypostyle Architects	CIH Scotland 2021	Excellence in Regeneration (Shortlisted)
166 Gorbals Street	South	Southside	McLaughlin	Page & Park	Scottish Design Awards	Architecture: Regeneration (Winner)
St Andrews Drive	South	Southside	CCG	JMArchitects	Scottish Design Awards	Architecture: Residential Multi Unit (Nomination)
St Andrews Drive	South	Southside	CCG	JMArchitects	Scottish Design Awards	Architecture: Affordable Housing (Commendation)
Buckley Street	North West	Loretto (Wheatley Group)	McTaggart	Hypostyle Architects	Homes For Scotland Awards 2021	Medium Development of The Year (Winner)
Hinshelwood*	North West	Wheatley Group	Cruden Building	Elder & Cannon	Homes For Scotland Awards 2021	Large Development of The Year (Winner)
Barlia 3	South	Cassiltoun	Cruden Building	Mast	Scottish Home Awards 2021	Affordable Housing Development of The Year: Large (Nomination)

*denotes GHA Bond funded project

8. POST COMPLETION REVIEWS

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME



Link Group
Larkfield Phase 1

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 2021/22 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.

However one Housing Association allowed GCC to speak to some tenants over the phone.

RSL	PROJECT
Blackwood Group	Glamis Road
Cassiltoun Housing Association	Barlia 3
Cernach Housing Association	Invercanny Drive
Home Group	Holmlea PS
Partick Housing Association	Laurel Street
Provanhall Housing Association	Auchinlea Road

The key findings/issues from the 2021/22 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).
- All electric heating systems being perceived as being high cost and difficult to adequately heat rooms in winter. This necessitated remedial work by the Association which addressed the issue successfully.
- Some residents noted issues relating to minor snagging items, usually picked up within the 12 month Defect Liability Period. Unfortunately, this has also 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.
- Tenant feedback is an important way of measuring the success of a development. Unfortunately due to the Covid-19 pandemic some resident surveys could not be carried out as normal and this impacted response rate, for example: one Association only had a response rate of 16% to surveys it issued.
- One Association allowed a GCC staff member to speak to 3 tenants over the phone. All tenants spoken to were overall happy with their new properties with all stating that they were satisfied with the size of the rooms and available storage space.

9. COMMUNITY BENEFITS

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME



New Gorbals Housing Association
Northgate

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 21/22. Of the 4 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
4	162	22	61	5

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

ELDERPARK HA – NETHAN STREET

Elderpark HA's development at Nethan Street supported the delivery of 6 new entrants, as well as providing numerous skills and training opportunities including 13 work experience placements.

As Contractor of the development, CCG also engaged with the local community to provide a worthwhile and meaningful outcome for residents, as well as provided a donation of £10,000.

WEST OF SCOTLAND – FIELDEN STREET

West of Scotland HA's development at Fielden Street supported the delivery of 5 new entrants, as well as providing numerous skills and training opportunities including 13 work experience placements. The association also provided community engagement opportunities with site visits being conducted and careers events being held to engage with local students. Further to this a financial donation of £2,000 was also provided.

10. TRANSFORMATIONAL REGENERATION AREAS (TRAs)

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME



Representatives of TC:G Partners and the developer at the opening of the NorthBridge new housing development at Sighthill TRA





Transforming Communities: Glasgow (TC:G) is a partnership between Glasgow City Council, Glasgow Housing Association/Wheatley Group 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.

2022 marks the 10 year anniversary of the TC:G Partnership. In this time, 2,549 new homes have been completed across the eight TRAs during this period, along with 144 refurbished units for mid-market rent; bringing 23ha of vacant and derelict land back into use.

A healthy mix of activity continues in all eight of the TRAs. Consultation on specific project plans within the six activated TRAs is ongoing and feasibility studies are progressing in the final two TRAs to be activated.

EAST GOVAN/IBROX TRA

Negotiations concluded with Scottish Water to temporarily occupy and ultimately purchase the former Broomloan Road Multi-story flats site which will allow Scottish Water to facilitate the delivery of key infrastructure to the City.

A surface water drainage strategy is being developed to inform the submission of Scottish Water's Pre-development enquiry which is required to unlock any future development on the Broomloan Road/Brighton/Brighton Street Site.

