

# Glasgow's Historic Built Environment: An Updated Snapshot

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April 2019

## Glasgow City Heritage Trust

Conserving, enhancing and promoting  
Glasgow's historic built environment

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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"

## Contents and context



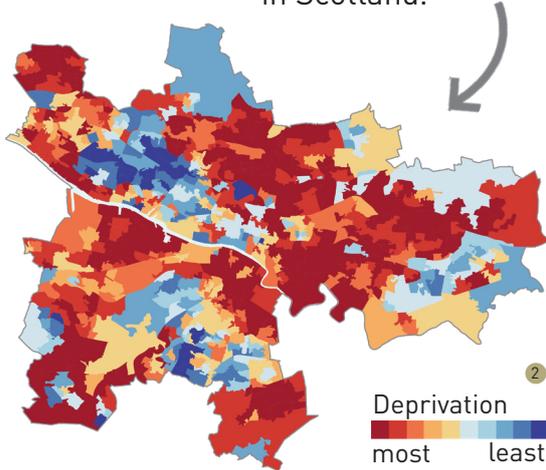
<b>STILL TRUE</b>	<b>p5</b>		
<b>AT-RISK BUILDINGS</b>	<b>p6</b>		
<b>FIRE</b>	<b>p10</b>		
<b>VACANCY</b>	<b>p11</b>		
<b>FUNDING</b>	<b>p14</b>		
		<b>2018 PRIORITIES</b>	<b>p16</b>
		<b>LONELY HEARTS</b>	<b>p19</b>
		<b>THE FORUM</b>	<b>p21</b>
		<b>SOURCES</b>	<b>p24</b>

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



**620,000**  
Approximate population

**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'

**Over 1,800** listed buildings in Glasgow



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

**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"



75%

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

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

### Critical disrepair

**63%**

Pre-1945 homes

**36%**

Post-1945 homes

**60%**

Private rented

**51%**

Owner occupied

**27%**

Social rented

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.



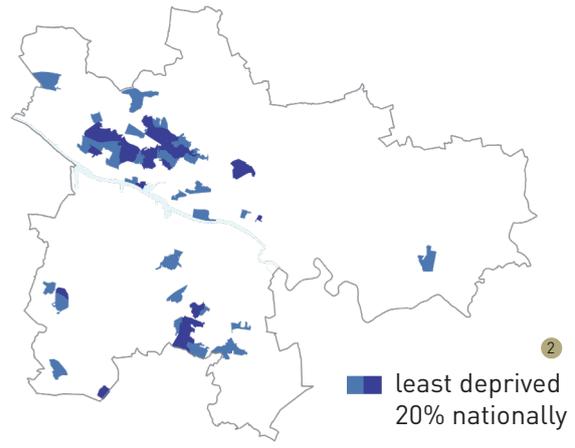
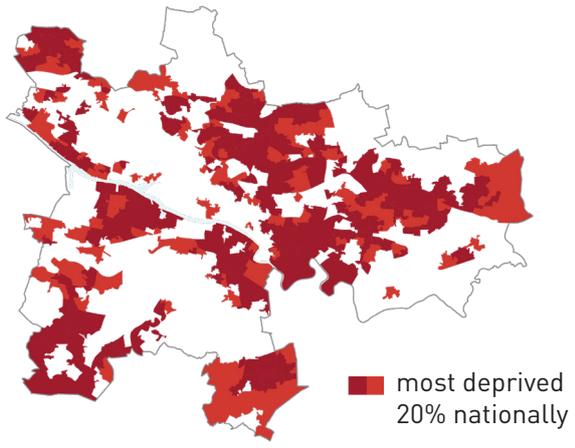
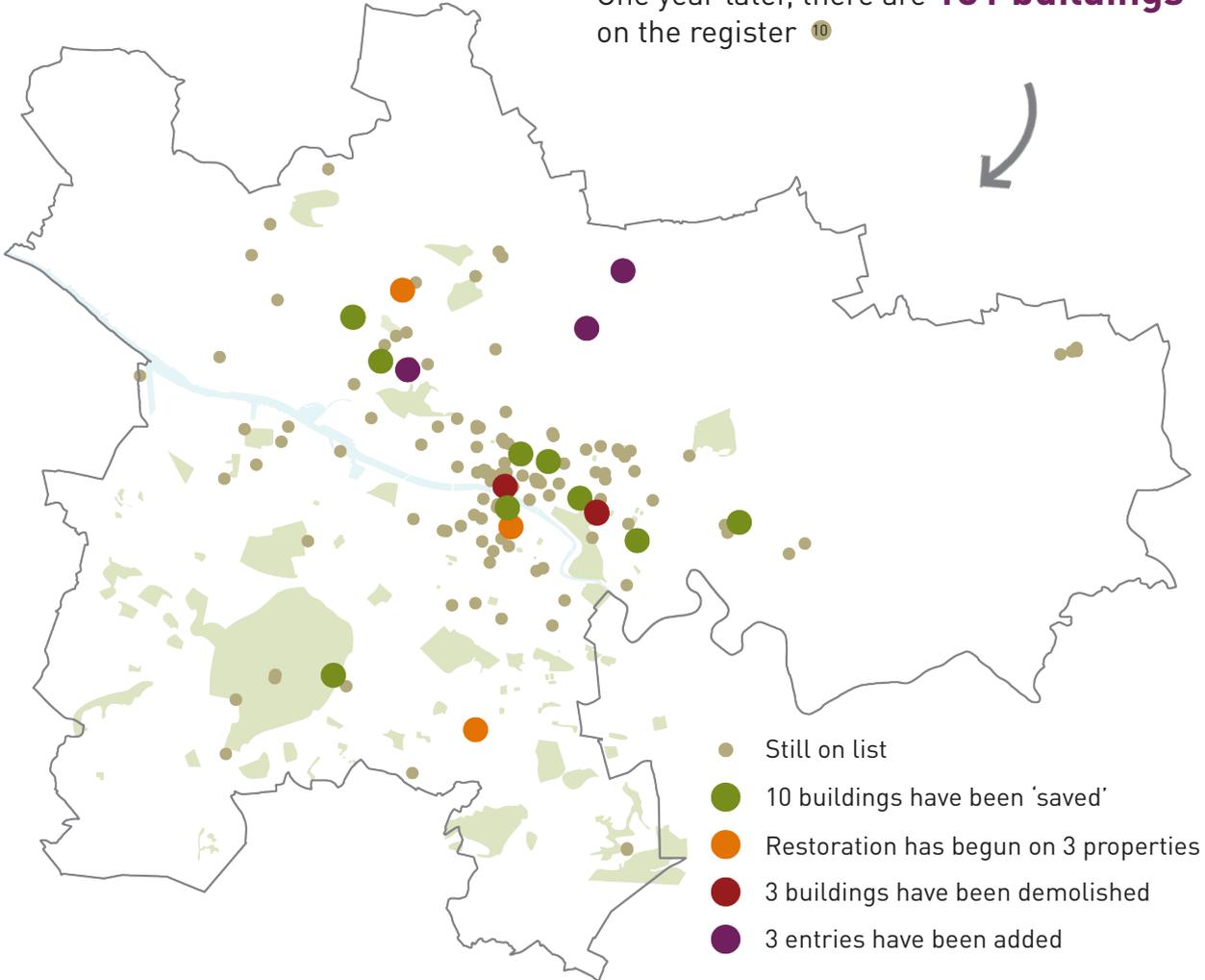
of surveyed construction firms hold **no formal qualifications** relating to work on traditional buildings.

