

Glasgow's Historic Built Environment: Snapshot and Forum Report

May 2018

Glasgow City Heritage Trust

Conserving, enhancing and promoting
Glasgow's historic built environment



Glasgow City Heritage Trust

Introduction

This report has been produced by Glasgow City Heritage Trust (GCHT)*. It contains facts, figures and perceptions collated between February and April 2018 which give a snapshot of the current state of Glasgow's historic built environment.

A huge amount of information already exists, collected at different scales and times and kept in different places by different people. This report brings some of that information together into one place, and drills down to give an idea of what's going on in Glasgow specifically.

We put together this report in order to help inform the discussions at the State of Glasgow's Historic Built Environment Forum event held on 25th April 2018 at Glasgow City Chambers. The report is not designed to be an exhaustive reference book, but rather a baseline of information to provoke discussion and perhaps illustrate some surprising facts.

We mined data from open sources, like the national census and household surveys, and interrogated this information to find out what the picture is like in Glasgow. We spoke to stakeholders already active in Glasgow's historic built environment in order to discuss and share the information which exists, and talk about what else it might be good to know.

We also collected perceptions and suggestions in online surveys from a general audience and from targeted groups too, including community councils. The results of these surveys are summarised in this report and provide an indication of how people view Glasgow's built heritage and what matters to them.

This report is intended to be an easy to read reference document which has been further supplemented with the output from participants at the Forum. GCHT is grateful for the contribution made to this report by the people of Glasgow, our funders, and the stakeholders who have contributed their time and resources.

* Glasgow City Heritage Trust is an independent charity supported by Glasgow City Council and Historic Environment Scotland. Established in 2007, we have a clear mission whereby "through our conservation grants programmes people will enjoy, understand and care for Glasgow's historic built environment and will be able to access funding and expertise which will ensure the sustainability of the city's heritage for current and future generations"

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Each person represents approximately 10,000 people



Glasgow's population is a little over **600,000**

Almost 1/2 live in areas which rank amongst the highest in terms of relative deprivation in Scotland. ¹



The current population of Glasgow's City Centre is **under 30,000**. ²



Is there a role for the historic built environment in reducing inequalities in the city?



Could vacant and at-risk city centre buildings play a role in repopulating the area?



Could students be engaged more in the city's historic environment?



In 2016/17 there were around **70,000** students in the city ³

Just under a quarter of Glasgow's population reported having a long-term health problem or disability which limits their day to day activities 'a little' or 'a lot' ¹

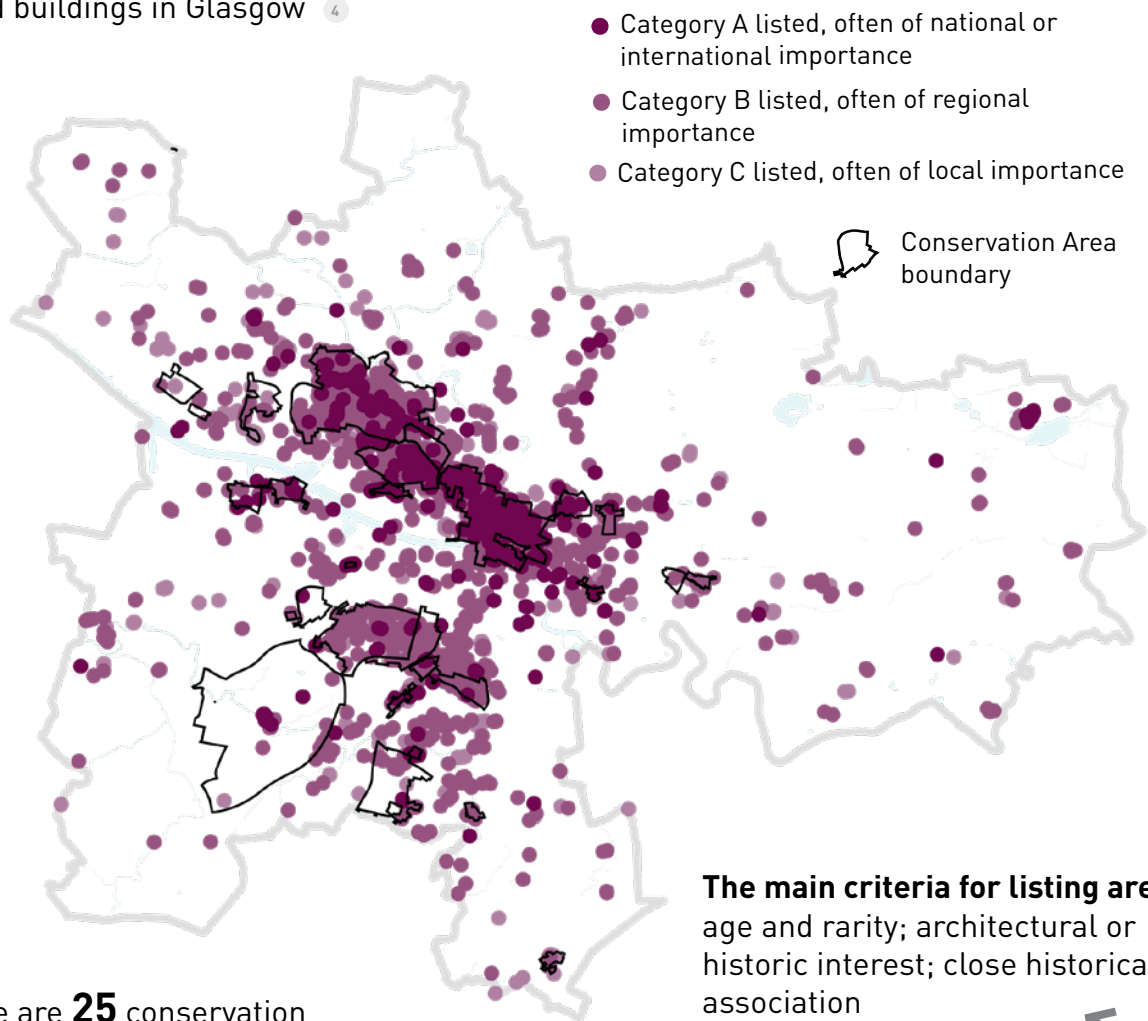


How can we make sure that Glasgow's older buildings, spaces and places work for everyone, and don't exacerbate barriers which already exist?

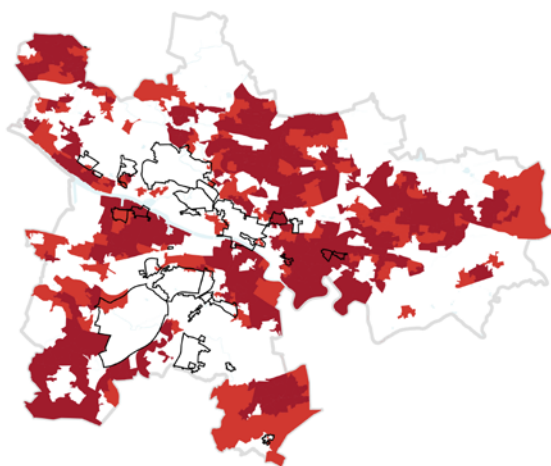


PROTECTIONS

There are **over 1,800** listed buildings in Glasgow 4



There are **25** conservation areas in Glasgow



Govan & Ibrox, Bridgeton and Parkhead are the only Conservation Areas which overlap with the most deprived areas 5

The main criteria for listing are: age and rarity; architectural or historic interest; close historical association



Do these designations fully reflect what the city and its people value about the historic built environment?

13% of listed buildings are in areas amongst the highest ranked in terms of deprivation.

