

**INVEST  
GLASGOW**



**RESIDENTIAL**

P R O S P E C T U S

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# WELCOME TO GLASGOW: THE LIVEABLE CITY

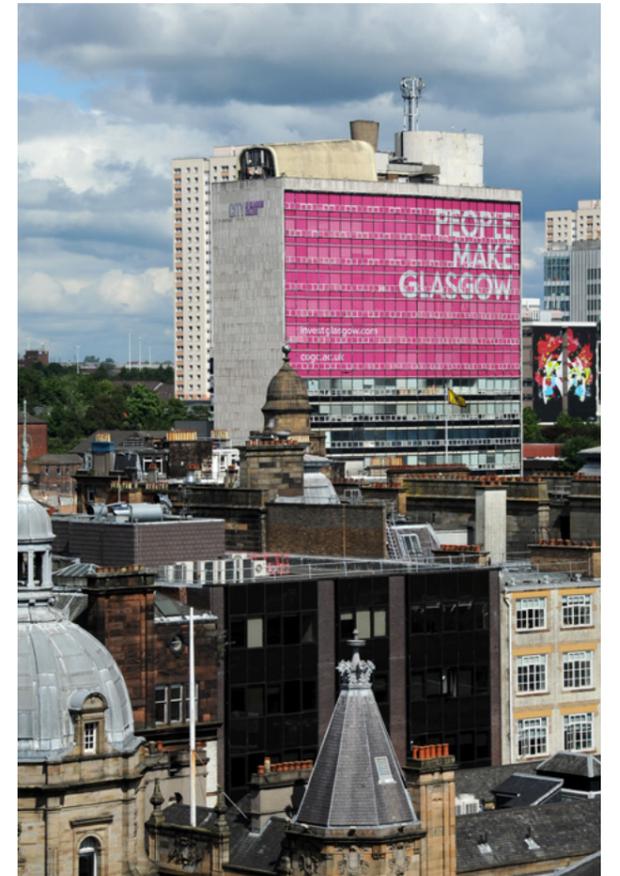
**Glasgow is Scotland's largest city with a population of over 622,000 at the centre of a metropolitan area of 1.8 million and a driving force of the 3.5 million central belt, one of the 20 largest urban regions in Europe.**

Glasgow is Scotland's economic powerhouse and the City Region generates around £41.4 billion GVA per annum – 30% of Scottish GVA. In recent years, Glasgow has been one of the fastest growing economies of all major cities in the UK as the city reconnects with its DNA of engineering, design, entrepreneurship, and innovation.

The city's diversified jobs base and economy are growing at above average rates bolstered by industrial sector strengths in financial and business services (Glasgow is home to the UK's 3rd largest financial centre), advanced manufacturing, quantum/sensors/photonics and a burgeoning digital technology sector where Glasgow ranks second behind Manchester in the UK and accounts for 21,000 tech jobs (CBRE Tech Cities Report 2019). Now an established location of choice for corporate and real estate investment, the city is witnessing an unprecedented range of investment activity across all real estate sectors including residential.

Over the next 15 years, Glasgow's metropolitan population will grow at a faster rate than Lisbon, Helsinki and Amsterdam and as fast as New York, Los Angeles and Paris. It will add some 175,000 residents, around 130% more than the population growth recorded between 2000 and 2018 as the city's appeal to millennials is driven by its affordability and city centre energy. The city is not only growing but re-urbanising with the residential population of the city centre increasing by 30% between 1996 and 2012 and is now growing faster than the UK average.

The population over 65 is also growing and has significant implications for housing needs. This group is more lifestyle driven than their predecessors



and for many this will include living centrally in order to have access to leisure and amenities.

To meet growing demand, the city has committed to building 25,000 new homes between 2015 and 2025 in all tenure types including social rented, for sale, build to rent (BTR) (mid-market and upper scale), BTR for families, with pilot projects in custom build and self-build. A new city centre living strategy will provide the framework to encourage families and services back into the city centre.

