



Glasgow City Council

**Economy, Housing, Transport and
Regeneration City Policy Committee**

**Report by George Gillespie, Executive Director of
Neighbourhoods, Regeneration and City Policy Committee**

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Item 7

22nd April 2025

BANTASKIN STREET SELF-BUILD HOUSING PILOT EVALUATION

Purpose of Report:

The purpose of this report is to provide members with an update on the Bantaskin Street self-build housing pilot project and share findings from the project evaluation.

Recommendations:

The committee is asked to consider:

- a) The update on the delivery of the Bantaskin Street self-build housing pilot project.
- b) The evaluation that has been carried out in relation to the project including associated feedback and recommendations.

Ward No(s): 15

Citywide:

Local member(s) advised: Yes ☐ No ☐ consulted: Yes ☐ No ☐

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1 Introduction

- 1.1 Glasgow City Council (GCC) previously identified a willingness to support self-build development aligned with priorities that were set out in the former Local Housing Strategy. As a result, the [Council's Contracts and Property Committee](#) agreed in June 2018 to dispose of an area of land adjacent to Bantaskin Street for a self-build pilot development. The site was formerly an area of vacant and derelict land close to the Forth and Clyde Canal and is located in the Maryhill Transformational Regeneration Area. The site was divided into six development plots for self-build housing along with an area designated for a community garden. The Council's City Administration Committee accepted a [financial contribution from Transforming Communities: Glasgow](#) in August 2018. The funding enabled the Council to progress infrastructure works to the site. These works were required to upgrade the road and lighting, install surface water drainage infrastructure and provide services to the boundaries of plots.
- 1.2 The self-build pilot project enabled the Council to develop an alternative form of housing with an aim of promoting wider choice in Maryhill. The pilot project aimed to test:
 - The local appetite for enabled self-build housing.
 - How some of the challenges faced in bringing forward a self-build development could be addressed.
- 1.3 Delivery of self-build construction can be a complex process. Significant issues facing self-builders include acquiring suitable land together with securing finance and planning permission. The Bantaskin Street Self-Build Pilot project aimed to address these through:
 - Identifying the extent of demand for self-build construction in the city.
 - Providing serviced plots on land owned formerly by GCC.
 - Improving the awareness of the availability of self-build finance.
 - Developing a simplified approach to planning.
- 1.4 A range of Council Services were involved in developing a simplified procurement process, providing serviced plots with a design code and implementing a 'plot passport' approach to Planning, which set out to support self-build developers participating in the project. GCC also worked to raise awareness of where self-builders could find information on financing builds. The design code and plot passports, along with a masterplan, formed part of the planning permission for the Bantaskin Street site. Self-builders were able to design their homes in accordance with these documents and submit their drawings for compliance. This was the first time that this has been applied in Scotland.

- 1.5 A series of information events were held to assess demand and launch the development plots. Various engagements methods were used to generate a high level of interest in the project. At the start of the pilot project there were over 200 households keen to self-build in Glasgow. An allocation policy was developed by GCC and used to identify six self-build developers. Self-build developers were asked to demonstrate that they could:
- Secure funding for their project.
 - Start development within 12 months after agreements were finalised.
- 1.6 As outlined in [GCC'S Local Housing Strategy 2023-2028](#) Delivery Plan (Action 12: Maryhill TRA self-build pilot and build on learning from the pilot to undertake a review in order to develop a self-build approach for the city), Neighbourhoods, Regeneration and Sustainability (NRS) Housing appointed a consultant to undertake an independent evaluation of the Bantaskin Street self-build housing pilot project during 2024/25.

2 Current Position of Project

- 2.1 The pilot project at Bantaskin Street is now at an advanced stages. A total of five plots are now either complete, on site with habitation or nearing completion and soon to be occupied. Due to unforeseen circumstances, delivery of one plot has been severely delayed with a lack of progress. A new owner has very recently purchased this plot which should lead to development in due course, and completing activity on the six plots. Other activities that require to be undertaken include the development of a community garden, which will be funded from the Council's Vacant and Derelict Land Fund, and the completion of the road infrastructure works. Completing the road infrastructure works will enable GCC to adopt this road.

3 Project Evaluation

- 3.1 NRS Housing commissioned North Star Consulting & Research to undertake an independent evaluation of how the Bantaskin Street self-build housing pilot project has been delivered to inform future policy.
- 3.2 The purpose of the independent evaluation was to:
- Provide an overview of how the pilot project was delivered including what worked well and what did not.
 - Gather and outline feedback from key stakeholders including Council Services and self-build developers.
 - Prepare suggested recommendations that could be considered to inform the development of any potential self-build projects in the future.
- 3.3 A copy of North Star Consulting & Research's evaluation report can be accessed [here](#).

3.4 The report outlines that the following aspects of the pilot worked well and achieved positive outcomes:

- Self-build developers found navigating the design process to be easy and having a designated planning officer helped simplify the process. Plot passports also provided certainty to self-build developers and enable them to progress their projects.
- Marketing of the opportunity to purchase a plot for self-build development worked well and generated considerable interest.
- The Council raised awareness of where self-builders could access information on a range of products and providers who could offer support for their development.
- Considerable infrastructure works were undertaken to enable the plots to be developed.
- A range of Council Services including Housing, Planning, Building Standards, Project Management and Design (Consultancy Services) and Legal all contributed and supported the delivery of the project.