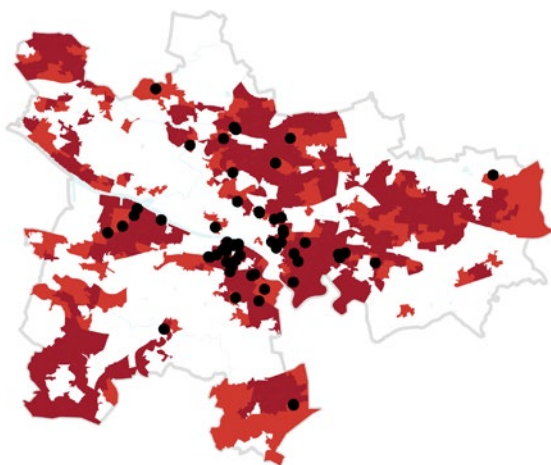
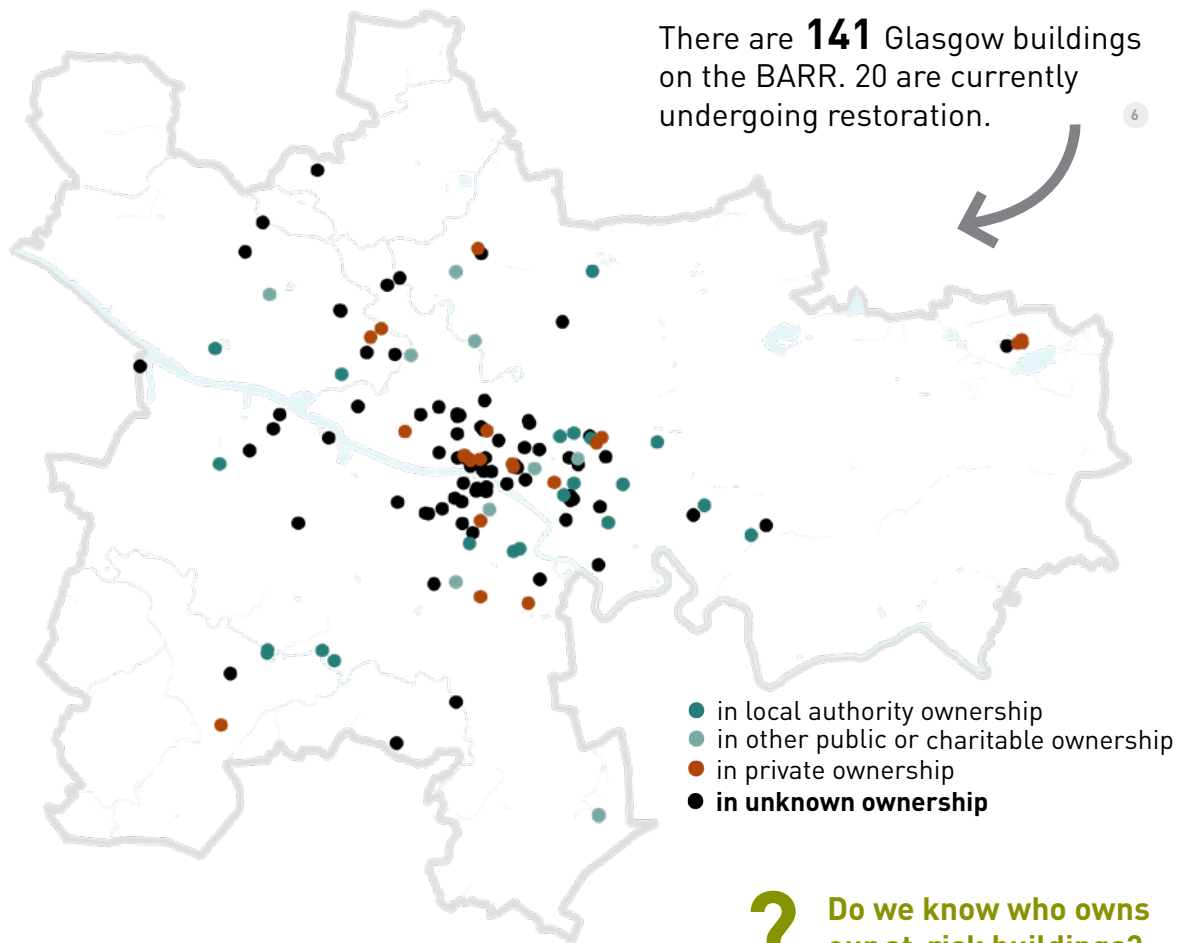
30% are in areas among the lowest ranked.



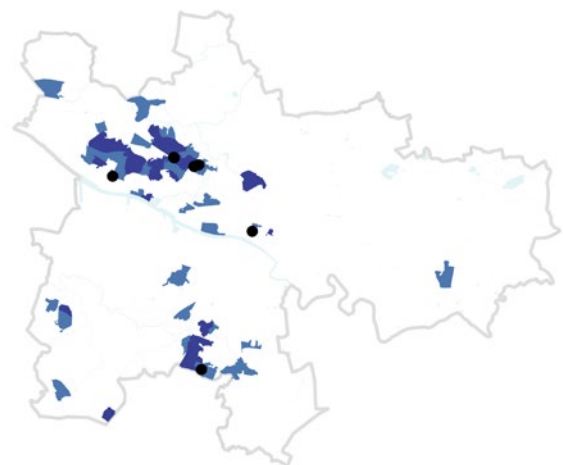
Does this reflect elitism in conservation? Or is it a partly a consequence of the shape of the city's (re)development?

The Buildings At Risk Register (BARR) has existed since 1990.

It highlights properties of 'architectural or historic merit' which are considered to be at risk or under threat.



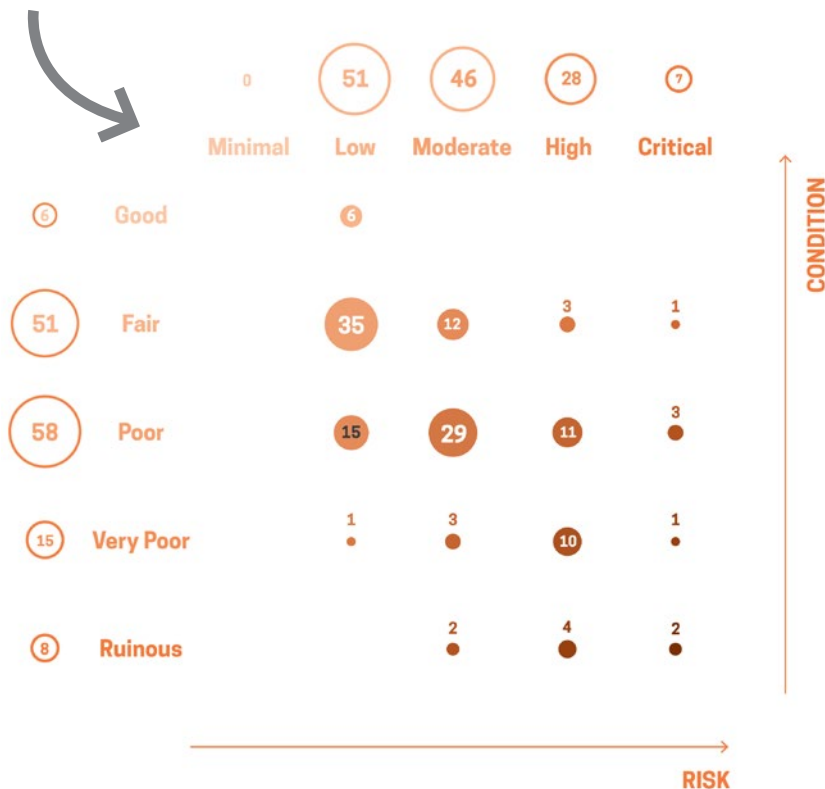
44% of buildings (53) currently 'at risk' are in areas which are amongst the highest ranked in terms of relative deprivation.



7% (8) currently 'at risk' are in areas which are amongst the lowest ranked in terms of relative deprivation.

Maps show census datazones in Glasgow which rank in 20% most deprived and 20% least deprived datazones nationally

Risk vs condition ⁶



?

What is preventing buildings in moderate-good condition at medium-low risk being brought back into use?

?

Can the condition of high-risk buildings be stabilised?

Since 1990, roughly **2.7** Glasgow buildings have been **saved for every 1 lost** to demolition. **170** in total have been recorded as saved. ⁶

These 6 at-risk buildings are unlisted and outside of conservation areas.



Sir John Maxwell School (South)



St Clement's Church (East)



A Cochrane & Sons Office & Grocery Store (East)



A Cochrane & Sons Office & Grocery Warehouse (East)



Shakespeare Street School (North)



Shettleston Halls (East)

48% of all buildings on the register are within conservation areas. Which means **52%** aren't.

?

Should we be trying to save buildings which are unlisted and outside of conservation areas? Who might they be valuable to?