**Quality and liveability are at the heart of the city's long term strategy.**

# PEOPLE MAKE GLASGOW HOME

**Over the next 15 years,**  
Glasgow's metropolitan population will grow as fast as New York, Los Angeles & Paris (UN)

**Glasgow is a top 20**  
European city for students

**#1 Largest retail centre**  
(Outside of London's West End)

**12th most hipster city in Europe**

Software & IT sector **top the FDI investment table**

The residential population of the city centre is **growing faster than the UK average**

A median multiple of 3.9 makes Glasgow the **most affordable major housing market in the UK**

**'Friendliest City in the World'**  
– *Rough Guide*

Largest City Deal in Scotland including **£75m** for Sighthill TRA

Home to Scotland's **FIRST 3 INNOVATION DISTRICTS**

**2nd best quality of life in UK**  
Glasgow ranks in top 20% of cities globally

**The 19th most millennial friendly** city in the world & 3rd in the UK

**Ranked 5th** in the UK for FDI, outside London

Rank	City	FDI (Relative)
1	London	5 bars
2	Manchester	4 bars
3	Birmingham	3 bars
4	Edinburgh	2 bars
5	Glasgow	1 bar

**Glasgow is Scotland's largest city**  
4th largest in the UK

Glasgow has seen the **fastest growing house prices in the UK in 2019**

Glasgow ranks in the top **25% of cities globally for low cost of living**

Glasgow is the most **affordable large housing market in the UK**



# W H Y G L A S G O W

Glasgow is Scotland's economic engine sitting within the Central Belt region with a population of 3.5 million making it one of the 20 largest urban regions in Europe. The metropolitan region generated £41.4 billion GVA in 2017 supporting 856,000 jobs (34% of the Scottish total). The city's transition from industrial to knowledge-driven economy is well documented and it is now recognised as a city of applied knowledge with commercial edges in nano tech, life sciences, digital media, energy and advanced manufacturing.

Glasgow has one of the largest city economies in the UK with a diverse business and industry base focused around 8 priority sectors:

- |                                 |                                                |
|---------------------------------|------------------------------------------------|
| - Digital Technology            | - Engineering, Design & Advanced Manufacturing |
| - Financial & Business Services | - Low Carbon / Circular Economy                |
| - Creative Industries           | - Tourism & Events                             |
| - Health & Life Sciences        | - Higher & Further Education                   |

Glasgow is the 4th most productive city in the UK by GDP per capita and sits just outside the top 100 most productive cities globally. The city region is home to 48,000 firms (28% of Scottish businesses) and the Glasgow economy and jobs base are growing and diversifying.

Glasgow is the UK's third largest financial centre and is ranked 63rd in the world. It is home to some of the biggest names in global business. Its scale and its role in the Scottish 'system of cities' has helped it to attract several important company HQs and large-scale operations.

## INWARD INVESTMENT

Scotland remains the top UK location for FDI outside London (EY Attractiveness Survey 2019) and Glasgow is a key contributor to that success, ranking 6th in the UK in 2018. The city is now an established destination for corporate and real estate investment exemplified by the investment of Barclays into Glasgow in 2018, creating a new HQ campus on the south side of the River Clyde at Tradeston and bringing some 2500 new jobs to the city economy.

Digital and business services are the two sectors generating the highest number of inward investment projects and Glasgow recently ranked 2nd in a CBRE digital tech ranking reflecting the importance of this sector to the city economy. This in turn is driving demand for new types of workspaces as well as greater choice in housing tenure to reflect lifestyle expectations of a modern workforce.



## SKILLS & TALENT

The availability of talent and skills is a key attractor. Glasgow has one of the most highly skilled and flexible workforces in Europe with 77% of the population of working age (between 16 and 74). A working age population of 1 million is within a 45-minute commute, and 2 million within an hour. With one of the youngest populations in Scotland and 46% educated to degree level, finding and retaining staff is easy. The city's impressive talent base is boosted by the number of international students who live here (Glasgow is now in the top 5 mid-sized city regions globally for the number of international students) and come from over 140 countries to study in the city's 5 higher education institutions and 3 further education colleges.

## DIGITAL CITY

At the same time, Glasgow is undergoing a digital transformation as CityFibre makes its largest core infrastructure investment, rolling out almost 300 km of modern full fibre digital infrastructure across the city. This investment in Glasgow's initial core infrastructure is delivering gigabit-capable broadband to almost all of Glasgow's city centre businesses and public sector buildings. With modern, fit-for-purpose digital infrastructure at its foundation, Glasgow is rising in the ranks as a UK digital leader, supporting greater levels of innovation and productivity and making the city more investible.

 <p><b>TOP 3 LARGE GLOBAL CITY</b> of the Future for Business Friendliness 2018/19</p>	 <p>Home to Scotland's <b>FIRST 3 INNOVATION DISTRICTS</b></p>
 <p>Home building target of <b>25,000</b> between 2015 &amp; 2025</p>	 <p>Student retention rate is the <b>HIGHEST IN THE UK AT 51%</b></p>

# LIVING & LIFESTYLE

A compact and walkable city, Glasgow ranks third highest in the UK for Quality of Life (Mercer 2018 City Rankings) with ambitions to become one of the most sustainable cities in Europe and a growing reputation as a smart city deploying smart infrastructure. Glasgow is a city where business, sport, leisure and international culture flourish.