## 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 <sup>11</sup>

One year later, there are **131 buildings** on the register <sup>10</sup>



**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** <sup>11</sup> **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

No change

No change

Restoration planned



**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



**Shettleston Hall**

Extensively fire damaged in 2008. To be converted to housing by Shettleston Housing Association.

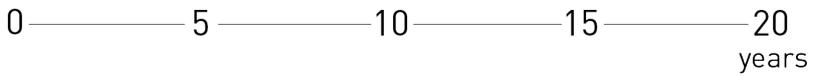
- Shettleston HA
- Vacant since 2012
- Very Poor High 2014
- in 10% most deprived nationally

## AT-RISK BUILDINGS

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

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

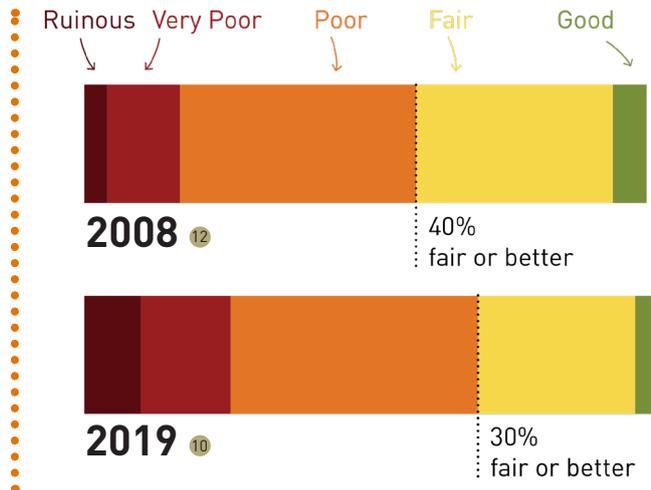
**71 buildings** which were on the register in 2008 are still on the register today<sup>10 12</sup>



