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### Neighbourhoods, Regeneration and Sustainability

#### Briefing Note for RSLs

Date: October 2025

#### Housing and Regeneration Services

### THE GLASGOW STANDARD – A Design Schedule for Affordable Housing in Glasgow

#### The Glasgow Standard: Cost, Quality and Design Review (October 2025)

Further to our briefing note issued in May 2022 and the recent publication in August 2025 regarding the Glasgow Standard Submission Process Review, please note the following key updates:

#### Glasgow Standard Amendments

In response, Glasgow City Council (GCC) has reviewed the Glasgow Standard Space Standards, focusing on cost implications and current legislative guidance. The revised space standards now focus on:

- Affordability and flexibility in design.
- New homes are high-quality, inclusive, and designed for long-term living.
- Support Glasgow's commitment to Net Zero and its Affordable Housing Supply Programme.
- Align local delivery with GCC's and national policy objectives such as the Strategic Housing Investment Plans (SHIP), City Plan, Housing to 2040 and Scotland's National Performance Framework (NPF).
- Promote consistency across the city's housing stock while allowing for innovation and site-specific flexibility.
- Alignment with Housing for Varying Needs, Scottish Government's Housing Investment Guidance Note (HIGN) 2008/09 and Secure by Design.
- 10% of units in developments of 20 plus units and over are wheelchair adaptable.
- Support innovative and sustainable construction.
- Support homelessness and larger families.

#### Implications for RSLs

GCC has now amended the requirements for Registered Social Landlords (RSLs) and their design teams. These changes are intended to ensure viability while maintaining quality, flexibility and accessibility.

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## **Purpose of the Review**

The aim of this review is to establish the preferred approach to the space standards for affordable housing in Glasgow. Housing and Regeneration Services have reviewed and amended the internal space standards —measured by Gross Internal Floor Area (GIFA) and based on the Scottish Government's Housing Investment Guidance Note (HIGN) 2008/09. These standards define overall space requirements for a range of occupancy levels and provide suggested minimum dimensions for individual rooms, which are detailed further in the document under each specific area of the home.

These standards apply to all new residential developments and, where appropriate, to conversions. While a degree of flexibility may be applied in specific circumstances, proposals that significantly exceed the maximum space standards will generally be discouraged and returned for redesign to ensure efficiency and value for money.

Adopting this preferred approach is not solely about regulatory compliance—it is about delivering homes that are liveable, sustainable, provide quality affordable homes and are adaptable to the changing needs of tenants. By following these guidelines, developers and architects contribute to the creation of well-designed homes that support health, well-being, and a high quality of life.

## **Preferred Approach to Space Standards**

Purpose:

- Establish a benchmark for **maximum** space standards in affordable housing.
- Governed by **Gross Internal Floor Area (GIFA)**, replacing previous Net Floor Area metrics.
- Based on the Scottish Government's Housing Investment Guidance Note (HIGN) 2008/09.

## **Application**

- Applies to new builds and conversions (where applicable).
- Flexibility allowed only with justified exceptions / relaxations granted by GCC H&RS.
- Homes exceeding maximum standards discouraged.

## **Design Principles**

Homes must be:

- Liveable, sustainable, and adaptable.
- Support health, well-being, and quality of life.
- Provide quality housing
- Where GIFA standards can't be met, compliance with Housing for Varying Needs (HfVN) must be demonstrated.

### **Definition of Preferred Approach**

The preferred approach refers to the revised space standards that represent the optimal balance between delivering high-quality, functional, and adaptable homes, and meeting the practical constraints of affordable housing development in Glasgow. It establishes a benchmark that encourages consistency and best design outcomes while allowing for justified flexibility in specific circumstances.

This approach is informed by relevant national guidance (such as the Scottish Government's Housing Investment Guidance Note), local housing needs, and sustainability goals. It aims to ensure dwellings provide sufficient space to accommodate residents' needs, support well-being, and enable long-term adaptability without imposing rigid requirements that may hinder innovation or viability.

In practice, the preferred approach sets out maximum Gross Internal Floor Area (GIFA) targets and room size recommendations that developers and designers should aim to achieve. Where it is not feasible to meet these standards fully, a clear rationale must be provided, demonstrating compliance with fundamental housing requirements such as those outlined in Housing for Varying Needs (HfVN).

The Technical Team within Housing and Regeneration Services department will now be scrutinising all dwelling layouts and space standards at Stage 1 to ensure that this assists the RSL's with the overall costs for each project submitted to Housing and Regeneration Services (H&RS).

With the maximum floor areas being now being governed by the GIFA rather than the Net Floor Areas required previously, please refer to the definition provided by the Royal Institution of Chartered Surveyors (RICS) for GIFA.