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.

GALLOWGATE TRA

Wheatley Homes Glasgow are progressing a feasible development strategy for the former Bellgrove Hotel and adjacent site.

Possibilities for Each and Every Kid (PEEK) are working with Glasgow Building Preservation Trust (GBPT) to consult the local community on options for the former Whitevale Baths building as a Head Quarters. The initial feasibility work has been funded through Vacant and Derelict Land Fund (VDLF) to expedite the process.

LAURIESTON TRA

Urban Union are progressing the delivery of new affordable units to New Gorbals HA as part of Phase 2 towards Gorbals St with 63 of 90 homes being handed over. The Linear Park was opened in June 2021.

The Citizens Theatre regeneration continues, with completion expected in Autumn 2023.

As part of the City Deal 'Avenues+', South Portland Street is expected to commence in early 2024 with a design team appointed in early 2022.

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 (18 Shared Equity, 26 Social Rent and 18 Mid-Market Rent). The Bantaskin Street self-builders are progressing onsite with one nearing completion and four completing their groundworks.

The North Maryhill TRA Green Infrastructure Vision was approved at Council's Neighbourhoods, Housing and Public Realm Committee in Aug '21 and can be used for material consideration- for any planning application. Community Enterprise in Scotland (CEiS) are supporting the Ledgowan Community Hall to develop a business plan for a sustainable community group in the North Maryhill TRA.

Planning applications are being supported for a Barnardo's Gap Homes development and a co-housing project in North Maryhill.

NORTH TORYGLEN TRA

Clyde Gateway delivered the Integrated Green Infrastructure with all three major sections open to the public in November 2021. Building with Nature accreditation rating is currently 'Excellent' subject to an inspection in late 2022.

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.

POLLOKSHAWS TRA

Urban Union are progressing Phase 1B of 69 private residential units with associated car parking and landscaping south of the White Cart river. All 68 Phase 1A dwellings are now occupied.

Wheatley Homes Glasgow received planning consent in March 2022 to develop the former police station/pub/car park sites at Shawbridge Street, which will deliver 35 mid-market rent flats.

The Connecting Pollokshaws project is progressing with Sustrans funding to design improvements to local active travel routes. Atkins consultants have been appointed with a phased delivery programme agreed with Wheatley Group & GCC.

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 Wheatley Homes Glasgow 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 Management obtained planning approval in August 2021 for the strategic drainage solution for the Red Road development site and the SUDS pond which will service the future development. The project has been successful in obtaining 'Places for Everyone' funding from sustrans for an active travel route.

SIGHTHILL TRA

Sighthill is one of the early action projects to benefit from Glasgow City Region City Deal funding. Key to the development of the proposals outlined in the Sighthill Masterplan is the delivery of infrastructure works. This includes construction of new roads, public realm, public park, a network of Sustainable Urban Drainage Systems, community garden and allotments as well as housing development platforms. Infrastructure works are nearing completion which will allow the opening of civic spaces and park areas in Autumn 2022.

The new M8 pedestrian bridge was successfully moved into place across the M8 motorway in July 2021. Work is progressing on the north and south landings hard and soft landscaping. Completion is expected in Autumn 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 Lowther Homes and 626 homes for Private Sale. The first phase of 154 homes started on-site in October 2019 and Keepmoat launched their on-site sales in September 2021 with 45 homes released to date sold.

11. FUNDING BY HOUSING ASSOCIATION

GLASGOW'S AFFORDABLE HOUSING SUPPLY PROGRAMME



New affordable housing at Sighthill

11. FUNDING BY HOUSING ASSOCIATION

TABLE A: HOUSING ASSOCIATION OUT-TURNS - MAINSTREAM PROGRAMME

The following table shows spend for 2021/22, (excluding Stage 3 Funding – see Table D). The original budget of £120.578m was unfortunately not met due to a variety of external circumstances.

However, at the end of the financial year the final outturn was £111.198m (92.22% of the original budget).

