Item 7

26th November 2026

Glasgow City Council

Contracts and Property Committee

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

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Proposed Compulsory Purchase Order (CPO) of 69 Tillycairn Road, Glasgow, G33 5HZ

Purpose of Report:

To request Committee approve the promotion of a compulsory purchase order at 69 Tillycairn Road, Glasgow, G33 5HZ to bring this property back into use as social housing and improve the condition of the housing stock.

Recommendations:

That Committee:

a. approve the promotion of a Compulsory Purchase Order over 69 Tillycairn Road, Glasow, G33 5HZ

b. approve a 'back-to-back' agreement with Home Group Scotland for 69 Tillycairn Road, Glasgow, G33 5HZ

Ward No(s):	Citywide:
21 – North East	
Local member(s) advised: Yes ☐ No x	Consulted: Yes ☐ No x

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1. Introduction

1.1 The purpose of this report is to outline the reasons for bringing this 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 the property.

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 Strategic Plan - Glasgow City Council 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 to 2028 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 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 residential property at 69 Tillycairn Road, Glasgow, G33 5HZ is on the council tax register as being a long-term empty home.

2.2 The property has been vacant since at least April 2024 according to council tax records, however, complaints received from local residents suggest it may have been unoccupied as far back as late 2020.

2.3 The property is currently in a very poor state of repair, causing blight in the neighbourhood and generating concerns from residents due to its condition. Empty homes officers subsequently confirmed that the owners had moved out and had not returned to live there.

2.4 By acquiring this property, Home Group Scotland will be able to take forward all necessary repairs and bring this property back into use as social housing.

3. Proposal

3.1 The Council will compulsory purchase the property at 69 Tillycairn Road, Glasgow, G33 5HZ. On confirmation of the CPO by Scottish Ministers, the ownership of the properties will be transferred by the Council to Home Group Scotland through a 'back-to-back' agreement which will be legally agreed by both parties in advance of the CPO being promoted. This will enable the housing association to bring the property back into use as social housing.

3.2 The property when acquired and brought up to standard and will be allocated to a household experiencing homelessness.

3.3 Funding for the acquisition, to meet any claims for compensation, will be available to Home Group Scotland via the Affordable Housing Supply Programme budget.

3.4 A comprehensive statement of reasons supporting the compulsory purchase of this property is being prepared and will require to be submitted to Scottish Ministers for consideration.

3.5 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. Owners are entitled to seek compensation for the loss of their property from the date of confirmation of the CPO, in accordance with statutory provisions.

4. Policy and Resource Implications

Resource Implications:

Financial:	All costs including the owners' claims for compensation will be met via funding provided from the Affordable Housing Supply Programme budget.
Legal:	Legal Services will promote the CPO and draw up the "back-to-back" agreement with Home Group Scotland.
Personnel:	Staff input required to assist in the delivery of the programme has been accounted for within existing resources.
Procurement:	N/A

Council Strategic Plan:	The measures outlined in the report will contribute towards the following four 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 2025-29? 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 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 particularly in relation to encouraging 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	Yes. The 'fabric first' approach to carbon reduction in retrofit programmes means

Glasgow's net zero carbon target?	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:	
Are there any potential data protection impacts as a result of this report	This report has no impact upon privacy and data protection.

5. Recommendations

That Committee:

a. approve the promotion of a Compulsory Purchase Order over 69 Tillycairn Road, Glasow, G33 5HZ

b. approve a 'back-to-back' agreement with Home Group Scotland for 69 Tillycairn Road, Glasgow, G33 5HZ