



Glasgow City Council

Contracts and Property Committee

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Neighbourhoods, Regeneration and Sustainability

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Item 4

8th October 2026

Proposed Compulsory Purchase Order (CPO) of Flat 2/01, 1357 Gallowgate, Glasgow, G31 4DN, Flat G/01, 18 Dowanhill Street, Glasgow, G11 5QR and 49 Cairndow Court, Glasgow, G44 3BU

Purpose of Report:

To advise Committee of the requirement to promote compulsory purchase orders at 2/01, 1357 Gallowgate, Glasgow, G31 4DN, G/01, 18 Dowanhill Street, Glasgow, G11 5QR and 49 Cairndow Court, Glasgow, G44 3BU to bring the properties back into use as social housing and improve the condition of the housing stock.

Recommendations:

That Committee:

- a. approve the promotion of Compulsory Purchase Orders over 2/01, 1357 Gallowgate, Glasgow, G31 4DN, G/01 18 Dowanhill Street, Glasgow, G11 5QR and 49 Cairndow Court, Glasgow, G44 3BU.
- b. approve 'back-to-back' agreements with Parkhead Housing Association for 2/01, 1357 Gallowgate, Glasgow, G31 4DN, Partick Housing Association for G/01, 18 Dowanhill Street, Glasgow, G11 5QR and Cathcart and District Housing Association for 49 Cairndow Court, G44 3BU.

Ward No(s):

9 – Calton

23 - Partick East/Kelvindale

1 - Linn

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 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](#) document sets out a vision and route-map to increase the 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 2/01, 1357 Gallowgate, Glasgow, G31 4DN is on the council tax register as being a long-term empty home.
- 2.2 The property has been unoccupied since January 2010. The owners are deceased and, to date, their son has not taken the required legal steps to inherit the property. As a result, the legal title has not transferred to any party. By acquiring the property, Parkhead Housing Association will be able to take forward all necessary repairs and bring this flat back into use as social housing.
- 2.3 The residential property at G/01, 18 Dowanhill Street, Glasgow, G11 5QR, is on the council tax register as being a long-term empty home.
- 2.4 The property has been unoccupied since March 2024. The owners are deceased and, to date, no one has taken the necessary legal steps to inherit the property.

As a result, the legal title has not transferred to any party. By acquiring the property, Partick Housing Association will be able to take forward all necessary repairs and bring this flat back into use as social housing.

- 2.5 The residential property at 49 Cairndow Court, Glasgow, G44 3BU, is on the council tax register as being a long-term empty home.
- 2.6 The property has been unoccupied since January 2021. The owners are deceased and, to date, no one has taken the necessary legal steps to inherit the property. As a result, the legal title has not transferred to any party. By acquiring the property, Cathcart and District Housing Association will be able to take forward all necessary repairs and bring the flat back into use as social housing.

3. Proposal

- 3.1 The Council will compulsorily purchase the properties at 2/01, 1357 Gallowgate, Glasgow, G31 4DN, G/01, 18 Dowanhill Street, Glasgow, G11 5QR and 49 Cairndow Court, Glasgow, G44 3BU. On confirmation of the CPO by Scottish Ministers, the ownership of the properties will be transferred by the Council to Parkhead Housing Association, Partick Housing Association and Cathcart and District Housing Association, respectively, through a 'back-to-back' agreement which will be legally agreed by all parties in advance of the CPO being promoted. This will enable the housing associations to bring the properties back into use as social housing.
- 3.2 In all of the above cases the properties, 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 the Associations via the Affordable Housing Supply Programme budget.
- 3.4 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.
- 3.5 Identified owners of any of the listed properties will 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 owners' claims for compensation will be met via funding provided from the AHSP budget.

Legal: Legal Services will promote the CPOs and draw up the "back-to-back" agreements with Parkhead Housing Association, Partick Housing Association and Cathcart and District Housing Association.

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 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 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 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 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- 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. 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
Y/N

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

5 Recommendations

That Committee:

- c. approve the promotion of Compulsory Purchase Orders over 2/01,1357 Gallowgate, Glasgow, G31 4DN, G/01 18 Dowanhill Street, Glasgow, G11 5QR and 49 Cairndow Court, Glasgow, G44 3BU.
- d. approve 'back-to-back' agreements with Parkhead Housing Association for 2/01, 1357 Gallowgate, Glasgow, G31 4DN, Partick Housing Association for G/01, 18 Dowanhill Street, Glasgow, G11 5QR and Cathcart and District Housing Association for 49 Cairndow Court, G44 3BU.