Team	Housing Association	2021/22 Out-turn £m
North West & Govan	Cadder	£0.032
	Cairn	£0.000
	Cernach	-£0.038
	Elderpark	£0.016
	Glasgow West	£4.016
	Govan	£2.333
	Hawthorn	£0.000
	Linthouse	£3.742
	Maryhill	£7.505
	North Glasgow	£0.000
	Partick	£1.222
	Queens Cross	£2.027
	Sanctuary Scotland	£5.984
	West of Scotland	£1.988
	Wheatley Group	£3.687
	Whiteinch & Scotstoun	£0.043
Yoker	£0.291	
Sub-Total		£32.848

Team	Housing Association	2021/22 Out-turn £m
North East	Blackwood	£0.061
	Calvay	£0.205
	Copperworks	£0.007
	GHA	£4.659
	Home Scotland	£14.98
	Link	£3.856
	Lochfield Park	£4.637
	Loretto	£0.000
	Milnbank	£0.000
	NG Homes	£0.000
	Parkhead	£0.128
	Provanhall	£0.000
	Shettleston	£3.720
	Spire View	£0.000
	Thenue	£3.873
	Tollcross	£0.000
	West of Scotland	£4.291
	Wheatley Group	£5.941
PSR	£0.227	
Sub-Total		£41.931

Team	Housing Association	2021/22 Out-turn £m
South	Ardenglen	£0.000
	Cassiltoun	£2.032
	Cathcart	£0.160
	Craigdale	£2.829
	Glen Oaks	£0.138
	Govanhill	£2.368
	Home Scotland	£1.087
	Link	£1.642
	New Gorbals	£1.971
	North View	£1.145
	Rosehill	£0.172
	Sanctuary Scotland	-£0.631
	Southside	£11.572
	Thenuie	£0.000
	Trust	£0.625
Wheatley Group	£6.190	
PSR	£0.450	
Sub-Total		£31.750
Total		£108.184*

*Excluding £3.014m adaptations funding bringing overall budget spend to £111.198m

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

The following table shows the planned and actual spend for 2021/22

Team	Housing Association	2021/22 GPT £m	2021/22 Out-turn £m
North East	Home Scotland	£1.800	£1.655
Total		£1.800	£1.655

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

Housing Association	2021/22 Out-turn £m
Blackwood	£0.061
Home	£17.727
Link	£5.498
Sanctuary	£5.353
Thenuie	£3.873
West of Scotland	£6.279
Wheatley Group	£15.818

**TABLE D: HOUSING ASSOCIATION OUT-TURNS FOR STAGE 3 ADAPTATIONS
(NOT INCLUDED IN TABLE A)**

Housing Association	2021/22 Out-turn £m
Ardenglen	£0.029
Bield	£0.034
Blackwood	£0.086
Blairtummock	£0.022
Blochairn	£0.019
Cadder	£0.017
Cairn	£0.010
Calvay	£0.034
Cassiltoun	£0.011
Cathcart	£0.021
Cernach	£0.040
Charing Cross	£0.008
Copperworks	£0.022
Craigdale	£0.022
Cube	£0.025
Drumchapel	£0.021
Easthall Park	£0.053
Elderpark	£0.070
Gardeen	£0.040
Glasgow West	£0.046
Glen Oaks	£0.053
Govan	£0.028
Govanhill	£0.050

Housing Association	2021/22 Out-turn £m
Hanover	£0.041
Hawthorn	£0.025
Home	£0.166
Horizon	£0.000
KCHA	£0.025
Key	£0.008
Link	£0.050
Linthouse	£0.058
Lochfield Park	£0.034
Loretto	£0.021
Maryhill	£0.049
Milnbank	£0.042
Molendinar Park	£0.057
New Gorbals	£0.130
North Glasgow	£0.182
North View	£0.021
Parkhead	£0.091
Partick	£0.115
Pineview	£0.045
Provanhall	£0.049
Queens Cross	£0.066
Reidvale	£0.035
Rosehill	£0.045

Housing Association	2021/22 Out-turn £m
Ruchazie	£0.003
Sanctuary	£0.078
Scottish Veterans	£0.004
Shettleston	£0.092
Southside	£0.011
Spire View	£0.087
Thenuue	£0.183
Tollcross	£0.011
Trust	£0.033
W&S	£0.020
Wellhouse	£0.050
West of Scotland	£0.092
Yoker	£0.017
Yorkhill	£0.031
Thenuue Major	£0.063
New Gorbals Major	£0.123
Total	£3.014

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.