Top 3 categories of at-risk buildings... ⁶



Commercial (35)



Residential (22)



Education (15)



What if...a 'stalled buildings' programme existed to help prevent newly vacant buildings falling into disrepair through temporary occupation?



Whose role is it, if anybody's, to actively search for new uses and occupants for vacant buildings?

Focus on...Board Schools

The Education (Scotland) Act 1872 made school compulsory for 5-13 year olds. Parish school boards were established to provide education, and a huge school building programme followed.

School boards existed from 1873 until they were abolished in 1919. In that time, the School Board of Glasgow and the Govan Parish School Board (2 of 7 of the Glasgow-area school boards created by the 1872 Act) built 107 schools.

The huge volume of work meant that there were many different architects. ⁷

141 school sites were transferred to the Education Authority of Glasgow in 1919.

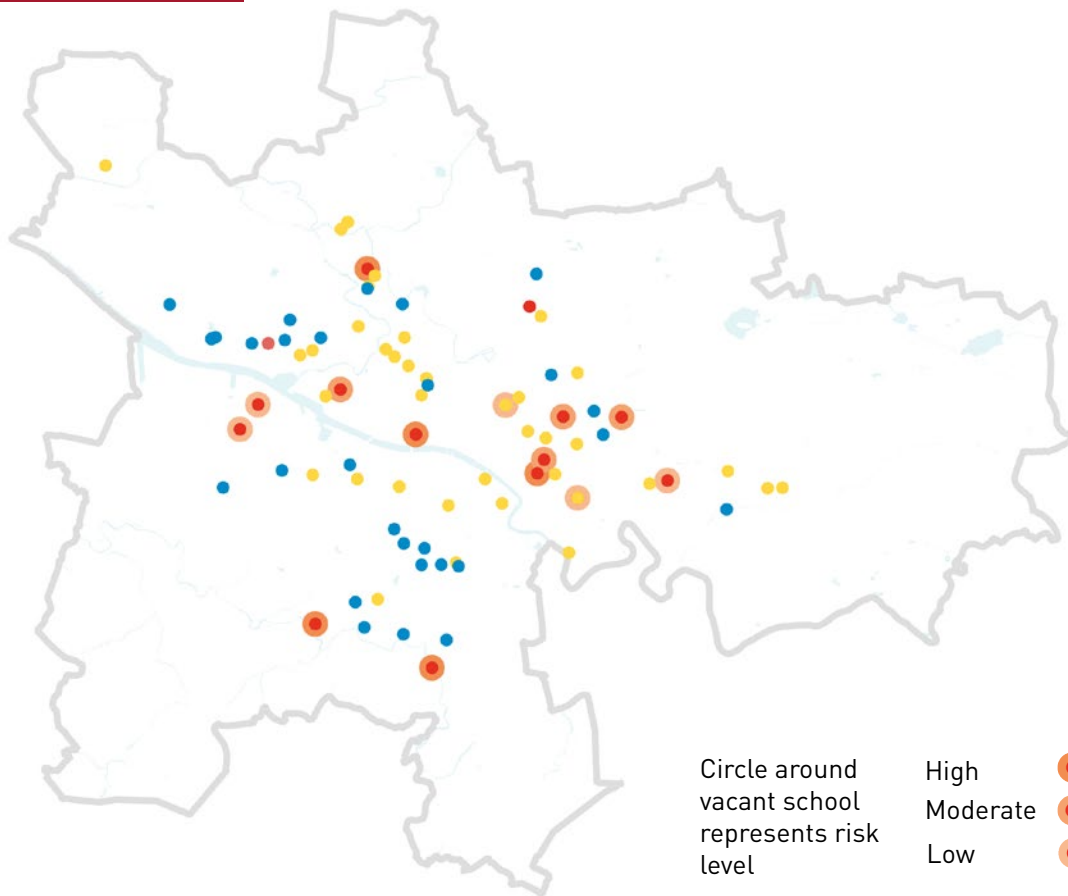
Between then and 2010, **60** have been demolished.

13 out of the 15 schools currently known to be vacant are on the Buildings At Risk Register. ^{6 7 8}

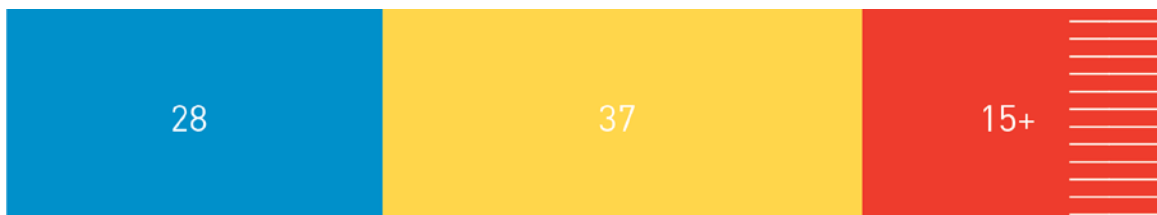


Public policy and organisations change, and we can end up with surplus buildings. How can public sector and other large organisational asset holders plan ahead for these surpluses?

AT RISK BUILDINGS



6 7 8



in use as school

in alternative use

vacant*

?

Less than half of the remaining Board Schools are still schools, often because they're deemed no longer fit for purpose. Assuming this trend will continue, should we have a plan to avoid more falling into long term vacancy and disrepair, and what should it look like?

?



What if...it was a requirement for the public sector to secure a new use for an old building before vacating or replacing it?

37 of the original Board Schools have a new use: what is stopping other vacant old board schools from being restored and repurposed?



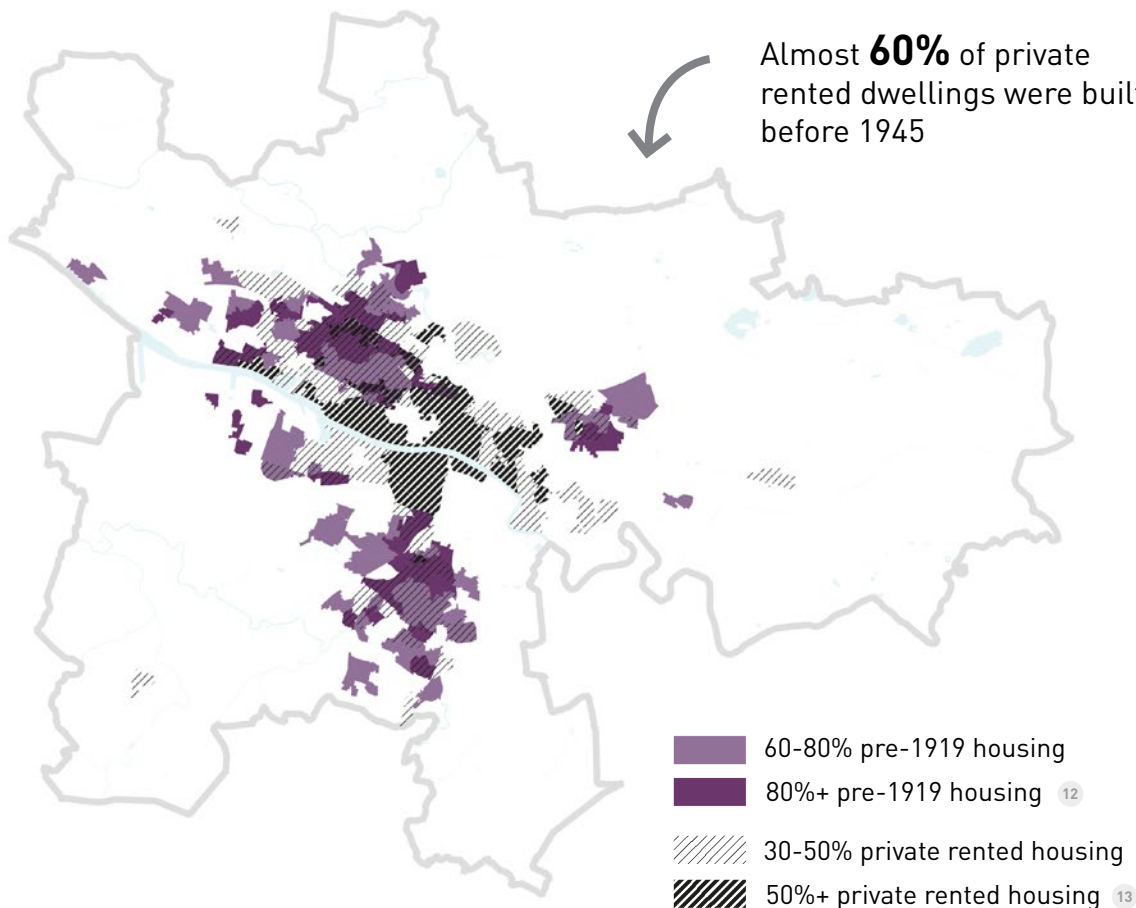
At current rates of building and demolition, up to 75% of the housing stock which will exist in 2050 already exists now ⁹

Around **44%** of all dwellings in Glasgow were built before 1945 (that's 126,000 households)

→ **Over 80%** of pre-1945 dwellings are flats ¹⁰

Between 2001 and 2011 the proportion of housing stock which is rented privately **more than doubled.** ¹¹

Almost **60%** of private rented dwellings were built before 1945



84% of pre-1945 dwellings have some kind of disrepair.

