

Glasgow's Historic Built Environment: An Updated Snapshot

April 2019

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 is the second snapshot report and contains updated facts, figures and perceptions collated between January and March 2019. This report is intended to give further insight into the current state of Glasgow's historic built environment. It also summarises work that has been undertaken by GCHT and key stakeholders over the last year.

A huge amount of data already exists that is pertinent to the historic built heritage of Glasgow. It is collected at different scales and times and is kept in different places by different people. This second report builds on the data and information brought together in 2018 and once again looks at a local level as to what is happening in Glasgow.

As with the snapshot report produced in 2018, this report was compiled in order to inform discussions at the State of Glasgow's Historic Built Environment Forum event on the 20th of March 2019 at the City Halls, Candleriggs. It is not designed to be an exhaustive reference book, but rather a baseline of information, together in one place, which helped to provoke discussion, inform decision making and potentially illustrate some surprising facts. Feedback from the second Forum has been incorporated into this report following the event.

We mined the data from open sources such as the national census and household data. Where the data had been updated, this has been reflected in this latest snapshot report, and we have supplemented it with additional information that we have uncovered that is relevant to the discussions and priorities identified at and following the first Forum in 2018. Once again, we have interrogated the information to produce a snapshot for Glasgow.

Stakeholders already active in Glasgow's historic built environment have been consulted and involved in gathering information together for this snapshot. We have also collected perceptions and comments through an online survey about people's attitudes to change for buildings listed on the Buildings At Risk Register for Glasgow. We also sought feedback on the priorities that had been identified at last year's Forum in order to determine whether those issues and priorities identified in 2018 reflect the wider community's views.

This report has been set out to be easy to read. We have kept the same format as that of 2018. Positive feedback has supported this approach. GCHT is grateful for the contribution that has been made to this report by the people of Glasgow. It is also grateful to our funders and stakeholders who have contributed time and resource towards updating this important work.

* 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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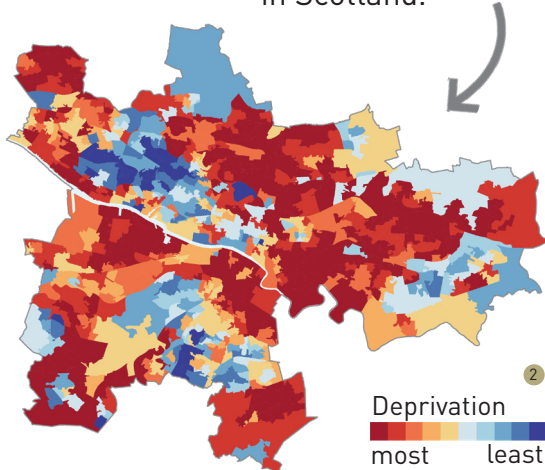
SOURCES

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A year's not long, so what's still true?

620,000
Approximate
population ¹

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



**Just under
1 in 4 people**

report having a
long-term health
problem or disability
which **limits their day
to day activities** 'a
little' or 'a lot' ¹

Over 1,800 listed buildings
in Glasgow ³

700 social enterprises with
a combined net worth of
£1.6bn ⁴

20% report that they might
benefit from help with
property solutions



Published since last year, Glasgow's
Social Enterprise Strategy 2018-2018...

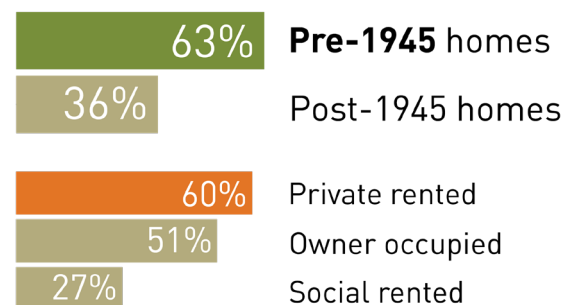
"Raise awareness of the Community
Empowerment Act and the opportunities
for social enterprise to utilise surplus
public sector land and buildings" ⁵



There are an
estimated
76,000
pre-1919 homes
in Glasgow ⁶

At current rates of building and
demolition, up to **75% of the housing stock**
which will exist in 2050 already exists now ⁷

Critical disrepair ⁸



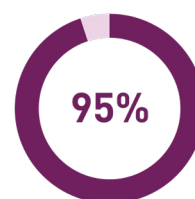
63% of pre-1945 homes are in critical
disrepair*, and 10% have extensive
disrepair.

Critical disrepair is highest in private
rented homes.

* Disrepair to elements which are central to a
home being wind and weather proof, structurally
stable, and safe from rapid deterioration.

The Council has conducted a pilot
condition survey of housing in Ibrox and
Cessnock, and intend to plot all pre-1919
tenements in the city to identify areas of
concern.

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



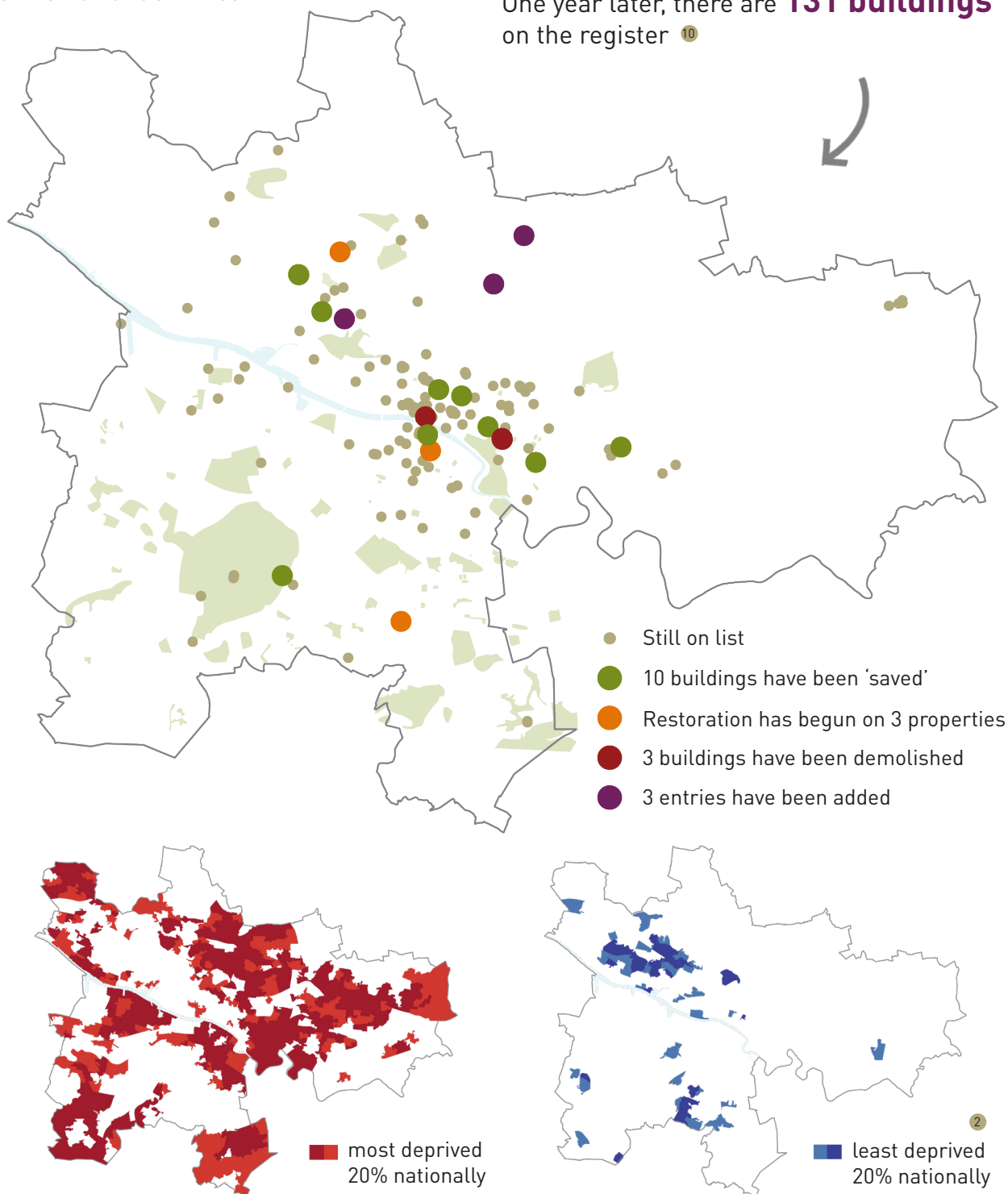
of surveyed construction
firms hold **no formal
qualifications** relating
to work on traditional
buildings. ⁹

AT-RISK BUILDINGS

The Buildings At Risk Register (BARR) highlights properties of 'architectural or historic merit' which are considered to be at risk or under threat.