↓ 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.<sup>10</sup>

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



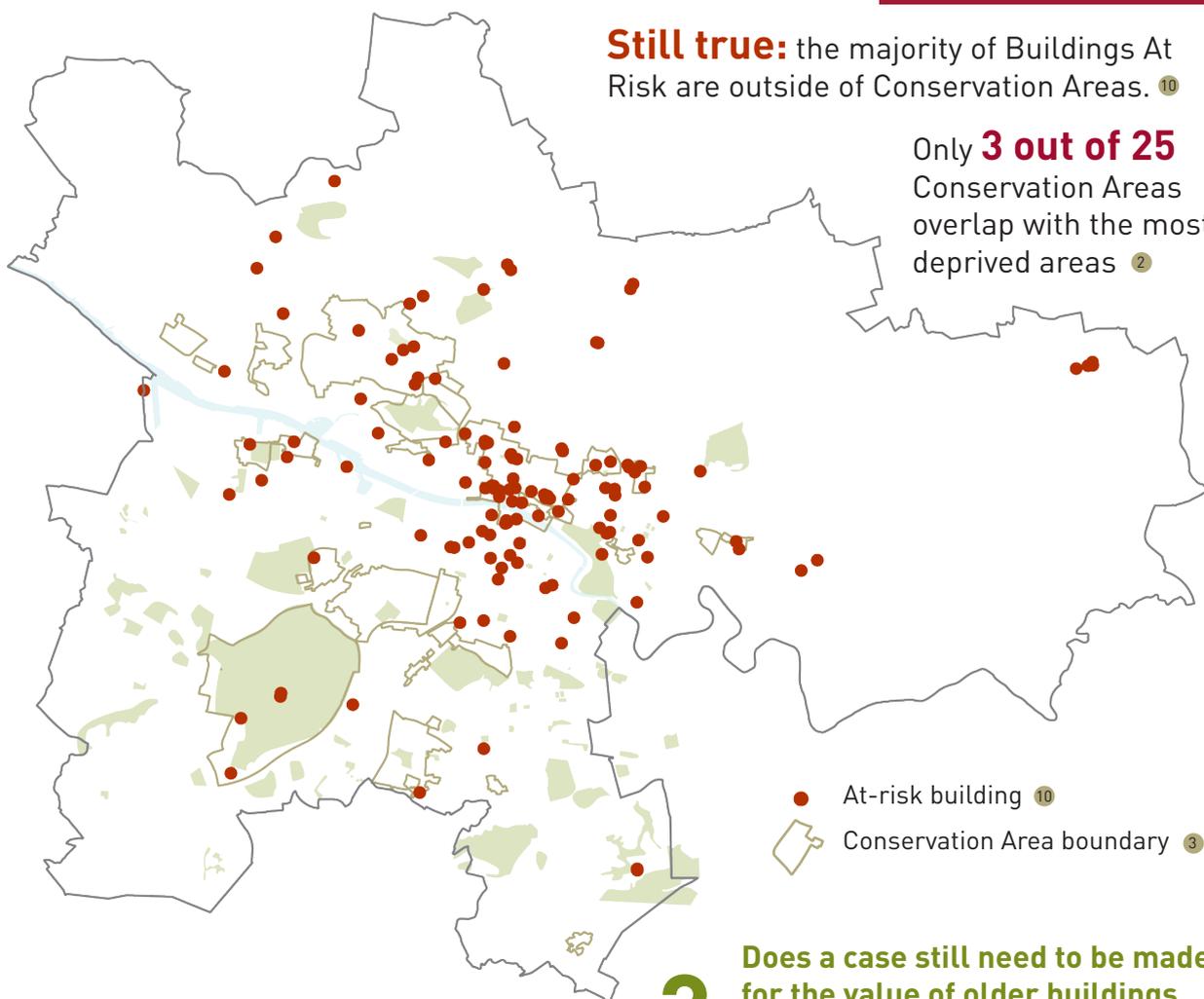
**5** are in areas ranked amongst the **most deprived** nationally



? 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. <sup>10</sup>

Only **3 out of 25** Conservation Areas overlap with the most deprived areas <sup>2</sup>



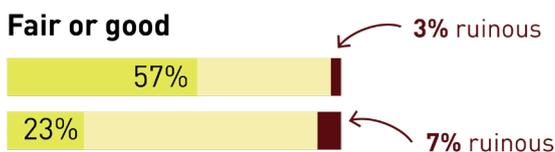
- At-risk building <sup>10</sup>
- Conservation Area boundary <sup>3</sup>



**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 <sup>10</sup>

in Conservation Areas  
outside Conservation Areas



### Focus on...the city centre

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

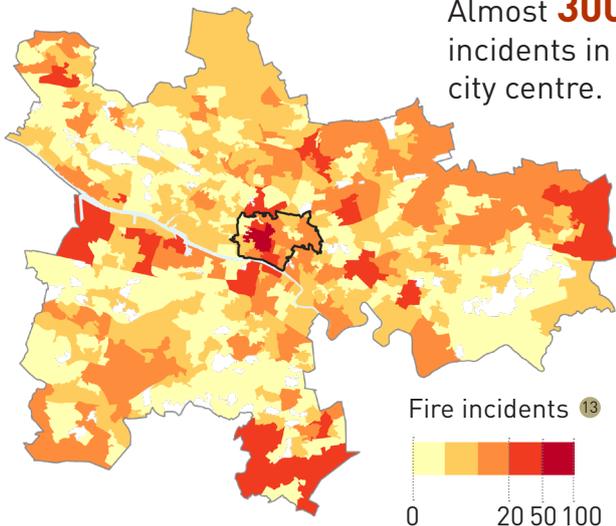
**58%** of buildings in the city centre are in a **Fair** or **Good** condition.