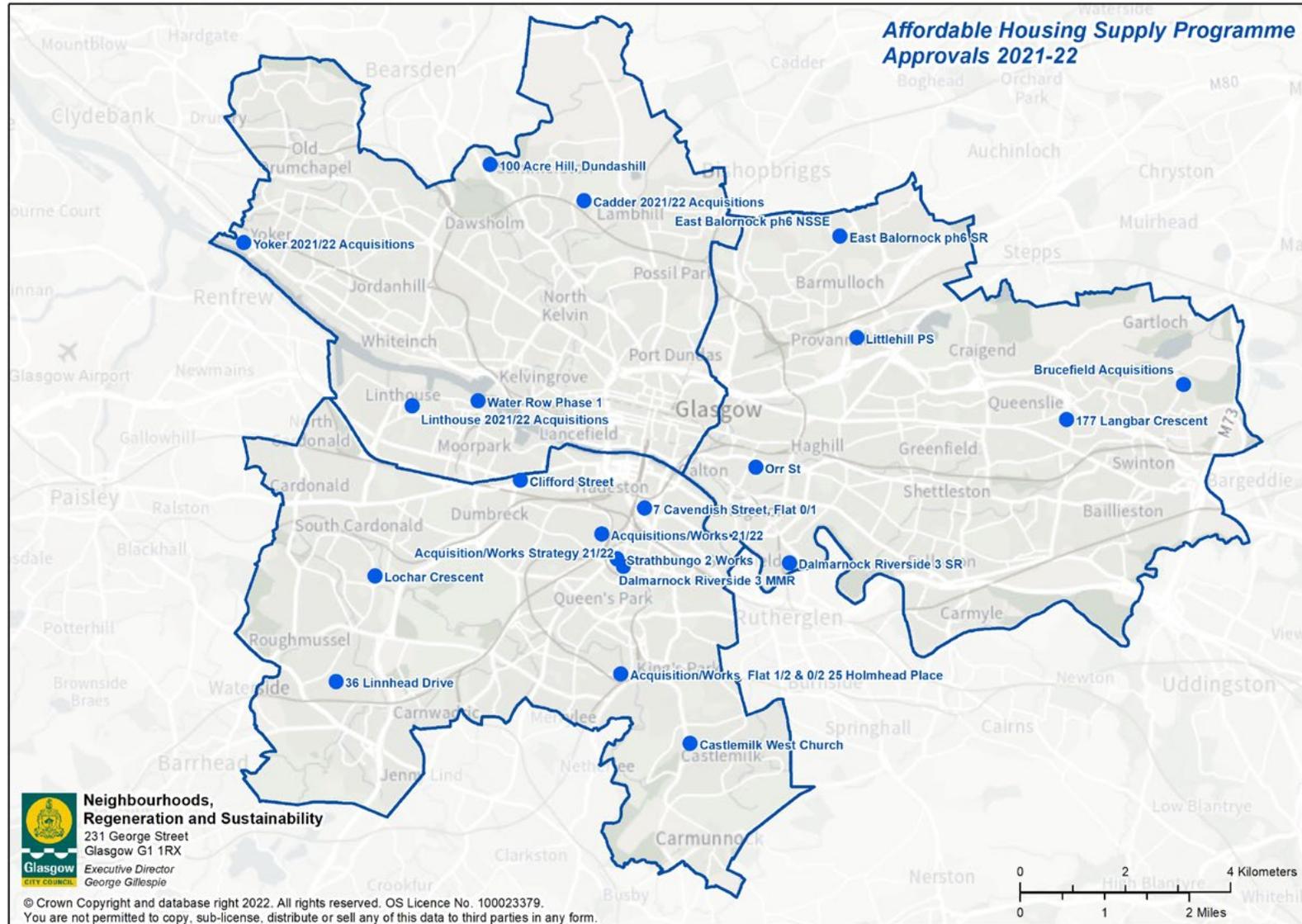
PSR Spend during 2021/22 was confined to two developments:

Developer	Project	Units	Start	Complete	2021/22
McTaggart	Riverside 1A	812	Oct 18	Jul 21	£0.227m
Crudens	Castlemilk	166	Mar 19	Mar 25	£0.450m

