

Town Centre Regeneration



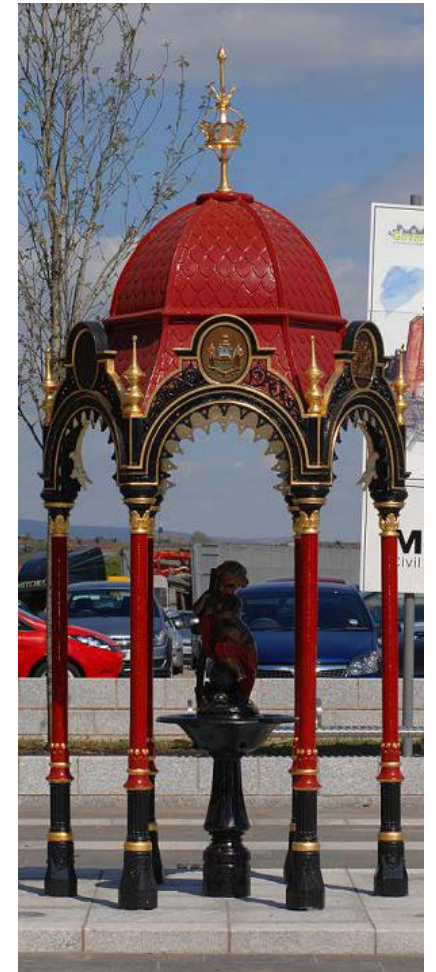
- 2012-
- £5.7m scheme funded by Glasgow City Council, Scottish Government and Sustrans etc
- Public realm works including creating new public square in place of traffic junction
- Grant programme to develop 7 new business spaces
- Shopfront improvements works and other environmental works including environmental improvements to a number of stalled sites



Calton Barras Action Plan

- Two phases: - 2009-2015 and 2016-2021
- Common Fund of £6.7m through Glasgow City Council, Heritage Lottery Fund and Historic Environment Scotland
- P1 – four priority buildings and P2 seven buildings, public realm and shopfront improvements
- Current programme includes the A listed Govan Old Church which houses the internationally renowned Govan Stones.
- A traditional shopfronts improvement programme covering central Govan
- Traditional skills training and providing job opportunities for the local community

Govan Cross THI + Action Plan



- Two Phases 2007-12 and 2013- 2019
- Common Fund of £3.7m P1 and £4.1m P2 through Glasgow City Council, Heritage Lottery Fund and Historic Environment Scotland with additional funding from Scottish Govt
- P1 – three priority buildings and P2 five buildings, public realm and shopfront improvements
- Current programme works include restoration and reuse of B listed Parkhead School to form business units through Parkhead Housing Association
- Complementary initiatives programme including local community workshops and skills training



Parkhead TH

- 2012-19
- £3.4m scheme funded by Glasgow City Council with additional funding from Sustrans
- Public realm works including creating new public square in place of traffic junction
- Shopfront improvements works and other environmental works including lighting and repainting of railway bridge
- Support for local businesses including support for setting up a Business Improvement District

