

GLASGOW'S LOCAL HOUSING STRATEGY 2017 - 22

# HOUSING CHANGE TIMELINE



GLASGOW'S  
HOUSING  
STRATEGY



## BACKGROUND

**Glasgow has traditionally been characterised by the high proportion of tenement buildings which are the main form of residential development. The tenement was the main dwelling type constructed during the period of industrial development towards the end of the 19th century, but remained so during the expansion of the city from the 1920s to the 1970s.**

The last 40 years of housing planning in Glasgow have been characterised by:

- Conservation of those sandstone tenement blocks which remain in the inner suburbs.
- Providing new forms of housing and alternative tenures to meet changing needs, and
- The gradual renewal and replacement of municipally built rented housing which was originally constructed to address overcrowding and poor quality of many of the original inner suburban tenements.

Housing Plans and Local Housing Strategies produced by Glasgow City Council since the 1980s have sought to set out ways in which the city can conserve and improve the original core tenement stock whilst encouraging regeneration of areas affected by the city's industrial legacy.

This timeline describes some of the key milestones in the city's housing planning and development history which have shaped recent approaches to meeting housing need, directing investment and developing management strategies to ensure the continued sustainability of the city's housing stock and improving the quality of housing as it affects the wellbeing of its residents.



**GLASGOW'S**  
HOUSING  
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## KEY HOUSING MILESTONES AND EVENTS

# 1833

Burgh Police (Scotland) Act enables existing burghs to adopt powers for the provision of paving, lighting, cleansing, watching, supplying with water and improving communities.



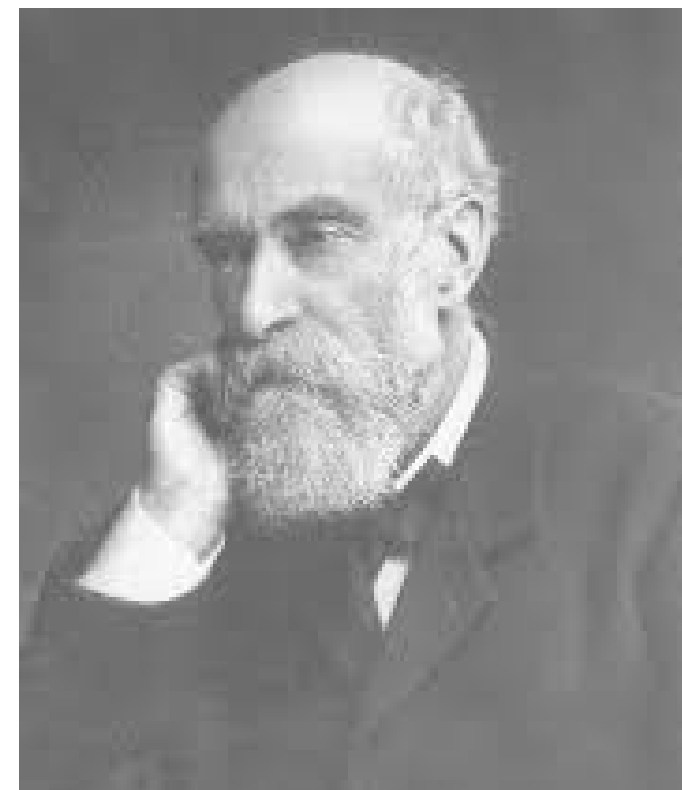
# 1843

Glasgow's population reaches 280,000. Burgh Police Acts introduced to tackle public health nuisance in the historic centre of Glasgow and the first tranche of absorbed burghs such as Anderston, Calton and Gorbals.



# 1862

Glasgow Town Council appoints James Burn Russell as the City's first Medical Officer for Health.



## KEY HOUSING MILESTONES AND EVENTS

# 1866

City Improvement Act - A specific act of parliament passed to allow Glasgow to systematically address severe health issues associated with dangerous and overcrowded tenements.



# 1867

Association of House factors and Property Agents formed.



# 1871

First 'New Model' Lodging House completed at Drygate.



## KEY HOUSING MILESTONES AND EVENTS

# 1891

Police Burghs of Maryhill, Hillhead, Crosshill, Govanhill, Pollokshields, East and Pollokshaws West annexed to Glasgow (Kinning Park annexed 1895)



# 1898

City Improvement Trust clears High Street area and constructs the first not for profit houses for rent.



