



**Glasgow City Council**

**Neighbourhoods, Housing and Public Realm  
City Policy Committee**

**Report by Ian Robertson, Director of Property and Land Services**

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**Item 2(a)**

4th June 2019

**Vacant and Derelict Asset Plan 2019 to 2029**

**Purpose of Report:**

To provide members with details of the proposed Vacant and Derelict Asset Plan that will inform and enable the implementation of the Property and Land Strategy covering the period 2019 to 2029

**Recommendations:**

- The committee is asked to consider the content of this report and the attached proposed Vacant and Derelict Asset Plan 2019 to 2021
- Refer the Plan to the City Administration Committee for approval

Ward No(s):

Citywide: ✓

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

## **1 Introduction**

- 1.1 The Property and Land Strategy 2019 to 2029, the first of its kind for the council, sets out the council's ambitions to reimagine our property and land estate, working with the city to best meet the needs of those who live, work and visit Glasgow.
- 1.2 This Strategy was considered at the Neighbourhoods, Housing and Public Realm City Policy Committee on the 29th January 2019 and was approved the City Administration Committee on the 7<sup>th</sup> February ([link](#)).
- 1.3 To support the strategy it was identified that there was a need for a number of complementary asset plans to focus on:
  - Built Heritage Assets
  - Vacant and Derelict land Assets
  - Community Assets
- 1.4 The first of these; the Heritage Asset Plan has already been considered by this committee ([link](#)) and now this Vacant and Derelict Asset Plan is brought before this committee in draft format for consideration.
- 1.5 The council will not be able to achieve the ambitions of the Plan alone and will need to work with communities, partners and the private and third sectors to find solutions that address the issues of vacant and derelict assets bringing them into productive use.
- 1.6 A copy of the plan is attached as an appendix to this report.

## **2. Strategy Alignment**

- 2.1 The Vacant and Derelict Asset Plan is designed as an enabler for the Property and Land Strategy and therefore it does not stand alone but is aligned to the overall objectives of the council, the city and its communities including:
  - The Council Strategic Plan 2017-2022
  - The Glasgow City Development Plan
  - The Glasgow Community Plan
- 2.2. It is also important that the actions taken by the council in relation to its own vacant and derelict assets should be aligned to and informed by the wider strategic approach led by the council in addressing this issue across the city. Informed by engagement with Scottish Government these have focused upon;
  - Projects assisting delivery of sites and infrastructure to support existing area-based multi-faceted regeneration initiatives such as Clyde Gateway, Glasgow Canal Regeneration Partnership, peripheral

estates, and the City's eight Transformational Regeneration Areas (TRAs);

- Projects assisting delivery of sites and infrastructure to support job creation in some of Scotland's most deprived communities;
- Where sites do not have potential for development in the short to medium term, but are a blight on communities, tackling these through temporary and permanent greening solutions.

**2.3** Alignment with Scottish Government objectives is important to ensure the city continues to benefit from the Vacant and Derelict Land Fund (VDLF). This is a ring fenced Scottish Government fund available to Local Authorities such as Glasgow with a high concentration of vacant and derelict land for the purpose of bringing vacant land into beneficial use in accordance with Council and Government objectives.

### **3. Key Priorities**

**3.1** Unlocking vacant and derelict assets can lead to a further unlocking of investment, community wellbeing and overall city potential. There are a number of key strands or themes that reflect this importance and which can be used as prioritisation metrics for evaluating options and understanding their relative importance and contribution. These priorities are;

- Forming part of a wider scheme to deliver benefits to the city
- The removal of local blight
- The realisation of asset value
- The unlocking of asset potential
- Securing community benefit
- Forming part of a wider scheme to deliver benefits to the city
- Early intervention

### **4. Potential Options**

**4.1** In order to meet the priorities there are a number of potential options that can be explored for individual vacant or derelict properties. The preferred option should be selected on the basis of its alignment to overall council objectives, including community empowerment, and its long term sustainability;

- Redevelopment or remediation to form part of an operational council facility
- Transfer to Community management/ownership
- Disposal to a commercial enterprise/developer
- Hold to facilitate a future wider regeneration scheme
- Identify interim solutions

## 5. Actions to Facilitate Option Appraisal

5.1 To ensure that the most appropriate option is progressed for each individual property, there are a number of actions to that now need to be undertaken. There will be a focus on the following:

- Ensuring accurate ownership information
- Identifying the condition of the land (remediation concerns)
- Ensuring digital technology is effectively deployed.
- Sharing information with Communities and Partners
- Targeting communities for smaller land areas.

## 6. Delivering the Strategy

6.1 In order to deliver the objectives of the Plan, work will now progress on a Vacant and Derelict Asset work stream within the overall Implementation Framework for Property and Land Strategy to establish required resource, set targets and identify initial priorities for action, communications and engagement arrangements with communities.

6.2 Oversight of the implementation of the Plan will be undertaken by the Council's Contracts and Property Committee.

## 7 Policy and Resource Implications

### Resource Implications:

*Financial:* Implementation of the strategy may involve investing significant funds in communities across Glasgow. The level of funding to be invested will be considered as part of the Council's budget setting process.

Work with partners and in particular with community groups may allow other sources of funding to be accessed to address the issue of vacant or derelict assets.

*Legal:* Legal services will be engaged relative to the specific needs of implementation of the Plan

*Personnel:* The personnel implications of the Plan will be considered as an integral part of the implementation plan

*Procurement:* There are no procurement implications

**Council Strategic Plan:** Specify which theme(s) and outcome(s) the

proposal supports

Given the significant role our property and land play in the support and delivery of council services and in the well-being of the city, The Vacant and Derelict Asset Plan supports a range of Council Priorities - 21, 67, 71, 73, 74, 76, 78, 79, 92, 94, 95, Of particular significance are its contribution as part of the Sustainable and Low Carbon City Theme and enabling citizens and neighbourhoods to influence service delivery, access good facilities and be involved in local decision making as part of the Themes of Resilient and Empowered Neighbourhoods and being a Well Governed City that Listens and Responds,

### **Equality and Socio-Economic Impacts:**

*Does the proposal support the Council's Equality Outcomes 2017-22*

Yes – this proposal supports the Council's Equality Outcomes 2017- 22. It sustains the strategic principle of community engagement and empowerment within property decisions; the importance of giving them a role and a voice. This is particularly important in relation to key groups representing older people, young people, disability groups and ethnic minority communities.

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

The proposals are not likely to have an equality impact. Individual projects and initiatives emerging from the Plan will conduct appropriate EQIAs

*Please highlight if the policy/proposal will help address socio economic disadvantage.*

Supporting a sense of place can enhance community well-being and contribute to wider socio-economic regeneration.

### **Sustainability Impacts:**

*Environmental:*

The Plan will have a positive impact upon townscape, landscape and the historical environment. It embodies a commitment to sustainability recognising the positive low carbon contribution of repurposing existing buildings where possible.

*Social, including Article 19 opportunities:*

The positive impact of local built environment has a proven impact on the sense of pride purpose and place with the local community. Having an involvement in how that environment is determined and removing problem areas will increase social cohesion.

*Economic:*

One aspect of the Vacant and Derelict Asset Plan is its commitment to deploy assets to contribute both to local and city wide inclusive economic regeneration and to well-being.

**Privacy and Data Protection impacts:**

No privacy or data protection impacts have been identified

## **8 Recommendations**

- The committee is asked to consider the content of this report and the attached proposed Vacant and Derelict Asset Plan 2019 to 2021
- Refer the Plan to the City Administration Committee for approval