Although the overall space standards and room areas have been adjusted in this review, this amendment introduces a more flexible and cost-effective approach. In assessing space standards and room areas, two benchmarks are now applied:

- Preferred Approach – allowing for slightly smaller areas while still meeting essential requirements.
- Maximum Standard – reflecting earlier Glasgow Standard and HIGH 2008/09.

**The design requirements for the wheelchair adaptable units remain unchanged therefore the design of these units must comply with the Glasgow Standard and HfVN.**

**Where the preferred approach space standards cannot be fully achieved, designers must demonstrate that all General Needs (GN) and wheelchair fully fitted / wheelchair adaptable units continue to meet the core requirements of Housing for Varying Needs (HfVN).**

## **RICS GIFA Detailed Table and Definitions**

The revised Glasgow Standard relates to the Gross Internal Floor Area, which is the area of a building measured to the internal face of the perimeter walls at each floor level as described below:

### **What is GIFA?**

- Gross Internal Floor Area (GIFA) is the floor area measured to the internal face of the perimeter walls at each floor level.
- It includes all internal walls, columns, stairwells, lift shafts, and other usable spaces inside the building envelope.
- It excludes external walls thickness, balconies, terraces, and external covered areas.

### **Measurement Guidance Notes**

- Measurement is taken horizontally at each floor level, including mezzanines and intermediate floors.
- Floor area measurements stop at the internal face of the perimeter walls.
- Areas like stairwells and lifts are measured at every floor level they occupy.
- Internal partitions are included because the GIFA reflects the gross usable internal space.
- Areas of restricted head height may be included only if they are practically usable (height > 1.5 m typically).
- For multi-building developments, GIFA applies separately to each building.

### **What information is required for each project:**

- GIFA for each house / flat type
- Total GIFA for each flatted block (breakdown of communal areas and flatted areas)
- Total GIFA for the overall development
- Completed GCC's Housing Schedule (new version Sep 2025)

**Table 2: Summary of principles**

Principle	Explanation
<b>Measure to internal face of external walls</b>	Core principle of GIFA measurement
<b>Include all usable internal spaces</b>	Circulation, stairs, lifts, partitions included
<b>Exclude external walls and balconies</b>	Only the internal floor area counted
<b>Voids are excluded</b>	Open spaces between floors not counted
<b>Include usable basement spaces</b>	Provided they are accessible and functional
<b>Restricted height areas excluded if too low</b>	Typically, below 1.5m height excluded

**Table 1: GIFA (RICS guidance)**

	Including		Excluding
2.1	Areas occupied by internal walls and partitions	2.14	Perimeter wall thicknesses and external projections
2.2	Columns, piers, chimney breasts, stairwells, lift-wells, other internal projections, vertical ducts, and the like	2.15	External open sided balconies, covered ways and fire escapes
2.3	Atria and entrance halls, with clear height above, measured at base level only	2.16	Canopies
2.4	Internal open-sided balconies, walkways, and the like	2.17	Voids over or under structural, raked or stepped floors
2.5	Structural, raked or stepped floors are to be treated as a level floor measured horizontally	2.18	Greenhouses, garden stores, fuel stores, and the like in residential property
2.6	Horizontal floors, with permanent access, below structural, raked or stepped floors		
2.7	Corridors of a permanent essential nature (e.g. fire corridors, smoke lobbies)		
2.8	Mezzanine floor areas with permanent access		
2.9	Lift rooms, plant rooms, fuel stores, tank rooms which are housed in a covered structure of permanent nature, whether or not above the main roof level		
2.1	Service accommodation such as toilets, toilet lobbies, bathrooms, showers, changing rooms, cleaners' rooms, and the like		
2.11	Voids over stairwells and lift shafts on upper floors		
2.12	Areas with a headroom of less than 1.5m		
2.13	Integrated garages / garages / conservatories / pavement vaults		

*Please note: Internal face means the brick/blockwork or steel/ timber frame not the surface of the internal linings.*

## **General Space Standards**

Defining affordable housing standards for Glasgow is more than a technical exercise; it is an opportunity to shape the city's future by creating homes that are sustainable, inclusive, and designed for modern living. Through the review and amendment of The Glasgow Standard, we have identified practical updates that encourage innovation and sustainability, while ensuring the delivery of high-quality homes that meet today's needs and remain adaptable for the future in a cost-effective way.

In general, all units should be designed to comply with the Glasgow Standard and Housing for Varying Needs (HfVN) requirements; however, the designs must also reflect the specific amendments outlined below:

### **Space Standards & Flexibility**

- Preferred Approach floor areas aligned with needs-based living rather than just bedspaces.
- Adaptable layouts: Promote lifetime homes principles—homes that can be easily adapted as needs change.
- Flexible room design: Reinforce standards ensuring all open plan living areas and double bedroom can be flexible.

