



Glasgow City Council

Contracts and Property Committee

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

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Item 6

27th August 2026

Proposed Compulsory Purchase of 2 vacant Sites on Albert Drive/Kenmure Street, Glasgow G41.

Purpose of Report:

To seek committee authority to promote compulsory purchase orders (CPOs) on 2 vacant sites on opposite corners of Albert Drive/ Kenmure Street, Glasgow G41

Recommendations:

That Committee;

- approves the promotion of CPOs on the vacant sites previously occupied by the tenement buildings at 187-193 Albert Drive/ 159 Kenmure Street and 143- 147 Kenmure Street/194-198 Albert Drive;
- authorises the Executive Director of Neighbourhoods, Regeneration and Sustainability to approve (1) the successful developer(s), (2) the terms of any proposed marketing exercise and (3) approve the terms of the back-to-back agreement with the developer(s), following an assessment of their ability to deliver the development of these sites in line with the plans approved following the Albert CrossTenement Design Contest.

Ward No(s): 6 - Pollokshields

Citywide: ✓

Local member(s) advised: Yes x No ☐

consulted: Yes ☐ No ☐

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1 Introduction

- 1.1 Following the demolition of two prominent tenement buildings in East Pollokshields at Albert Cross, two significant gap sites in close proximity, remain undeveloped. This has negatively impacted the local area not only in terms of the loss of businesses and housing but also in terms of the city's built heritage. Both buildings were category B listed and situated within the East Pollokshields Conservation Area.
- 1.2 The former 3 storey corner tenement building at 187-193 Albert Drive/ 159 Kenmure Street (known as Site A) was the subject of a major fire incident in November 2019 and required to be demolished. The site was made safe and render repairs were subsequently carried out to the exposed gable walls of the adjacent tenements. The site has been secured by a perimeter fence to prevent access and remains undeveloped.
- 1.3 The former 3 storey tenement building on the opposite corner at 143- 147 Kenmure Street/194-198 Albert Drive (known as Site B) was the subject of a separate major fire incident in April 2020. The building was severely damaged with the roof structure destroyed, however, at that time, the outer walls were deemed to be structurally secure and not in a dangerous condition.
- 1.4 Site B hosted 4 commercial concerns on the ground floor and 4 residential flats above. Consultants were eventually instructed, through insurers, to prepare a scheme of repairs which would reinstate the building. Tender costs were received in 2022 with the lowest cost being in excess of £3.1m (excl vat and fees). This proved unaffordable to the 7 owners, some of whom were not insured or under insured, so were liable for their full share of the cost. From 2022 owners have sought to dispose of their property. A feasibility study was undertaken by a local housing association but again the costs of developing the site proved unaffordable. Similar meetings were held with private developers but despite initial interest no developer was prepared to commit to the development of the site. Following a further collapse in the building in July 2025 it was demolished.
- 1.5 With the mix of ownership (residential and commercial) and high development costs it is unlikely that the two sites will be redeveloped in the short to medium term without direct intervention by the City Council. This will prolong the detrimental impact the gap sites are having on the area, while depriving the community of much needed homes and businesses.

2 Current Situation

- 2.1 The [South Central Local Development Framework](#) (LDF) identifies Albert Drive as an important local town centre for which a Town Centre Action Plan should be developed to promote investment in and regeneration of this key asset to best serve the needs of the local community. The Pollokshields Renaissance Group, consisting of elected members, council

officers and external stakeholders has as a key focus the redevelopment of these sites and supports the proposal to compulsorily purchase same.