Glasgow's improving social capital and working environment means the city's millennial appeal is at an all-time high. Its ability to meet the needs and preferences of early-career mobile workers has led to huge increases in the city's millennial appeal in recent years. Low housing and living costs, together with high internet speeds and high levels of openness, social cohesion and inclusivity allow Glasgow to differentiate itself from its peers.

- Glasgow now ranks in the top 25% of cities globally for social cohesion, well ahead of established world cities such as London & Paris
- Glasgow ranks in the 25% most LGBT-inclusive cities globally, on a par with renowned open cities like Sydney & Lisbon
- Glasgow ranks 19th globally for its all-round sustainability, ahead of New York, Paris & Barcelona
- The fDi Intelligence Quality of Life ranks Glasgow higher than Los Angeles & Rome
- Glasgow is within 30 minutes' drive of Loch Lomond and the Trossachs National Park

The diversity of the city offers something for everyone, from a vast array of cultural activities to close proximity to nature and parks. Among the highlights of what the city has to offer are the world-renowned Kelvingrove Art Gallery and Museum, the Riverside Museum, the Glasgow Science Centre, the SSE Hydro Arena and a year-round programme of international events.

The city offers high-level liveability and affordability, diversified employment, good public services and infrastructure, that all-important urban vitality and vibrancy, a reputation for regional collaboration, innovation eco-systems and scientific industrial specialisation, all the key ingredients successful cities are measured upon. Glasgow rates well for low-stress urban living due in no small part to the high quantity of green spaces.

## NO 1 CITY FOR WORK-LIFE BALANCE

In 2019 CV Library has ranked Glasgow top for getting the balance right and adopting a progressive approach on this.

## GLASWEGIANS ARE SOME OF THE MOST SATISFIED CITY-DWELLERS IN EUROPE

In a European-wide study of 66 cities, around 93% of Glaswegians reported that they were satisfied with life in their city.

Glasgow ranked 22nd in the list, ahead of London, Manchester and Paris for life satisfaction. (Study by University of Glasgow's Social and Public Health Sciences Unit 2019).

## TOP TEN CITY ACCORDING TO TIME OUT

Time Out has named Glasgow 8th in its top 48 cities in the world in 2019. Also ranked 1st for both friendliness and affordability.

“Glasgow is one of the best places to head to for culinary experimentation”

*Rough Guides list of must-see destinations 2017*

## TRIPADVISOR TOP 10

Glasgow was recently rated as one of the top 10 cities in the world for the percentage of restaurants, hotels and attractions in possession of a TripAdvisor Certificate of Excellence awarded for consistently high levels of customer service and strong online reviews.

## RETAIL

With more than half a million square metres of retail floor space, Glasgow is the UK's largest and most successful shopping location for spend outside London's West End and 12th in Europe.

The city is home to a wide selection of luxury outlets while independent retail continues to grow in variety and scale.



## FOOD & DRINK

Glasgow's food and drink scene is vibrant and firmly part of the city's unique culture. Glasgow's culinary offering is imaginative and cosmopolitan and the range of choice for visitors is breath-taking, with a steady increase in new restaurants throughout the city. This distinctive food and drink experience is guaranteed to enhance the visitor experience in the city.

## WORLD-CLASS CULTURE

Home to the Royal Scottish National Orchestra, National Theatre for Scotland, BBC Scottish Symphony Orchestra, Scottish Opera and Scottish Ballet, with an internationally-acclaimed reputation in contemporary art, design and music.

## A CENTRE OF EXCELLENCE FOR VISUAL ARTS

Eight Turner Prize winners, including the 2018 winner, and 11 nominees have lived, trained or worked in the city in recent years.

## A UNESCO CITY OF MUSIC

Glasgow is home to the most immersive music experience in the world and visitors from across the

“Glasgow landed on our list because it's one of the most exciting cities in the world right now. Its art and music scenes are just too hot to ignore and really embody Glasgow's energy and swagger”

*Glasgow was named by industry travel bible, National Geographic Traveller, as one of its 20 'Best of the World' destinations for 2016.*

“Disarmingly blending sophistication and earthiness, Scotland's biggest city has evolved over the last couple of decades to become one of Britain's most intriguing metropolises.”

*The Lonely Planet*

globe regularly cite music as a reason for coming to Glasgow. Glasgow hosts on average 130 music events per week and has a track record in successfully delivering international scale music events – from the MTV Europe Music Awards to the MOBOs.