3.5 The evaluation report also outlined parts of the pilot project that worked less well and these include:

- Issues relating to the provision of utilities, which caused delays to the delivery of the project.
- The delivery programme for road construction took longer than expected.
- The levels between each of the plots was identified as an issue and caused difficulties between some plot owners.
- Issues caused by water seepage from the canal into the development.
- Some self-build developers highlighted that there has been a lack of adherence and enforcement of site rules.
- Delivery of the pilot has required a considerable volume of GCC staff resources, particularly at the beginning of the programme, and to resolve a range of technical issues throughout the project.
- Some plot holders purchased plots prior to securing confirmation of their mortgage.
- Self-builders are unable to reclaim VAT associated costs until their building warrant has been signed.
- The communal garden has yet to be delivered.

4 Next Steps

4.1 The evaluation report outlines that GCC should prioritise completing the delivery of outstanding activities relating to the Bantaskin Street pilot project. These are outlined below.

4.1.1 GCC to continue to work with self-builders at Bantaskin Street and review plans for the development of a communal garden in line with available funding/resources. The Council is unable to evaluate the success of the communal garden at this stage as works have not completed.

- 4.1.2 Monitor progress of the remaining works that will be taken forward by self-build developers.
- 4.1.3 Ensure completion of the outstanding road infrastructure works that would then enable the road to be adopted by GCC.
- 4.2 In terms of the wider approach to self-build, the evaluation highlights a number of learning points and recommendations which GCC would have to fully consider in future when approaching self-build. GCC will be able to share learning from the pilot project with partners/other Local Authorities who are interested in supporting/developing self-build housing. Key points are outlined below.
 - 4.2.1 There were several infrastructure challenges to delivering a row of self-build plots at the planning stage of the pilot project. The Council tried to address these challenges through upgrading the road infrastructure and installing surface water drainage and utility connections in line with available resources. Funding and resources would be required to support the delivery of serviced plots in any potential self-build project.
 - 4.2.2 The evaluation highlights the reliance self-build developers had on GCC for support throughout various stages of the project. The evaluation report outlined that self-builders relied extensively on support from the Self Build Co-ordinator who was previously employed by GCC to co-ordinate the pilot project until October 2022. In any future self-build projects, GCC would provide clear guidance on the role of Council Services in the delivery of any future self-build projects (for example, negotiating the sale of appropriate sites to self-build developers and the provision of statutory functions such as planning and building standards). It is unlikely that GCC would be able to provide a similar level of staff resources/support and funding towards the type of infrastructure works that were required to progress the pilot project in the future. GCC would encourage self-builders to liaise with relevant organisations to progress their projects.
 - 4.2.3 In accordance with the Planning (Scotland) Act 2019, GCC will continue to maintain a list of anyone interested in acquiring land to self-build their own home. Further information relating to self-build housing development can be accessed [here](#). Supporting the potential development of future self-build projects will be considered through the development of the Glasgow's new City Development Plan 2. Data collected and held on the self-build register will be monitored and used to inform future feasibility work/plans.

5 Policy and Resource Implications

Resource Implications:

<i>Financial:</i>	There are no direct financial implications arising from this report.
<i>Legal:</i>	There are no direct legal implications arising from the report.
<i>Personnel:</i>	There are no direct personnel implications arising from the report.
<i>Procurement:</i>	There are no relevant procurement issues arising from the report.

Council Strategic Plan: The measures outlined in the report will contribute towards the following Grand Challenges (GC) and Missions:

Grand Challenge 1 – Reduce poverty and inequality in our communities:

Mission 3 – Improve the health and wellbeing of our local communities.

Grand Challenge 2 – Increase opportunity and prosperity for all our citizens:

Mission 2 – Support the growth of an innovative, resilient and net zero carbon economy.

Grand Challenge 3 – Fight the climate emergency in a just transition to a net zero Glasgow:

Mission 2 – Become a net zero carbon city by 2030.

Grand Challenge 4 – Enable staff to deliver essential services in a sustainable, innovative and efficient way for our communities:

Mission 1 – Create safe, clean and thriving neighbourhoods.

Mission 2 – Run an open, well governed council in partnership with all our communities.

Equality and Socio-Economic Impacts:

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

The evaluation of the Bantaskin Street self-build housing pilot project supports Equality Outcomes and has been assessed under the Glasgow Local Housing Strategy's Equality Impact Assessment with the design and delivery of innovative housing contributing directly towards supporting outcomes 2 and 6.

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

Positive impact. Having access to better quality and different types of housing has a positive impact in general on people's health and quality of life.

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

Developing self-build housing at Bantaskin Street has reduced the area of vacant and derelict land in the Maryhill Transformational Regeneration Area. Delivery of the Maryhill Transformational Regeneration Area is a strategic priority for Glasgow City Council, which will help address socio-economic disadvantage in the local area.

Climate Impacts:

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

Yes, the self-build housing pilot project at Bantaskin Street directly supports:

Action 23: Require Glasgow's Gold Hybrid plus 20% low and zero carbon generating technologies (LZCGT) or better, to be achieved for all new build new homes.

Action 37: Identify and utilise Vacant and Derelict Land for greening and rewilding in combination with renewable energy generation measures and reducing flood risk.

Action 42: Require low carbon heating systems in all new buildings within the city boundary.

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

Positive impacts delivered from addressing vacant and derelict land and developing new homes in line with building regulations/planning requirements. New homes constructed to higher sustainability, low and zero carbon standards. Housing development designs and delivery incorporating adaptation and mitigation measures for flood and other climate risks.

Will the proposal contribute to Glasgow's net zero carbon target?

Yes. New affordable homes are constructed to higher sustainability standards resulting in fewer carbon emissions.

Privacy and Data Protection Impacts:

Are there any potential data protection impacts as a result of this report
Y/N

No privacy or data protection impact identified.

If Yes, please confirm that a Data Protection Impact Assessment (DPIA) has been carried out

Not applicable.

6 Recommendations

The committee is asked to consider:

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