Item 10

16th June 2022

Glasgow City Council

Contracts and Property Committee

Report by Executive Director of Neighbourhoods, Regeneration and Sustainability

Contact: George Gillespie Ext: 79106

Proposed Compulsory Purchase Order and land transfer to Maryhill Housing Association Limited – Site at 1794 - 1850 Maryhill Road, Glasgow, G20 0DF.

Purpose of Report:

To advise Committee of the requirement to promote an agency compulsory purchase order over the site at 1794 - 1850, Maryhill Road, Glasgow G20 0DF to unlock further regeneration as part of the Maryhill Transformational Regeneration Area (TRA).

Recommendations:

That Committee:

- approve the principle of promoting an agency Compulsory Purchase Order on behalf of Maryhill Housing Association Limited over the site of 1794 - 1850 Maryhill Road, Glasgow G20 0DF to allow acquisition of the title interests within the site where voluntary acquisition has not been possible, and
- approve the negotiations to be entered into with Maryhill Housing Association Limited for the transfer of Council owned areas within the site at 1794 – 1850 Maryhill Road, Glasgow.

Ward No(s): 15 Citywide:

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

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1 Introduction

1.1 The Scottish Government has made a commitment to increase housing supply, in addition to making best use of existing housing supply in its policy document Homes Fit for the 21st Century. In Glasgow, this the Affordable Housing Supply Programme is managed by the Council to deliver new housing by Registered Social Landlords (RSLs).

1.2 Glasgow City Council Strategic Plan 2017 to 2022 supports RSLs 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 promoting inclusive growth.

1.3 Glasgow's Housing Strategy 2017-22 https://www.glasgow.gov.uk/CHttpHandler.ashx?id=4584&p=0 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. The Strategy highlights as a priority the need to promote area regeneration and enable investment in new build housing, making use of statutory compulsory purchase powers in areas where a strategic priority has been identified and this is the only course of action available to the Council.

1.4 Maryhill Housing Association (MHA) have approached Glasgow City Council to assist in the assemblance of land at 1794 to 1850 Maryhill Road in order to progress local regeneration as part of the Maryhill Transformational Regeneration Area (TRA) and to deliver provision of affordable housing.

1.5 The site acquisitions costs and new proposed housing would be funded by a combination of Affordable Housing Supply Programme Funding to support new affordable housing and private finance generated by Maryhill Housing Association.

2 Current Situation

2.1 The area requiring compulsory purchase is 1794 to 1850 Maryhill Road and is shown outlined in red on the plan. The area is owned in parts by MHA, the Council and third parties.

2.2 The site fronts Maryhill Road, the busy A81 trunk road from Glasgow to Milngavie/Drymen, around five kilometres to the north-west of the city centre. It sits at the corner of Duncruin Street, immediately south of St Mary's Primary School. There is modern, social housing to the East and Maryhill Housing Association are currently developing the site opposite of Maryhill Road,

delivering 62 units (18 Shared Equity, 26 Social Rent and 18 Mid-Market Rent) as part of the Maryhill Transformational Regeneration Area (TRA).

2.3 The site contains two derelict pubs: formally the 'Redan' and the 'Maryhill Tavern'. The Redan has been derelict for over fifteen years and is very dilapidated and potentially dangerous. There have been a number of fires in the building over the years and concerns raised to building control by Maryhill Community Council and local Councillors about the safety of the building. The site also contains a shop and a community space which are currently occupied, an area of derelict land, a pedestrian pathway with stairs leading from Maryhill Road to Cumlodden Drive and an area of land which is currently used for informal parking.

3 Proposals

3.1 The site in question is within the Maryhill Transformational Regeneration Area (TRA). These are eight neighbourhoods within Glasgow that require extensive regeneration and place shaping that together form the Transforming Communities: Glasgow (TC:G) programme. TC:G is a strategic partnership to take forward the delivery of 8 priority Regeneration Areas within the City. The overarching aim of the TC:G programme is to provide sustainable mixed tenure communities through the provision of new housing, community facilities, green space and where appropriate, commercial units.

3.2 The Maryhill TRA covers two areas straddling Maryhill Road: Gilshochill to the North; Maryhill Locks to the South. The aim of the TRA is to transform the area by providing a new sustainable mixed tenure community which can benefit from links to the canal and River Kelvin. Since activation in 2010, 225 affordable homes have been delivered by MHA and Cube Housing Association (now part of Glasgow Housing Association), 73 homes for private sale developed by BIGG Regeneration. The regeneration of the Maryhill Locks area continues with Maryhill Housing Association on site at the Botany delivering a 62 unit mixed tenure development and the self-build pilot at Bantaskin Street.