## EUROPE'S FINEST CIVIC ART COLLECTIONS

Two of the finest civic art collections in Europe can be found in Glasgow, at the Burrell Collection and Kelvingrove Art Gallery and Museum. The Burrell Collection is currently being transformed through a £66 million (€74.3 million) refurbishment and will re-open in 2020.

## WORLD-CLASS EDUCATION FACILITIES

The city region is home to 6 universities and 6 colleges which attract over 185,000 students, and their families, from 140 countries each year.

## GREAT NATURAL BEAUTY

The archipelago of the Clyde Coast and Islands and the Highlands' stunning scenery is on the city's doorstep.

## GLASGOW RESIDENTIAL DEVELOPMENTS

- Mixed Use
- Residential (Build to Rent and Mixed Tenure)
- Private Sector
- Avenues Project Activity
- Innovation Districts
- City Centre Districts

### Build-To-Rent (BTR)

- Beith Street (500 units)
- Buchanan Wharf (324 units)
- Get Living (727 units)
- Holland Park (433 units)
- PLATFORM (498 units)

### Mixed Tenure

- Cowlairs (850 units)
- Laurieston Living (860 units)
- Meat Market (252 units)
- Port Dundas (700 units)
- Sighthill TRA (826 units)

### Private Sector

- G3 Square, Minerva Street (108 units)
- Glasgow Harbour (1100 Units)
- Pacific Quay (203 units & 60 units)
- Park Quadrant Residences (98 units)

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# SCALE OF OPPORTUNITY

As both the planning and strategic housing authority, Glasgow City Council (GCC) is committed to supporting development across all tenures and to actively enable the acceleration of new build homes.

Glasgow works closely with the development industry to create attractive housing market opportunities to de-risk developments, and to share risk and reward. The city has a significant record as enabler and investor and wants to continue to work with developers to create imaginative and ambitious new housing.

## CITY CENTRE LIVING

GCC is committed to creating the conditions required to attract more residents, as well as the services that communities need to thrive, back into the heart of Glasgow.

The aim is to double the number of people living in Glasgow city centre and the City Centre Living Strategy describes how this will be achieved.

## GLASGOW'S PRIVATE RENTED SECTOR

Glasgow's private rented sector has expanded significantly in recent years and now makes up almost 20% of the city's stock at almost 60,000 dwellings. The private renting market in the city is buoyant and rental yields in buy-to-let and student accommodation are consistently competitive with other forms of investment.

Rental yields across post code districts range from about 4% to over 8%<sup>1</sup>. In the most popular post code districts, in or close to the city centre, the range is between 4.0% and 7.0%<sup>2</sup>. Since 2008, average rents have risen by 36%.

In 2018, with 5 higher education institutions and 3 colleges of further education within a radius of 10 miles, Glasgow has the second highest student population in the UK. Glasgow was one of the top 10 UK university cities for student renting with yields of 6.49%<sup>3</sup>. The city welcomes longer term private rented sector investment with a high standard of management and maintenance.

## BUILD TO RENT (BTR)

Glasgow now accounts for over half the potential BTR in Scotland with some 4,000 consents in the pipeline.

Access to large sites close to the city centre has been a key attractor and three major schemes

have received planning approval and are expected to get underway in 2019. Each of these sites will incorporate significant place-making elements.

Legal & General have led on the first forward funded BTR deal in Scotland at Buchanan Wharf in Glasgow: 324 apartments which will be developed by Drum Property Group adjacent to Barclays' new European Hub.

## BTR FOR FAMILIES

Most of the planned BTR developments in Glasgow so far are for flatted properties but there are signs a market for suburban houses targeted at young families is emerging. GCC is interested in working with house-builders and developers to explore opportunities for a greater level of BTR for families in the city.

The Scottish Government has announced its **Rental Income Guarantee Scheme (RIGS)** to help support the BTR sector in Scotland. RIGS seeks to provide investors with greater confidence during the early stages of a development, when letting risk is likely to be highest.

Should a participating investor not achieve their anticipated level of rental income post-habitation, a Scottish Government guarantee would compensate them for part of this, with the Scottish Government sharing equally with the investor the shortfall within the defined tranche. RIGS is operated through the Scottish Futures Trust (SFT), with further detail regarding the initiative available via the Scottish Government and SFT websites.