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

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. <sup>13</sup>



**? 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. <sup>14</sup>

**? 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 <sup>15</sup>

**? 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



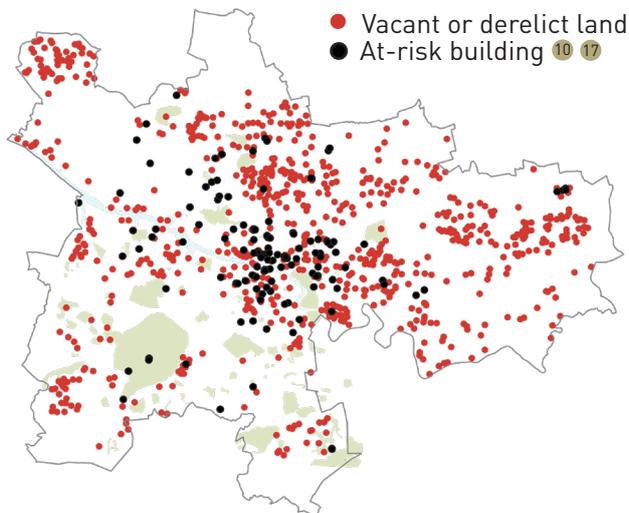
Arson has destroyed several buildings. Built as a Poor Law hospital in 1901, site includes two B-listed and one C-listed building. Derelict since replacement in mid-2000s by new facility on neighbouring site.

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

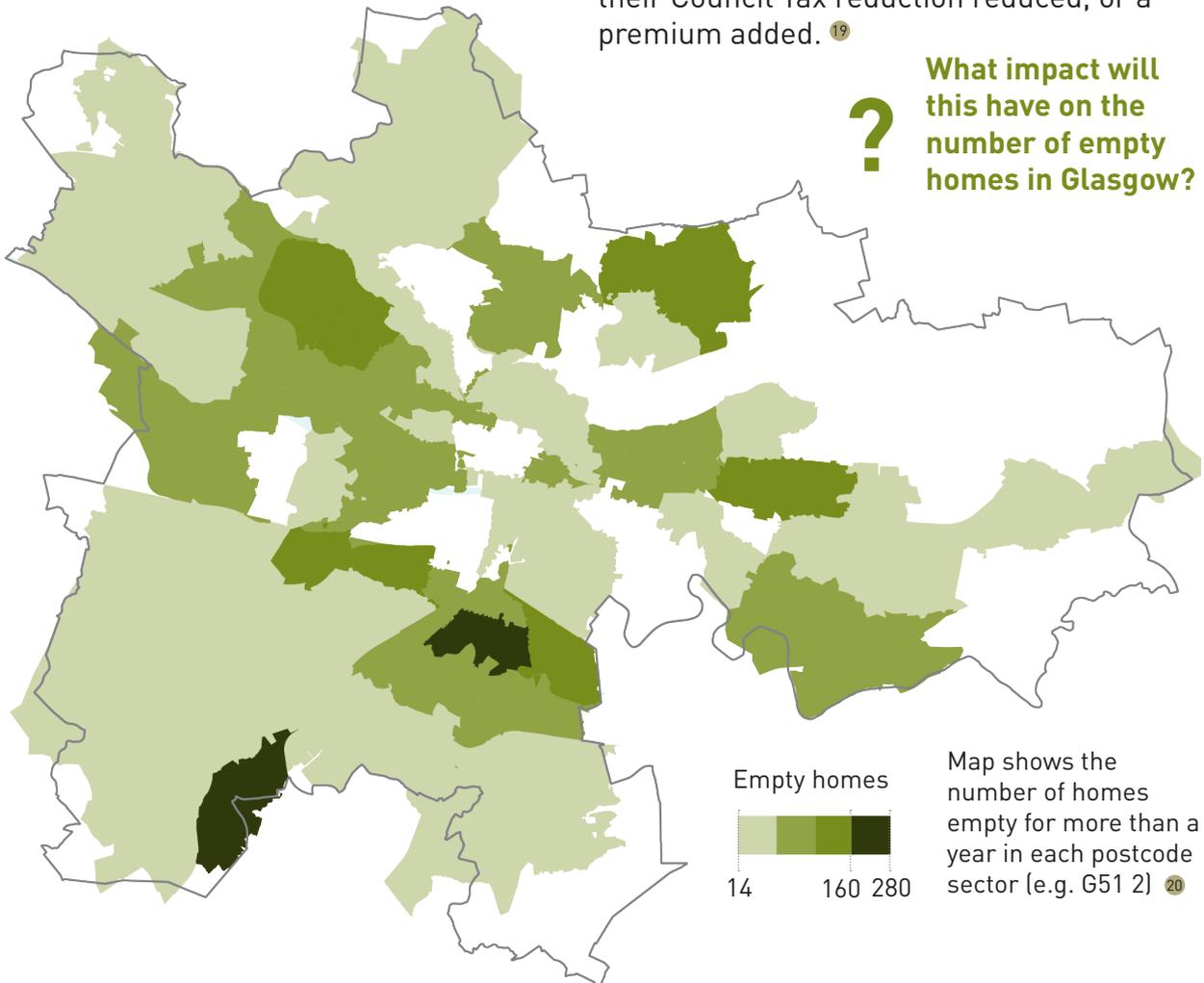
In 2018, there were around **2,600 long-term empty homes** (empty for more than 6 months). <sup>19</sup>