64% have disrepair to **critical elements** (compared to 39% of post-1945 stock). ¹⁰

?

Older, privately-rented tenement flats house a lot of the city's people, increasingly so. How do we make sure they are maintained and meet modern living standards?

? We are increasingly tenants rather than homeowners. In that context, is grant and funding criteria for repair work still fit for purpose?

A 2006 survey found... ¹⁴



...nearly 2/3 of privately owned and rented pre-1919 dwellings still had single glazing. Energy efficiency is low and fuel poverty was a significant issue.

and **...almost 17 out of 20** older private houses would fail the Scottish Housing Quality Standard

? This data is more than a decade old. Has the situation improved?

- 60-80% pre-1919 housing
- 80%+ pre-1919 housing ¹²
- Conservation Area boundary ⁴

Lots, but not all concentrations of pre-1919 housing fall within conservation areas

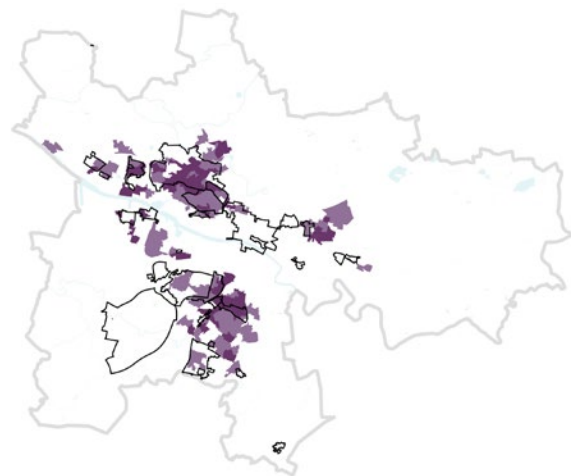
Homeowners (including non-resident landlords) are often 'property rich but income poor' ¹¹

?

How can homeowners be supported to improve the thermal efficiency of older properties?

?

How can landlords be supported to improve the thermal efficiency of their properties for tenants?



On one street in Pollokshields...



?

What conflicts might exist between the need to improve the energy efficiency of older dwellings and the desire to maintain the special character of conservation areas?

?

What's the dominant character of the area here now? Should the next homeowner be allowed to install uPVC windows?



What if...small firms making and installing replacement wooden sash windows were able to offer repayable finance to their customers?

There's a perception that it is cheaper to knock a building down and build a new one than to repair and repurpose an old one



Is adequate, clear information being made available to developers?

A '**conservation deficit**' exists where the existing value of an asset plus the cost of bringing it back into use is greater than the **value of the asset** after development.

A lack of commercial viability can prevent historic assets from being returned to a beneficial and commercial use.



How do we measure the value of a restored historic asset? Is there social, cultural and environmental value which is difficult to capture in terms of money?



Are eligibility criteria for grant funding fit for purpose? Do they allow funding to be accessed where it's most needed?

Grant funding usually requires benefit to be demonstrated. Some benefits are more tangible or measurable than others.



Can pursuing more tangible or measurable benefits (eg. training) help access funding which will enable other, less tangible benefits (eg. a coherent sense of place)?



Grant funding such as HLF's Heritage Enterprise grants can help cover the funding gap. Are there other innovative ways to bridge the conservation deficit?



What if...there was a central hub of information which signposted people to appropriate funding sources?



What if...there was a 'heritage levy' on new development in conservation areas to help streetscape improvement and building maintenance?



So far in Scotland there have been **5 completed community share offers** involving built heritage, and 5 more are ongoing

16

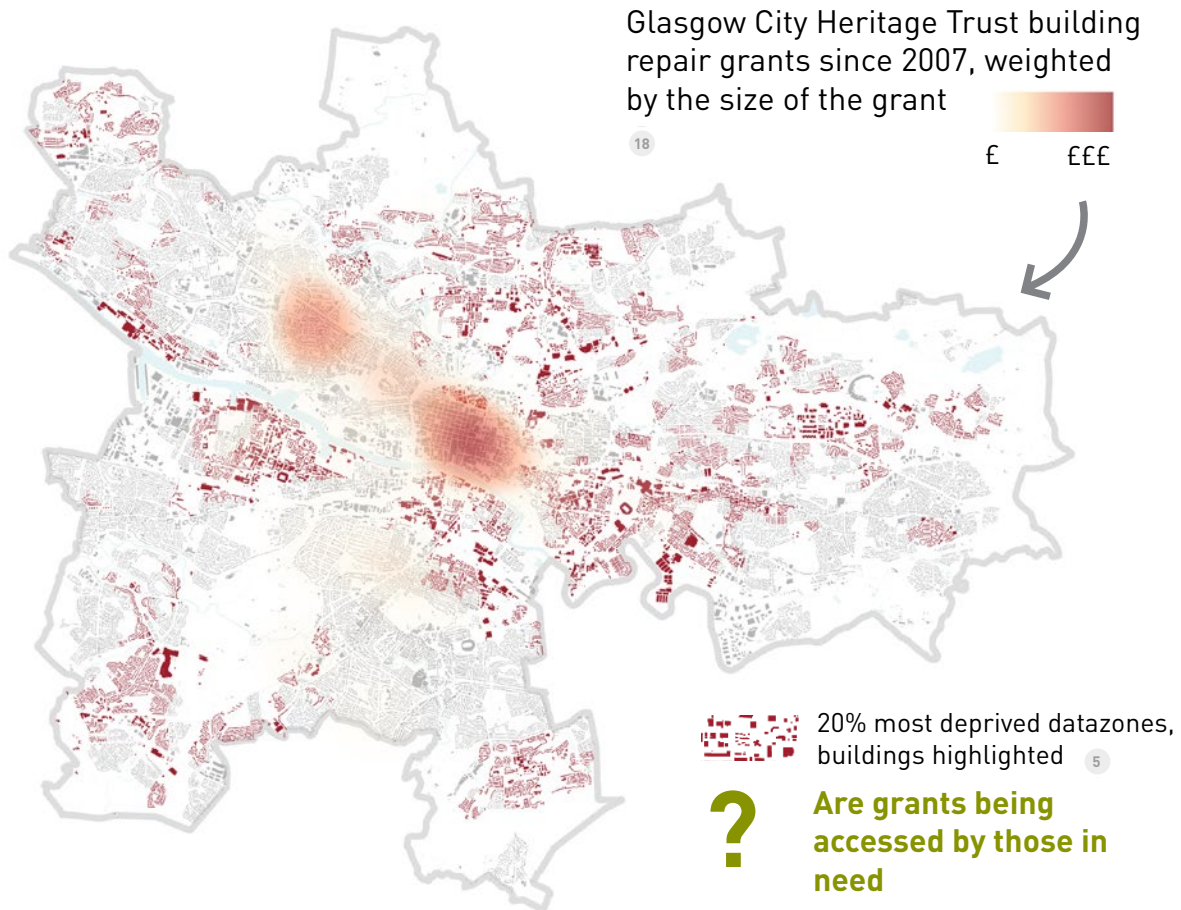
FUNDING

Merchant City Townscape Heritage Initiative: for every **£1** of grant spend, **£10** of investment in physical regeneration was leveraged

