



Glasgow City Council

**Economy, Housing, Transport and Regeneration
City Policy Committee**

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

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PRIVATE SECTOR HOUSING GRANT PROGRAMME (PSHG)

Purpose of Report:

To provide members with details of how PSHG funding totalling £7.614m was allocated in 2025/26 and to highlight PSHG programme priorities for 2026/27.

Recommendations:

That Committee:

1. Notes PSHG programme expenditure for 2025/26 totalling £7.614m.
2. Notes the programme proposals for 2026/27 which includes tackling a range of private housing repair and property management issues across the city, through various area-based initiatives while re-stating our commitment to the provision of PSHG funding for other programme priorities.

Ward No(s):

Citywide: ✓

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

1. Background

- 1.1 The purpose of this report is to outline how the Private Sector Housing Grant (PSHG) budget was allocated in 2025/26 and to provide an update on the programme and funding commitments for 2026/27, highlighting new areas of work which are being developed to meet Council priorities. This update report is considered annually by the Economy, Housing, Transport and Regeneration City Policy Committee.
- 1.2 The Housing (Scotland) Act 2006, enacted in 2009, introduced a policy framework for private sector housing with a greater focus being placed on owners to take responsibility for the maintenance and repair of their own properties. Results obtained from property condition surveys of around 500 pre 1919 tenement properties carried out across the city between late 2018 and early 2020 highlighted that around 5% of these buildings were in a state of serious disrepair. Many properties required varied levels of work with a focus on property roofs due to their age and lack of maintenance. Further investigation works was recommended for other tenements.
- 1.3 The Council's approach to assisting owners in the repair and maintenance of private sector housing is contained within the Council's [Scheme of Assistance \(SOA\) - Glasgow City Council](#). The SOA was updated in March 2025.
- 1.4 Two of the key priorities in [Glasgow's Housing Strategy \(LHS\) 2023-28](#) are to 'Improve the condition of our existing housing stock and to preserve Glasgow's tenements and built heritage' and to 'Improve the energy efficiency of Glasgow's homes'. In order to improve energy efficiency levels the fabric of the building must be at least wind and watertight and in a good state of repair.

2. Context

- 2.1 Based on 2022 Scottish Government [statistics](#) the estimated number of dwellings in Glasgow was 321,024. Of these, 205,930 dwellings (64.15%) were in private ownership.
- 2.2 Maintaining the condition of circa 9,950 pre-1919 tenement buildings within the city consisting of circa 70,000 flats and 5,200 commercial premises remains a huge challenge. This stock provides housing for many of the city's residents and is a crucially important affordable segment of the owner occupied and private rented sector markets. The pre-1919 tenements also constitute an important part of Glasgow's rich built heritage. The need to prioritise the maintenance of this stock was highlighted in the ['Safeguarding Pre1919 Tenement Stock' report](#) brought before committee on 9th March 2021.
- 2.3 There are concentrations of older tenement stock in most inner city areas across Glasgow. In order to safeguard many older tenement buildings the Council has formed housing partnership initiatives with local Registered Social Landlords (RSLs) in areas such as Govanhill, Ibrox/ Cessnock, East Pollokshields and Haghill to address property condition and management issues. However, disrepair and maintenance issues are not exclusive to pre-1919 tenements. In

recent years, the condition of tenement stock in areas such as Easterhouse, Priesthill and Calton has necessitated the need for statutory intervention. The is largely due to high concentrations of private rented flats in these areas along with affordability issues. Other issues such as inequitable title deeds and lack of factoring present further barriers to getting common repairs and maintenance works carried out.

- 2.4 While investment in the private sector housing stock has been instrumental in halting the decline and, in many cases, preventing the demolition of pre-1919 tenements, repair and maintenance issues are an ongoing challenge. Where owners are unable to undertake essential repairs work the Council is required to intervene to safeguard these tenement buildings. However, repair costs have increased significantly in recent years with many properties now costing in excess of £500,000 to repair. With the PSHG budget remaining at the same level for the past 10 years this has resulted in fewer tenement buildings being repaired annually.
- 2.5 One of the major findings of the [Glasgow Factoring Commission](#) in 2014 was the need for establishing effective property management to repair and maintain properties in common ownership. With this information and in response to the findings of the Private Sector Stock Condition Survey 2018/2020 NRS Housing Services will only consider grant funding for common fabric repairs in tenement buildings where owners are prepared to carry out works on a voluntary basis; a property factor has been appointed; a maintenance plan is put in place for the building; and owners sign up to a common building insurance policy. Such action is required to safeguard public investment and to encourage owners and their property factors to take responsibility for the future maintenance of their buildings. NRS Housing Services Private Sector team will also provide assistance to owners who are looking to appoint a property factor.