The revised preferred approach space standards outline the recommended internal floor areas and room dimensions required for new homes and, where applicable, conversions. These standards are intended to ensure that all dwellings are practical, safe, and comfortable for residents. They aim to prevent overcrowding, support healthier living environments, and promote homes that can adapt to the changing needs of occupants over time.

Every unit shall be of a size that will accommodate the notional furniture requirements with their associated activity spaces expected in each type of room as per the amended space standards below and HfVN.

Associated activity spaces for each item of furniture should be shown, and door swings may open across an activity space. Activity spaces for notional furniture can overlap each other.

All RSL's / Architects are required to submit their layouts to H&RS before submitting them to planning therefore if the units are excessive in area H&RS will request that these units / layouts are redesigned to offer value for money.

A new schedule of accommodation has been devised to allow for a quicker assessment of the space standards.

Each new dwelling should meet the specified Gross Internal Floor Area (GIFA) and incorporate the recommended storage, bedroom, and kitchen provisions as detailed in the tables below.

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Designs should comply with relevant parts of the Technical Standards and refer to the Glasgow Standard and Housing for Varying Needs guidance for internal layout planning.

*If units are designed to smaller areas, the onus will be on the designer to demonstrate that the dwelling accommodates all the furniture, access and activity space requirements for the intended number of occupants, as well as meeting the HfVN standard and the Technical Standards.*

Table 3: Maximum Space Standards

Table 3: Maximum Space Standards	Maximum GIFA for General Need Properties				
Number of bedrooms/people	One-storey flats (m2)	One-storey dwellings (m2)	Two-storey dwellings Semi or end (m2)	Two-storey dwellings mid terrace (m2)	Three-storey dwellings (m2)
1 bedroom (1 person)	32.5	33			
1 bedroom (2 person)	47.5	48.5			
3 person	60	61	66	68	
4 person	73.5	71.5	76.5	79	
5 person	82.5	80	86.5	89.5	98.5
6 person	90	88.5	97	97	102.5
7 person	99.0	97.5	114.5	114.5	118.5
8 person	103.5	106.5	121.5	121.5	125.5
9 person	112.5	113.5	128.5	128.5	132.5
	Maximum GIFA for Wheelchair adaptable / amenity properties				
1 bedroom (1 person)	42.5	43			
1 bedroom (2 person)	57.5	58.5			
3 person	74	75	80	82	
4 person	87.5	85.5	90.5	93	
5 person	100.5	90.5	104.5	107.5	116.5
6 person	108	106.5	115	115	120.5
7 person	117	115.5	136.5	136.5	140.5
8 person	126	124.5	145.5	145.5	149.5
9 person	135	133.5	154.5	154.5	158.5

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*Note 1: These areas are based on Scottish Government's guidance note HIGN 2008/09, Housing for Varying Needs principles and reflect a balance between space efficiency and functional use.*

*Note 2: Any decision to include ensuite facilities, utility rooms, additional W.C. etc above the Technical Standard / HfVN requirements that exceed the space standards will be classed as non-grant earning and will be excluded from the works costs or worst-case scenario, the unit type will not be approved, and a redesign will be required.*

*Note 3: The above figures include the additional space required to achieve the Technical Standards Domestic Section 7 Silver Aspects where appropriate.*

*Note 4: For upper cottage flats the staircase and entrance area is now included within the space standards.*

*Note 5: All new build homes which are delivered by the Affordable Housing Supply Programme (AHSP) as per Scottish Government's (SG) grant requirements will be a minimum of 2 bedspaces, two apartments (unless otherwise agreed and approved by GCC H&RS).*

These figures aim to strike a balance between spatial efficiency and accessibility, aligning with Housing for Varying Needs while keeping development viability in mind.



## General Storage

This briefing note sets out the preferred approach requirements for general storage. Where these standards cannot be fully achieved, Glasgow City Council (GCC) will review the proposed layouts and confirm that the storage provision is appropriate to the unit size, design requirements, and overall layout, while also meeting the minimum standards set out in Housing for Varying Needs (HfVN).

While the preferred approach requirements may be adjusted in certain cases, there is no exemption for wheelchair adaptable units. In line with HfVN, a 1200 x 1200mm cupboard space remains mandatory for all wheelchair adaptable units.

For general needs units, the storage provision may be reduced in size. However, it must still be capable of accommodating a pram or a bicycle, along with any net zero equipment required.