In early 2018, there were **141 buildings** on the Buildings At Risk Register ¹¹

One year later, there are **131 buildings** on the register ¹⁰



47% of the city's people

44% of the city's at-risk buildings

are in areas ranked amongst the highest in terms of relative deprivation

11% of the city's people

7% of the city's at-risk buildings

are in areas ranked amongst the lowest in terms of relative deprivation

This time last year, there were 6 buildings on the Buildings At Risk register which were **unlisted and** **outside of conservation areas**. **What's new?**

Key to fact file

- 🔑 Ownership ✂ Condition
- 🏠 Occupancy ⚠ Risk
- 📅 On register since
- 👤 Area deprivation



Shakespeare Street School

The building is currently being converted into 29 flats with two further blocks of flats being erected in the former playground.

- 🔑 Spectrum Properties 🏠 Vacant since 2012
- ✂ Fair ⚠ Low 📅 2014
- 👤 in 20% most deprived nationally



A Cochrane & Sons Office and Grocery Store, and Warehouse

Both buildings appear to have been demolished in early 2018.

- 🔑 Unknown 🏠 Unknown
- ✂ Poor ⚠ High 📅 2007
- 👤 in 10% most deprived nationally

What options were explored before demolition?



Restoration in progress



Demolished x2



Restoration planned



No change



No change



Sir John Maxwell School

The local community council are working with Glasgow City Council on a re-use proposal though the building continues to deteriorate.

- 🔑 Glasgow City Council 🏠 Vacant since 2011
- ✂ Poor ⚠ Moderate 📅 2013
- 👤 in 20% most deprived nationally



St Clement's Church

With a replacement corrugated metal roof and boarded up windows the former church continues to deteriorate.

- 🔑 Unknown 🏠 Largely vacant since at least 2007
- ✂ Poor ⚠ Moderate 📅 2007
- 👤 in 20% most deprived nationally

AT-RISK BUILDINGS

The average length of time buildings have been on the Buildings At Risk Register is **over 11 years**.¹⁰

1 in 4 has been on the register for at least 15.5 years

Half for at least 11 years

75% for at least 6 years

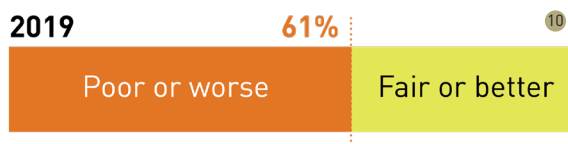
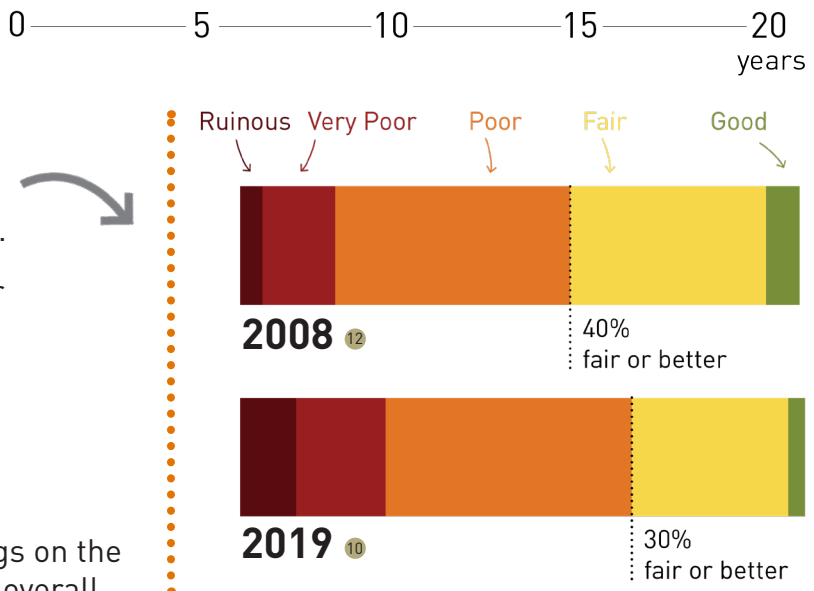
71 buildings which were on the register in 2008 are still on the register today^{10 12}

↓ The condition of these buildings has deteriorated.

In 2008, 40% were in a Fair or Good condition. In 2019, only 30% are.

↑ Risk level has also slightly increased.

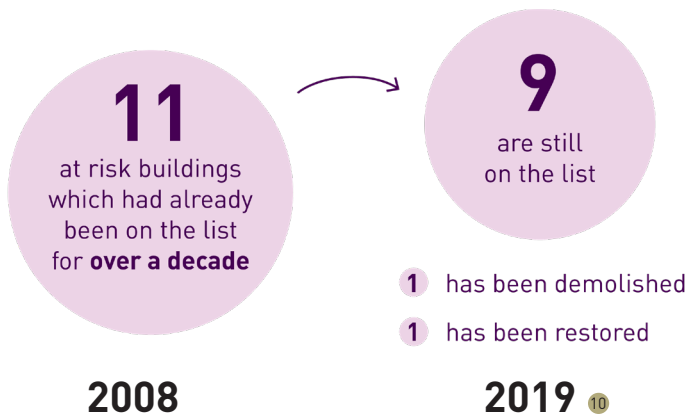
The overall condition of buildings on the 2019 list is also worse than the overall condition of buildings on the 2008 list...



Even after a decade on the register, not all is lost!

5 of the buildings still on the list are currently undergoing restoration, including **Govanhill Baths**, which has been on the register for 18 years.¹⁰

A field survey in 2008 identified a **'hardcore'** of 11 at-risk buildings which had already been on the list for over a decade.¹²