17

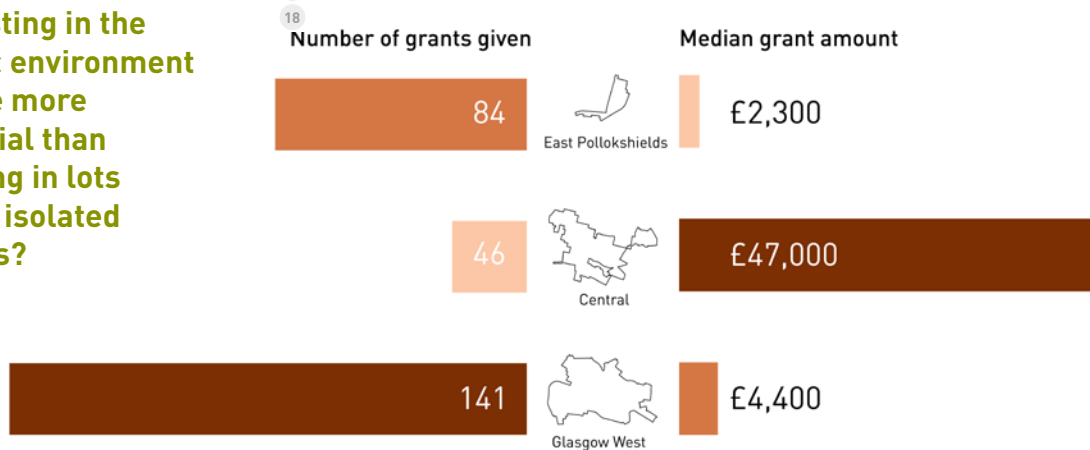
Townscape Heritage Initiatives (THIs) are intended to help communities in areas where there is a concentration of historic buildings, spaces and places, and a social and economic need for investment.

There are live THIs at the moment in Govan and Parkhead.



?

Is investing in the historic environment at scale more beneficial than investing in lots of little isolated projects?





There are over **700** social enterprises operating in Glasgow, with a combined net worth of **£1.6bn** ¹⁹

20% of Glasgow social enterprises report that they might benefit from help with property solutions ¹⁹



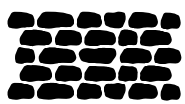
What are the space needs of small enterprises in Glasgow?

19% of small businesses in Scotland report that the availability or cost of premises is a major obstacle to success. ²⁰



Do older buildings in Glasgow match any of these space and affordability needs?

Focus on...traditional skills



The total number of stone facades in Glasgow is **over 24,000**. ²¹

In 2006, **almost 97%** were in need of repair

The skills needed to maintain older buildings are different from those needed in modern construction.

There is an established need for skills to repair and maintain older buildings, including stonemasonry and roofing.

Most work on traditional buildings is carried out by general construction firms, where traditional skills have been in decline. ²²

95% of surveyed construction firms hold no formal qualifications relating to work on traditional buildings.

Over 70% haven't undergone any training relating to work on traditional buildings in the last 4-5 years.

The construction workforce is aging: around a third are currently 50+



What if...a publicly owned building at risk became a live project for traditional skills trainees?



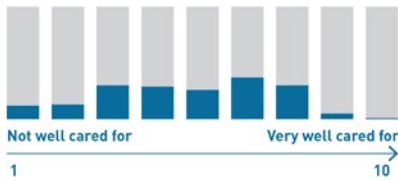
13% of the workforce working 'exclusively' on traditional buildings are women, compared to **just 1%** in manual trades in construction.



Could a focus on traditional skills be a way to encourage more women into the construction industry?

PERCEPTIONS

We asked people their thoughts on whether Glasgow's older buildings, spaces and places are well cared for, what's good, what's not so good, and suggestions for change ²³



184 people answered

The average score given was **4.7 out of 10**

We sorted the responses into recurring themes. Charts show number of responses in each.



"What's good?"



High profile buildings, including public and city centre buildings



Individual (isolated) restoration and renovation projects



Respondents couldn't think of anything positive

Other responses: Preservation & care (16) General restoration & reuse (16) Promotion of built heritage (12) Specific areas (12) Parks & museums (10) Civic groups, volunteers and community (7) Planning & designation (6) Changing attitudes (6) Tourism (6)



"What should we do?"



Preservation and care of what remains



Restoration and (re-use), tackling vacancy



Tackle negligent owners and 'land banking'

Other responses: Public realm & the bigger picture (23) Better grants and funding (11) Better enforcement of protections (10) Expand focus beyond high profile (9) Involve communities (8) Educate and inspire (7) Make a plan (7)



"What's not good?"



Neglect by owners - "left to rot"



Lack of maintenance and visible poor condition



Insensitive and bland new build, including student halls



Unnecessary or excessive demolition



Should a carrot or stick approach be taken to tackling negligent owners?



What if owners had to rebuild like for like after a fire, instead of being able to rebuild completely new?



Is demolition an acceptable or desirable alternative to repair and maintenance?

We asked community councils their thoughts on whether Glasgow's older buildings, spaces and places are well cared for, whether they contribute to the identity of their area, and how much they feel able to influence change ²³

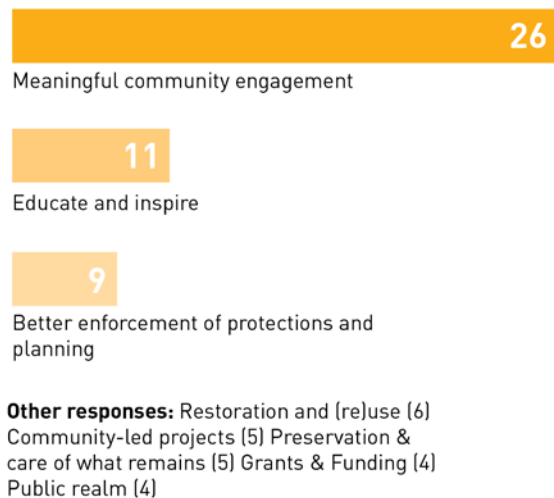
44 people answered from **22** different community council areas



"What's good?"



"What should we do?"



"What's not good?"



"There needs to be **a change in attitude** towards the past...there needs to be recognition in planning practice that historic buildings and areas form **key elements in regeneration** of the city"

"Scottish **Tenement Law is still defective** / weak which impedes the proper progress of common repairs"

"The decision should be taken by people who care about the historic built environment. As in the way the Clyde made Glasgow and Glasgow made the Clyde. **Historic buildings made Glasgow and Glasgow made historic buildings**"

"Older buildings must be preserved to give us an identity for our past. However, we should not preserve something just because it is old, **we should preserve it because it has a function and role to play in the city**. Only then will these buildings be maintained and continue to be an asset for Glasgow"

The Forum

The snapshot report in the previous pages brings together statistical and 'soft' data on the current state of Glasgow's historic built environment. It set a framework to shape discussion at the forum, held on Wednesday, 25th April 2018.

No agenda was set before the event. During the event, participants developed their own agenda, facilitated by Euan Leitch (Built Environment Forum Scotland). A total of 13 topics were discussed over the morning and afternoon session. Each table was asked to record their discussions using four questions:

1. **The Issue** - where are we now?
2. **The Aim** - what do we want to achieve?
3. **How** - how will we get there and make it happen?
4. **Who** - who can or will do this?

Discussions were fed back verbally to the full group, and recorded on paper and digitally. The unedited written record of those discussions is found in the following pages.



Table 1 AM

Lead person:	Fergus Sutherland
Names of people in group:	Fergus Sutherland Linda Shetabi James Proctor John Flynn Ann Laird Torsten Haak

ISSUE: Where are we now?

Is it all about the money? Funding, tax, laws, business plans, long term versus short term.

AIM: What do we want to achieve?

Sustainability

HOW: How will we get there and make it happen?

New models of funding
Change of legislation
Tax incentives
Re-evaluation of funding, existing and outside of heritage

WHO: Who can / will do this?

Communities and their elected representatives

Table 2 AM

Lead person:	Neil Page
Names of people in group:	David Cook Isabel Fry Niall Gallacher David Robertson John Hynes Neil Page Gemma Wild

ISSUE: Where are we now?

Redundant buildings.

Issues around uses, owners, managing cyclical redundancy, clustering, anticipating future redundancy.

AIM: What do we want to achieve?

A strategy for managing current and anticipating future redundancy

HOW: How will we get there and make it happen?