Table 4: Preferred Approach / Maximum Storage Capacity

Table 4: Preferred Approach storage capacity	No. of bed spaces per dwelling				
	1 bedroom (1-2 persons)	2 bedroom (3-4 person)	3 bedroom (5 - 6 person)	4 bedroom (7+ person)	8+
Flat/ House	1m <sup>2</sup> (preferred approach)	1.25m <sup>2</sup> (Preferred Approach)	2m <sup>2</sup> (Preferred Approach)	2.5m <sup>2</sup> (Preferred Approach)	+ 0.25m <sup>2</sup> (Preferred Approach)
PROPOSED	to 1.5m <sup>2</sup> (max.)	to 2.5m <sup>2</sup> (max.)	to 3.5m <sup>2</sup> (max.)	to 4m <sup>2</sup> (max.)	to 0.5m <sup>2</sup> (max). per additional person

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## General Living areas (lounge / kitchen / dining area)

To ensure homes are functional and adaptable for a wide range of occupants, a preferred approach to the aggregate floor area should have been devised for the principal living spaces—lounge, kitchen, and dining. These spaces may be open-plan or separated, but the combined usable floor area must not exceed the following space standards.

*Note: These figures apply to the combined floor area of lounge, kitchen, and dining space, whether open-plan or divided. Wheelchair-accessible homes require increased space for circulation and to support turning circles, particularly within kitchens and dining areas.*

Table 5: Preferred Approach Aggregate of Living Area

Table 5: Preferred Approach Aggregate of Living Area/ (lounge/kitchen & dining area)	No. of bed spaces per dwelling for general / wheelchair adaptable units				
	1 bedroom (1-2 persons)	2 bedroom (3 - 4 person)	3 bedroom (5 - 6 person)	4 bedroom (7+ person)	8+ person
<b>Preferred Approach for general needs</b>	21m <sup>2</sup> Preferred Approach to 23m <sup>2</sup> max.	23m <sup>2</sup> Preferred Approach to 27m <sup>2</sup> max.	27m <sup>2</sup> Preferred Approach to 31m <sup>2</sup> max.	28m <sup>2</sup> Preferred Approach to 33m <sup>2</sup> max.	30m <sup>2</sup> min (+ 1m <sup>2</sup> Preferred Approach to 2m <sup>2</sup> max. per additional person)
<b>Preferred Approach for wheelchair adaptable</b>	22m <sup>2</sup> Preferred Approach to 24m <sup>2</sup> max.	24m <sup>2</sup> Preferred Approach to 28m <sup>2</sup> max.	28m <sup>2</sup> Preferred Approach to 32m <sup>2</sup> max.	30m <sup>2</sup> Preferred Approach to 34m <sup>2</sup> max.	31m <sup>2</sup> (+ 1m <sup>2</sup> preferred Approach) to 2m <sup>2</sup> max. per additional person)
<i>Note 1: At least one apartment on the principal living level of a dwelling should be a size and shape that allows greater flexibility of use.</i>					
<i>Note 2: The enhanced apartment in a dwelling should be at least 3m wide with a minimum floor area of 12m<sup>2</sup> and should exclude any portion of the room designated as a kitchen (Tech Standard 3.11.2).</i>					

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*Note 3: In open-plan layouts, the floor area measured should be clearly identified. It should not include the space immediately inside the front door, or any circulation space needed to access other rooms.*

*Note 4: contain an unobstructed maneuvering space of at least 1.5m by 1.5m square or an ellipse of at least 1.4m by 1.8m, which may overlap with activity spaces. A door may open over this space. (Tech Standard 3.11.2)*

*Note 5: Have unobstructed access of at least 800mm wide, to control any openable window or any heating appliance and between doors within the apartment (Tech Standard 3.11.2).*

*Note 6: In some small dwellings (i.e. those with not more than 3 apartments) it may not always be reasonably practicable to achieve the minimum length or width of 3m. In such one- or two-bedroom properties, either the length or the width of the enhanced apartment may be reduced to not less than 2.8 m, however, a floor area of at least 12 m<sup>2</sup> should be maintained (Tech Standard 3.11.2).*

### Preferred Approach: Open-Plan with Built-In Flexibility

Where open-plan living arrangements are proposed, provide a clear and functional distinction between the kitchen and sitting area. This can be achieved through thoughtful layout design that defines each space without relying solely on structural divisions. The arrangement should support future adaptation, allowing the area to be easily subdivided if needed.

- Include a physical or visual break between kitchen and lounge.
- Ensure layout allows for easy partitioning later, ideally using non-loadbearing walls.
- Pre-plan for services and sockets on both sides of a potential future wall.
- Maintain an openable window in each potential new room.

