



Glasgow City Council  
City Administration Committee

**Item 9**

28th November 2019

Report by Councillor Kenny McLean, City Convener for  
Neighbourhoods, Housing and Public Realm

Contact: Ian Robertson Ext: 71324

## HERITAGE BEST VALUE REVIEW

### Purpose of Report:

To advise Committee of the findings of the recent Heritage Best Value Review.

### Recommendations:

Committee is asked to:

- note the findings of the Heritage Best Value Review and its recommendations;
- approve release of the funding of £240,000 for Glasgow City Heritage Trust for this financial year (2019-20); and
- note that a new partnership agreement will be implemented in line with the recommendations of the Best Value Review.

Ward No(s):

Citywide: ✓

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

## **1 Current arrangements**

- 1.1 The Council's Strategic Plan 2017 -22 identifies maintenance of the City's heritage as a key component of the Vibrant City theme. The City's built heritage assets include more than 1,800 listed buildings of which 130 currently feature on the Buildings at Risk Register.
- 1.2 The Council's own heritage portfolio is substantial and is now being managed under the principles of the recently adopted Heritage Assets Plan (<http://www.glasgow.gov.uk/councillorsandcommittees/viewDoc.asp?c=P62AFQDN0G2U81ZLNT>). The Council's Planning and Building Standards Service (PBS) also provides direct funding to two heritage organisations that aim to preserve, enhance and celebrate the City's historic environment.

## **2 Heritage Organisations**

- 2.1 Glasgow Building Preservation Trust (GBPT) is the City's only Building Preservation Trust acting as a 'developer of last resort' in the preservation and regeneration of historic buildings, including Buildings at Risk. GBPT has many years of experience and expertise in its role, usually working on behalf of local communities or communities of interest. GBPT fundraise for each project that it delivers and has a track-record of securing significant capital funding from a range of funders. In addition, GBPT also co-ordinates the annual Doors Open Day Festival which now runs for a full week every September. PBS provides £50,000 core annual funding to GBPT with a further £45,000 of events funding.
- 2.2 Glasgow City Heritage Trust (GCHT) was set up in 2007 by Historic Scotland and is one of seven City Heritage Trusts in Scotland. GCHT runs a grants programme to aid the repair and restoration of historic buildings. It also undertakes education, training and outreach programmes. PBS provides £50,000 of core annual funding and a further £190,000 of grant funding to GCHT. This is in line with the commitment made to provide contributory funding to augment Historic Environment Scotland's (HES) £750,000 contribution towards funding of the built heritage of Glasgow. This combined funding is for direct grant funding to building owners in Glasgow to undertake works in their listed buildings. HES has stated that their contribution of £750,000 is conditional on the Council's contribution of £190,000.

## **3 Heritage Best Value Review**

- 3.1 The Council commissioned an independent review of the funding provided to Heritage Organisations in response to continued pressures on both the City's heritage assets and financial context in the Council. The report can be accessed at the following link:  
<https://www.glasgow.gov.uk/CHttpHandler.ashx?id=47499>.
- 3.2 The review determined that the two organisations provide good value to the City for the allocated funding. It concluded that the provision of grant funding by GCHT is the primary means by which residents and community groups could gain financial assistance for investing in heritage assets in Glasgow. The

review also highlighted the beneficial role GBPT plays in safeguarding the City's heritage and in identifying and supporting sustainable end-uses for restored properties.

3.3 The review further focused on identifying a sustainable operating model for the two organisations in light of the current challenging financial context, and it compared this with best practice found elsewhere in the Country. The following recommendations were made:

- a) To adopt a successful partnership model, proven elsewhere (in particular Fife Historic Buildings Trust) which reduces the property burden upon the local authority. Historic Environment Scotland is supportive of this type of model and it has the potential to provide sustainable, inclusive, heritage-led regeneration for the City.
- b) To maximise the potential for the two organisations to access external funding for the historic environment of the City, for example, through applications for large-scale heritage-led regeneration schemes such as Townscape Heritage and Conservation Area Renewal Schemes.
- c) To explore other ways in which the two organisations could work in closer partnership with each other, and the Council, to protect and enhance the City's historic environment.
- d) To explore the potential of GCHT and GBPT to work more closely with other organisations such as HubWest and similar bodies.

#### **4 Council Heritage Assets**

4.1 The report also recommends that the two organisations work jointly with the Council to deliver aspects of the Council's Heritage Assets Plan. It proposes that a joint analysis of the heritage estate should be carried out by GCHT and/or GBPT in partnership with the Council. Consideration of the Council's heritage estate enabled by such of a review could reduce the Council's financial liability while maximising the potential opportunities created by the improvement and reuse of parts of the heritage estate.

#### **5 Outcomes**

5.1 The report recommends that a formal Memorandum of Understanding (MoU) – or similar suitable arrangement - be put in place to clearly set out the relationships between the Council, GBPT and GCHT. The MoU/partnership arrangement will document the roles and responsibilities, governance and reporting arrangements and financial obligations of all the parties. Any such document that is prepared will be reported to the Neighbourhoods, Housing and Public Realm Policy Committee for review in due course.

5.2 In the interim, there is a requirement to keep the current funding arrangements in place to ensure that grant commitments are met, that the grant funding from

HES is secured, and to ensure the financial sustainability of the two heritage organisations.

## 6 Policy and Resource Implications

### Resource Implications:

*Financial:* From existing sources

*Legal:* There will be a need to formalise the relationship between all organisations through the creation of legal agreement with these organisations

*Personnel:* No implications

*Procurement:* None

### Council Strategic Plan: Strategic Plan:

13. Maintain Glasgow's reputation as a world class city for heritage
77. Support and enhance Glasgow's conservation areas working with residents to preserve the character of these areas and ensure appropriate action is taken where conservation area rules are not followed.
78. Deliver a programme of investment in new or refurbished community facilities.
79. Encourage the development of trusts, social and community enterprises to support community ownership and management of assets.
81. Support registered social landlords and the private sector to provide 15,000 new homes across the city, maximising delivery of homes for social rent, promoting use of the city's vacant and derelict land, bringing empty homes back into use, encouraging city centre living and creating opportunities for self-build. Bringing the city's vacant and derelict land back in to productive use is a key opportunity for inclusive growth that the Council wants to encourage.

Preservation of listed buildings and saving Buildings at Risk (ASPIR 17 and 77)

**Equality and Socio-Economic Impacts:**

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

Yes

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

No significant impact

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

Grant funding provided by GCC to GCHT and GBPT are targeted towards areas of multiple deprivation

**Sustainability Impacts:**

*Environmental:*

Preservation and enhancement of the city's built heritage. Reuse and conversion of existing and historic buildings is inherently sustainable

Social, including opportunities under Article 20 of the European Public Procurement Directive

No

*Economic:*

The city's heritage has a positive impact upon the economy through tourism and employment. Doors Open Day funding directly increases tourism

**Privacy and Data Protection impacts:**

None

**7 Recommendations**

**7.1 Committee is asked to:**

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