



Glasgow City Council

Contracts and Property Committee

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

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Item 8

17th September 2026

**Proposed Compulsory Purchase Order (CPO) of 118 Hillington Road South,
Glasgow, G52 2AJ**

Purpose of Report:

To advise Committee of the requirement to promote a compulsory purchase order at 118 Hillington Road South, Glasgow, G52 2AJ 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 118 Hillington Road South, Glasgow, G52 2AJ; and
- approve a 'back-to-back' agreement with Linthouse Housing Association for 118 Hillington Road South, Glasgow, G52 2AJ.

Ward No(s): 4 – Cardonald

Citywide:

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

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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 30 May 2023 and 22 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 118 Hillington Road South, Glasgow, G52 2AJ is on the council tax register as being a long-term empty home.
- 2.2 The residential property has been unoccupied since June 2024. The property fails the tolerable standard and is subject to a Closing Order, which was served on 22 April 2024 and prohibits occupation of the property.
- 2.3 The electrical and gas distribution systems within the property were found to be dangerous, resulting in the energy provider removing a hazardous electricity meter and disconnecting the gas supply at the isolation valve. The owner's application for registration on the Private

Landlord Register was refused by the Licensing and Regulatory Committee on 28 August 2024.

- 2.4 Linthouse Housing Association will acquire the property and bring it back into use as social housing.

3 Proposal

- 3.1 The Council will compulsorily purchase the property at 118 Hillington Road South, Glasgow, G52 2AJ. On confirmation of the CPO by Scottish Ministers, the ownership of the property will be transferred by the Council to Linthouse Housing Association through a 'back-to-back' agreement which will be legally agreed by both parties in advance of the CPO being promoted. This will enable Linthouse Housing Association to bring this property back into use as social housing.
- 3.2 In the above case the property, when acquired and brought up to standard, will be allocated to a homeless person or family.
- 3.3 Funding for the acquisition, to meet any claims for compensation, will be available to Linthouse Housing Association via the Affordable Housing Supply Programme budget.
- 3.4 A comprehensive statement of reasons supporting the compulsory purchase of the property is being prepared and will require to be submitted to Scottish Ministers for consideration.
- 3.5 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 Linthouse Housing Association.

Personnel: Staff input required to assist in the delivery of the programme has been accounted for within existing resources.

Procurement: 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 and net zero carbon economy; Grand Challenge 3 – Mission 2 – become a net zero carbon city by 2030; and 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 Equality Impact Assessment.

What are the potential equality impacts as a result of this report? 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.

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 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 a higher EPC rating (Action No. 39).

What are the potential climate impacts as a Reduced climate impact by maintaining the current housing stock for longer, leading to less need for demolition and new build.

*result of this
proposal?*

*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:**

No. This report has no impact upon privacy and data protection.

5. Recommendations

That Committee:

- approve the promotion of a Compulsory Purchase Order over 118 Hillington Road South, Glasgow, G52 2AJ; and
- approve a 'back-to-back' agreement with Linthouse Housing Association for 118 Hillington Road South, Glasgow, G52 2AJ.