**Technical Standards 3.11.3** states where a kitchen is within the same room as an apartment, the area of the kitchen should be defined by a rectangle enclosing any floor-standing units, appliances and worktops. In such cases, manoeuvring space for the kitchen may project into the apartment but should not overlap with the separate manoeuvring space of an enhanced apartment.

In homes with three or more bedrooms, the design should demonstrate how the open-plan area could be reconfigured to form two separate rooms (ideally a living room and a kitchen/dining space), each with its own openable window. A direct connection between the rooms is helpful but not essential.

Design to allow the creation of Separate living room and Kitchen/dining space,

- Either from the outset or with minimal retrofit work.
- Consider dual access points for future separation (e.g., separate doors from a hallway or circulation space).
- Avoid placing load-bearing walls where a future division is likely.

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Conversely, where two distinct spaces are provided from the outset, the internal wall between them should be non-structural to allow for easy removal without major structural work. Note: This approach is strongly encouraged in smaller homes.

- If two spaces are initially provided, structure it so the dividing wall is non-structural.
- Services, flues, or load-bearing components should not pass through this wall, facilitating easy removal if an open-plan is later desired.

### Particularly for Smaller Homes

- Emphasis is on adaptability due to limited space.
- Encourage layouts that can shift between open-plan and broken-plan with minimal cost or disruption.

This preferred approach guidance is promoting flexibility and future-proofing design, especially for open-plan arrangements. Here's a breakdown of what it's aiming to achieve and how to implement it effectively:

### Key Objectives:

- Allow RSL to reconfigure space as needs change over time (e.g., growing families, work-from-home setups).
- Ensure natural light and ventilation for each main space.
- Minimise structural complexity and cost if layout changes are made post-occupancy.
- Encourage better acoustic and thermal separation between kitchen and living areas in open-plan layouts.

### Design Considerations

- Notional furniture layouts, activity spaces and circulation should be considered early in the design process to ensure clear, unobstructed movement.
- Spaces should benefit from natural daylight and adequate ventilation, with at least one openable window in each room or functional zone.
- Where open-plan arrangements are used, the layout must ensure clear spatial definition between kitchen and sitting areas
- In larger homes, consideration should be given to providing separate living rooms to increase adaptability and privacy.
- Open-plan arrangements can be effective but must not compromise usable circulation space or lead to congestion between functional zones.

### **Living Area – Guest Seating**

In addition to the easy seating for the number of bedspaces, layouts should demonstrate capacity for two additional guest seats within the lounge. These guest seats are intended for occasional use and therefore do not need to be provided as permanent fixed seating (e.g., extra sofas or armchairs). Instead, guest seating can be achieved by using dining chairs or other movable seating as part of a flexible layout.

Guest seats must provide the required activity space in front to ensure comfortable use. However, layouts can demonstrate flexibility in how these are accommodated, provided that:

- Guest seating can be positioned without permanently obstructing circulation routes or access to doors, windows, or storage.
- At least one guest seat maintains clear access where circulation past is required; the second guest seat may be more flexibly located.
- Seating arrangements can be practically used without compromising the essential functionality of the lounge.
- Activity spaces from easy seating and guest seats can overlap.

### **Compliance Requirement**

RSLs must demonstrate in their submitted layouts:

- Standard lounge seating provision for the household.
- Capacity to accommodate two additional guest seats, using dining chairs or movable seating.
- Provision of the required activity space in front of the chairs, however activity spaces can overlap.
- That circulation and access are maintained, with at least one guest seat positioned to allow movement past if required.

### **Dining Provision – Guest Seating**

In respect of the dining table and the requirement to provide two additional chairs for guests, these chairs are not required to comply with the full activity space standards, as they are intended for occasional use. However, layouts must clearly demonstrate that sufficient space exists at the table to accommodate them when in use. Where guest chairs are positioned within circulation areas, access must still be maintained to allow movement past the table, particularly where access is required to appliances, fittings, or other fixtures. This is especially important where the dining table is located within a combined kitchen/dining area – in all cases, access paths must remain unobstructed.

Where two additional chairs are shown and both would block circulation, it is acceptable for one chair to maintain the minimum access route while the second chair may not, provided the overall layout remains functional and compliant.

**Compliance Requirement**

RSLs must demonstrate in their submitted layouts:

- The standard dining provision for the household.
- The addition of two guest chairs at the dining table.
- That circulation and access to appliances, fittings, and fixtures are maintained in both configurations.
- A minimum clear access width of 750mm must be demonstrated along circulation routes where movement past the dining table is required.
- Where both guest chairs restrict circulation, it must be shown that at least one chair maintains the required access width.

### **Kitchen / Kitchen Storage Requirements**

The kitchen storage requirements should comply with the preferred approach minimum kitchen storage requirements for all new residential developments (and conversions if applicable) as per the Table 6 below and HfVN requirements.

