



Glasgow City Council
Contracts and Property Committee

Item 8

26th February 2026

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

Contact: Jennifer Sheddan

Proposed Compulsory Purchase of 7 Linlithgow Gardens, Glasgow, G32 0TR

Purpose of Report:

To seek committee authority to promote a compulsory purchase order (CPO) of 7 Linlithgow Gardens, Glasgow, G32 0TR to restore the property to a habitable condition for family housing.

Recommendations:

That Committee:

- approves the promotion of a CPO at 7 Linlithgow Gardens, Glasgow, G32 0TR in advance of securing a back-to-back purchaser;
- approves the proposal to market the property at 7 Linlithgow Gardens, Glasgow, G32 0TR as a private development opportunity following confirmation of the CPO by the Scottish Ministers but prior to the Council taking title; and
- authorises the Executive Director of Neighbourhoods, Regeneration and Sustainability to (1) approve the terms of the proposed marketing exercise, (2) approve the selection of a purchaser following the marketing exercise and (3) approve terms for a 'back-to-back' agreement with the purchaser, following a comprehensive assessment of their ability to deliver the project.

Ward No(s):

Citywide:

19 - Shettleston

Local member(s) advised: Yes No

consulted: Yes No

1. Introduction

- 1.1 The purpose of this report is to outline the reasons for bringing this semi-detached residential property back into a habitable condition through compulsory purchase, with ownership transferring to a third party which will facilitate an increase in the housing supply and remove neighbourhood blight.
- 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. Housing to 2040 aims to improve the affordability, standard and security of all types of homes.
- 1.3 One of the missions within [Glasgow City Councils Strategic Plan 2022 to 2027](#) is to expand the Council's Empty Homes work, including increasing the use of compulsory purchase orders where appropriate. The Council works in partnership with Registered Social Landlords (RSLs) to return vacant properties to use as social housing, however, where there are properties situated outwith RSL areas of operation or the cost of reinstating a property prove prohibitive, other solutions are required in order to bring properties back into residential use.
- 1.4 [Glasgow's Local Housing Strategy 2023-2028](#) 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 [The Empty Homes Strategy 2019-22 Review](#) and most recent [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 committed to bringing forward a 'pilot' for the improvement of empty properties for sale and/or use of other CPO powers to bring back properties into use where there are no RSL partners for 'back-to-back' agreements.

2. Current Situation

- 2.1 This residential 3 bed semi-detached property is identified on the council tax register as being a long-term empty home.
- 2.2 The house has been unoccupied since 4 November 2024, when the remaining owner moved into a care home. The other joint owner has been residing in a care home since December 2013.
- 2.3 The property has been neglected and has deteriorated over many years. It is now in a state of serious disrepair which is having a negative impact on neighbouring homes and contributing to wider environmental blight. The condition of the property has resulted in a significant number of complaints from local residents and elected members.

- 2.4 A Closing Order in terms of Section 114 of the Housing (Scotland) Act 1987 was served on the property owners on 15 November 2023, as the property was deemed sub-tolerable and uninhabitable following a joint intervention by Housing, Environmental Health, and Social Work Services. The house requires comprehensive internal refurbishment and significant external fabric repairs along with the front and rear gardens.
- 2.5 Given the property's location and potential value on completion of the works required this is seen as an opportunity for a potential private developer to bring the property back into use.

3. Proposal

- 3.1 The Council will promote a CPO of the house at 7 Linlithgow Gardens, Glasgow, G32 0TR. On confirmation of the CPO by Scottish Ministers, the Council will advertise the property as a private development opportunity. Submissions will be expected to meet certain criteria, to allow a comprehensive assessment of the bidder's ability to acquire the property and bring it back into a habitable condition.
- 3.2 Following an assessment of submissions from interested parties and approval by the Executive Director of Neighbourhoods, Regeneration and Sustainability, the Council will enter into a back-to-back agreement with the successful purchaser, obliging them to take title to the property, carry out agreed works and pay any compensation due in terms of the CPO, following completion of the CPO process. The proposal is to enter into a back to back agreement with the private purchaser after the CPO has been confirmed but before the Council takes title to the property. This is in order to mitigate risk to the Council so that we will not be left with the property in our ownership. The Council will be able to conclude a back-to-back agreement and complete the acquisition and onward sale of the property within agreed timescales. This will offer guarantees to interested parties that the CPO process has been completed and should act as an incentive to attract prospective purchasers.
- 3.3 The reinstatement of this property will be welcomed by local residents who are desperately keen for action to be taken to remove this eyesore from their local area. This will also bring a much needed family home back into use.
- 3.4 The marketing strategy will be developed alongside the CPO and the purchaser will be required to pay compensation for the property based on an independent valuation and/or the market value of the property. The terms of the proposed marketing exercise, approval of the purchaser and the terms of the 'back-to-back' agreement entered into with the purchaser, will be delegated to the Executive Director of Neighbourhoods, Regeneration and Sustainability in line with legal direction.
- 3.5 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.

- 3.6 Officers have been engaging with the current owners in the hope of agreeing a way to bring this property back into use. Discussions will continue with the owners in the hope that they sell their property on a voluntary basis prior to confirmation of the CPO. Failing this, the owners will be 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:

<i>Financial:</i>	All costs including claims for compensation will be met by the prospective purchaser of the property.
<i>Legal:</i>	Legal Services will promote the CPO and draw up the back to back agreement which potential buyers will require to enter into.
<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 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 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.

Privacy and Data Protection Impacts: This report has no impact upon privacy and data protection.

5 Recommendations

That Committee:

- approve the promotion of a CPO at 7 Linlithgow Gardens, Glasgow, G32 0TR in advance of securing a back-to-back purchaser;
- approve the proposal to market the property at 7 Linlithgow Gardens, Glasgow, G32 0TR as a private development opportunity, following confirmation of the CPO by the Scottish Ministers but prior to the Council taking title; and
- authorises the Executive Director of Neighborhoods, Regeneration and Sustainability to (1) approve the terms of the proposed marketing exercise, (2) approve the selection of a purchaser following the marketing exercise and (3) approve terms for a 'back-to-back' agreement with the purchaser, following a comprehensive assessment of their ability to deliver the project.