3. Programmes of Work undertaken in 2025/26

- 3.1 Local authorities have a legal obligation to provide grant assistance for certain essential adaptation works to meet the needs of a disabled person. From 1st April 2016, the provision of equipment and adaptations in private sector housing became the responsibility of the Glasgow City Health & Social Care Partnership (HSCP). NRS Housing Services Private Sector team manage the adaptations programme on behalf of the HSCP with adaptation works delivered through Assisted Living (City Building) and Equipu. 323 grants for adaptation works were approved in 2025/26.
- 3.2 In line with the Council's Statement (Scheme) of Assistance, the repair of the pre 1919 tenement stock continued to be prioritized for funding to protect our built heritage. Owners' share of the costs must exceed £5000 to be eligible for grant consideration. The building must also be factored and a maintenance plan and common building insurance put in place on completion of works. Grant assistance may be considered where owners are prepared to carry out common fabric repairs on a voluntary basis. However, where the Council requires to intervene and undertake the required works on a statutory basis to safeguard a tenement property then grant assistance is not available. Small scale grants or financial

contributions may be considered in certain circumstances to bring tenement properties up to a factoring standard and to facilitate the appointment or retain the services of a property factor with the focus being on tenements in mixed ownership (RSL/private owners). 150 owners in 17 tenement buildings were supported with grant assistance to carry out major common fabric repairs in 2025/26.

- 3.3 Where a majority of owners are in favour of carrying out common repair/maintenance works to their building, support is provided through the 'Missing Shares' scheme. This involves underwriting the costs of the minority of owners who are unwilling or are unable to pay their repair share and these owners are pursued for full recovery of their costs on completion of the works. This programme has been extremely effective, encouraging substantial numbers of defaulting owners to pay. In total, NRS Housing Services has facilitated £29.121m of works to private housing from 2012 to the present date with a financial outlay of £1.376m. A letter from Housing Services to an owner is often sufficient to secure payment. Where missing shares are applied many of the defaulting owners will pay their share on completion of the works and prior to the issue of an account.
- 3.4 The Council will undertake statutory repair works as a last resort where owners are unable or unwilling to rectify serious defects within their building that could threaten its structural integrity. This often results in residents having to be removed from the property for their own safety. The costs of repair are charged out in full to owners on completion of the works. In 2025/26, work notices were served on owners in 3 tenement properties under Section 30 of the Housing (Scotland) Act 2006. During this period the Council instructed works in default of the Notices, in tenements in Dennistoun and Garnethill.
- 3.5 Housing initiatives continue to be progressed across parts of the city where concerns have been raised about the private sector housing stock, predominantly in tenemental areas which contain a high concentration of private rented properties. Problems can be tackled through the creation of housing partnership area initiatives with RSLs to undertake common fabric repair works in tenements where they have ownership and address poor housing condition and property management issues. Intervention is often required in properties which are impacting negatively on adjoining buildings which often involves dealing with individuals with complex needs who are unable to deal with property condition issues.
- 3.6 Empty Homes officers have worked closely with partnering RSLs to promote compulsory purchase orders and acquire flats in tenement buildings where common repairs have been blocked. In total, 945 long term empty homes were brought back into use from April 2025 until March 2026 and authority was sought from committee to promote 5 compulsory purchase orders during this period.
- 3.7 The PSHG allocation was supplemented by £250,000 for Empty Homes Grants to encourage owners to bring their long-term empty homes back into use. This funding was allocated from the £10m Bringing Property Into Purposeful Use Capital Funding allocation.

3.8 PSHG Programme expenditure for 2025/26 is noted in the table below.

Private Sector Housing Grant Programme (PSHG)	Budget (£m) 2025/26
PSHG Budget	7.614

Breakdown of PSHG Programme Expenditure	Expenditure (£m) 2025/26
Disabled Adaptations and Care and Repair	1.883
Voluntary Repairs incl Small Scale Works	3.649
Statutory Repairs incl Missing Shares	1.956
Housing Initiatives	0.041
Other	0.085
TOTAL	£7.614

