



Glasgow City Council

Contracts and Property Committee

Item 3

27th February 2025

Report by George Gillespie, Executive Director of Neighbourhoods, Regeneration & Sustainability

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Proposed Compulsory Purchase Orders (CPO) -14 Stewarton Road, Glasgow, G46 7TD, 938 Dumbarton Road, Flat 1/02, Glasgow, G14 9UQ, 785 Dumbarton Road, Flat 1/02, Glasgow, G14 6NA, and 96 Woodville Street, Glasgow, G51 2RG

Purpose of Report:

To advise Committee of the requirement to promote compulsory purchase orders at 14 Stewarton Road, Glasgow, G46 7TD, 938 Dumbarton Road, Flat 1/02, Glasgow, G14 9UQ, 785 Dumbarton Road, Flat 1/02, Glasgow, G14 6NA, and 96 Woodville Street, Glasgow, G51 2RG to bring these properties back into use as social housing and improve the condition of the housing stock.

Recommendations:

That Committee:

- approve the promotion of Compulsory Purchase Orders over 14 Stewarton Road, Glasgow, G46 7TD, 938 Dumbarton Road, Flat 1/02, Glasgow, G14 9UQ, 785 Dumbarton Road, Flat 1/02, Glasgow, G14 6NA, and 96 Woodville Street, Glasgow, G51 2RG.
- approve a 'back-to-back' agreement with Wheatley Homes Glasgow Limited for 14 Stewarton Road, Glasgow, G46 7TD, Whiteinch and Scotstoun Housing Association for 938 Dumbarton Road, Flat 1/02, Glasgow, G14 9UQ, and 785 Dumbarton Road, Flat 1/02, Glasgow, G14 6NA and Linthouse Housing Association for 96 Woodville Street, Glasgow, G51 2RG.

Ward No(s): 3, 12, 5

Citywide:

Local member(s) advised: Yes x No

consulted: Yes ☐ No x

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1. Introduction

- 1.1 The purpose of this report is to outline the reason for bringing two flatted properties, one mid terraced house and one semi-detached 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 these properties.
- 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 30th May 2023 and 24th 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 The four residential properties are identified on the council tax register as being long-term empty homes.
- 2.2 Council tax data shows that this house at 14 Stewarton Road, Glasgow, G46 7TD has been lying empty since June 2019 with the owner having abandoned the property. There has been attempts by Wheatley Homes Glasgow Limited (WHGL) to voluntarily acquire the property however, this has failed. The property has been allowed to deteriorate and is now in a state of disrepair impacting negatively on the neighbouring properties and causing environmental blight. The house will likely require to be refurbished albeit access to same has still to be gained. By acquiring this property, WHGL will be able to take forward any repairs and bring this house back into use as social housing.

- 2.3 The flat at 1/02, 938 Dumbarton Road, Glasgow, G14 9UQ has been lying empty since July 2016 when the previous occupier passed away. The last known owners of this property are both deceased however, the late owners' family have not taken the necessary steps to legally inherit the property to date. In this time the property has been neglected and allowed to deteriorate and is now deemed to be in a state of disrepair impacting negatively on the neighbouring flats and preventing common repair works from being undertaken. The house requires to be refurbished internally. By acquiring this property, Whiteinch and Scotstoun Housing Association (WSHA) will be able to take forward the repairs and bring this flat back into use as social housing.
- 2.4 The flat at 1/02, 785 Dumbarton Road, Glasgow, G14 6NA has been empty since June 2016. The owner is deceased, and the family has not applied for the Grant of Confirmation nor taken steps to inherit the property. Since being empty the property has been neglected and allowed to deteriorate. It is now deemed to be in a state of disrepair impacting negatively on neighbouring properties and preventing common repair works from being undertaken. By acquiring this property, Whiteinch and Scotstoun Housing Association (WSHA) will be able to take forward any repairs and bring this flat back into use as social housing.
- 2.5 The house at 96 Woodville Street, Glasgow, G51 2RG has been lying empty since February 2012. The owner passed away in November 2015 whilst living at a different address. An Executor has been appointed to manage the estate but has failed to take action. The property has been neglected and allowed to deteriorate and is now deemed to be in a state of disrepair impacting negatively on the neighbouring properties and causing environmental blight. Attempts by Linthouse Housing Association to voluntarily acquire the property have failed so by promoting a compulsory purchase order this will enable repairs to be taken forward and bring a large family home back into use as social housing.

3. Proposals

- 3.1 The Council will compulsorily purchase the house at 14 Stewarton Road, Glasgow, G46 7TD. On confirmation of the CPO by Scottish Ministers, the ownership of the property will be transferred by the Council to Wheatley Homes Glasgow Limited (WHGL) through a 'back-to-back' agreement which will be legally agreed by both parties in advance of the CPO being promoted. This will enable WHGL to bring this property back into use as social housing.
- 3.2 The Council will compulsorily purchase the flats at 1/02, 938 Dumbarton Road, G14 9UQ and 1/02, 785 Dumbarton Road, Glasgow, G14 6NA. On confirmation of the CPO by Scottish Ministers, the ownership of the properties will be transferred by the Council to Whiteinch and Scotstoun Housing Association (WSHA) through a 'back-to-back' agreement which will be legally agreed by both parties in advance of the CPO being promoted. This will enable (WSHA) to bring these properties back into use as social housing.

- 3.3 The Council will compulsory purchase the house at 96 Woodville Street, Glasgow, G51 2RG. On confirmation of the 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.
- 3.4 In all of the above cases the properties, when acquired, and brought up to standard will be allocated to homeless households.
- 3.5 Funding for the acquisitions, where compensation is claimed, will be available to the Housing Associations via the Affordable Housing Supply Programme (AHSP) budget.
- 3.6 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.
- 3.7 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 all three Housing Associations.
<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 Orders for 14 Stewarton Road, Glasgow, G46 7TD, 938 Dumbarton Road, Flat 1/02, Glasgow, G14 9UQ, 785 Dumbarton Road, Flat 1/02, Glasgow, G14 6NA and 96 Woodville Street, Glasgow, G51 2RG.
- approve a 'back-to-back' agreement with Wheatley Homes Glasgow Limited for 14 Stewarton Road, Glasgow, G46 7TD, Whiteinch and Scotstoun Housing Association for 938 Dumbarton Road, Flat 1/02, Glasgow, G14 9UQ, 785 Dumbarton Road, Flat 1/02, Glasgow, G14 6NA and Linthouse Housing Association for 96 Woodville Street, Glasgow, G51 2RG.