



Glasgow City Council

Economy, Housing, Transport and Regeneration City Policy Committee

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

Contact: Laura Moran

Ext: 78664

RESPONSES TO QUESTIONS FROM ECONOMY, HOUSING, TRANSPORT AND REGENERATION CITY POLICY COMMITTEE

Purpose of Report:

To receive responses to the questions raised at the Economy, Housing, Transport and Regeneration City Policy Committee of 18th August 2026.

Recommendations:

The Committee is asked to note the contents of the report.

Ward No(s):

Citywide: ✓

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

Economy, Housing, Transport and Regeneration City Policy Committee Questions from Elected Members at meeting held on 18th August 2026		
Item 4	Building standards annual performance report Bailie Wardrop: Can you provide information on pre 1919 tenemental storm damage?	NRS
Answer	The recording of reports of possible dangerous buildings doesn't specifically code matters in relation to property types. However in looking at the information from the last storm to have a widespread effect on buildings leading to a volume of calls to Building Standards, this was Storm Eowyn in January 2025. • There were 81 recorded incidents and 36 of those related to tenement type properties. • Of the 36 – there were 12 with severe damage to chimneyheads causing leaving them in various states of collapse. – The remainder were typically for other dislodged items such as tiles, slates, chimney pots, dislodged stonework and render falling into public areas.	
Item 4	Building standards annual performance report Councillor Campbell: Can you report back on retrospective building warrants and how big a problem this is?	NRS
Answer	We would estimate that there are on average around 50 reports a year received in relation to possible unauthorised works. Not all are found to be unauthorised. Typically there will always be a portion found that are already be covered by a building warrant consent or are possibly repairs of a type that do not need permission.	

	For the majority that are found not to have permission, each owner is written to indicating the breach of legislation and requesting that an application is submitted. The governing legislation of the Building (Scotland) Act 2003 has provisions for dealing with retrospective applications. The statutory fee payable for these is either double or triple the normal building warrant fee and is dependent on whether works are still ongoing or already completed. NRS Building Standards also continues to operate a 'Letter of Comfort' system for unauthorised works completed prior to 01 May 2005 – which is the date when the 2003 Act came into force. These are usually related to property sales where such historic works have been noted in a valuation survey. For a fee a non-disruptive inspection and assessment is made. The further we move on from 2005 the less requests we receive for Letters of Comfort and we are now down to a small amount in each year. The last two financial years had 33 and 31 respectively.	
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