



Glasgow City Council

Contracts and Property Committee

Report by Executive Director of Neighbourhoods, Regeneration & Sustainability

Item 5

18th September 2025

Contact: Jennifer Sheddan

Proposed Compulsory Purchase Order (CPO) of Flat 4 1610 Paisley Road West Glasgow G52 3QN, Flat 3/01, 45 Aberfoyle Street, Glasgow, G31 3RP and Flat 3/02, 45 Aberfoyle Street, Glasgow, G31 3RP

Purpose of Report:

To advise Committee of the requirement to promote a compulsory purchase order at Flat 4 1610 Paisley Road West Glasgow G52 3QN, Flat 3/01, 45 Aberfoyle Street, Glasgow, G31 3RP and Flat 3/02, 45 Aberfoyle Street, Glasgow, G31 3RP to bring the properties 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 4 1610 Paisley Road West Glasgow G52 3QN, Flat 3/01 45 Aberfoyle Street, Glasgow, G31 3RP and Flat 3/02 45 Aberfoyle Street, Glasgow, G31 3RP
- approve a 'back-to-back' agreement with Southside Housing Association for Flat 4 1610 Paisley Road West Glasgow G52 3QN; and Milnbank Housing Association for Flat 3/01, 45 Aberfoyle Street, Glasgow, G31 3RP and Flat 3/02, 45 Aberfoyle Street, Glasgow, G31 3RP.

Ward No(s):

Citywide:

4 – Cardonald
22 - Dennistoun

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

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 30th May 2023 and 22nd 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 The three residential properties are identified on the council tax register as being long-term empty homes.
- 2.2 The residential property Flat 4 1610 Paisley Road West has been unoccupied since September 2023. The property fails both the tolerable and repairing standards. Currently there is a closing order in place and the property should not be occupied.
- 2.3 The owner allowed the property to be occupied on two separate occasions, November 2024 and April 2025. On both occasions officers attended and rehoused families with children to a safe location.

- 2.4 The property was the source of water ingress damage to commercial properties beneath. Officers had to have the water isolated within the property to abate this.
- 2.5 The electrical distribution system within the property was dangerous which resulted in the energy provider having to remove a hazardous electricity meter which was deemed an immediate risk to life.
- 2.6 The owner was removed from private landlord registration on the 28th May 2025 at the Licensing & Regulatory Committee.
- 2.7 Attempts by Southside Housing Association (SSHA) to voluntarily acquire the Flat have failed.
- 2.8 The majority of Flats within 1610 Paisley Road West are owned by Southside Housing Association and are currently used as emergency accommodation by HSCP Homelessness Services with Aspire managing the resettlement service. Flat 4 will be used as emergency accommodation once brought back into use.
- 2.9 The Flat at 3/01, 45 Aberfoyle Street, Glasgow, G31 3RP has been lying empty since March 2017. The owner is deceased, and the late owners' daughter has not taken the necessary steps to legally inherit the property to date. As such the property has not been legally inherited by anyone. This property was badly damaged in a fire in March 2016, following which the property was neglected and allowed to deteriorate, and it was deemed to be in a state of disrepair impacting negatively on the neighbouring properties and causing environmental blight. The house required to be refurbished internally including communal works as the roof was severely damaged in the fire which therefore had to be replaced to make the building wind and watertight. By acquiring this property, Milnbank Housing Association (MHA) will be able to take forward any necessary repairs and bring this Flat back into use as social housing.
- 2.10 The Flat at 3/02, 45 Aberfoyle Street, Glasgow, G31 3RP has been lying empty since November 2012. The owners of the property are Macaron Properties Limited, SC28622 and this company was dissolved on 27.11.2018. This property was badly damaged in a fire in March 2016, following which the property was neglected and allowed to deteriorate, and it was deemed to be in a state of disrepair impacting negatively on the neighbouring properties and causing environmental blight. The house required to be refurbished internally including communal works as the roof was severely damaged in the fire which therefore had to be replaced to make the building wind and watertight. By acquiring this property, Milnbank Housing Association (MHA) will be able to take forward any necessary repairs and bring this Flat back into use as social housing.

3. Proposal

- 3.1 The Council will compulsory purchase the Flat 4 1610 Paisley Road West. On confirmation of the CPO by Scottish Ministers, the ownership of the property will be transferred by the Council to Southside Housing Association (SSHA) through a 'back-to-back' agreement which will be legally agreed by both parties in advance of the CPO being promoted. This will enable SSHA to bring this property back into use as emergency homeless accommodation.
- 3.2 The Council will compulsory purchase Flat 3/01, 45 Aberfoyle Street, Glasgow, G31 3RP also, Flat 3/02, 45 Aberfoyle Street, Glasgow, G31 3RP. On confirmation of the CPO by Scottish Ministers, the ownership of the properties will be transferred by the Council to Milnbank Housing Association (MHA) through a 'back-to-back' agreement which will be legally agreed by both parties in advance of the CPO being promoted. This will enable (MHA) to bring these properties back into use as social housing.
- 3.3. In all of the above cases the properties, when acquired and brought up to standard, will be allocated to homeless persons or families.
- 3.4 Funding for the acquisitions, where compensation is claimed, will be available to the Housing Associations via the Affordable Housing Supply Programme (AHSP) budget.
- 3.5 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.
- 3.6 The owners will continue to be given the opportunity to sell their property on a voluntary basis prior to confirmation of the compulsory purchase order. The 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 Southside Housing Association and Milnbank 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:

<i>Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.</i>	Yes – This initiative will help deliver key strategic outcomes of Glasgow's Housing Strategy 2023 - 2028, which has been subject to an EQIA .
---	---

<i>What are the potential equality impacts as a result of this report?</i>	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.
--	---

<i>Please highlight if the policy/proposal will help address socio-economic disadvantage.</i>	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:

<i>Does the proposal support any Climate Plan actions? Please specify:</i>	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).
--	---

<i>What are the potential climate impacts as a result of this proposal?</i>	Reduced climate impact by maintaining the current housing stock for longer, leading to less need for demolition and newbuild.
---	---

<i>Will the proposal contribute to Glasgow's net zero carbon target?</i>	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 Compulsory Purchase Order Flat 4 1610 Paisley Road West Glasgow G52 3QN, Flat 3/01, 45 Aberfoyle Street, Glasgow, G31 3RP and Flat 3/02, 45 Aberfoyle Street, Glasgow, G31 3RP
- approve a 'back-to-back' agreement with Southside Housing Association for Flat 4 1610 Paisley Road West Glasgow G52 3QN, and Milnbank Housing Association for Flat 3/01, 45 Aberfoyle Street, Glasgow, G31 3RP and Flat 3/02, 45 Aberfoyle Street, Glasgow, G31 3RP.