- 2.2 A report was approved by the City Administration Committee on 20th November 2025 [Albert Cross Tenement Design Contest](#) to progress a Tenement Design Contest for the development of both these sites.
- 2.3 Following the demolition of the tenement building on Site B the gable walls of the adjoining tenements at 137 Kenmure Street and 188 Albert Drive required to be secured with the owners in both buildings having been evacuated prior to the demolition of the dangerous building at 143-147 Kenmure St/194-198 Albert Drive. Discussions with owners/insurers resulted in the Council having to undertake these works. Works commenced on site early April 2026 and are due to complete in August 2026.
- 2.4 There have been no proposals submitted by the owners of either site to redevelop same. Valuations have been obtained for both sites however, to date a number of owners of Site A have refused to engage or to respond to correspondence. The owners of Site B have different circumstances and will have to meet the costs for the demolition works as well as a share of the cost for rendering the walls of the adjoining tenements. The costs, once finalised, are likely to exceed the value of the site.

3. Proposal

- 3.1 The Council will promote CPOs in respect of both sites. On confirmation of the CPO by Scottish Ministers the sites would be transferred to the successful developer(s) identified following the Tenement Design Contest process. Submissions will require to satisfy a number of criteria, to ensure that the developer(s) can deliver high quality complementary mixed use developments on either site.
- 3.2 Following an assessment of submissions from interested parties and approval by the Executive Director of Neighbourhoods, Regeneration and Sustainability, the Council intends to enter into a back to back agreement with the successful developer(s) obliging them to take title to and develop both sites in line with the designs approved in the Tenement Design Contest. The compulsory acquisition of the sites will offer guarantees and should help attract prospective developers. The successful developer(s) will be selected following a marketing exercise.
- 3.3 The promotion of the CPO and the development of these sites will be welcomed by local residents and elected members who are desperately keen to see Albert Cross restored to its former prominence within the area.
- 3.4 Comprehensive statements of reasons supporting the compulsory purchase of these properties will be prepared and submitted to Scottish Ministers for consideration.

- 3.5 Officers will continue to engage with owners who have an ownership interest in either of the sites, in order to acquire their interests on a voluntary basis prior to confirmation of the CPO. Failing this, the owners will be entitled to seek compensation from the date of confirmation of the CPO, in accordance with statutory provisions.

4. Policy and Resource Implications

Resource Implications:

Financial: Costs of promoting the CPOs will be recovered from developers with any ancillary funding being met from identified council budgets.

Legal: Legal Services will promote the CPO and draw up the back-to-back agreement which the successful developer(s) will require to enter into.

Personnel: Staff input required to assist in the delivery of this process will be met from existing resources.

Procurement: N/A

Council Strategic Plan: The measures outlined in the report will contribute towards the following Grand Challenges:-

Grand Challenge 1 – Mission 3 – Improve the health and wellbeing of local communities.

Grand Challenge 2 – Mission 2 – Support the growth of an innovative, resilient & net zero carbon economy.

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.

The proposal aims to have a positive impact on equalities by removing blight and re-instating a valuable asset in a town centre to provide access to housing and services that meets the needs of the local community.

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

The targeted compulsory purchase of these sites will result in the provision of high quality housing accommodation following on from the Tenement Design Contest and help also to promote investment and regenerate the area.

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify:

Yes, the proposal supports Action 56 delivering on the principles of 20-minute neighbourhoods by facilitating redevelopment of key gap sites in a local town centre that serves the local community and is easily accessible by walking, cycling and public transport.

What are the potential climate impacts as a result of this proposal?

The proposal will reduce our carbon footprint by promoting the re-use of brownfield sites and the concept of 20-minute neighbourhoods.

Will the proposal contribute to Glasgow's net zero carbon target?

Yes, by reducing the need for automated travel.

Privacy and Data Protection Impacts:

Are there any potential data protection impacts as a result of this report Y/N

No

5. Recommendations

That Committee;

- approves the promotion of CPOs on the vacant sites which were previously occupied by the tenement buildings at 187-193 Albert Drive/ 159 Kenmure Street and 143- 147 Kenmure Street/194-198 Albert Drive;
- authorises the Executive Director of Neighbourhoods, Regeneration and Sustainability to approve (1) the successful developer(s), (2) the terms of any proposed marketing exercise and (3) approve the terms of the back-to-back agreement with the developer(s), following an assessment of their ability to deliver the development of these sites in line with the plans approved following the Albert Cross Tenement Design Contest.