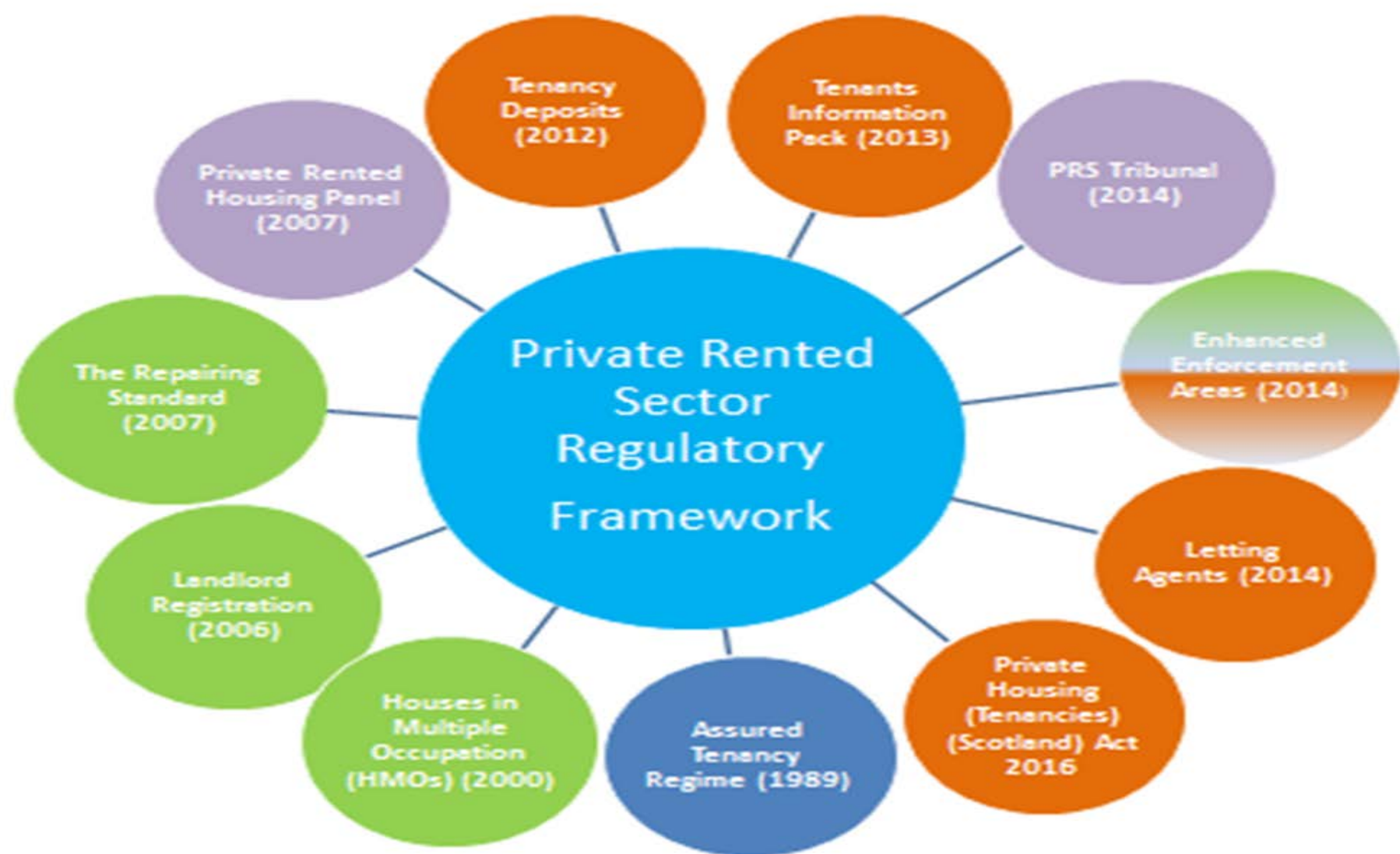


Shawlands Town Centre Action Plan

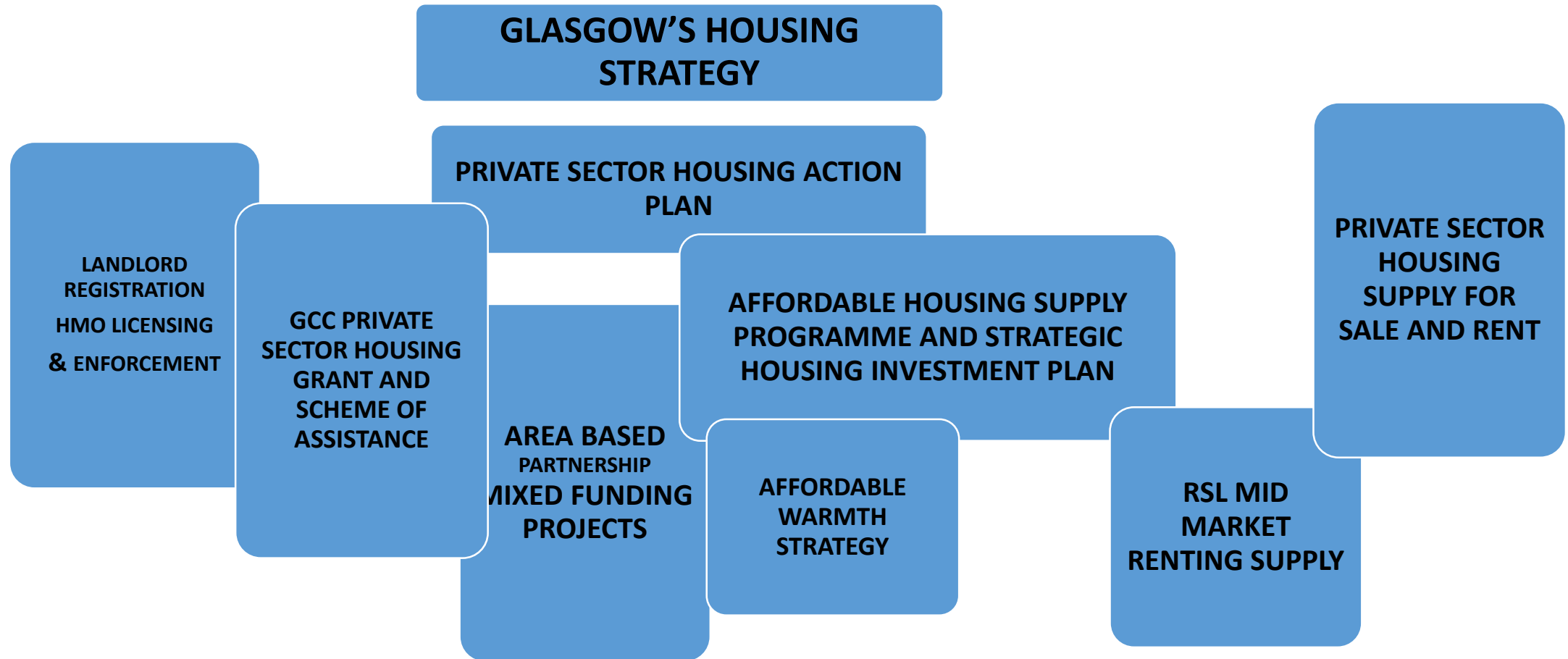








GLASGOW'S PRIVATE HOUSING STRATEGIC FRAMEWORK



Scheme of Assistance / PSHG

- Section 72 of the Housing (Scotland) Act 2006 requires a local authority to produce and make publicly available a Statement (Scheme) of Assistance.
- This highlights what assistance the local authority provides to private house owners in relation to property repairs. Assistance may be in the form of advice or information, practical or financial.
- GCC's Scheme of Assistance was last updated in June 2016 and will be revised later this year and is subject to committee approval.
- PSHG Budget for private sector housing repairs in 2018/19 - £7.982m



Priorities for Assistance

The Priority Works for Assistance (not necessarily financial) are :

Essential adaptations for people with disabilities.

Below Tolerable Standard (BTS) properties or properties at risk of becoming BTS with priority given to pre 1919 tenement properties which require works to common parts.

Energy efficiency (priority given to properties which have secured funding from other sources and require common repairs).

The Priority Areas are :

Declared Housing Renewal Areas

Other Priority Areas identified by the council.



Small Scale Common Repairs Programme

Processes in place to assist the majority of owners in tenement properties who have paid the share of common repair/maintenance costs to their factor. Council can pay 'Missing Shares' – Section 50 of Housing (Scotland) Act 2006. *

Cost of works must be more than £300/per owner. Maximum cost varies - linked to factoring.

Focus on preventative repairs/maintenance. 50% funding may be available to owners where small scale works are required to bring the property up to a factoring standard to appoint a factor and agreement to common building insurance.

Maintenance Orders- focussed on preventative maintenance –council looking to protect previous investment in a building. If owners do not maintain their property council can appoint a managing agent to devise maintenance plan (normally 5 year period).

Large Scale Common Repairs Programme

Subject to the availability of funding, grant assistance of 50% may be available to owners in tenement properties to carry out common repairs on a voluntary basis.

Owners must pay the first £5,000 towards their share of the common repair costs.

Statutory action may be taken in priority areas on non participating owners through the service of work notices under Section 30 of Housing (Scotland) Act 2006. Council will underwrite costs and pursue for full recovery on completion works. *

Grant would only be considered where works are carried out on a voluntary basis. Grant conditions remain on property for 10 years.



Govanhill Priority Area – Enhanced Enforcement Area

