



Glasgow City Council

Contracts and Property Committee

**Report by George Gillespie, Executive Director of
Neighbourhoods, Regeneration and Sustainability**

Item 6

16th January 2025

Contact: David McEwan

Ext:

**Proposed Lease of Accommodation at 171 Wilton Street, G20 6DF on behalf
of Glasgow City Health and Social Care Partnership in response to
Homelessness Emergency**

Purpose of Report:

To seek Committee's approval for the proposed lease of residential accommodation at 171 Wilton Street, G20 6DF on the terms as outlined in this report.

Recommendations:

It is recommended that the committee:

1. Notes the content of this report.
2. Approves the Council leasing the residential accommodation at 171 Wilton Street, G20 6DF as shown on the attached plan and on the terms contained within this report, and
3. Approves that the Executive Director of Neighbourhoods, Regeneration and Sustainability in consultation with the Director of Legal and Administration be authorised to conclude all other matters pertaining to the lease and to enter into necessary legal agreements on terms which are in the best interest of the Council.

Ward No(s): 11 – Hillhead

Citywide: ✓

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

PLEASE NOTE THE FOLLOWING:

Any Ordnance Survey mapping included within this Report is provided by Glasgow City Council under licence from the Ordnance Survey in order to fulfil its public function to make available Council-held public domain information. Persons viewing this mapping should contact Ordnance Survey Copyright for advice where they wish to licence Ordnance Survey mapping/map data for their own use. The OS web site can be found at <http://www.ordnancesurvey.co.uk> "

If accessing this Report via the Internet, please note that any mapping is for illustrative purposes only and is not true to any marked scale

1 Introduction

- 1.1 This report relates to the proposed lease of residential accommodation at 171 Wilton Street, G20 6DF on behalf of the Glasgow Health & Social Care Partnership (HSCP).

2 Background

- 2.1 In June 2023, the UK government announced an acceleration of the UK asylum decision making process to reduce the backlog of asylum claimants and the use of dispersed accommodation.
- 2.2 The consequences of this decision, for local authorities, has been significant and has seen many authorities, including Glasgow, facing challenges in managing the increase in demand for homelessness services, including temporary accommodation.
- 2.3 On 30th November 2023, Glasgow's City Administration Committee declared a Housing Emergency in recognition of the unprecedented increase in demand for homelessness assistance.
- 2.4 Specifically, Glasgow receives the largest number of homelessness applications in Scotland, disproportionate to the size of its population (17.2% of applications against 11.4% of Scotland's population).
- 2.5 The number of homeless households requesting homelessness assistance in Glasgow has risen from 9,299 in 2017/18 to 12,107 in 2022/23. In 2023/24, this number increased significantly with 13,729 households approaching the HSCP for homelessness assistance.
- 2.6 In meeting the challenges of homelessness, the use of Bed & Breakfast accommodation (which primarily accommodates single people) has become a more common practice, and the number of households in this type of accommodation in June 2023 was 742 compared to 1,473 at present.
- 2.7 It should be noted that the use of B&B's has been used as a stop gap measure to meet the demand from homeless households in the short term however B&B accommodation does not meet the Council's statutory obligations in relation to the Homeless Persons (Unsuitable Accommodation) Order 2014.
- 2.8 Consequently the Council is facing significant legal pressure in relation to its reliance on B&B accommodation. It is clear that the Council requires access to accommodation defined as 'suitable' under the 2014 Order to avoid further legal challenges and which is more appropriate for vulnerable households than a continued reliance on B&B usage.
- 2.9 Officers have now identified and agreed terms to lease the residential property at 171 Wilton Street which is owned by Queens Cross Housing Association.

- 2.10 The property comprises a traditional stone built mid terrace townhouse with accommodation over lower ground, ground, first and second floors providing a mix of bedrooms with ensuite bathroom and others with shared bathroom accommodation together with communal kitchen and laundry facilities. In total the property can accommodate 13 persons under single occupancy.
- 2.11 The property is situated on Wilton Street in the North Kelvinside area of the city with both Queen Margaret Drive and Great Western Road a short walk away.
- 2.12 The provisionally agreed terms are as outlined below;

3 Heads of Terms provisionally agreed with Landlord

Landlord	Queens Cross Housing Association
Tenant	Glasgow City Council
Subjects of Let	The townhouse at 171 Wilton Street, G20 6DF comprising lower ground, ground, first and second floor as shown on the attached plan.
Date of Entry	Upon conclusion of missives.
Term	10 years.
Break Option	Mutual break option on 5 th anniversary of lease upon giving the other party no less than 3 months written notice.
Rent	£65,000 per annum exclusive of VAT
Rent Review	The rent shall be reviewed on an annual basis in line with the Consumer Pricing Index for Housing (CPIH). The revised rent shall take effect from 1st April each year.
Repairs/Maintenance	<p>The landlord will be responsible for all routine repairs and maintenance as well as the ongoing annual cyclical facilities management costs. The landlord will undertake the annual gas and electrical safety checks.</p> <p>The tenant shall be responsible for any damage caused by occupants as well as the running and maintenance of the alarm and CCTV system.</p>
Legal Costs	The tenant shall be responsible for the landlords reasonably incurred legal expenses as well any

Land and Buildings Transaction Tax and registration dues.

Condition at Entry

The landlord will bring the property up to an agreed standard prior to the tenant taking entry.

5 Policy and Resource Implications

Resource Implications:

Financial: Rent and utility payments will be met from the HSCP budget.

Legal: All transactions will be subject to review and conclusion by Glasgow City Council's Corporate and Property Law section.

Personnel: There are no direct personnel implications.

Procurement: There are no procurement issues.

Council Strategic Plan: While this proposal does not directly support any of the Missions set out in the Strategic Plan it does support the Council's obligations as referred to in paragraphs 2.7 and 2.8.

Equality and Socio-Economic Impacts:

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

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

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

Climate Impacts:

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

No

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

None

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

No

Privacy and Data Protection Impacts:

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

No

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

N/A

6 Recommendations

It is recommended that the committee:

1. Notes the content of this report.
2. Approves the Council leasing the accommodation at 171 Wilton Street, G20 6DF as shown on the attached plan and on the terms contained within this report, and
3. Approves that the Executive Director of Neighbourhoods, Regeneration and Sustainability in consultation with the Director of Legal and Administration be authorised to conclude all other matters pertaining to the lease and to enter into necessary legal agreements on terms which are in the best interest of the Council.