The layout of the kitchen should comply with HfVN requirements therefore the minimum clear worktop lengths detailed within the Glasgow Standard can be flexible.

Appliances should be allowed for as follows (as per HfVN 13.2.4):

- Floor space for a cooker (minimum of 600 mm)
- A fridge freezer 1700 mm high
- A washing machine space (minimum of 600 mm)
- Worktop space for a microwave oven
- Space for at least one other appliance (tumble drier or dishwasher).

There must be 1200 mm minimum in front of all appliances and fittings and a clear floor space of 1500 x 1500 mm must also be provided within the kitchen area for accessibility and adaptability.

Table 6: Preferred Approach kitchen storage

<b>Table 6: Preferred Approach kitchen storage</b>	<b>No. of bed spaces per dwelling</b>				
	1 bedroom (1-2 persons)	2 bedroom (3-4 person)	3 bedroom (5 - 6 person)	4 bedroom (7+ person)	8+
<b>Flat/ House</b>	1.5m <sup>3</sup> as per HfNV	1.5m <sup>3</sup> (preferred approach) to 1.7m <sup>3</sup> max.	1.5m <sup>3</sup> (preferred approach) to 1.9m <sup>3</sup> max.	1.7m <sup>3</sup> (preferred approach) to 2.0m <sup>3</sup> max.	2.0m <sup>3</sup> (preferred approach) + 0.1 m <sup>3</sup> per additional person
<i>Note 1: These volumes are based on Housing for Varying Needs principles and reflect a balance between space efficiency and functional use.</i>					
<i>Note 2: Storage volumes should be considered a core component of kitchen planning, not secondary to aesthetics or layout preference.</i>					
<i>Note 3: Storage provision should be treated as a fundamental design requirement, not a residual element.</i>					
<i>Note 4: Kitchen storage as above excludes storage for cleaning equipment and Silver Aspect 8 (Material Use and Waste). Where the design or layout is constrained in terms of available space, GCC may consider this as an option to help achieve the optimal design.</i>					

**Indoor Clothes Drying (Technical Standards 3.11.6)**

Due to Scotland's unpredictable weather, every dwelling should provide designated indoor clothes drying space, in addition to any external drying space.

The designated space may be:

- Suitable for a wall-mounted appliance, for example above a bath, or
- Suitable for a ceiling-mounted pulley system, or
- A floor area large enough to set up a clothes horse.

**Space requirements:**

- Minimum volume: 1 m<sup>3</sup>
- Minimum dimension: 700 mm in any direction
- Should accommodate at least 1.7 m of clothesline per apartment
- This is not an additional space requirement and must be included within the maximum dwelling space standards

**Location and accessibility:**

- The designated space must not restrict access to other areas or appliances in the dwelling.
- It must not obstruct the swing of any door.
- The location of the space or pulley should be clearly indicated on all layout drawings for each unit type.

**Notes:**

- All layouts should indicate this dedicated space.
- This item is not grant-funded.



## **Bedroom Space Standards – Flexibility, Adaptability and Compliance**

Glasgow City Council (GCC) is revising the space standard requirements for double bedrooms to ensure that affordable homes remain cost-effective, inclusive, and fit for purpose. Recent reviews of housing layouts have shown that existing standards can, in some cases, increase development costs without delivering additional functional benefit.

The revised approach introduces a balance between Preferred Approach sizes and minimum acceptable standards, giving Registered Social Landlords (RSLs) greater flexibility in design while maintaining the core principles of flexibility, adaptability, and accessibility as set out in Housing for Varying Needs (HfVN).

These changes are intended to support the delivery of affordable housing that:

- Meets the needs of a wide range of households.
- Ensures value for money.
- Remains sustainable and functional for the long term.

### **Double Bedrooms - Flexibility and Adaptability**

Double bedrooms must be designed to adapt to the changing needs of households over time. At least one double bedroom in each home should be capable of accommodating either a double bed or two single beds with appropriate circulation, access and notional furniture. This supports a variety of household arrangements, including couples, sharers, children, or carers.

Designers will be required to demonstrate this flexibility by providing two layout options showing both configurations (twin beds and double bed).

### **Wheelchair Adaptable and Accessible Homes**

For wheelchair adaptable and accessible dwellings, additional space standards apply to allow for manoeuvrability, transfer space, and storage, as required under HfVN.

All double bedrooms must be able to accommodate either two single beds or a double bed, with all notional furniture, activity and circulation spaces clearly demonstrated.