3.3 With the regeneration activity progressing well around the Maryhill Canal Locks, the North Maryhill Green Infrastructure Vision was adopted for material consideration at GCC Committee in August 2021 after consultation was undertaken online for community and stakeholder feedback due to Covid-19 restrictions. The subject area is recognised as a key linkage in the Maryhill TRA between progress to date in the South and future plans in the North.

3.4 The appearance of the site in question, particularly the two derelict pubs, is detracting from the wider regeneration of Maryhill. The site in question forms a prominent site on the main commuter route into the city from the north and together with the Botany Corner would present a gateway to the Maryhill TRA. Community Councils, community groups, Tenants' Groups, and the TRA LDG

have all raised concerns about the impact its appearance has on preventing regeneration.

3.5 If compulsory purchase of the site were to go ahead the proposal is to transfer the site into the ownership of MHA. The transfer would include the Council owned land and the land included in the CPO. Terms for the disposal of Council land require to be negotiated between the parties. The transfer of any sites acquired by compulsory purchase would be regulated by a back-to-back agreement between MHA and the Council. MHA has plans to develop the site into high quality new affordable housing. The design of the new housing aims to compliment new housing that is currently on site and due to complete in November 2022 directly opposite the site in question on the other side of Maryhill Road. Together these new developments aim to transform this entrance into Maryhill and create a new high quality 'Maryhill Cross'. This aims to lift land values which will further stimulate wider regeneration across Maryhill Development of new housing on this site will help to meet wider housing need in the Maryhill area and create employment opportunities for the local community.

3.6 Funding for the acquisition of the properties will be made available to Maryhill Housing Association through the Affordable Housing Supply Programme (AHSP) budget and the project is included in the GCC Strategic Housing Investment Plan 2022-2027.

3.7 Any legal owner or owners would be entitled to seek compensation for the loss of their property in accordance with statutory provisions. MHA will be responsible for all costs both in promoting the compulsory purchase and arising from compensation with funding provided from the AHSP budget. MHA will however continue to seek voluntary acquisition of outstanding interests where required.

3.8 Authority is sought to allow the compulsory purchase of the site to be investigated and heads of terms to be agreed for the transfer of Council owned land. A further authority will be sought once the details of the proposed development have been agreed with MHA and terms agreed for the transfer of Council owned land, which will include authority to allow a back to back agreement to be entered into between the Council and MHA regarding the compulsory purchase.

4 Alternative Options

4.1 The site has been identified as a key barrier to the regeneration of Maryhill since the TRA was established in 2009. Since early 2019 Maryhill Housing Association has been negotiating with the various owners of the site and in June 2019 commissioned Graham and Sibbald Chartered Surveyors to negotiate

with the owners on the Association's behalf and negotiations have continued since then.

4.2 The implication of not compulsorily purchasing the site would be that, without significant development, the site remains in its current very poor condition and continues to limit the wider regeneration of Maryhill. The buildings would become increasingly dilapidated and present a risk to the public.

5 Policy and Resource Implications

Resource Implications:

Financial:	All costs including the owners' claims for compensation will be met by Maryhill Housing Association with funding provided from the AHSP budget.
Legal:	Legal Services will promote the CPO and draw up the "back to back" agreement with Maryhill Housing Association. All legal costs will be funded similar to the above.
Personnel:	Staff input required to assist in the delivery of the CPO programme has been accounted for within existing resources.
Procurement:	n/a
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 2017 – 2022, which has been subject to an EQIA.
What are the potential equality impacts as a result of this report?	Improvement to the housing stock will have a positive impact on residents' quality of life.
Please highlight if the policy/proposal will help address socio-economic disadvantage.	Yes. These proposals will improve the standard of accommodation for residents, improve security and reduce housing costs.

Climate Impacts:

Does the proposal support any Climate	Climate plan Theme 3:

Plan actions? Please specify:	Well Connected and Thriving City - Support the development of low-carbon buildings that are fit for the future.
What are the potential climate impacts as a result of this proposal?	No significant impact, positive impact or negative impact.
Will the proposal contribute to Glasgow's net zero carbon target?	Yes. By implementing opportunities of the Glasgow's Gold Hybrid plus 20% low and zero carbon generating technologies.
Privacy and Data Protection Impacts:	There are no privacy and Data Protection impacts.

6 Recommendations

That Committee:

- approve the principle of promoting an agency Compulsory Purchase Order on behalf of Maryhill Housing Association Limited over the site of 1794 – 1850 Maryhill Road, Glasgow G20 0DF to allow acquisition of the title interests within the site where voluntary acquisition has not been possible, and
- approve the negotiations to be entered into with Maryhill Housing Association Limited for the transfer of Council owned areas within the site at 1794 – 1850 Maryhill Road, Glasgow.