4. Programme for 2026/27

- 4.1 The Council continues to meet its statutory requirements in terms of grant provision for adaptations for disabled persons. Grant assistance ranging from 80% to 100% is available to private owners/tenants where there is an assessed critical need. Previously Assisted Living (City Building) carried out all adaptation works however, an 'opt out' service has now been introduced in order to give clients the choice in the use of contractor. On the 15th May 2024 a report titled [Review of Private Sector Adaptation Policy: Opt Out of Assisted Living](#) was presented and approved by the Integration Joint Board (IJB). Whilst it is anticipated that Assisted Living will still carry out most of the adaptations work, owners can now appoint their own contractor. NRS Housing Services will continue to manage the Adaptations programme on behalf of the HSCP.
- 4.2 Financial support will continue to be provided to private owners where they take responsibility for the repair of their tenement properties and are prepared to carry out works on a voluntary basis. In line with our Scheme of Assistance, priority will continue to be given to owners in pre 1919 tenements. By providing funding to the Glasgow City Heritage Trust (GCHT) in the sum of £110k this enables GCHT to lever in additional monies from Historic Environment Scotland which supplements the voluntary repairs programme. Demand for grant assistance far outweighs available funding. The Council also continues to support *Under One Roof* who are a charitable organisation providing impartial advice and information on repairs and maintenance to private owners in common blocks via their website.
- 4.3 The Missing Shares programme continues to have a positive impact on owners taking responsibility for the repair and maintenance of their properties. All council funding is recoverable under this programme. NRS Housing Services is presently supporting over 100 owners in tenements to enable them to carry out circa £301k of common repair work to their buildings. In addition, the Council has identified a number of tenement buildings which will require statutory intervention as owners are unable or unwilling to carry out the necessary repairs, placing these properties at risk. Again, all costs are recoverable following action taken in terms of Section

30 (Work Notice) or Section 50 (Missing Shares) of the Housing (Scotland) Act 2006.

- 4.4 The cost of repairs, even with an offer of grant assistance, is making it more difficult for private owners to repair their older tenement properties on a voluntary basis. Rising construction costs along with a limited number of qualified contractors carrying out major tenement repair works, is adding to the pressures and timescales for getting work carried out. More properties are requiring intervention to safeguard the older housing stock with current resources insufficient to meet demand
- 4.5 It is important that NRS Housing Services work closely with all RSLs across Glasgow to address the fabric condition of our older tenement stock. Partnership arrangements can be put in place to tackle a particular area, street or individual properties where intervention is required. Funding support can also be provided to progress both small and large scale tenement repair works in their areas of operation. These RSLs provide vital factoring services in tenement buildings in mixed tenure and also in wholly privately owned tenement properties. In the current financial year funding support is being provided to enable Milnbank and Reidvale Housing Associations to take forward programmes of stonework repairs on their pre 1919 tenement stock. Support is also being provided to other RSLs who are looking to progress fabric repairs. The first phase of works is due to complete shortly at the 7 tenement properties in Kingarth Street/Victoria Road/Calder Street. On completion, Southside Housing Association will instruct works to form a new back court area and provide factoring services for the residents within the tenement properties.
- 4.6 The High Street Action Plan continues to be a focus for both Glasgow City Council and Wheatley Homes Glasgow. Major fabric repair works have been completed at four tenements on High Street and works are nearing completion at two further tenement buildings in King Street and Parnie Street. Both are due to complete this financial year.
- 4.7 The repurposing of vacant upper storey former office accommodation within the City Centre remains a key priority for the Council. However, in addition to bringing empty properties back into use, it is essential that the existing building fabric is maintained and kept in a good state of repair. Many of the buildings are listed and are situated within the Central Conservation Area. As a consequence, the cost to repair/maintain these buildings are significant. One fabric repair scheme in Sauchiehall Street is nearing completion and discussions are currently ongoing with owners in a number of other tenement buildings in Sauchiehall Street and other City Centre locations which are in need of fabric repairs.
- 4.8 The [Glasgow Housing Retrofit Position Statement \(HRPS\)](#) was published in January 2026, pulling together key learning to date and setting out a delivery framework for home retrofit in the city as far as can currently be determined. The Statement highlights five early actions which can happen now without fundamental system change, and six supporting actions. Recommendations include adopting a “repair first” approach, prioritising low-risk, energy efficiency measures and providing enhanced advice and support for homeowners.