For further information: <https://rigs.rent/>

<sup>1</sup> Source: PropertyData <sup>2</sup> Source: Citylets <sup>3</sup> Source: Zoopla



**Moda at Holland Park**

 **433**  
APARTMENTS



**Get Living at High Street**

 **720**  
APARTMENTS



**Platform at Central Quay**

 **498**  
APARTMENTS



**Buchanan Wharf**

 **324**  
APARTMENTS

**AFFORDABLE HOUSING: MID MARKET RENT (MMR)**

MMR provides an alternative for working households on modest incomes and offers affordable, good quality housing providing residents with a secure tenure. Glasgow has a growing portfolio of MMR properties throughout the city. Between 2013 and 2021, some 2,000 completions will have been carried out by housing associations. Several hundred MMR homes will also be delivered over the next five years by private companies.

sites to be marketed include Maryhill Locks, Drumchapel and Cowlands.

The Council is working closely with Registered Social Landlords (RSLs) and City Property on nominated land disposals freeing up sites for Glasgow’s Affordable Housing Supply Programme. Since 2015, the Council has been accelerating the programme of land release and by 2018/19 some 58 sites were transferred to housing associations which will contribute over 2,000 homes.

**PRIVATE SECTOR HOUSING**

Glasgow is keen to see levels of private sector building return to those of the early 2000s where the average private house building activity saw around 1,500 houses for owner occupation built each year. Over the past few years, the City Council has worked closely with developers to pump-prime private sites making it easier and less risky for development to occur. As a result, confidence levels for developing in Glasgow are on the rise.

**TRANSFORMING COMMUNITIES: GLASGOW**

Transforming Communities: Glasgow (TCG) is a partnership between GCC, Glasgow Housing Association and the Scottish Government and oversees the planning and delivery of Glasgow’s Transformational Regeneration Areas (TRA) with the local community.



These are areas which have been chosen to undergo a process of substantial regeneration over the next decade. The purpose of regenerating these areas is to create sustainable communities that not only provide new mixed tenure housing but also jobs, infrastructure (such as schools) and green space.

Glasgow’s 8 TRAs total 140 hectares with 6,500 new mixed tenure homes planned.

**ACCELERATED LAND RELEASE PROGRAMME**

GCC has a programme for releasing sites for private housing developments. One example includes the Machrie and Ardenraig developments in Castlemilk recently started on site by Cruden Homes. Further



**SIGHTHILL TRA**

In partnership with Keepmoat and Glasgow Housing Association, it is the largest regeneration programme outside of London and will bring over 1,000 new mixed tenure high quality homes to the area upon completion.

**LAURIESTON TRA**

On the southside of the river, in partnership with Urban Union & New Gorbals Housing Association, will redevelop 13 hectares of vacant land & deliver 860 mixed tenure new homes together with parks, community facilities & businesses.



**SELF-BUILD**

GCC is committed to diversifying its local housing supply through facilitating self-build. Maryhill TRA was selected as a suitable area to pilot self-build as part of a larger regeneration project to create a contemporary urban village with shops and community facilities.

for enabled self-build in the city, the first such scheme in Scotland.

GCC is interested in discussing practical proposals with developers for residential projects that will contribute to a carbon-saving agenda.

This six plot pilot, set between the River Kelvin and the Canal Locks will serve to test the local appetite



Glasgow’s first Passivhaus development for social rent



# NEW OPPORTUNITY FOR 2020: COWLAIRS

Cowlairs represents an exciting opportunity to create a truly 21st century neighbourhood anchored by new green spaces, low carbon ambitions and a healthy environment for residents.

One of five key large-scale housing-led regeneration and development opportunity areas within the north of Glasgow, Cowlairs is the next residential development coming to market. Located to the north of Glasgow city centre, Cowlairs offers panoramic views across Glasgow and to the surrounding Campsie and Kilpatrick hills as well as Cathkin Braes. The landscape is a defining feature and new buildings and open spaces will make the most of the views across the city and beyond.



The 30 hectare site is made up of long-term council-owned derelict land comprised of former tenement housing and a primary school, a vacant recreation ground and Cowlairs Park. The site is located within a mile of the city centre providing easy access to the M8 and rail links to Glasgow Queen Street Station.

Significant community and stakeholder engagement has taken place to inform the Cowlairs Masterplan resulting in a vision of a growing, green and healthy neighbourhood. The re-development of Cowlairs will include around 850 new mixed tenure homes, including 200 for mid-market rent supported by new commercial uses and open spaces.

A new park as well as the expansion of green and blue networks – where ponds will sit amongst the new homes – will create an exciting opportunity for people to live next to water.

Funded by the Glasgow City Region City Deal, a programme of infrastructure works will be undertaken to prepare the site and future proof the development.

