



**Glasgow City Council**

**Contracts and Property Committee**

**Item 4**

**12th June 2025**

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

**Contact: Jennifer Sheddan**

**Proposed Compulsory Purchase Order (CPO) of 16 Garturk Street, Flat 0/1, Glasgow G42 8JE**

**Purpose of Report:**

To advise Committee of the requirement to promote a compulsory purchase order at 16 Garturk Street, Flat 0/1, Glasgow G42 8JE 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 16 Garturk Street, Flat 0/1, Glasgow G42 8JE.
- approve a 'back-to-back' agreement with Govanhill Housing Association for 16 Garturk Street, Flat 0/1 Glasgow, G42 8JE.

Ward No(s):

Citywide:

8 - Southside

Local member(s) advised: Yes x No ☐

consulted: Yes ☐ No ☐

## **1. Introduction**

- 1.1 The purpose of this report is to outline the reasons for bringing this flatted property 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 This residential property has been unoccupied since January 2023 when the owner was admitted to hospital. The Council was subsequently granted a welfare guardianship order for the owner on the 15th October 2024 who has now been placed in a residential care home with no prospect of returning to the property.
- 2.2 Attempts by Govanhill Housing Association (GHHA) to voluntarily acquire the flat when the owner previously lived in the property failed. The tenement building is factored by GHHA who have voluntarily acquired 2 other flats in the property. By acquiring this empty flat, GHHA will be able to continue their factoring role and organise necessary repair works while consolidating their ownership in the building.

### 3. Proposal

- 3.1 The Council will compulsory purchase the flat at 0/1,16 Garturk Street. 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 Funding for this acquisition, will be made available to the Housing Association via the Affordable Housing Supply Programme (AHSP) budget with a financial contribution being made by GHHA.
- 3.3 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.
- 3.4 The owner or any future court appointed persons who can act on his behalf will be given the opportunity to sell the property to GHHA on a voluntary basis prior to confirmation of the compulsory purchase order. The owner or court appointed persons will be 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 owner claim for compensation will be met via funding provided from the AHSP budget and GHHA.
<i>Legal:</i>	Legal Services will promote the CPOs and draw up the "back-to-back" agreement 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
<b>Council Strategic Plan:</b>	The measures outlined in the report will contribute towards the following 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 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 property 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 16 Garturk Street, Flat 0/1, Glasgow G42 8JE.
- approve a 'back-to-back' agreement with Govanhill Housing Association for 16 Garturk Street, Flat 0/1, Glasgow G42 8JE.