? **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. <sup>19</sup>

? **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?**

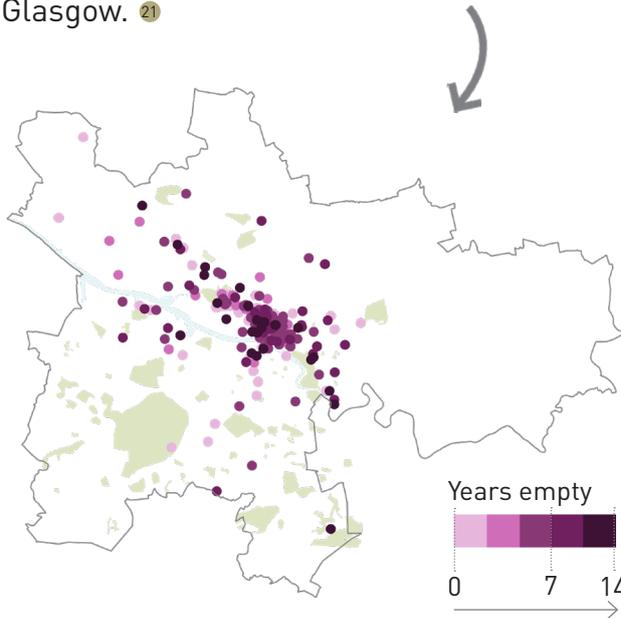
The Glasgow Empty Homes project was supported by a **2-year incubator programme** through the Scottish Empty Homes Partnership.

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. <sup>21</sup>



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



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

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

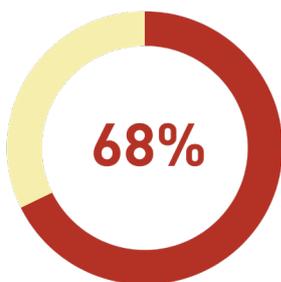
Empty commercial properties get a 10% reduction in business rates after the first 3 months of vacancy.



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

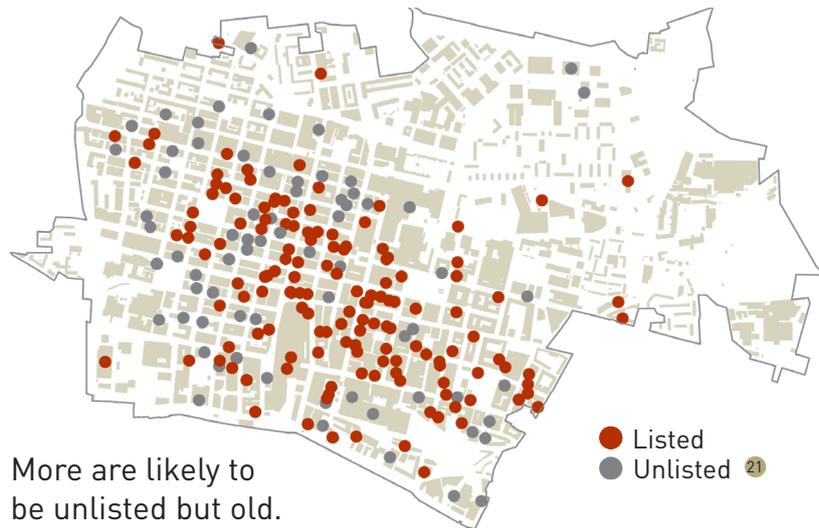
**15%** of vacant commercial premises in the city centre have been vacant for at least 5.5 years. <sup>21</sup>

**Focus on...the city centre**



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

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



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**. <sup>21</sup>

### What's in the law?



**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.

**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.

**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?

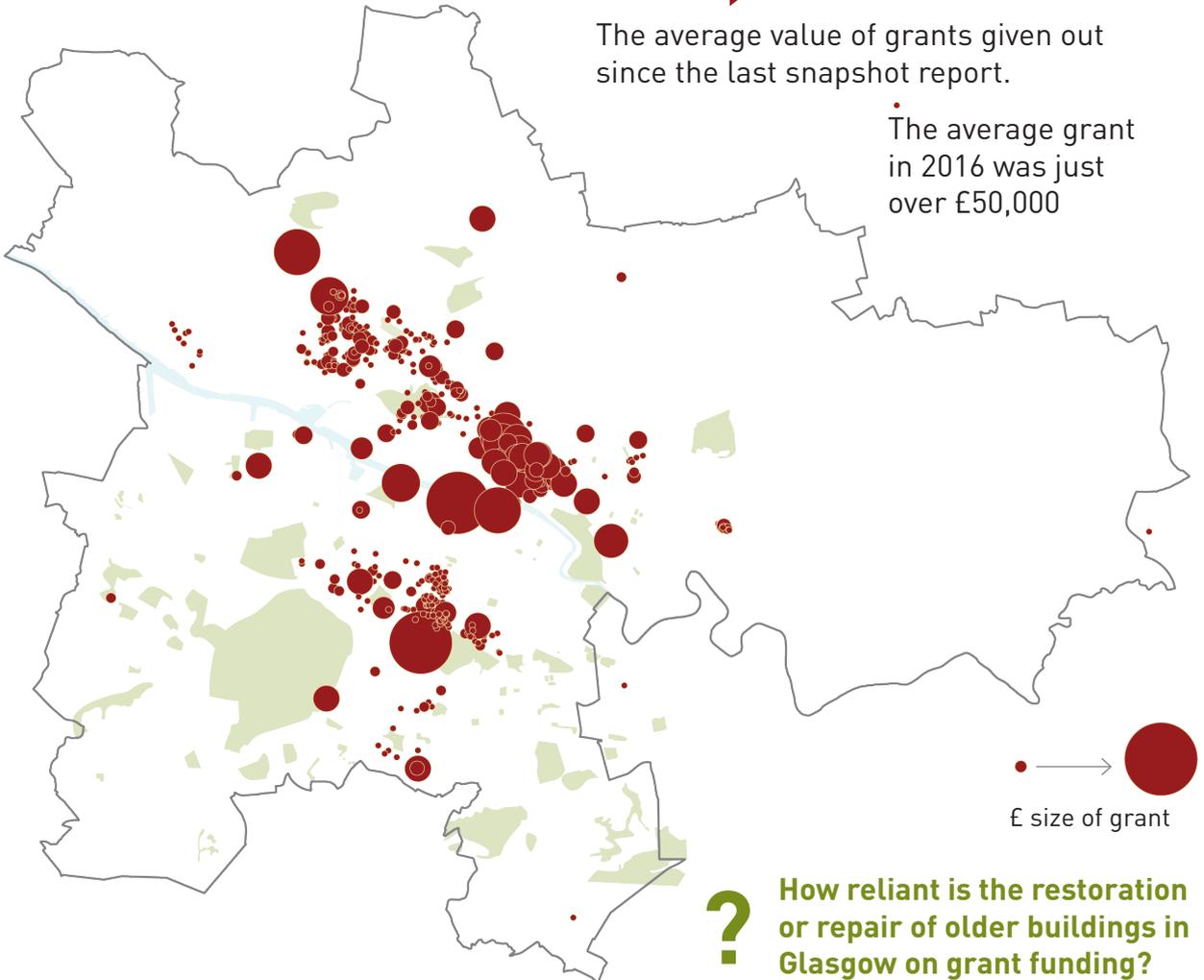
**?**  
Could forcing a change of ownership of at-risk buildings force improvement and investment?