**It is expected that procurement to identify a development partner will begin in spring 2020 and a potential site start of the first phase of housing development in spring 2022.**

The regeneration of Cowlairs is also expected to make a significant contribution to GCC's aspiration to be a carbon neutral city through the extensive use of the Passivhaus standard. This development speaks to the city's aim of creating healthy, high quality and sustainable places.



A growing, green and healthy neighbourhood

**850 new homes**  
**30 hectares**



# INTERNATIONAL CONNECTIONS

Glasgow's air, rail and road infrastructure ensures excellent access – and once you arrive you can move quickly and efficiently throughout the metropolitan area. With most European destinations within two hours of Glasgow, this offers a short journey time and low cost travel.

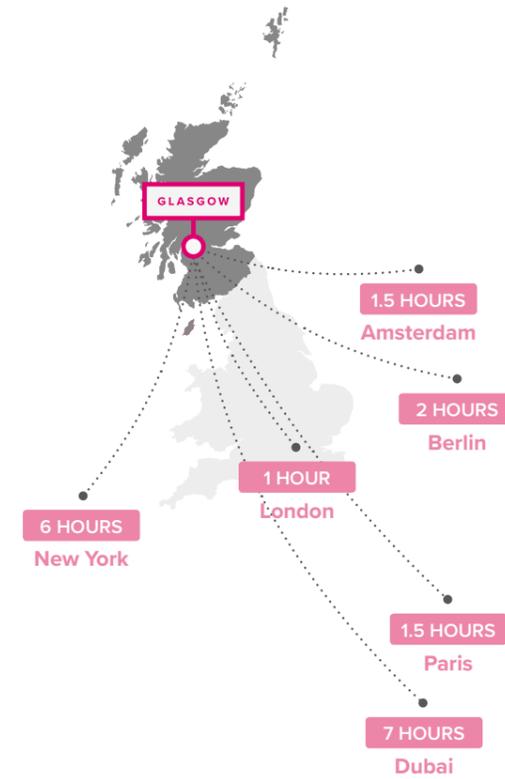


### DIRECT FLIGHTS FROM NORTH AMERICA

Visitors can travel direct to Glasgow from a number of destinations including: New York, Orlando, and Toronto.

### DIRECT FLIGHTS FROM THE FAR EAST

Visitors can connect to Glasgow with ease using the twice daily Emirates flight direct from Dubai to Glasgow.



Location	Journey time
Paris	1.5 hour
Amsterdam	1.5 hours
Frankfurt	1.5 hours
New York	6 hours
Dubai	7 hours

AIRPORT CONNECTIONS TO THE CITY	
<b>15 MINS</b>	<b>Glasgow Airport</b> Shuttle bus from the airport direct to the city centre every 10 mins, with stops at major hotels. Taxis are always available
<b>45 MINS</b>	<b>Glasgow Prestwick</b> Direct trains every 30 mins to city centre
<b>1 HOUR</b>	<b>Edinburgh International</b> A shuttle bus departs from Buchanan Street Bus station to and from Edinburgh International Airport every 30 mins. Frequent bus/train links to Glasgow city centre every 15 mins

## GLASGOW IS WONDERFULLY CONNECTED – MAKING IT EASY TO DO BUSINESS IN THE UK, EUROPE & BEYOND

### Air

Glasgow Airport is Scotland's principal long-haul airport offering direct flights to North America, Europe, Asia and the Middle East. It is located approximately 9 miles west of the city centre. Recent investment has added new routes and improved facilities while there are further plans for infrastructure investment.

### Rail

Glasgow is served by two main railway stations, Central Station and Queen Street Station, and has the largest suburban rail network outside of London. Regular connections to London and major English and Scottish cities makes travel throughout the UK simple. Glasgow city centre is also served by an underground and low level train system which links the city to outlying residential areas.

### Road

Scotland's trunk road and motorway network connects its cities, towns, airports and ports enabling easy movement of people, goods and services. Roads are well maintained and, in general, the traffic density is lighter than other parts of the UK. Glasgow is served by four motorway systems which efficiently link the Glasgow city region and beyond.