- Addressing the conservation deficit to make alternative uses viable
- Empathy, understanding the needs & aspirations of owners / communities
- Helping owners to identify new uses
- Stopping buildings becoming redundant
- Empowering communities to tackle redundancy in their area
- Understanding / accepting that redundancy will happen (economic & social change) and planning to address it before it happens
- Bringing together key agencies, communities, individuals in task forces (stalled buildings team)
- Toolkits: to stop decay worsening, explore new uses etc
- Putting someone in charge (again) when owners don't maintain
- Addressing culture of 'hope value' leading to high rentals, high capital.

WHO: Who can / will do this?

Create new Glasgow Stalled Buildings Programme with reps from City Property, elected members, GCC, HES, GCHT, GBPT, THIs, local communities, third & cultural sector. Should be a small team with a seed funding pot.

Table 3 AM

Lead person:	Fraser Capie
Names of people in group:	Louisa Humm, Eva Bolander, David Melhuish, Ian Mason, Robin Webster, Poppea Daniel, Fraser Capie

ISSUE: Where are we now?

The issue is respecting the character of Listed Buildings: Modern materials/Services, Intervention and Compromise. Reluctance of developers to take on listed buildings (risk averse, view of eventual use and buyers changes frequently). Essential that the buildings work well. Large developers only want large schemes: support for smaller developers required: lack of finance available at small scale. Communication/perception of problems may be wrong. Land banking by owners allows building to deteriorate. Political support required: (more understanding now)? How do we value historic quality? Dereliction drives down market. Is development led by fashion? Difficulty of converting large warehouses into residential. Lack of small developers who are not so risk averse.

AIM: What do we want to achieve?

Encourage redevelopment, and bring buildings back into use. Identify what changes are necessary in a listed building, possible uses, and target those areas of a building where changes will have an appropriate or minimal impact. Attract more community involvement and support, overcoming assumptions. Challenge land banking. View historic buildings as key to regeneration, mixed re-use, more residential in city centre.

HOW: How will we get there and make it happen?

Provide a marketing brief on block by block basis. Encourage smaller developers who are less risk averse: (loans available from Lloyds). Encourage pre-application discussions, including site visits. Build some exemplars, promote/advertise good examples, good news stories help. HES do offer guidance. The low residual value of buildings (particularly in outlying areas) and the conservation deficit has to be overcome: perhaps by larger social input. Need to do simpler things with historic buildings, and encourage new types of developments.

WHO: Who can / will do this?

Find small developers via Scottish Property Federation...Scottish Enterprise? Funded by Scottish National Investment Bank? Direct communication required with Scottish Government. City Council could lead by example by developing the buildings owned by Glasgow City Property: currently their properties are under review for re-use. (This may require a policy discussion and change). Scottish Government to introduce incentives to reduce risk and help with upfront costs. Get Westminster government to remove VAT from work to existing buildings.

Table 4 AM

Lead person:	Annie Flint
Names of people in group:	Ali Davey , John McKinney, Annie Flint, Bob Cree, Kathleen Leitch, May Miller, Joanne Karatazdis, David Bookbinder, Michael Goodger

ISSUE: Where are we now?

Neglect and maintenance culture

- Property value doesn't reflect condition.
- Economics of repair. Repair doesn't significantly improve property value to justify repair.
- Poor quality & standards of repair.
- Issues with inability to recommend trades / contractors.
- Maintenance of private rented sector.
- EPC standards are misleading in traditional buildings.
- Relationship between owners and factors.

AIM: What do we want to achieve?

Change the culture to long term thinking.

Improve maintenance and fabric condition of buildings.

Build owner confidence.

HOW: How will we get there and make it happen?

- Area based approach. Schemes which look to improve the whole area increasing property prices of an area.
- Area approach provides economies of scale, and potentially brings leadership.
- Powers to ensure a building is safe. Regular inspections. Minimum requirements such as gutter cleaning.
- Compulsory sinking funds for properties. 'Pensions for buildings.'
- Building health check scheme - access to impartial advice, surveys, inspection. Advice to build owner confidence.
- Specification of works available to owners to demand correct work.
- More technical support for owners.
- A system for being able to recommend trusted trades.
- Post inspections by property factors following work.
- More robust home reports, which reflect the true condition of the building, and indicate the level/cost of repair needed. Part of a bigger overall inspection, paid for by all owners.
- Grants need to be more equity based.
- Update energy efficiency baselines for traditional buildings.
- Carrot & stick approach - incentives such as discounted insurance.
- Utilise the point of sale as an opportunity to raise awareness of the skills and materials required when owning a traditional building.

WHO: Who can / will do this?

- Government: Legislation / Home reports / energy efficiency standards
- Community councils, Community groups, Local Authorities. - area based approaches
- Trade bodies : consumer confidence.

Table 6 AM

Lead person:	Rebecca Cadie
Names of people in group:	Niall Murphy, Cllr Kenny McLean, Cllr Christy Mearns, Rebecca Cadie, Gerry Hogan, Graham Ross

ISSUE: Where are we now?

Topic: City Development Plan and policies & impact on Heritage. Lack of flexibility and planning policy limitations / conflict. City Development Plan - need to define the area of the city centre and transport/traffic impact - blight on historic buildings. Focus on of city centre conservation area - is designation too wide in terms of the very differing character of its component areas - an issue the Glasgow Central Conservation Area Appraisal identifies.

AIM: What do we want to achieve?

More convivial Street/neighbourhood environment
 Changes to implementing policies to encourage improved and better use of historic fabric and buildings.
 Redress the proportion of road footprint versus space for city life and activity.
 See the positives in the heritage of the river and canal corridors for the greening and well-being.
 Use rail infrastructure I.e. railway arches, as a heritage artefact, for generating economic uses.

HOW: How will we get there and make it happen?

Use and update of planning guidelines
 Planning and building control working closer together to help enable more diverse/mixed-use - this needs a resource within Glasgow City Council to enable historic buildings use-this needs some case studies.
 Encourage use of Innovative fire escape methods to free up upper stories of vacant historic buildings
 Route planning/transport to relate to other planning concerns for the environment I.e. it's not all about traffic management. Anticipation of new transport technology changes to improve interface of motorways and neighbourhoods and achieve a better environment within the city centre.

WHO: Who can / will do this?

Pressure of councillors with multi-agency involvement within Glasgow City Council.
 Include community engagement. Can Glasgow City Heritage Trust offer a facilitator role here or act as a client for commissioning studies? Can the Trust act as the go-between between owners and developers and Glasgow City Council - and offer key case studies which might offer solutions and approaches to problem solving. Also look at knowledge transfer partnerships - involve the Universities of Glasgow and Strathclyde.
 This should also form part of Scottish Government strategic planning as getting Glasgow city centre working should be a national priority I.e. looking at the use of our built heritage, river, canal and railway infrastructure to assist this national goal.

Table 7 AM

Lead person:	Susan O'Connor
Names of people in group:	Jennifer Russell Jennifer Storrie Ian Elder Angus Millar Sarah Kettles Tom O'Connell dr. Susan O'Connor

ISSUE: Where are we now?

Perception that meanwhile use should be free. Dearth of guidance and leadership at SG/local authority level. Liability issues on both sides - landlords and tenants. Building control may be a barrier.

AIM: What do we want to achieve?

Activate the streetscape, create vibrancy. Stop buildings from becoming derelict. Encourage entrepreneurial spirit. City centre population growth. Encourage local identity.

HOW: How will we get there and make it happen?

Create central govt policy on meanwhile uses. Identify high profile examples in each region as case studies. Dedicated resources and policy at local authority level - eg a meanwhile use officer. Central govt policy on absentee and untraceable owners. Create a meanwhile use register as a matchmaking service to pair free space with potential users. Establish controls and conditions at local authority level to determine acceptable use and length of occupation.

WHO: Who can / will do this?

SG Regeneration Team. Local authorities - elected member leadership? Property owners and funders (HES, Community Right to Buy, Scottish Land Fund). GCHT, SCT, BEFS and A&DS. Meanwhilers.

Table 8 AM

Lead person:	Fatima Uygun
Names of people in group:	Fatima Uygun Willie Miller Scott Abercrombie Aileen McDonald-Haak Gail Williamson Alistair MacDonald Colleen Rowan Susan McKinstery Ruth Hart Shona Simpson Rachel Kacir

ISSUE: Where are we now?