### GCHT grant-giving

**£70,000** <sup>23</sup>

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. <sup>24</sup>

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. <sup>11</sup>

### Anchor Line building

Former headquarters of the Anchor Line dating from 1906.



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.



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)

	FUNDING	
	Ideal?	Glasgow
 Public		
 Private		
 Earned		

**?** 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.



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



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 strategy to manage vacancies **48**

Undertake research to measure the economic and social value of these buildings **54**

Develop a grants scheme to enable temporary uses **62**

Allow local groups to take over buildings and access funding

Revisit the existing Buildings At Risk Toolkit ([www.buildingsatrisk.org.uk/toolkit](http://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



- 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

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

Prioritise retention and reuse of buildings across the whole city.

## 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.**

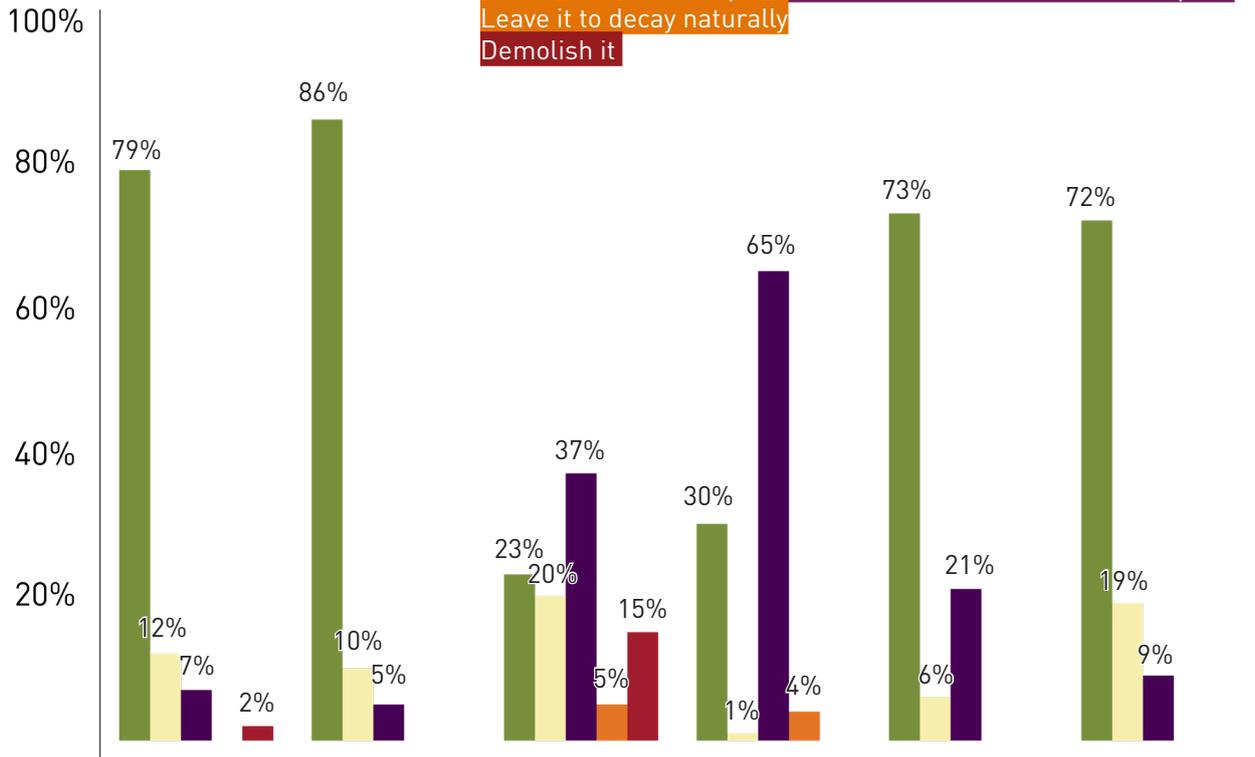
Convert for new uses, whilst preserving its character