### PLANE

- 150+ destinations worldwide
- Direct flights to North America, Europe, Asia and the Middle East
- 200+ flights daily
- 9.7 million passengers in 2018
- New routes include Brussels, Düsseldorf, Frankfurt and Krakow
- Most European destinations within 2 hour flight
- London 1 hour flight time
- 324 weekly flights to/from London

### TRAIN

- Central Station – 29 million passengers per year and the main commuter hub
- Queen Street - £750 million (€861 million) improvement programme
- 23 trains per day direct to London
- 8 trains per hour to Edinburgh
- Edinburgh – 50 mins
- Manchester – 3 hrs 30 mins
- London – 4 hrs 30 mins

### SUBWAY

- £300 million (€344 million) refurbishment
- 15 stations
- Runs every 4 mins at peak times
- 13 million passengers per year

### BUS

- Buchanan Bus Station undergoing a £500,000+ (€574,000+) refurbishment
- 16 million passengers per year
- 170 bus services in and out of Glasgow

### CAR

- Edinburgh 1hr 5 mins
- Manchester 3hrs 30 mins
- Birmingham 4 hrs 30 mins
- London 7hrs 20 mins

# AWARD-WINNING CITY

The **Scottish Home Awards 2019**, recognised 12 Glasgow developments, following a record year of more than 150 entries from 78 businesses across Scotland – the highest in the competition's 12-year history. The awards were presented to reward excellence in new home creation, with a focus on design, innovation, marketing and customer care.

The competition's newest category, Housing Regeneration Project of the Year was won by Sanctuary Scotland for its work to regenerate the Anderston area in Glasgow. The £60 million project was commended for offering a mix of high-quality affordable housing in the city centre of Glasgow as well as strengthening the community, with much improved amenity spaces. The awards for Glasgow are as follows:



## LARGE AFFORDABLE HOUSING DEVELOPMENT OF THE YEAR (SOCIAL RENT)

### FINALISTS

- **Kelvindale Place, Glasgow** – Cube Housing Association
- **Muirton Living, Glasgow** – Urban Union
- **Tarfside Oval, Cardonald** – Glasgow Housing Association (Part of The Wheatley Housing Group) in partnership with Campbell Construction Group
- **Wallacewell, Glasgow** – Loretto Housing Association

## SMALL AFFORDABLE HOUSING DEVELOPMENT OF THE YEAR (SOCIAL RENT)

### FINALISTS

- **Admiral Street, Glasgow** - Southside Housing Association in Partnership with CCG (Scotland)
- **Carntyne Church** refurbishment and Passivhaus newbuild – Stewart and Shields
- **Muirsketh Road, Glasgow** – Home Group



## AFFORDABLE HOUSING DEVELOPMENT OF THE YEAR (PRIVATE SALE)

### FINALISTS

- **The Orchard, Glasgow** – Keepmoat Homes
- **Southgate Court, Glasgow** – Westpoint Homes

## HOUSING REGENERATION PROJECT OF THE YEAR

### WINNER

- **Anderston Regeneration, Glasgow** – Sanctuary Scotland

## INNOVATION IN DESIGN SPONSORED

### FINALISTS

- **Admiral Street, Glasgow** – CCG (Scotland) in Partnership with Southside Housing Association

### FINALISTS

- **Barclay Street Phase 1 & 2, Springburn** – Loretto Housing Association

Now in their 80th year, **The Saltire Society Housing Design Awards** have been rewarding and advocating innovation and excellence in Scottish house building and place-making for longer than any other design awards in Scotland. The Awards promote the importance of good design and housing for all and honour and encourage creativity, excellence and innovation in modern Scottish place making. The 2019 Saltire Society Housing Design Awards saw 4 projects in Glasgow receive awards.



## SHORTLISTED IN THE MULTIPLE CATEGORY WERE:

- **Anderston Phase 4 & 5**, Collective Architecture, which has worked to rejuvenate Glasgow's great thoroughfare, Argyle Street, through 14 years of work.
- **Laurieston 1C, Glasgow**, Page\Park Architects, which strove to honour the history of this urban site while providing sustainable affordable housing.

## SHORTLISTED FOR INNOVATION IN HOUSING ARE:

- **Admiral Street, Glasgow**, which was constructed on unused urban land using an innovative hybrid of solutions manufactured offsite and CCG's 'iQ' enhanced closed panel timber frame system to provide 35 one and two-bedroom apartments in a mix of social and mid-market rent.
- **Auchineden Barn, Glasgow**, by Thomas Robinson Architects, aimed for Passivhaus "Enerphit" Standard which requires that the annual energy load for heating is not more than 25kwhrs per annum in a conversion. This standard was met within an urban context and in a typical farm building.

The **Home in Scotland Awards 2019**, recognised 2 Glasgow developments with awards:



## PRIVATE DEVELOPMENT OF THE YEAR - LARGE (100+ UNITS)

### COMMENDATION:

- CALA Homes (West) for **21 Mansionhouse Road, Glasgow**

## AFFORDABLE HOUSING DEVELOPMENT OF THE YEAR

### WINNER

- Sanctuary Group for **Anderston Regeneration, Glasgow**

## TOP LARGE EUROPEAN CITY OF THE FUTURE AWARDS 2018/19

Glasgow has achieved an outstanding set of results in the prestigious fDi Intelligence 'European Cities of the Future Awards 2018/19'. In the Large Cities categories, Glasgow was awarded: Top 10 overall Large City; Runner-up for FDI strategy; and Top 10 for Business Friendliness and Connectivity.