Accessibility for all. Enabling communities. Heritage and deprived communities. Currently big inequalities and lack of resources.

AIM: What do we want to achieve?

Greater support to address imbalance.
 Empowerment of communities and individuals.
 Heritage accessible to all.

HOW: How will we get there and make it happen?

Change value and perception of historic environment.
 Need to tackle elitism of conservation/heritage.
 Funding
 Better outreach by funders and restructuring of funding programmes.
 Should models be based on housing values?
 Incentives for retention not demolition.
 Ringfence funds for deprived areas?
 Expand listing criteria to include social value/ intangible heritage.

WHO: Who can / will do this?

Housing Associations- supported development trust model as part of community 'anchor' organisations.
 Local Authority/ Public organisations- decision making by community, by them not for them.
 Communities- need to be prepared to share resources/ facilities and break down barriers within communities. Need to have shared responsibility for heritage.

Table 1 PM

Lead person:	Susan McKinstery
Names of people in group:	Susan McKinstery Fergus Sutherland Neil Page Torsten Haak Isabel Fry Natalie Muckersie

ISSUE: Where are we now?

Lack of opportunities to access space
How do we enable underrepresented communities of interest

AIM: What do we want to achieve?

What buildings are genuinely accessible
How do we generate and communicate this?

HOW: How will we get there and make it happen?

Case studies of successful adaptations
Matching demand with space
User generated web present (eg Trip Adviser)
Could the Doors Open Days event be utilised?

WHO: Who can / will do this?

Meanwhile use could also be used for light use (between Sunday services, school on holidays)
Maybe university tech project coordinated with GCHT and other partners

Table 2 PM

Lead person:	Rebecca Cadie
Names of people in group:	David Melhuish, Rebecca Cadie, Joanne Karatulis, May Miller, Rachel Kacir, James Procter, Robin Webster

ISSUE: Where are we now?

Redundant Buildings: A lot of social enterprises struggle to find a place, but many buildings are not fit for purpose, not cost effective and there is a domino effect if in a cluster. Buildings themselves and also their context or planning issues may be problematic, but developer risk can be too high. Deteriorating timeline not easily halted. Location of heritage building is critical, may not be economically viable in some areas. Budget constriction of Housing Associations and City Properties is a problem.

AIM: What do we want to achieve?

Re-purposing and improving buildings, maintaining/mothballing assets where there is a real quality even although no immediate use seen. Accept that some buildings may have to be sacrificed for greater good, but want to make the most of our heritage's potential.

HOW: How will we get there and make it happen?

Rising environmental standards legislation has in the past been a catalyst for improvement, this may continue, although it can also be abused and used as the reason for demolition: flexibility in attitude by the authority is required. More joined up thinking by authorities and leadership to allow flexibility is required. Support the community right to buy and enforce negligent owners to sell. Positive reduction of rates for empty listed buildings to allow economic activity: (should have longer time than two years to allow redevelopment). Anticipate what the next lot of listed buildings will be, and match with modern needs: (i.e. student accommodation). Increase capacity of small builders.

WHO: Who can / will do this?

Depends on scale of building. Pension funds deal with big developments..but would they deal with heritage risks? Community based trusts focussing on heritage can help with most small issues. Small development companies are less risk averse. (Development industry and volume house building industries are different. Not many local SME house builders around who will get involved in restoration). Councils could pay for heritage developments by raising council tax, but this is not politically viable. Growth in the private building to take this sort of development on. Council could actively promote community asset buyouts. Small industries to be encouraged. But communities and Councils need to ask question of how many listed buildings of different types do we need. Council must develop a care taking budget to allow for an ongoing mothballing and maintenance programme before putting buildings on market.

Table 3 PM

Lead person:	Gerry Hogan
Names of people in group:	Gerry Hogan Susan O'Connor Tom O'Connell Gail Williamson Sarah Kettles Niall Murphy

ISSUE: Where are we now?

Issues: wrong side of the line from a planning or funding perspective.
Out with conservation area or out with an area of deprivation.

AIM: What do we want to achieve?

Aim?
To review geographic basis of analysis
Better use of data sets
Question conservation area boundaries
More flexible and informed decision making

HOW: How will we get there and make it happen?

How?
Funding:
Is it possible to share learning between grant funders - for HLF to learn from HES say - for example?
Problems when Heritage buildings in slightly the wrong place in terms of the SIMD ruling them out for grant funding. Wrong side of the line? Is SIMD too broad brush? Too geographic. A building might serve a need for a deprived community but be excluded by virtue of its location. How do you prove to a grant funder that there is a need which is being served - otherwise you will be excluded at the grant funding gateways. Is there scope for officer discretion? Can there be flexibility? Lack of experience and lack of confidence in officers leads to poor decision making.
Funders can be too rules based. Also means community groups have to be very resilient to handle grant funders demands and outcomes. Similar issues with planning department. Requires investment in staff, staff training and empowerment of staff (will lead to less churn).
Do we need a geographical dislocated funding strategy for difficult to categorise project (the weird shit category!)

Planning issues:
buildings and new development on the edge of the conservation area or between conservation areas.
Is there a need for Buffer zones to ensure commensurate and sympathetic development. Look at Springburn which has lost its focus or East Pollokshields and brownfield sites next door.
Look at design code re East Pollokshields and Port Eglinton East Pollokshields Make your Mark Charrette but difficulties in getting planning authority to take on board as supplementary guidance.
Also designation of conservation areas and drawing boundaries. What gets included and what gets omitted. Who decides and does this help areas or not? Are conservation areas doing their job.
Use intelligence with data. Check SIMD is correct

WHO: Who can / will do this?

Who?
Planning authorities with community councils, amenity societies and communities
Funders
Empowered officers

Table 4 PM

Lead person:	Shona Simpson
Names of people in group:	Rachel Kacir Scott Abercrombie Jennifer Storrie Shona Simpson Alistair MacDonald Niall Gallagher Louisa Humm David Bookbinder

ISSUE: Where are we now?

Legislation/ Enforcement

Although legislation in place it is barely used as finance/admin heavy

AIM: What do we want to achieve?

To make powers/ process more streamlined and provide budgets/ resources to implement.

HOW: How will we get there and make it happen?

Budgets

Resources

Fife 'stitch in time' approach could be replicated elsewhere

Rebalancing

New ways of thinking

Early intervention

WHO: Who can / will do this?

City heritage trusts as intermediary, funded by council and check/balance provided by boards.

Owner commitment.

Local authority- cross service task force, commitment and support from senior level.

Scottish government- legislation if possible, but to start support to local authorities

Os

Table 5 PM

Lead person:	Linda Shetabi
Names of people in group:	Eva Bolander, Linda Shetabi, Fatima Uygun, Jennifer Russell, David Robertson, Ian Elder, Aileen MacDonald-Haak, Willie Miller, Frazer Capie, Gemma Wild

ISSUE: Where are we now?

Values / significance. Disconnect: regulatory framework doesn't reflect real values about heritage, i.e. social, community values

AIM: What do we want to achieve?

Shift of focus from buildings to people (intangible values)
Policy that reflects a broader range of values that includes intangible values.

HOW: How will we get there and make it happen?

Community engagement - continuing to resource good work in this area.
Collate / commission research specific to Glasgow to develop a 'case for heritage' including economic, tourism, and other benefits to influence decision makers.

WHO: Who can / will do this?

Everyone! Policy makers, communities, industry, commercial sector

Table 6 PM

Lead person:	Annie Flint
Names of people in group:	Annie Flint (UnderOneRoof) Graham Ross (AustinSmithLord) Kathleen Leitch (GCC) Ali Davey (HES) Angus Millar (GCC) David Cook (Cook Creative Ltd) Michael Goodger (GCHT)

ISSUE: Where are we now?

Area Based Initiatives in Glasgow.

- Large areas of Glasgow are crumbling!
- Lack of shared understanding between communities and stakeholders.
- Piecemeal approach has little impact. 'window grants'
- Lack of genuine facilitation or meaningful community engagement.
- Tenure makeup is a challenge for area based approaches.
- Lack of understanding of the time and resource required to build capacity.
- Budgets are often set annually. Tyranny of the 31st March!

AIM: What do we want to achieve?