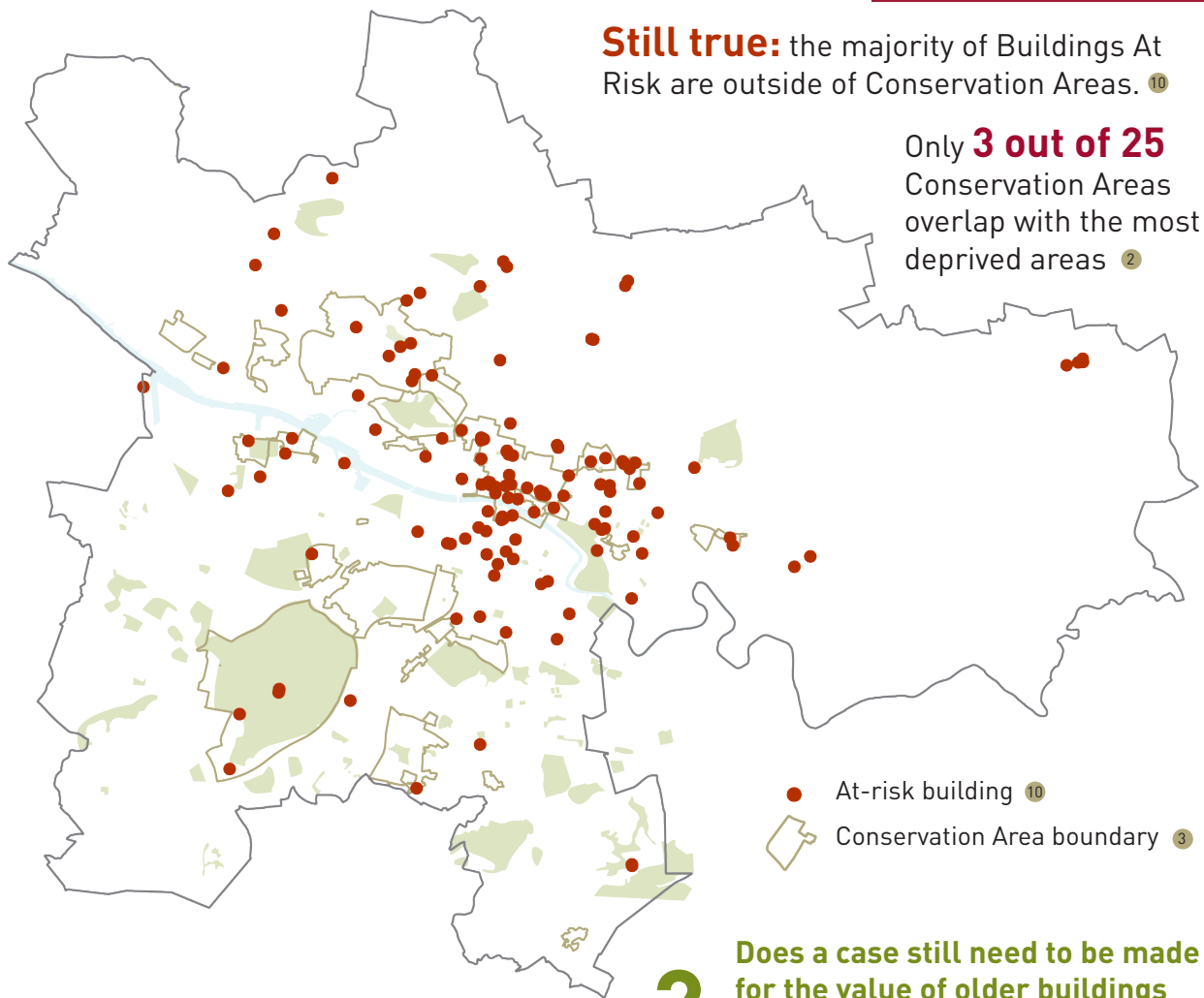
5 are in areas ranked amongst the **most deprived** nationally



? Are there identified needs in these areas which these buildings could help serve?

Still true: the majority of Buildings At Risk are outside of Conservation Areas. ¹⁰

Only **3 out of 25** Conservation Areas overlap with the most deprived areas ²



Does a case still need to be made for the value of older buildings outside of Conservation Areas, where fewer remain?

Buildings outside of Conservation Areas are generally in a **worse condition**

than those in Conservation Areas

in Conservation Areas
outside Conservation Areas

¹⁰

Fair or good

57%

3% ruinous

23%

7% ruinous

Focus on...the city centre

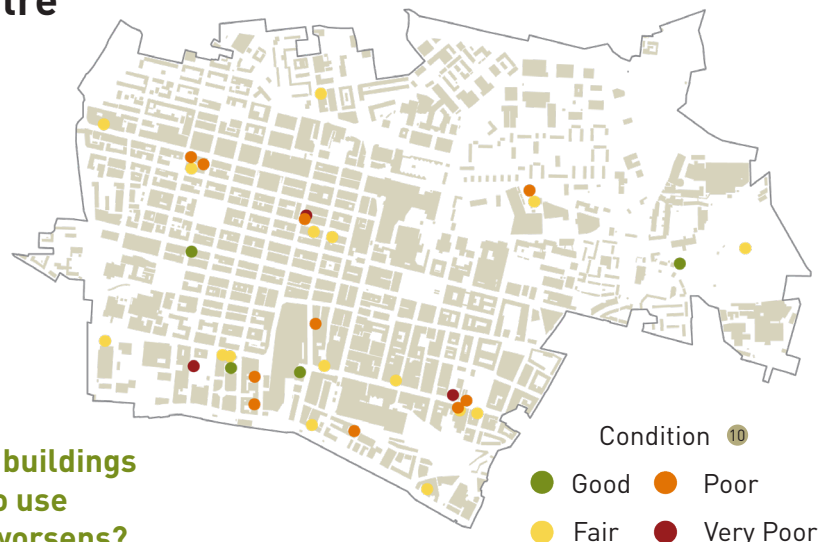
The city centre contains a disproportionate number of Buildings at Risk.

58%

of buildings in the city centre are in a **Fair** or **Good** condition.



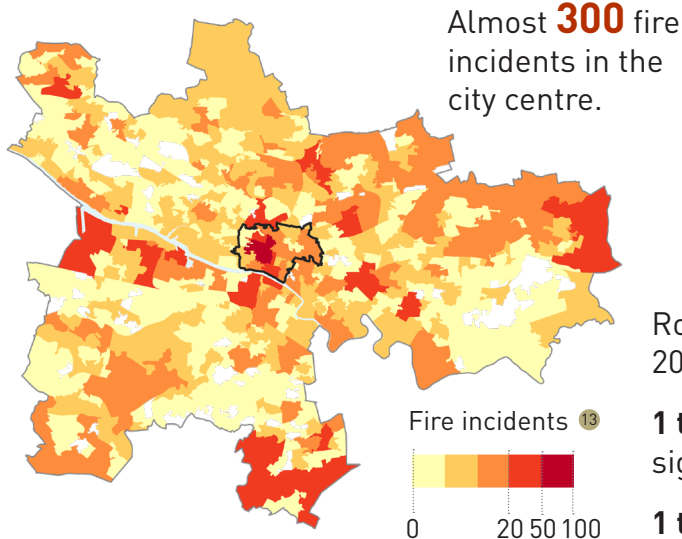
What is stopping these buildings being brought back into use before their condition worsens?



FIRE

Last year, you said “too many older buildings are lost to fire”

In 2017/18, there were **over 1,300 fires** in homes and other buildings, and over 2,300 ‘secondary fires’, which includes outdoor fires and fires in derelict buildings. ¹³



? **How many of these fires affected older buildings?**

Older buildings are often more vulnerable to fire, because of the way they were built and the materials they're made of.

No data source exists in Glasgow or Scotland which systematically records fire incidents in historic buildings.

Rough estimates for England in the early 2000s suggested fire caused:

1 total loss per year of an internationally significant building

1 total loss every 4 months of a nationally significant building

1 total loss every 6 weeks of a building of regional or local significance

12 losses per year of non-listed historic buildings

20 losses per year of empty or derelict listed buildings. ¹⁴

? **How can we protect buildings if we don't even understand what the risk is?**



What if...there was a live database of fires in historic buildings which could be used as the basis for research to inform fire prevention?

A 2007 Minute of Agreement between Historic Scotland and the Scottish Fire and Rescue Services committed to several outcomes, including to:

Develop the Scottish Historic Buildings National Fires Database to include B-listed buildings.

Produce a Short Guide for Property Owners to **provide practical advice on the development of a fire management plan**

Undertake a research project to consider a **regional approach to damage limitation** in Scotland ¹⁵

? **Is anybody still working on achieving these outcomes?**



? **Can relative risk to historic buildings be quantified? What information would be needed?**



What if...a relative fire risk database of historic buildings could be used by the relevant agencies to target interventions or prioritise monitoring?

It is much more expensive to rebuild a historic building like for like than a modern one.



? **Do fire risk assessments for older buildings routinely account for risk to the building itself as well as the risk to life?**

2018 fires in the news...

? Are Glasgow's historic buildings more prone to fire than those in other cities?



**Glasgow School of Art
Mackintosh Building**
June

Second fire after first in 2014. Undergoing refurbishment. A-listed. Spread to neighbouring C-listed O2 ABC, currently under threat of demolition. Talks ongoing about its future.



Maryhill Tavern
October

Second arson attack in 2018, and third fire since 2016, when a fire was deliberately started in the flats above. Has been derelict since. Built around 1880, unlisted and outside of conservation area.

Sauchiehall Street
March



Fire on upper floors of Victoria's nightclub. B-listed. Led to demolition of 92-106 Sauchiehall Street - almost a whole block, including B-listed 96-102 Sauchiehall Street. Neighbouring A-listed Pavillion Theatre saved.