## TOP TEN GLOBAL CITY OF THE FUTURE AWARDS 2018/19

The city has also been ranked as a Top Ten Large Global City overall in 2018/19 by fDi Intelligence. As a further endorsement of the city's appeal, Glasgow ranked 3rd for Business Friendliness, 4th for Human Capital and Lifestyle, and 6th for Connectivity.



# TESTIMONIALS

## LAR HOUSING TRUST

"Thriving tech, creative and financial services sectors in Glasgow mean that it is entirely appropriate that LAR's biggest development to date is about to complete in Scotland's largest city. Glasgow is a vibrant place to live, with demand for our properties likely to remain high and as such it is central to LAR's growth plans going forward.

Our development of 64 high quality new build homes at Helenvale in the city's east end has been the perfect model of corporate and civic partnership working. Glasgow City Council, together with local housing associations and developers, have embraced LAR's strategy of providing excellent quality homes at mid-market rents."

**Ann Leslie**  
Chief Executive



LAR Housing Trust is a Scottish Charitable Incorporated Organisation (SC044825)



## URBAN UNION

"Urban Union are extremely proud to be delivering Laurieston Living, a £140 million revitalisation of the Gorbals area, in partnership with Glasgow City Council, New Gorbals Housing Association and the wider community. Master planned to deliver a total of four phases over a nine-year period, the development will provide social rented and private for sale homes, commercial/retail space and extensive public amenity.

We firmly believe that Laurieston Living very much epitomises the ethos of People Make Glasgow. The latest phase of 173 homes for sales is expected to complete by August 2021, and the first residents have already moved into their new properties."

**Neil McKay**  
Operations Director



## PFP CAPITAL

"Glasgow is a key location for PFP Capital both for our Mid-Market and BTR funds. The city is vibrant with a growing population and a successful track record of delivering key infrastructure and amenities. Glasgow is undergoing significant regeneration and its strong employment growth is underpinning steady demand for a range of high quality homes across various types and tenures. Against a background of development opportunities across all sectors including employment, retail and leisure, we consider the city an excellent place to invest.

In progressing our development pipeline we have worked closely with, and been supported by Glasgow and have found their support invaluable. We look forward to continuing this relationship and investing in the delivery of new housing across the city."

**William Kyle**  
Fund Director



# DEVELOPMENT SUPPORT

If you are looking to invest in Glasgow, you will find a city ready to assist you with:



**Finding the right site/location.**



**Identifying partners, investors, developers and operators.**



**Fast tracking major planning applications or key developments.**

### We can also provide information on:

- ✓ Advice and assistance to developers in the city
- ✓ Remediated sites in strategic areas funded through city deal
- ✓ Nominated land disposals to Registered Social Landlords
- ✓ Accelerated land release programme
- ✓ Partnership Support for Regeneration funding for private sector development in some areas
- ✓ Affordable Housing Supply Programme funding for social rent, mid market rent, new supply shared equity (2019/20 - £104m & 2020/21 - £110m)

A range of business incentives and support is on offer to establish and grow your company in the city via Business Glasgow ([www.business-glasgow.co.uk](http://www.business-glasgow.co.uk)). Staffing and recruitment support is also available from the Glasgow Guarantee ([www.glasgowguarantee.org](http://www.glasgowguarantee.org)).



**Sighthill:** 'Street in the Sky'

# INTERESTED? FIND OUT MORE

Top companies choose Glasgow for many reasons; because of the quality and loyalty of the flexible and qualified workforce, the cosmopolitan feel of a large city, great access and one of the most sophisticated and competitive telecommunications environments in Europe. Glasgow offers excellent, competitively-priced leisure and retail spaces to suit every type and size of business and exciting development opportunities too.

Invest Glasgow offers comprehensive business support and guidance, providing one point of contact to all businesses, property investors and developers seeking to invest in the city.

All of this contributes to why Glasgow was recently named one of Europe's top ten cities for business friendliness and human resources and fDi Magazine's runner up in the 'Top Large European City for Business Friendliness' – come and see for yourself.

## To find out how Invest Glasgow can support you, contact:



[invest@glasgow.gov.uk](mailto:invest@glasgow.gov.uk)



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## Housing and Regeneration



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MAKE  
GLASGOW



INVEST  
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