



Glasgow City Council

Contracts and Property Committee

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Regeneration & Sustainability

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Item 4

10th October 2024

**Proposed Compulsory Purchase Order (CPO) at 32 Ibrox Terrace, Glasgow, G51 2TB**

**Purpose of Report:**

To advise Committee of the requirement to promote a compulsory purchase order at 32 Ibrox Terrace, Glasgow, G51 2TB to bring this property back into use as social housing and improve the condition of the housing stock.

**Recommendations:**

That Committee:

- approve the promotion of a Compulsory Purchase Order over 32 Ibrox Terrace, Glasgow, G51 2TB
- approve a 'back-to-back' agreement with Linthouse Housing Association for 32 Ibrox Terrace, Glasgow, G51 2TB

Ward No(s): 05 - Govan

Citywide:

Local member(s) advised: Yes x No

consulted: Yes ☐ No x

**PLEASE NOTE THE FOLLOWING:**

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## **1. Introduction**

- 1.1 The purpose of this report is to outline the reason for bringing this mid terraced house back into effective use through compulsory purchase, with ownership transferring to a Registered Social Landlord which will facilitate an increase in the affordable housing supply, remove neighbourhood blight and ensure the future maintenance of this property.
- 1.2 The Scottish Government [Housing to 2040](#) vision sets out a vision and route-map to increase affordable housing supply, in parallel with making better use of existing housing supply.
- 1.3 The [Glasgow City Council Strategic Plan 2022 to 2027](#) supports registered social landlords in the provision of new homes across the city and this includes bringing vacant and derelict properties back into use for social housing accommodation and to promote inclusive growth.
- 1.4 [Glasgow's Local Housing Strategy 2023 - 28](#) prioritises improving and maintaining the quality of our private housing stock as a key objective in maintaining thriving neighbourhoods, providing good quality housing to attract and retain population, promoting area regeneration, supporting wider strategic regeneration goals, and improving energy efficiency in the housing stock.
- 1.5 [The Empty Homes Strategy 2019-22 Review](#) and [Update on the Empty Homes Action Plan](#) presented to the Economy, Housing, Transport and Regeneration City Policy Committee on 30<sup>th</sup> May 2023 and 24<sup>th</sup> April 2024 respectively, noted that future actions in relation to Empty Homes will be integrated through the Local Housing Strategy 2023-28 with an annual update on progress being provided for committee. A key aim of the strategy is to bring empty properties back into social housing use under the ownership of an RSL partner to increase the availability of good quality affordable housing, including homes for larger households.

## **2. Current Situation**

- 2.1 This residential mid terraced property is identified on the council tax register as being a long-term empty home.
- 2.2 The house at 32 Ibrox Terrace has been lying empty since 5<sup>th</sup> October 2017 when the owner passed away. The late owners' children have not taken the necessary steps to legally inherit the property to date.
- 2.3 From this time the property has been neglected and allowed to deteriorate and is now deemed to be in a state of serious disrepair impacting negatively on the neighbouring properties and causing environmental blight. The house requires to be refurbished internally along with external fabric repairs. By acquiring this property, Linthouse Housing Association (LHA) will be able to take forward these repairs and bring this house back into use as social housing for a larger family household.

### **3. Proposals**

- 3.1 The Council will compulsory purchase the house at 32 Ibrox Terrace, Glasgow, G51 2TB. On confirmation of the Compulsory Purchase Order (CPO) by Scottish Ministers, the ownership of the property will be transferred by the Council to Linthouse Housing Association (LHA) through a 'back-to-back' agreement which will be legally agreed by both parties in advance of the CPO being promoted. This will enable LHA to bring this property back into use as social housing.
- 3.2 This house, when acquired and brought up to standard, will provide up to 5 bedrooms and will be allocated to a larger family household who are homeless or currently living in unsuitable temporary accommodation.
- 3.3 The Council has recently received funding for acquisitions from the Scottish Government which has enabled this CPO to be taken forward. Any costs which will require to be met as part of this process, including compensation, will be funded from the Affordable Housing Supply Programme (AHSP) budget.
- 3.4 A comprehensive statement of reasons supporting the compulsory purchase of these properties is being prepared and will require to be submitted to Scottish Ministers for consideration.
- 3.5 Where owners have been identified they will continue to be given the opportunity to sell their property on a voluntary basis prior to confirmation of the compulsory purchase order. Owners are entitled to seek compensation for the loss of their property from the date of confirmation, in accordance with statutory provisions.

### **4 Policy and Resource Implications**

#### **Resource Implications:**

<i>Financial:</i>	All costs including the owners' claims for compensation will be met via funding provided from the AHSP budget.
<i>Legal:</i>	Legal Services will promote the CPOs and draw up the "back-to-back" agreements with Linthouse Housing Association.
<i>Personnel:</i>	Staff input required to assist in the delivery of the programme has been accounted for within existing resources.
<i>Procurement:</i>	N/A

**Council Strategic Plan:**

The measures outlined in the report will contribute towards the following 4 Grand Challenges: -

Grand Challenge 1 – Mission 3-Improve the health and wellbeing of our local communities.

Grand Challenge 2 – Mission 2 -Support the growth of an innovative, resilient & net zero carbon economy.

Grand Challenge 3 – Mission 2 – Become a net zero carbon city by 2030

Grand Challenge 4 – Mission 1 – Create safe, clean, and thriving neighbourhoods

**Equality and Socio-Economic Impacts:**

*Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.*

Yes – This initiative will help deliver key strategic outcomes of Glasgow's Housing Strategy 2023 - 2028, which has been subject to an [EQIA](#).

*What are the potential equality impacts as a result of this report?*

The Council's approach to improving the housing stock particularly in the lower end of the private rented sector will improve living standards and bring associated benefits to many residents.

*Please highlight if the policy/proposal will help address socio-economic disadvantage.*

Yes. Targeted CPO of empty properties will improve the standard of accommodation for all residents and increase the provision of affordable homes in the city.

**Climate Impacts:**

*Does the proposal support any Climate Plan actions? Please specify:*

Yes- Preparing an investment improvement plan for older pre 1919 tenements/private sector housing (Action No.9) and encouraging retrofit of existing housing to higher EPC rating (Action No.39).

*What are the potential climate impacts as a result of this proposal?*

Reduced climate impact by maintaining the current housing stock for longer, leading to less need for demolition and newbuild.

*Will the proposal contribute to Glasgow's net zero carbon target?* Yes. The 'fabric first' approach to carbon reduction in retrofit programmes means housing requires to be of decent quality to contribute to carbon savings. The transition of these homes into social rent will require them to meet higher condition and energy efficiency standards.

**Privacy and Data Protection Impacts:** This report has no impact upon privacy and data protection.

## **5 Recommendations**

That Committee:

- approve the promotion of a Compulsory Purchase Order for 32 Ibrox Terrace, Glasgow, G51 2TB
- approve a 'back-to-back' agreement with Linthouse Housing Association for 32 Ibrox Terrace, Glasgow, G51 2TB