Old Stobhill Hospital
July



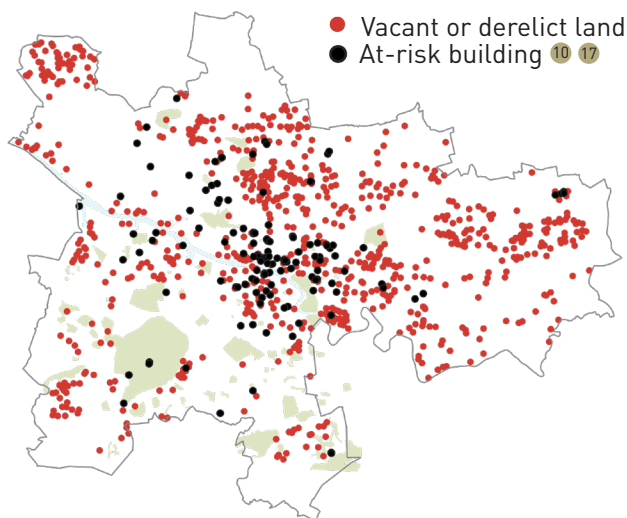
Arson has destroyed several buildings. Built as a Poor Law hospital in 1901, site includes two B-listed and one C-listed building. Derelict since replacement in mid-2000s by new facility on neighbouring site.

In 2018 there were also **major fires in historic buildings in Liverpool and Belfast**. ¹⁶

? What can Glasgow learn from other cities with concentrations of historic buildings?

There are **over 1,000ha of vacant and derelict land** in Glasgow. ¹⁷

The risk of fire and damage is greater when a building is empty, and that risk increases over time. ¹⁸



? **Occupation: the most effective precaution against fire?**

The Fire Service is undertaking proactive work to identify vacant or derelict buildings which might pose a risk to firefighter safety.



What if...after a building became vacant it could be registered on a portal matching buildings with temporary occupants for limited rent?

Vacant and derelict land can become hotspots for anti-social behaviour and fire-starting.

? **What can be done to protect nearby older or at-risk buildings from the spread of fire?**

VACANCY

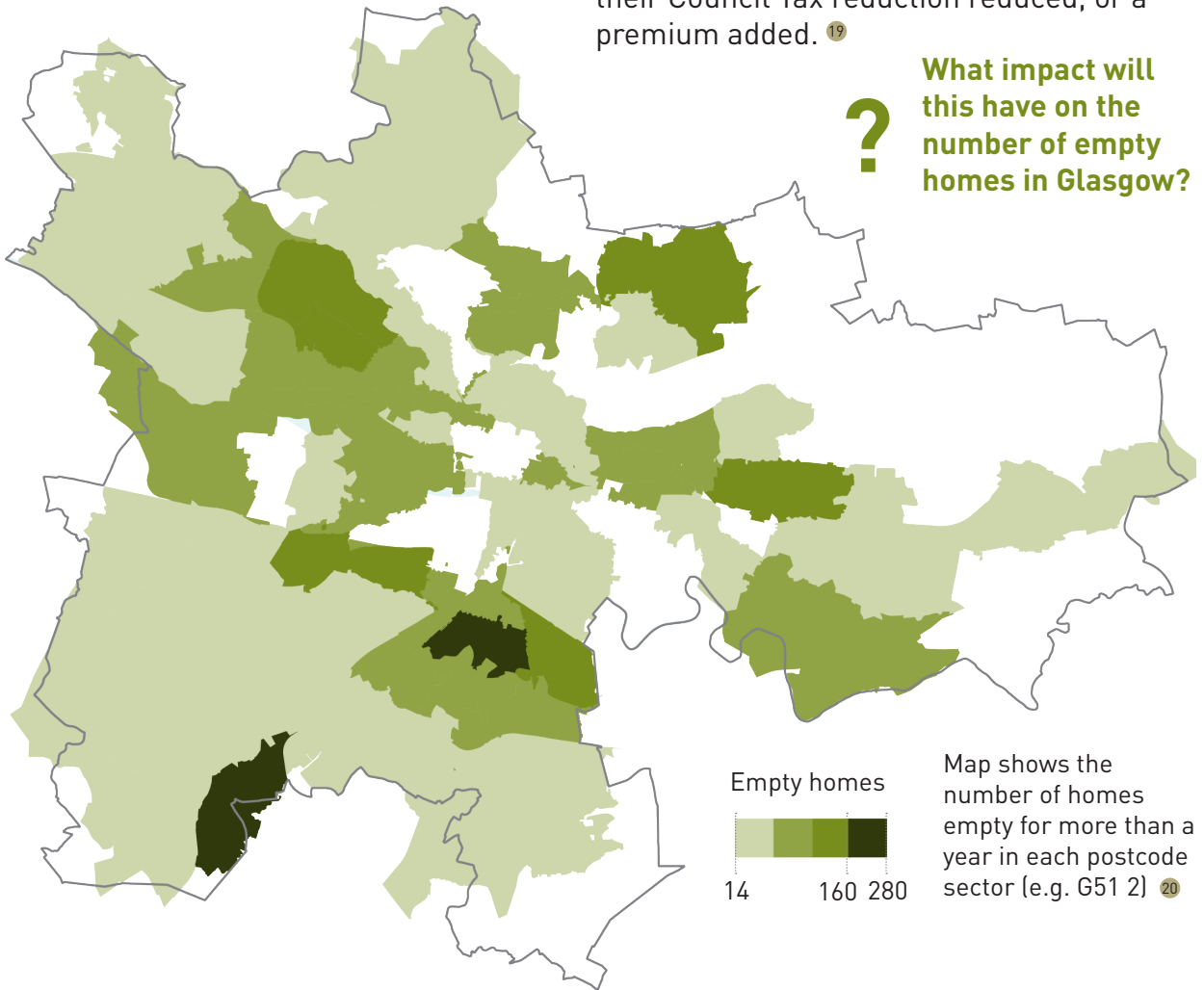
In 2018, there were around **2,600 long-term empty homes** (empty for more than 6 months). ¹⁹

? **How many of these empty homes are in older buildings?**

In April 2018, Glasgow City Council started using a power to charge a premium on Council Tax for long-term empty homes, instead of giving them a discount.

Just over **1,000 homes** which have been empty for more than a year have had their Council Tax reduction reduced, or a premium added. ¹⁹

? **What impact will this have on the number of empty homes in Glasgow?**



Since 2015, Glasgow City Council has employed a **dedicated Empty Homes Officer**, whose job it is to work with owners to return empty properties to residential use.

Between April 2015 and March 2016, **171 empty properties were brought back into residential use**.

? **Is there specific support necessary to bring older homes back into use?**

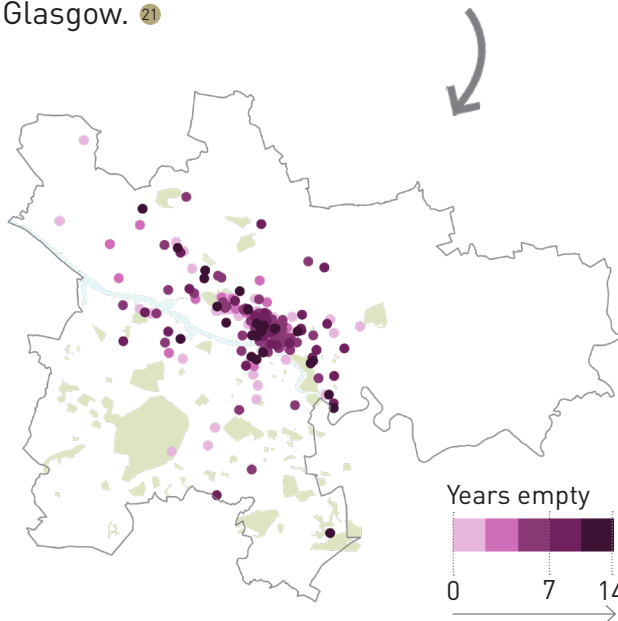
The Glasgow Empty Homes project was supported by a **2-year incubator programme** through the Scottish Empty Homes Partnership.

Older commercial and industrial buildings sometimes make good homes too.



What if...a similar incubator programme was introduced to help convert these buildings to residential use?

