

Ibrox/Cessnock Housing Regeneration Strategy (Ward 5) noted – Recommendation to City Administration Committee.

6 There was submitted a report by the Executive Director of Regeneration and the Economy regarding a proposed strategic partnership agreement between this Council and Govan Housing Association to tackle the condition of the pre-1919 tenement stock in the Ibrox/Cessnock area of the city (Ward 5), advising

- (1) that both the Council's Housing Strategy and Strategic Plan highlighted as a priority the need to bring empty homes back into use, to tackle problems in the private rented sector and take action against rogue landlords;
- (2) that in recent years, the Council had been required to undertake statutory action to safeguard 4 tenement properties in Ibrox Street/Harley Street where the buildings were declared dangerous and this had identified the need for a housing strategy to look at the condition of the unimproved tenement stock in the locale and the need for a programme of works to halt the decline with it being recognised that this could only be delivered through a partnership approach between the Council and Govan Housing Association;
- (3) of a number of strategic housing objectives that the partners had agreed;
- (4) of the current condition of housing stock within the Ibrox/Cessnock area of the city and that a multi-agency approach would be required to effectively tackle the environmental issues in the area as this would require both physical and social change and the local community would require to be engaged, to encourage participation and to empower local people to get involved and shape the future and maintain improvements once investment had taken place;
- (5) that a phased approach was planned to tackle problematic closes within the 6 blocks, as detailed in the report and the Council would use its statutory repair powers where properties or previous investment were at potential risk and owners were unwilling or unable to carry out necessary repairs and through its Empty Homes Officers, the Council would identify and target all empty homes within the area with a view to bringing them back into use;
- (6) that landlord registration would be a key element of the enforcement regime and the Council would use its legislative powers to tackle landlord practice and would use the Private Landlord Registration (Information)(Scotland) Regulations 2019 to seek prescribed information from private landlords, initially within the 6 blocks before being rolled out across the wider area;
- (7) that funding would be made available to Govan Housing Association for targeted acquisitions where this would deliver a successful outcome in terms of property repairs or property management and the Housing Association had given a commitment to explore the viability of a social lettings model where a Registered Social Landlord could enter into a lease/management agreement with the private landlords/tenant(s) for which an affordable rent and management fee would be charged; and

- (8) that the primary aim of the strategy would be to safeguard the future of the pre-1919 tenement stock in the Ibrox/Cessnock area and the strategy and action plan would be delivered by dedicated teams within Development and Regeneration Services and Govan Housing Association with their specific roles and responsibilities having been identified.

After consideration, the committee

- (a) noted the report and the objectives and proposals contained within the Ibrox/Cessnock strategy; and
- (b) recommended to the City Administration Committee approval of the Strategic Partnership Agreement between this Council and Govan Housing Association.