Two designations covering 18 blocks in total –over 2000 flats.

Currently over 700 private rented properties – 350 properties inspected for repairing/tolerable standard failures.

Private landlords must provide documentation/certification relating to criminal record checks, fire/gas safety, current building insurance etc

30 private landlords – registration refused or revoked

Antisocial Behaviour and refuse complaints have significantly reduced.



Priority Areas outwith Govanhill

Calton- London Road / Monteith Row – Housing Renewal Area – 173 properties

Aim of the Housing Renewal Area :

- to improve the safety or security of any houses or persons
- enhance the amenity of the overall area or
- reduce the long term maintenance costs of any house

Priesthill – Ravenscraig Drive/Linnhead Drive etc

197 Properties

External Wall Insulation and fabric repairs

Close security works

Common improvement works.



Brucefield, Easterhouse - Before and After



STRATEGIC POLICY APPROACH IN GLASGOW

- Improving property condition and management standards in the private(rented) sector, the focus being the tenement stock *
- Taking enforcement action where appropriate *
- Partnership working with landlords, RSLs, owners, Scottish Government, institutional lenders
- Area based solutions to address particular situations*
- Tactical use of resources *

Looking ahead

- The new private tenancy will provide more security and stability for tenants with safeguards for landlords, lenders and investors.
- Continue to promote partnership working between all parties to target areas and properties most at risk from sub standard housing*
- Local authorities will soon have powers to ask private landlords for prescribed information outwith Enhanced Enforcement Area *
- Opportunities for Registered Social Landlords to contribute to improving standards – through their subsidiaries providing properties to rent in the PRS or through a social letting agency.
- Growing build to rent – purpose built, quality accommodation.

CHALLENGES FOR OUR STRATEGY

- Property Maintenance and Factoring – Disrepair issues widespread. No legal means of forcing owners to invest in common maintenance *
- Proactive intervention work in the Enhanced Enforcement Area an PRS is labour intensive and can be costly to co-ordinate and enforce *
- Still disjointed approach to PRS – Licensing vs Registration *
- Encouraging private landlords to improve standards voluntarily *
- Build to rent in its infancy but also unlikely to fill the supply gap at the lower end of the market
- Welfare reform changes will make it difficult for under 35s to obtain quality affordable lets in PRS or RSL sectors, larger families also likely to be squeezed
- Multi funded partnership schemes bedeviled by annuality, the bidding window and strict qualifying criteria