There are **over 1,000** empty commercial and industrial premises in Glasgow. ²¹



of vacant commercial premises claiming rates relief are **owned by Glasgow City Council** or arm's length organisations. ²¹

City Property Glasgow has around 1,600 commercial and industrial units. **450** are currently empty. ²²

Empty commercial properties get a 10% reduction in business rates after the first 3 months of vacancy.

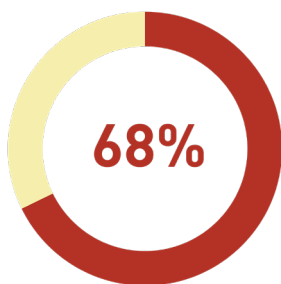
Map shows all vacant commercial and industrial premises with a rateable value of over £1,000pcm, which are claiming rates relief. ²¹



What if... local authorities could charge a premium on vacant commercial premises too, instead of giving them a discount?

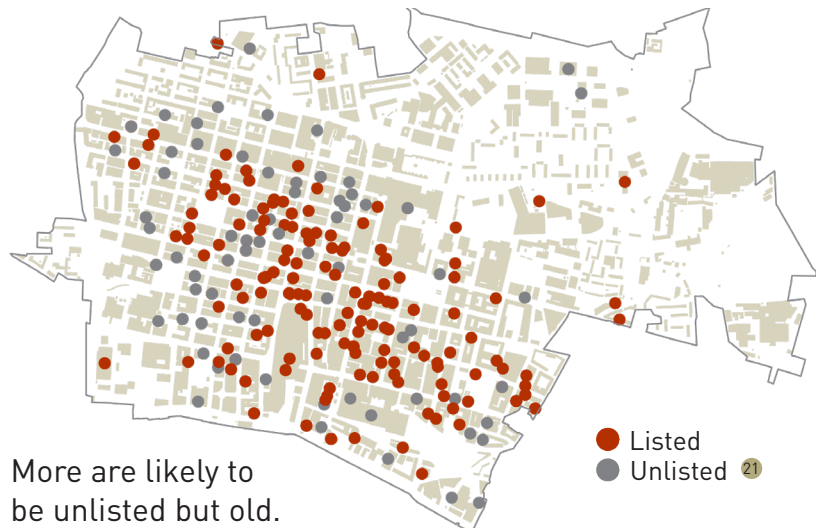
15% of vacant commercial premises in the city centre have been vacant for at least 5.5 years. ²¹

Focus on...the city centre



of vacant commercial premises in the city centre are **in listed buildings**, and therefore exempt from paying business rates. ²¹

Map shows vacant city centre commercial and industrial premises, rateable value over £1,000pcm, claiming rates relief. ²¹



More are likely to be unlisted but old.



What incentives does the permanent exemption from business rates for listed buildings create?



13 out of 14 of the city centre premises which have been empty for more than 10 years are in **listed buildings**. ²¹

What's in the law?

Existing



Compulsory Purchase Orders (CPOs) give local authorities the power to purchase land and buildings without the owner's consent if there's a strong public interest case for doing so.

New



The Community Right to Buy (CRtB) Abandoned, Neglected and Detrimental Land gives communities the right to purchase land or buildings without the owner's consent if it is abandoned, neglected, or causing harm.

Future?



Compulsory Sales Orders (CSOs) could require a site which has been vacant or derelict for a long time to be sold at public auction.

Local authorities and communities can lack the **resources, capacity or inclination** to use these legislative tools



What support do communities need to make use of existing legislation?



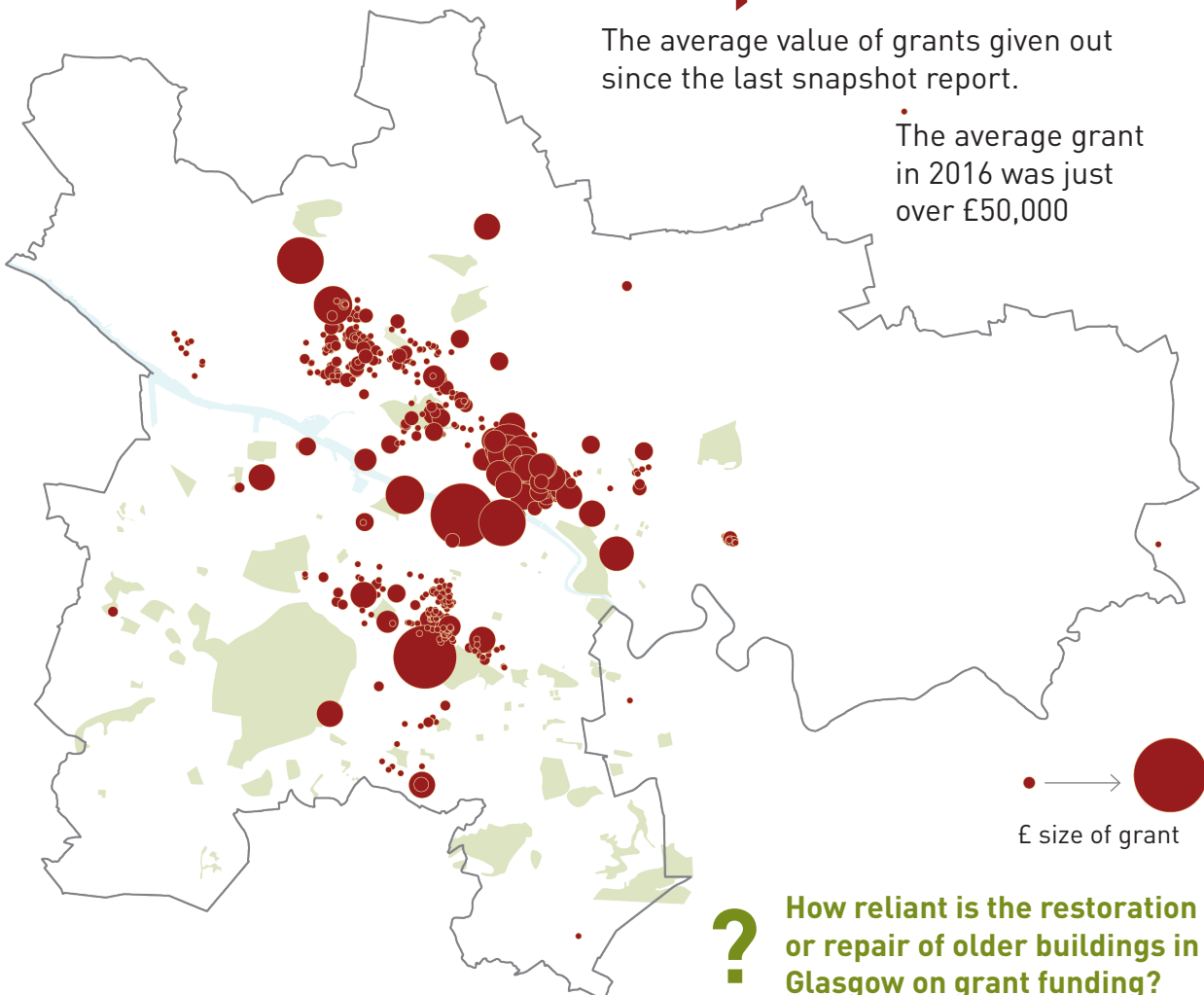
Could forcing a change of ownership of at-risk buildings force improvement and investment?

GCHT grant-giving

£70,000 ²³

The average value of grants given out since the last snapshot report.

The average grant in 2016 was just over £50,000



How reliant is the restoration or repair of older buildings in Glasgow on grant funding?

Research into the sustainability of cultural organisations supports a 'golden tripod' approach to funding. ²⁴

Not all saving or preserving of Glasgow's older buildings is done by organisations primarily focused on 'heritage'.

? **How can the value of older buildings be communicated to an even wider range of stakeholders?**

Here are **4 buildings restored** since last year, supported and funded by a diverse range of organisations. ¹¹

Anchor Line building

Former headquarters of the Anchor Line dating from 1906.



15

Funded by: Conventional private finance (£5.5m project through the White Building Development Company), Glasgow City Heritage Trust (£100k grant)

New use: Tourism. Apart-hotel.