Convert for new uses, even if it means making major changes to the original building

Preserve it (for example as a museum) to remind us of our past

Leave it to decay naturally

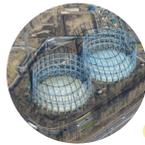
Demolish it



Lion Chambers



217-221 Argyle St



Provanmill Gasworks



Southern Necropolis Gate Lodge



Govanhill Picture House



Glasgow Lead and Colour Works

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?



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

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

LONELY HEARTS

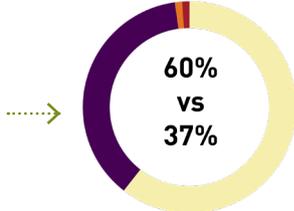
If not that, what then?

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?"

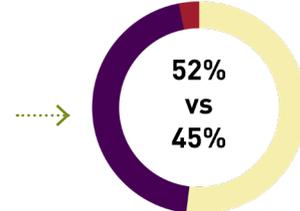
The clear majority choice for these 4 buildings below was to **convert the building to a new use, while preserving its character**. What did these people think was the next best option?



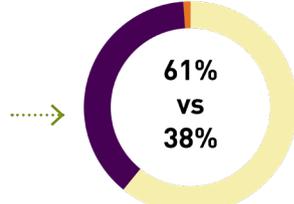
Lion Chambers



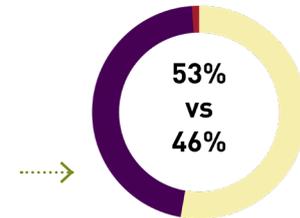
Govanhill Picture House



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.

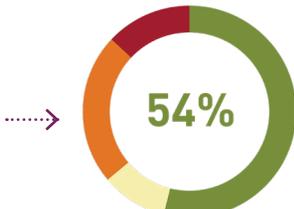
? Which of these options would best serve the needs of local communities outside of the city centre?

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.



Provannmill 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:

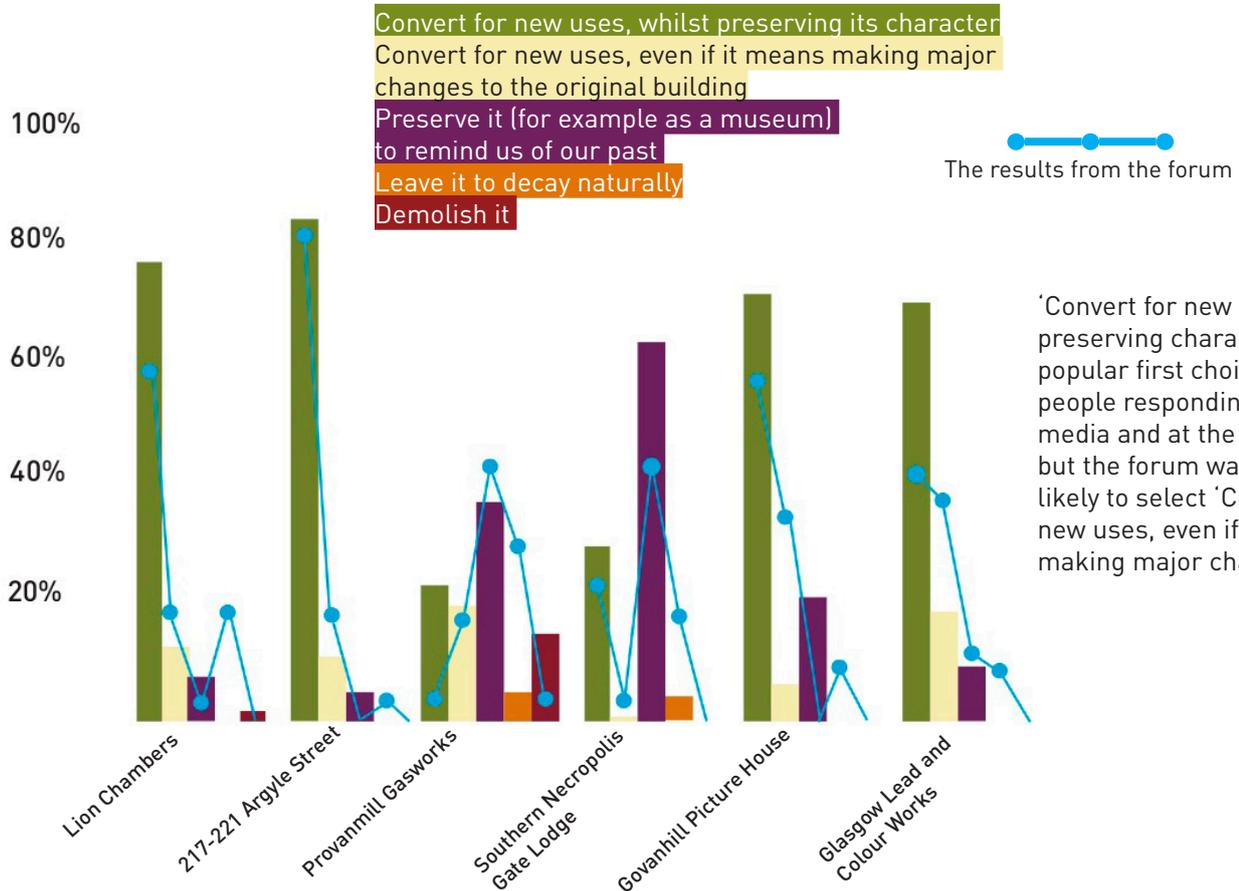
Alexander Thomson Society  
 Angus Council  
 Built Environment Forum Scotland  
 Chris Stewart Group  
 Church of Scotland  
 Community Ownership Support Scotland  
 Fiona Sinclair Architects  
 Glasgow Building Preservation Trust  
 Glasgow City Council  
 Glasgow City Heritage Trust  
 Glasgow's City 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.