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

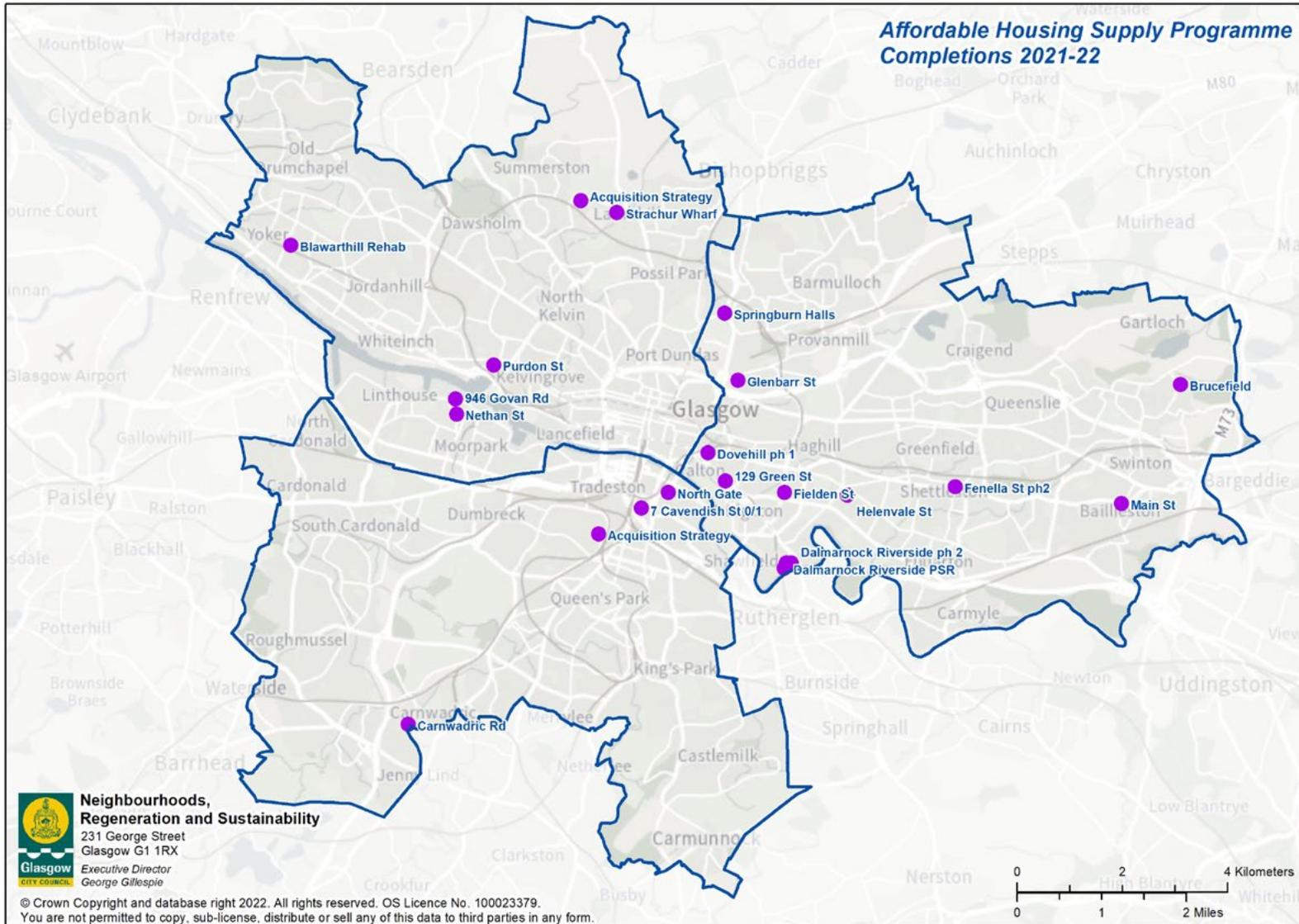
APPENDICES

TABLE 1A – AHSP APPROVALS 21/22 CITY WIDE



APPENDICES

TABLE 1B - AHSP COMPLETIONS 21/22 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.
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

Term	Abbreviation	Description
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).
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	TMDF	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.