- 4.9 The sum of £1m was approved in the Council's budget for 2026/27 to support the Tenement Retrofit programme. A small proportion of this funding has been earmarked for HRPS development activity to support delivery of the HRPS early actions such as the production of the technical guidance for Pre 1919 tenements; public outreach activity; homeowner information, advice and support services; retrofit research/pilots, and digital platform development. The additional funding received for retrofit/repair of our pre-1919 tenements will help deliver some of the 'first step' energy efficiency measures such as loft insulation, ground floor insulation where accessible and draught proofing works as part of an overall works package. If retrofit works are to be carried out at scale in our older tenement properties then property condition is a major consideration. As indicated above, the cost of repairs is becoming prohibitive for many owners with financial support required.
- 4.10 An [update on the Empty Homes Action Plan](#) was presented to committee on 22nd April 2025 and further updates included in the [Local Housing Strategy Annual Review Report](#) in June 2026. The report restated the commitments in the LHS 2023-28 to expand empty homes work, making greater use of compulsory purchase orders (CPO), supporting the acquisition of empty tenement flats by RSLs to facilitate common repairs and whole-block retrofits. Key actions included exploring a range of new initiatives and introducing a new grant scheme to help owners bring vacant properties back into use. Committee has now approved the promotion of a CPO with a private developer ([Committee Information - CPO with private developer](#)). To date we have received 25 applications for our Empty Homes Grant scheme with 10 of these applications being approved in principle. Following a bid to the Scottish Government for funding for various empty homes initiatives the Council has just recently been advised that we have been successful in securing £250,000 via the Scottish Empty Homes Partnership which will be used to fund some of the priorities set out in the bid.
- 4.11 Scotland's Awaab's Law comes into force on 6 October 2026, enforcing the "10-3-5" rule for all private and social landlords. Landlords must investigate damp and mould within 10 working days, provide a written summary to the tenant within 3 working days, and begin repairs within 5 working days. Under the 'Investigation and Commencement of Repair (Scotland) Regulations 2026', the Housing Standards will be amended to mandate that properties must be "substantially free from damp and mould". Landlords could receive claims for compensation if they fail to meet these strict statutory timescales. This complements the Housing (Scotland) Act 2025, which updates the "tolerable standard" regarding the introduction of additional guidance around the circumstances in which a house is to be considered to be substantially free from rising or penetrating damp. NRS Housing Services and NRS Environmental Health- Public Health team will continue to work together to tackle some of the more complex and challenging cases. This includes engaging with owners/private landlords and instructing repairs where necessary. PSHG funding may be considered in certain circumstances to rectify the most serious of problems particularly in respect of water penetration issues.

5 Policy and Resource Implications

Resource Implications:

<i>Financial:</i>	The financial implications set out in the report for 26/27 are fully funded from PSHG or from sources identified in the report.
<i>Legal:</i>	The Council will continue to meet its legal obligations in terms of adaptation works and various repair programmes.
<i>Personnel:</i>	Staff input required to assist in the delivery of the programme has been accounted for within existing resources.
<i>Procurement:</i>	A new framework is currently in place for the statutory repairs programme.

Council Strategic Plan: The measures outlined in the report will contribute towards the 4 Grand Challenges and the following Missions.

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 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 – The PSHG Programme 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?

This will have a positive impact. 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 and vulnerable groups.

<i>Please highlight if the policy/proposal will help address socio-economic disadvantage.</i>	The PSHG programme will improve the standard of accommodation for owners and tenants, help to improve living conditions and address fuel poverty.
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Climate Impacts:

<i>Does the proposal support any Climate Plan actions? Please specify:</i>	PSHG supports many of the actions including continuing to work to maximize funding for Area Based Schemes (Action No.8), preparing an improvement plan for older (pre1919) tenements and private sector housing (Action No.9), and facilitating the retrofit of existing private housing (Action No.39).
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<i>What are the potential climate impacts as a result of this proposal?</i>	Reduced climate impact by maintaining the current housing stock for longer.
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<i>Will the proposal contribute to Glasgow's net zero carbon target?</i>	Yes. Repairing the building fabric and installing energy efficiency measures will deliver and contribute to carbon reductions and savings.
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Privacy and Data Protection Impacts:

Are there any potential Data protection impacts as a result of this report.	No.
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If Yes, please confirm that a Data Protection Impact Assessment (DPIA) has been carried out.

6 Recommendations

That Committee:

1. Notes PSHG programme expenditure for 2025/26 totalling £7.614m.
2. Notes the programme proposals for 2026/27 which includes tackling a range of private housing repair and property management issues across the city, through various area-based initiatives while re-stating our commitment to the provision of PSHG funding for other programme priorities.