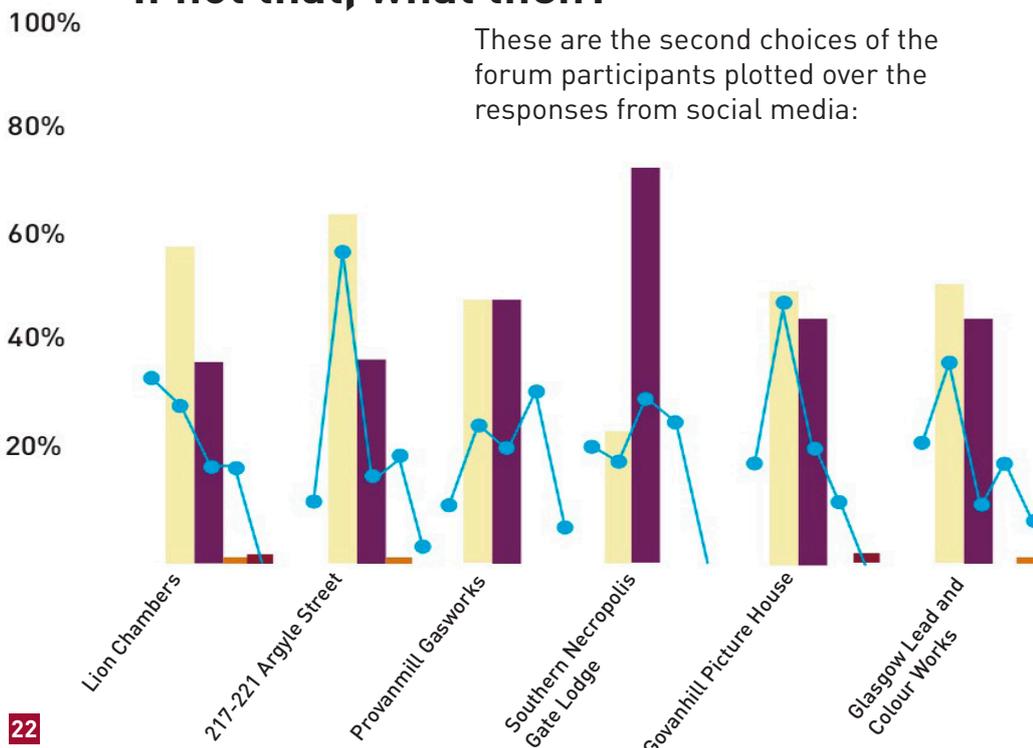
# Lonely Hearts

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.



'Convert for new uses, while preserving character' were popular first choices for people responding on social media and at the forum, but the forum was far more likely to select 'Convert for new uses, even if it means making major changes.'

## If not that, what then?



On social media almost everyone picked 'Convert for new uses, even if it means making major changes' or 'Preserve it' as their second choice, whereas the forum picked a much broader range of answers.

**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](mailto:info@glasgowheritage.org.uk)**

## SOURCES

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  - 2 Scottish Index of Multiple Deprivation 2016 (Scottish Government). This data is licensed under the Open Government Licence v3.0.
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  - 24 The State of Heritage Funding Now Research Report, August 2018 (Commissioned by Arts & Business Scotland)
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- 4 6 15 16 Glasgow City Heritage Trust
- 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>)
- 13 Glasgow Fire: smoke on Sauchiehall Street (Alasdair Clark, 2018, via Flickr <https://tinyurl.com/y5a2auow>)
- 14 Stobhill Hospital Fire (BBC, 2018, <https://www.bbc.co.uk/news/uk-scotland-glasgow-west-45049054>)
- 16 All other photos on this page - Buildings At Risk Register 2019 (HES)

## 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.

Thanks are given to the everyone who has given their time, datasets, opinions and expert knowledge. Special thank you to Isabel Fry (HES-BARR) for providing the updated Buildings At Risk Register data for Glasgow, and Sarah Kettles, Consultant, for her work in preparing the snapshot and facilitating the forum for 2019.

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