



**Glasgow City Council**  
**Contracts and Property Committee**

**Item 5**

30th April 2026

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

**Contact: Jennifer Sheddan**

**Proposed Compulsory Purchase Order (CPO) of Flat 3/02 438 Cathcart Road Glasgow G42 7BZ**

**Purpose of Report:**

To advise Committee of the requirement to promote a compulsory purchase order at Flat 3/02 438 Cathcart Road Glasgow G42 7BZ to bring the 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 Flat 3/02, 438 Cathcart Road Glasgow G42 7BZ
- approve a 'back-to-back' agreement with Govanhill Housing Association for Flat 3/02, 438 Cathcart Road Glasgow G42 7BZ

Ward No(s):

Citywide:

8 – Southside Central

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

**PLEASE NOTE THE FOLLOWING:**

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## 1. Introduction

- 1.1 The purpose of this report is to outline the reasons for bringing these flatted properties 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 [Empty Homes Action Plan - Update](#) reports presented to the Economy, Housing, Transport and Regeneration City Policy Committee on 30<sup>th</sup> May 2023 and 22<sup>nd</sup> April 2025 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 Flat 3/02, 438 Cathcart Road, Glasgow G42 7BZ is believed to have been unoccupied since approximately July 2011. The empty homes team was subsequently notified of the empty property in 2023 and as a result, the Long-Term Empty Premium was applied from 1 April 2024.
- 2.2 Repeated attempts to contact the owner have been unsuccessful, with recent recorded-delivery correspondence returned by Royal Mail. A potential alternative address has since been identified and the owner written to, however, no response has been received.
- 2.3 The flat is considered to be in a state of disrepair, which is having a detrimental impact on neighbouring properties and preventing common repairs from being carried out. Acquisition of the property by Govanhill Housing Association would enable necessary repairs to be undertaken and

allow the property to be brought back into use for much-needed social housing.

### **3. Proposal**

- 3.1 The Council will compulsory purchase the Flat 3/02, 438 Cathcart Road Glasgow G42 7BZ. On confirmation of the CPO by Scottish Ministers, the ownership of the property will be transferred by the Council to Govanhill Housing Association (GHHA) through a 'back-to-back' agreement which will be legally agreed by both parties in advance of the CPO being promoted. This will enable GHHA to bring this property back into use as social housing.
- 3.2 The property, when acquired and brought up to standard, will be allocated to a homeless person or family.
- 3.3 Funding for the acquisition, should a claim for compensation be received, will be available to the Housing Association via 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 The owner will continue to be given the opportunity to sell the 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 Govanhill 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 25-29? 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 good 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 Compulsory Purchase Order for Flat 3/02, 438 Cathcart Road Glasgow G42 7BZ
- approve a 'back-to-back' agreement with Govanhill Housing Association for Flat 3/02, 438 Cathcart Road Glasgow G42 7BZ