Condition before restoration: Good.
Ownership: private.

Shawmuir Lodge

Former Pollok Country Park gatehouse, built 1891.



16

Funded by: Architectural Heritage Fund, Christina Mary Hendrie Trust, Glasgow City Council, Glasgow City Heritage Trust, Landfill Communities Fund, The Pilgrim Trust, the National Trust for Scotland Little Houses Improvement Scheme, Strathclyde Building Preservation Trust Legacy Fund

New use: Charitable. Veterans Housing for The Scottish Veterans' Garden City Association.

Condition before restoration: poor. Vacant since 1980. Owned by Glasgow City Council (on a 20 year lease with £1 rent)



Public



Private



Earned

Ideal?



Glasgow



? **If the golden tripod is the aim, how can organisations be best supported in each of the three sources?**

Parkhead School

Former public school, late 19th century.



17

Funded by: Parkhead Townscape Heritage Initiative, Regeneration Capital Grant Funding, Glasgow City Council

New use: community asset. Home to charities and agencies, with community space to hire.

Condition before restoration: Poor. Derelict for 30 years. Now owned by Parkhead Housing Association. Design team lead by Purcell. Delivered by GBPT with Parkhead HA and Parkhead THI.

Belmont Church

Red sandstone gothic former church of 1893-4



18

Funded by: Conventional private finance (through RH Contracts)

New use: Private residential. Luxury apartments.

Condition before restoration: Fair.
Ownership: private.

At last year's forum event, Glasgow City Heritage Trust brought a wide range of people and organisations together to discuss the current state of Glasgow's historic built environment.

Together, participants identified **4 top priorities** for action.

Following the forum event, we translated those priorities into visions, and held workshops to start thinking about ideas for achieving them.



We asked people via social media to let us know what they thought of these ideas, so below each idea, you can see how many agreed with it. **105 people responded** in total.



Other ideas which people told us about via social media are in red.



The workshops also considered key barriers to achieving the visions.

Priority 1: Vacant and redundant buildings



Redevelopment is encouraged, buildings are brought back into use, and redundancy is anticipated.

Use the existing "Buildings at Risk Register" to identify candidates for a "Lonely Heritage Hearts" Scheme

69

Ensure basic maintenance is undertaken using legislation supported by enforcement measures

86

Develop a toolkit to show how to tackle vacant buildings using case studies

50

Develop a grants scheme to enable temporary uses

62

Undertake research to measure the economic and social value of these buildings

54

Develop a strategy to manage vacancies

48

Allow local groups to take over buildings and access funding

Revisit the existing Buildings At Risk Toolkit (www.buildingsatrisk.org.uk/toolkit)

Architectural competitions to reimagine and redevelop buildings



- Scale: too many redundant / vacant buildings
- Public bodies don't plan for future redundancy: no exit plans
- 'Monetary' value of built heritage is not properly understood.
- Difficult to find willing partners to take over vacant or redundant buildings
- Potential for strict regulations to create barriers

Priority 2: Heritage for Everyone



The value of the historic environment is highlighted for everyone, and there is no longer the perception that heritage is only for the 'elite'.

Demystify heritage so that it becomes part of everyday life and language

64

Prioritise retention and reuse of old buildings in areas of deprivation

71

Consider heritage in all public decision making and reporting, not just in the 'historic specialist' category

74

Publicise success stories to everyone

69

Improve heritage support for the community

70

Encourage a wider range of ideas of beauty

Prioritise retention and reuse of buildings across the whole city.

Make reuse of older buildings part of Glasgow's circular economy aspirations



- Inadequate support given to communities by stakeholders and heritage organisations
- Plain English not often used
- Protections might not reflect the built heritage that people value
- Disabled accessibility

Priority 3: Legislation and Enforcement



Powers and processes are streamlined and adequately resourced.

Use mediation wherever possible to avoid costly legal enforcement

55

Improve the accessibility of advice to all parties

69

Identify priorities for enforcement and increase the available resources

73

Establish a register of owners

80

Identify the root causes of dereliction and tackle them

Relax legislation, especially where groups are willing to take over a building and maintain it

Make planning advice consistent and transparent

Help people understand legislation through training and partnership working

58



- Difficulty in establishing ownership
- Inadequate resourcing
- Owners unaware of obligations to maintain
- Difficulty in selecting 'back-to-back' partners for Compulsory Purchase Orders
- Financial, admin and perceived risk burden of existing legislation

Priority 4: Neglect and Maintenance



There is a culture shift towards long term thinking, which improves the maintenance and condition of buildings.

Develop an approved contractor scheme to make it easier to find suitably qualified companies to undertake maintenance and repairs

64

Improve advice and training for owners to help them properly maintain their buildings

63

Establish mandatory post-work inspections and reports by Property Managers/Factors

61

Encourage Buildings Insurance companies to apply discounts for well maintained buildings

68

Establish a Building Health Check scheme for Glasgow which will help spot problems

84

Create a compulsory maintenance fund where owners have to put money into an account which will pay for regular maintenance of their building

73

Carrot and stick: pay into a compulsory maintenance fund and you'll get cheaper buildings insurance

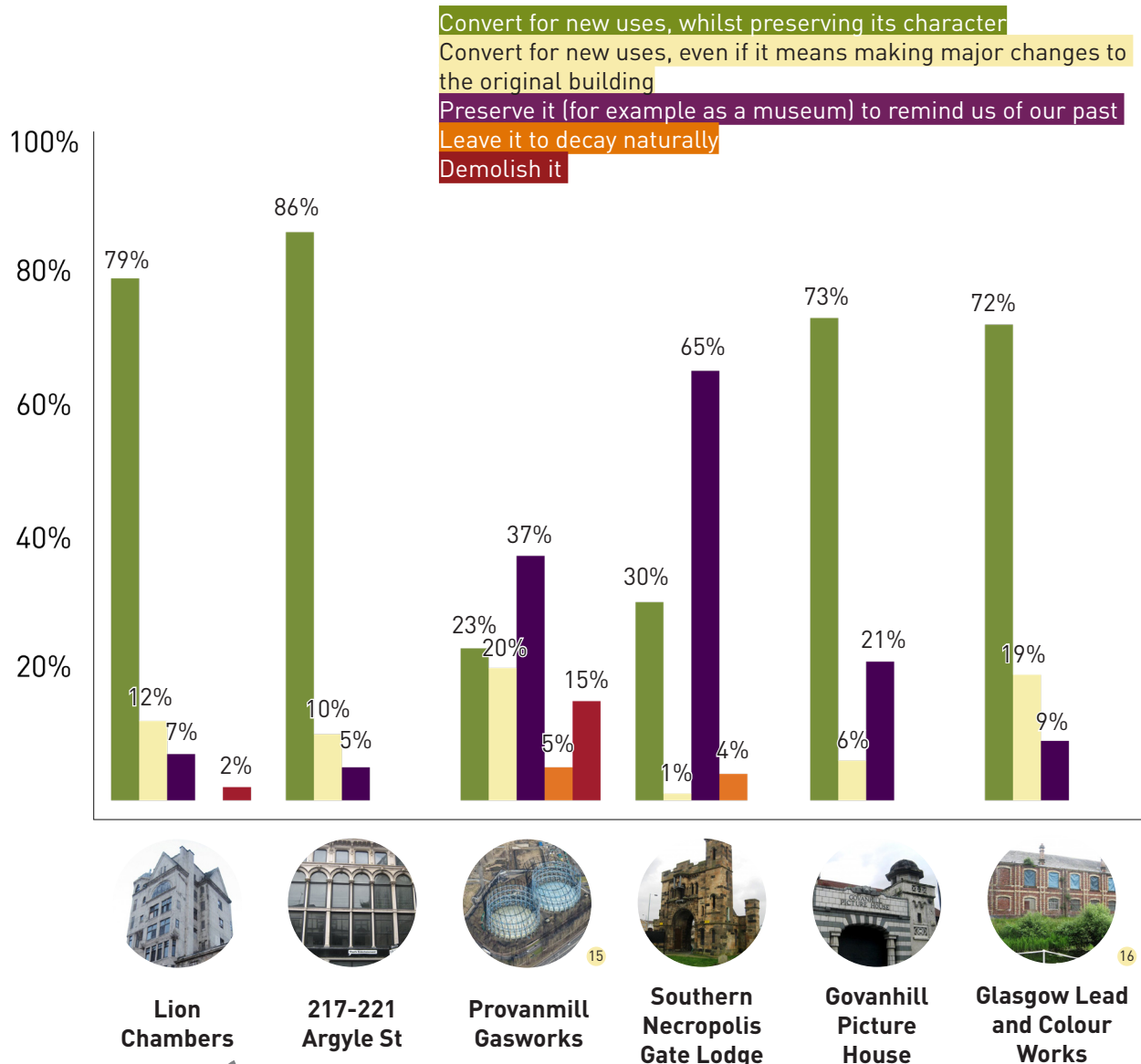
Compulsory public buyback supported by a fund to allow maintenance