- Tap into the economies of scales.
- Improve property values for an area.
- Levels of community engagement result in much more than just conservation of buildings.

PLACEMAKING

- Change cultures of areas.
- Generate the 'Nudge' factor.

HOW: How will we get there and make it happen?

- We need a rationale for defining an area.
- Needs a spark - money, a Charrette.
- Potential Model : community is in charge, but there is a technical / professional team available, at their side.
- Local authorities need to trust communities.
- Charrette - but with the flexibility and sustained presence to ensure capacity building takes place.
- Projects need flexibility to be responsive.
- Take Risks
- Learn from each other - point people to good examples.
- Inspired leadership. Someone who can get stuff do.
- Development Trusts have more flexibility to take the long view with regards to spending budgets.
- Power of 'Missing Shares'
- Support for the 'long term' not a political or financial cycle. 5-10yrs+
- Evaluate impact/ Learning the lessons time.
- What's the legacy?

WHO: Who can / will do this?

Development Trusts / DTAS - technical roles
Property Factors / Housing Associations - Galvanise owners.
Local Authorities.
Homeowners

Collective priorities

11 distinct aims were teased out of the day's 13 discussions. To get a sense of the collective priorities in the room, participants were asked to vote on these aims. Each person was given 3 tokens, to be awarded to 1, 2 or 3 topics.

The top 6 priorities identified were:

18 votes

Make heritage accessible to all - empowering communities and individuals

18 votes

Legislation and enforcement: make powers and processes more streamlined and adequately resourced

16 votes

Cultural shift to long-term thinking - improve maintenance and conditions of buildings

15 votes

Develop a strategy for managing current and anticipating future redundancy

14 votes

Encourage redevelopment and bring buildings back into use

12 votes

Develop city policy on heritage which reflects a broader range of values

What now?



At the forum we asked participants to record what they will do differently after reading the report, taking part in discussions at the forum, and having conversations with new people.

From the responses, it is clear that there is an appetite for future discussions, and for collective action.

GCHT's ambition is to enable further collaboration and build on the sense of urgency to encourage concrete action. GCHT's Historic Building Investment Forum will provide one of the platforms to take some of the actions forward.

Glasgow still needs you: we look forward to new partnerships, opportunities and solutions for Glasgow's historic built environment.

Name		Organisation
Scott	Abercrombie	Alexander Thomson Society
Eva	Bolander	Glasgow City Council
David	Bookbinder	Glasgow and West of Scotland Forum of Housing Associations
Rebecca	Cadie	Glasgow City Heritage Trust
David	Cook	Cook Creative LTD
Fraser	Capie	Govan Workspace
Bob	Cree	Glasgow City Council
Poppea	Daniel	Glasgow City Heritage Trust
Ali	Davey	Historic Environment Scotland
Ian	Elder	Glasgow City Council
Annie	Flint	Under One Roof
John	Flynn	Glasgow City Council
Isabel	Fry	Historic Environment Scotland
Michael	Goodger	Glasgow City Heritage Trust
Torsten	Haak	Glasgow City Heritage Trust
Ruth	Hart	Glasgow Disability Alliance
Rachel	Kacir	Glasgow City Heritage Trust
John	Hynes	Community Safety Glasgow
Gerry	Hogan	Collective Architecture
Joanne	Karatzidis	Social Investment Scotland
Sarah	Kettles	Glasgow City Heritage Trust
Ann	Laird	Friends of Glasgow West
Euan	Leitch	Built Environment Forum Scotland
Kathleen	Leitch	Glasgow City Council
James	Proctor	Community Shares Scotland
Alistair	MacDonald	Glasgow City Heritage Trust
Aileen	Macdonald-Haak	Lambhill Stables
Iain	Mason	Glasgow City Council
Niall	Gallacher	Glasgow Building Preservation Trust
John	McKinney	Scottish Traditional Building Forum

Name		Organisation
Susan	McKinstery	Glasgow Disability Alliance
Kenny	McLean	Glasgow City Council
Christy	Mearns	Glasgow City Council
David	Melhuish	British Property Federation
Angus	Millar	Glasgow City Council
May	Miller	Glasgow City Heritage Trust
Willie	Miller	Willie Miller Urban Design
Niall	Murphy	Glasgow City Heritage Trust
Tom	O'Connell	Glasgow City Heritage Trust
Neil	Page	Church of Scotland
David	Robertson	Four Acres Trust
Graham	Ross	Austin-Smith:Lord
Jennifer	Russell	Glasgow University Estates Department
Linda	Shetabi	Glasgow University
Shona	Simpson	Glasgow City Council
Jennifer	Storrie	Historic Environment Scotland
Fergus	Sutherland	Glasgow City Heritage Trust
Fatima	Uygun	Govanhill Baths
Robin	Webster	Glasgow City Heritage Trust
Gemma	Wild	Glasgow City Heritage Trust
Gail	Williamson	Historic Environment Scotland

Thanks

Glasgow City Heritage Trust is an independent charity, supported by Historic Environment Scotland and Glasgow City Council. We are very grateful to our principal funders whose support is crucial to ensure that our charitable work promoting the understanding, appreciation and conservation of Glasgow's historic buildings for the benefit of the city's communities and its visitors continues now and in the future.

Glasgow City Heritage Trust is an enabling organisation: we facilitate the conservation and celebration of Glasgow's historic environment through funding and partnership working. We can only achieve our aims in collaboration with others. We are, therefore, very grateful for the help and support that we have been given in the production of this report and the forum itself.

Thank you to everyone who actively participated in the forum event on 25th April. Special thanks are given to the following who have given both their time, datasets, opinions and expert knowledge:

Annie Flint (Under One Roof), Anne Laird (Friends of Glasgow West), Isabel Fry (HES-BARR), Shona Simpson (GCC), Anne McChlery (GBPT), Jennifer Russell (Glasgow University Estates), Linda Shetabi (PhD student Glasgow Uni) and Cllr Kenny McLean.

And to everyone else who took the time to respond to our surveys and answer our questions.

We would especially like to thank Euan Leitch (BEFS) for facilitating the event itself, and the Lord Provost for the use of Glasgow City Chambers.

- 1 Understanding Glasgow: The Glasgow Indicators Project www.understandingglasgow.com
- 2 Glasgow City Centre Strategy 2014-2019 (Glasgow City Council)
- 3 Students at University of Glasgow, University of Strathclyde, Glasgow Caledonian University and Glasgow School of Art (Higher Education Statistics Agency)
- 4 Listed Buildings and Conservation areas (Historic Environment Scotland)
- 5 Scottish Index of Multiple Deprivation (Scottish Government)
- 6 Buildings At Risk Register. The Register is maintained by Historic Environment Scotland.
- 7 The Architecture and Impact of Board Schools in Glasgow (Sarah Hamilton, University of Edinburgh, 2010)
- 8 Glasgow City Council records (thanks to Shona Simpson, Built Heritage Officer)
- 9 State of the stock: What do we know about existing buildings and their future prospects? (Energy Policy, 2008)
- 10 Scottish House Condition Survey 2014-16 (Scottish Government)
- 11 Our Crumbling Tenements (Glasgow and West of Scotland Forum of Housing Associations)
- 12 Data on housing stock age and energy efficiency. Home Reports in Scotland (Energy Savings Trust). This data just gives an idea of the true state - the presence of a home report relies on a house being sold.
- 13 2011 Scottish Census
- 14 Condition Survey of Older Private Houses (2006), and Older Private Housing Strategy (2009) (Glasgow City Council)
- 15 Ideas from various sources including Good Finance.
- 16 Community Share Offers (Community Shares Scotland)
- 17 Merchant City Case Study, in the Townscape Heritage Initiative 10 Year Review (Heritage Lottery Fund)
- 18 Building Repair Grants handed out by Glasgow City Heritage Trust between 2007 and 2016-17.
- 19 Social Enterprise in Glasgow, 2017 (Glasgow Social Enterprise Network)
- 20 Scotland Small Business Survey, 2015 (Scottish Government)
- 21 Safeguarding Glasgow's Stone Built Heritage: Skills and Materials Requirements, 2006 (British Geological Survey)
- 22 Skills Needs Analysis 2013 (Historic Scotland, English Heritage and CITB)
- 23 GCHT Surveys, conducted March and April 2018



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