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Table 7: Preferred Approach Requirements for Double Bedrooms

<b>Table 7: Preferred Approach Requirements for Double Bedrooms Requirement</b>	<b>General Needs</b>	<b>Wheelchair Accessible / Adaptable</b>
<b>Preferred Approach floor area</b>	10 - 11.5 m <sup>2</sup>	11.5 -12.5 m <sup>2</sup>
<b>Maximum acceptable floor area</b>	11.5 m <sup>2</sup>	14.5 m <sup>2</sup>
<b>Minimum width</b>	3.00 m	3.40 m
<b>Minimum depth</b>	2.60 m	2.80 m
<b>Bed arrangements</b>	<ul style="list-style-type: none"> <li>One double bedroom must accommodate 1 double bed <i>or</i> 2 single beds with adequate circulation /activity space</li> <li>At least one bedspace can be accessed in a wheelchair (800 mm)</li> </ul>	<ul style="list-style-type: none"> <li>All double bedrooms must accommodate 1 double bed <i>or</i> 2 single beds with 1200 mm transfer space on one side and 800 mm on the other</li> <li>A bed for a wheelchair user can be accessed on all 3 sides</li> <li>All other rooms should be accessible in a wheelchair to one side of the bed (800 mm)</li> </ul>
<b>Circulation space</b>	700 mm min. clear space at both sides and 600 mm at foot of bed.	1500 mm clear turning circle within all rooms
<b>Door width</b>	775 mm minimum clear opening (only of approached head on)	800 mm clear opening (wheelchair standard)
<b>Storage Requirements</b>	Notional furniture and or accessible built in shelves as per the 2018 Glasgow Standard.	Notional furniture and or accessible built in shelves as per the 2018 Glasgow Standard.

### Single Bedroom

#### General Needs

Single bedrooms should be of sufficient size to comfortably accommodate a standard single bed, wardrobe, and study/desk space. Layouts should demonstrate adequate circulation and furniture placement, ensuring the room functions as a usable private space for a child, adult, or guest. A single bedroom cannot be below 7m<sup>2</sup> in size.

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## Wheelchair Adaptable and Accessible Units

Single bedrooms within wheelchair adaptable or accessible dwellings must provide sufficient manoeuvring and transfer space around the bed in line with HfVN. Designers must demonstrate that:

- A wheelchair user can access and transfer to the bed.
- Adequate circulation and activity space is achieved.
- Essential furniture and storage can be accommodated without compromising accessibility.

Table 8 – Single bedroom requirements

Requirement	General Needs	Wheelchair Accessible / Adaptable
Maximum acceptable floor area	7 m <sup>2</sup>	10.0 m <sup>2</sup>
Minimum width	1.60 m	3.30 m
Minimum depth	2.25 m	2.80 m
Bed arrangements	<ul style="list-style-type: none"> <li>• One double bedroom must accommodate 1 double bed or 2 single beds with adequate circulation /activity space</li> <li>• At least one bedspace can be accessed in a wheelchair (800 mm)</li> </ul>	<ul style="list-style-type: none"> <li>• All double bedrooms must accommodate 1 double bed or 2 single beds with 1200 mm transfer space on one side and 800 mm on the other</li> <li>• A bed for a wheelchair user can be accessed on all 3 sides</li> <li>• All other rooms should be accessible in a wheelchair to one side of the bed (800 mm)</li> </ul>
Circulation space	600mm on one side and 700 mm min. clear space at other side of bed and 600 mm at foot of bed.	1500 mm clear turning circle
Door width	775 mm minimum clear opening (only of approached head on)	800 mm clear opening (wheelchair standard)
Storage Requirements	Notional furniture and or accessible built in shelves as per the 2018 Glasgow Standard.	Notional furniture and or accessible built in shelves as per the 2018 Glasgow Standard.

### **Where Minimum Standards Are Not Met**

Where a bedroom does not meet the Preferred Approach standard, the designer must demonstrate compliance with HfVN by showing that the room can still:

- Accommodate all notional furniture required.
- Provide adequate circulation and activity space.
- Offer flexibility in layout.
- Deliver a comfortable and functional private space.

### **Compliance Requirement**

RSLs must demonstrate compliance in their submitted layouts by:

- Providing evidence that at least one double bedroom accommodates both double and twin arrangements.
- Demonstrating that circulation, turning space, and transfer space are achieved.
- Confirming that wheelchair adaptable and accessible units meet 2018 Glasgow Standard requirements and HfVN standards.
- Ensuring layouts are cost-efficient, functional, and sustainable.

This approach ensures that bedroom design supports long-term inclusivity, flexibility, and functionality, while also reducing unnecessary cost pressures in delivering affordable housing.

### **Bathrooms - Adaptability and Flexibility**

Bathrooms must be designed to provide adaptability and flexibility to meet the changing needs of future occupants. This approach supports a more sustainable housing solution by simplifying modifications, reducing cost and disruption, and enabling people to remain in their home as their circumstances change.