- Lack of owner confidence to undertake maintenance or repairs
- Poor quality and standards of repair
- Inadequate information in Home Reports on cost for repairs and conditions
- Lack of system to recommend trusted tradespeople
- Energy performance efficiency baselines for traditional buildings
- Lack of funding for apprenticeships focused on traditional skills

Lonely Hearts

We asked people on social media to play matchmaker with the fate of 6 at-risk buildings in different parts of the city. **105 people responded.**



This A-listed building is in a very poor condition, with a critical risk rating. It has been on the register for 30 years.

? **What are the main barriers to redevelopment?**

15% of people said they'd like to see this recently listed Gasworks **demolished**.

?

What can we learn about people's attitudes towards different types of built heritage?

LONELY HEARTS

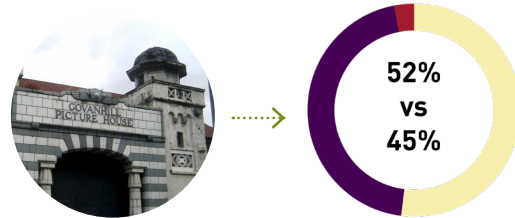
If not that, what then?

Because first choices aren't always possible, and to see what we could learn about attitudes to change, we also asked "what's the next best option?"

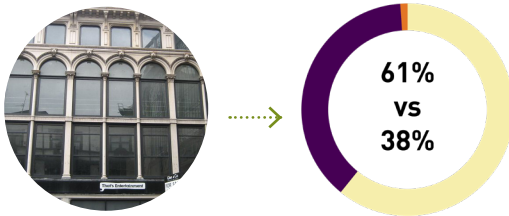
The clear majority choice for these 4 buildings below was to **convert the building to a new use, while preserving its character**. What did these people think was the next best option?



Lion Chambers



Govanhill Picture House



217-221 Argyle St



Glasgow Lead and Colour Works

For all 4 buildings, a majority of people were willing to accept a new use even if it meant making major changes to the original building.

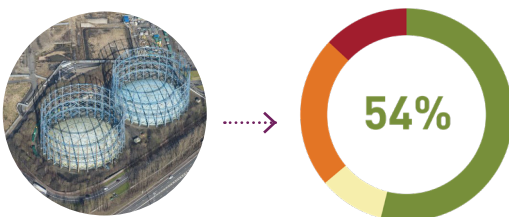
A strong minority of people would prefer to see the buildings **preserved (for example as a museum)** rather than see major changes made.

The split between **accepting major changes** and wanting to **preserve as a museum** was more equal for these two non-city centre buildings.

? Which of these options would best serve the needs of local communities outside of the city centre?

The top choice for these two buildings was to **preserve it (for example as a museum), to remind us of our past**. What did these people think was the next best option?

For both, a majority wanted to see them **converted to a new use, while preserving its character**. A significant minority of people would prefer to see them **decay naturally**.



Provanmill Gasworks



Southern Necropolis Gate Lodge

Forum on the State of Glasgow's Historic Built Environment 2019



On March 20th 2019, Glasgow City Heritage Trust hosted a second Forum on the State of Glasgow's Historic Built Environment. It focused on issues raised at the first forum in April 2018, followed up previous workshops with stakeholders, and the information presented in this snapshot.

Organisations involved in the forum and previous workshops:

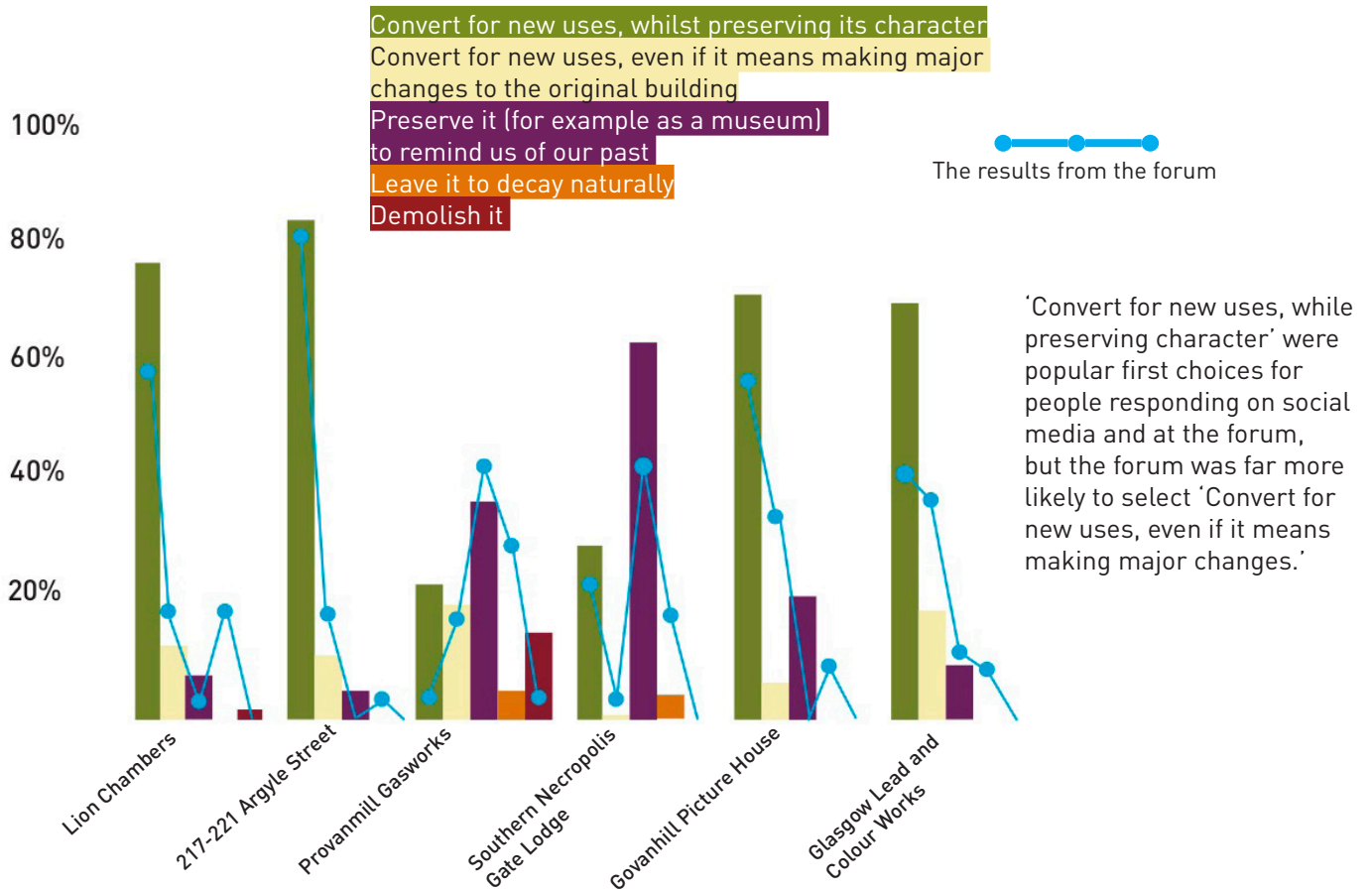
Alexander Thomson Society
 Angus Council
 Built Environment Forum Scotland
 Chris Stewart Group
 Church of Scotland
 Community Ownership Support Scotland
 Fiona Sinclair Architects
 Glasgow Building Preservation Trust
 Glasgow City Council
 Glasgow City Heritage Trust
 Glasgow's City Urbanist
 Glasgow School of Art
 Glasgow University Estates
 Glasgow Urban Design Panel
 Glasgow and West of Scotland Forum of Housing Associations
 Govan Workspace
 Govanhill Baths Development Trust
 Historic Environment Scotland
 Icosse Consulting
 John Gilbert Architects
 National Trust for Scotland
 Prince's Foundation
 Scottish Borders Council – Enforcement & Planning
 Scottish Government – CPO & Planning
 Scottish Land Commission
 Scottish Property Managers Association
 Strathbungo Society
 Willie Miller Urban Design
 University of Strathclyde
 Urban Realm