All bathroom layouts should comply with the requirements set out in the Glasgow Standard, ensuring both adaptability and flexibility.

#### **Standard Requirement**

Bathroom layouts should identify an area of 1000mm x 1000mm for a future shower. This may overlap with a bath, provided it allows for an accessible shower to be installed at a later stage. A minimum clear width must also be demonstrated to ensure accessibility and ease of use.

#### **Alternative Provision – Space for Future Shower (Technical Standard 3.12.3)**

Where a dwelling already includes a bathroom or shower room on another level that is not ensuite to a bedroom, some occupants may not require immediate bathing provision on the principal living level. In such cases, the principal living level should instead include a separate, enclosed space that can be adapted at a future date to form an accessible shower room.

All 2 / 3 storey housing must provide this space as storage at the point of completion, with the following requirements:

- If an RSL chooses to install the future shower provision in the principal level, GCC will not approve this work and will only fund the space as storage.
- However, if the property is designed for larger families of 6+ bedspaces then the future shower on the principal level can be installed and will be funded at tender submission.
- The storage must be clearly identified within the layout and meet the requirements set out below to ensure future adaptability.

This storage space must be designed and constructed to allow for straightforward conversion at a later stage, including:

- A drainage connection positioned to accommodate either a level-access shower or raised tray, sealed and terminated beneath a removable access panel or at floor level in a visible position.
- Floor structure and insulation that allow for the depth of an inset tray (all floors) or a laid-to-fall installation (solid floors only).

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- Where the space is not directly adjacent to an accessible toilet, separation only by a demountable partition, and provision of a duct to external air to enable future mechanical ventilation.

### **Home Working / Study Space – Design Guidance**

Every home should provide a dedicated space suitable for working or studying as per the Technical Standards. The space must be sufficient for all occupants, including children, to study or work comfortably.

- This area should be incorporated within the maximum dwelling space standards; no additional floor area is required.
- The study space must comply with Building Standards (Technical Handbook 2017: Domestic), Section 7 – Sustainability, Silver Standard, Aspect 6.ath.
- The home working/study space can overlap with other activity spaces (e.g., living or dining areas) if necessary.
- Designers should ensure the space has adequate natural light, ventilation, and connectivity for digital work.

### **Window / Radiator Access – Design Guidance**

- Furniture may be placed directly in front of windows and radiators.
- Access paths must be provided to allow operation of windows and radiator controls:
  - 600 mm for general needs dwellings
  - 800mm for the enhanced apartment (GN & WC) as per the Technical Standards.
  - 800 mm for W/C adaptable units
- These access paths can overlap with other activity spaces.

## **Larger Family Housing (4+ Bedrooms)**

Glasgow City Council's Strategic Housing Investment Plan (SHIP) and the associated Supplementary Guidance SG10: Meeting Housing Needs provide detailed standards for larger family housing. These standards ensure that new developments meet the needs of families, particularly those requiring larger homes.

### **Strategic Target**

- Annual Goal: Approve 60 affordable homes with 4+ bedrooms each year.
- Timeframe: Over a 5-year period to address demand.

### **Key Standards for Larger Family Housing**

#### **Bedroom Requirements**

- Minimum of 4 bedrooms for 6+ person households.
- Maximum of 2 bedspaces per room.

#### **Design & Layout**

- Homes must be functional and flexible for family life.
- Include dedicated spaces for home working and studying.
- Furniture may be placed in front of windows and radiators, provided access paths are maintained for operating windows and radiator controls.

#### **Bathroom & WC Provision**

##### **For Houses:**

- 1 full bathroom per 4–5 bedrooms.
- 1 additional WC/shower on the principal level.
- Optional extra WC for 9-person dwellings, subject to:
  - Space standards
  - Value for Money (VfM)
  - GCC H&RS approval

##### **For Flats (6+ persons):**

- 1 full bathroom (bath/shower, WC, basin).
- 1 additional WC is optional, subject to:
  - Space standards
  - VfM
  - GCC H&RS approval

#### **General Standards**

- Must meet space standards for adequate living conditions and comply with HfVN.
- Where GIFA standards can't be met, compliance with Housing for Varying Needs (HfVN) must be demonstrated.

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- Layouts should promote:
  - Safety
  - Accessibility
  - Adaptability

Homes should contribute to:

- Reducing homelessness
- Sustainability
- Inclusive community development

These standards aim to ensure that larger family homes are designed to meet the practical and social needs of families in Glasgow, while aligning with strategic housing goals and delivering value for money.



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Should you have any queries about the new space standard requirements, please contact:

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