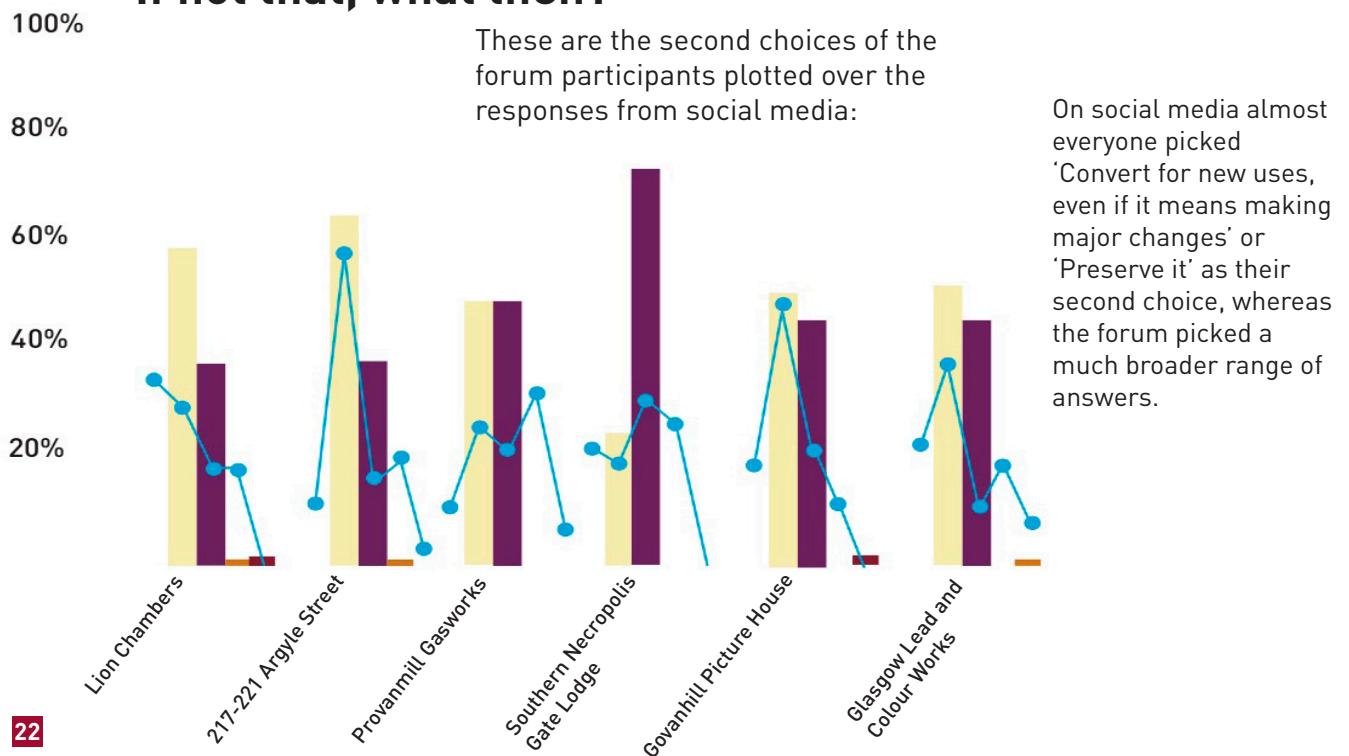
We also shared the outcomes of this work at a Cross Party workshop with senior Glasgow City Council officers, and local and national politicians representing the Scottish Conservatives, Scottish Greens, Scottish Labour and the Scottish National Party.

Lonely Hearts

At the forum we asked participants (27 in total) to also play matchmaker with the fate of 6 at-risk buildings in different parts of the city. We then plotted these results against those we got on social media.



If not that, what then?



We also asked the forum about the current priorities and if they had any comments or suggestions:

There is a lack of priority given to maintenance, not just an issue of confidence.

Public procurement doesn't support small scale specialist contractors.

Ideas and impetus for projects needs to come from the communities themselves to be successful long term.

Heritage is not just 'bricks and mortar,' social and cultural value should be considered as well.

Sign posting for how to conduct repairs needs to improve.

Meanwhile use projects can be helpful for vacant buildings, but there still needs to be a focus on long term sustainability.

Listing buildings should not be the only way of recognising value and significance.

There could be a matching scheme for employers and young people interested in learning traditional skills.

Compulsory Sale Orders work well in places where the market value is high, but what about areas where values are low?

Since last year... These are some of the developments that have happened since the previous forum in 2018

Priority 1: Vacant and Redundant Buildings

- Glasgow City Council has commissioned a survey of older housing in Ibrox and Cessnock. They intend to pilot all pre-1919 tenements in the city to identify areas of concern.
- In April 2018 Glasgow City Council started using new powers which allows it to charge a premium on Council Tax for long term empty homes, instead of applying a discount.
- Historic Environment Scotland launched its Skills Investment Plan on March 25th 2019.



Priority 2: Heritage for Everyone

- Online fundraising toolkit developed by Resourcing Scotland's Heritage Partnership Programme.
- Scottish Civic Trust have developed My Place Mentoring which offers community groups the opportunity to build skills and capacity through a free mentoring programme.
- Glasgow City Council's Planning Enforcement Team have rewritten their Planning Enforcement Charter to make it more accessible.
- On April 3rd 2019, the Architectural Heritage Fund launched a loan and social investment fund to assist organisations in the reuse of the UK's heritage buildings (Heritage Impact Fund).
- Glasgow City Heritage Trust reviewed its grants programmes in 2018 and launched revised guidance and strategic priorities, assessing applications against the Scottish Index of Multiple Deprivation and taking into account under-represented groups.

Priority 3: Legislation and Enforcement

- Advancement of the Compulsory Sales Order mechanism to return land/buildings that are vacant or derelict for an undue time to be sold at public auction.
- Community Right to Buy legislation gives communities the right to purchase land and buildings which are wholly or partially abandoned or neglected, or causing a community environmental harm.
- Glasgow City Council have recently refreshed their planning enforcement charter. This includes matters such as excessively untidy land or property under unauthorised use, demolition in Conservation Areas without consent and listed building works where there is no consent.

Priority 4: Neglect and Maintenance

- Glasgow City Heritage Trust have made it a requirement of their Building Repair Grants that co-owners of communal properties must engage a Professional Advisor to prepare a Conservation Management and Maintenance Plan.
- The cross party Scottish Parliamentary Working Group on Tenement Maintenance has published its interim recommendations for improving how owners maintain communal property.
- The online Maintenance EBooker has been launched by the National Churches Trust. It aims to make it easy for churches, chapels and historic buildings to access the highest standard of building maintenance services.

? Is there anything we've missed? Please let us know via our email address: info@glasgowheritage.org.uk

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- 10 Springburn Winter Gardens Trust
- 11 Glasgow School of Art fire (FireProtect.me, 2018, <https://www.fireprotect.me.uk/fires2018jan-jun.html>)
- 12 Maryhill Tavern Fire (BBC, 2018, <https://www.bbc.co.uk/news/uk-scotland-glasgow-west-45820387>)
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- 16 All other photos on this page - Buildings At Risk Register 2019 (HES)

Thanks

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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.

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