SALTMARKET 1814

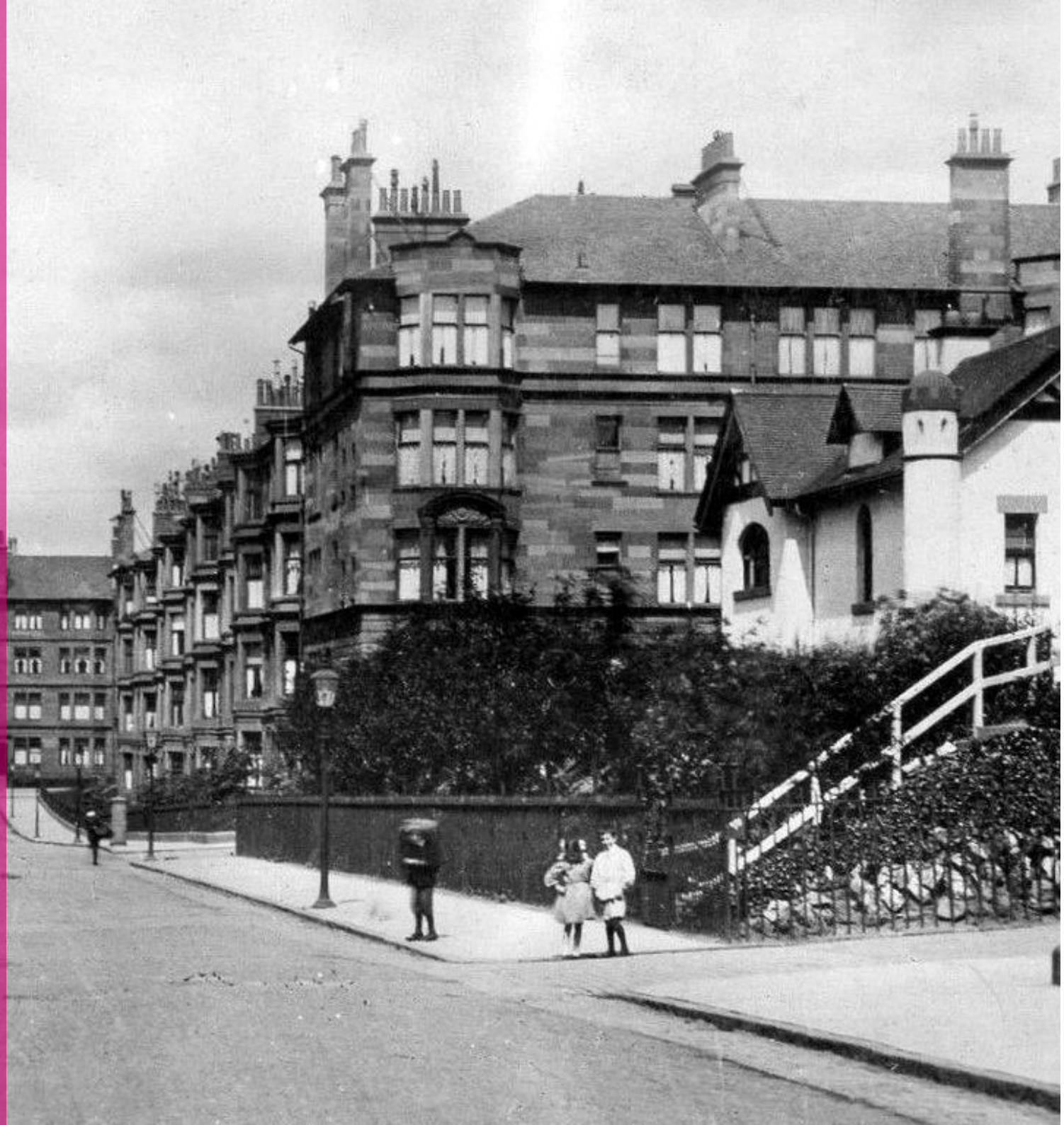
# 1903

Glasgow Corporation assumes responsibilities of the City Improvement Trust.



# 1906/12

New high quality private family tenement  
suburbs built in West and South of city.



## KEY HOUSING MILESTONES AND EVENTS

# 1912

Burghs of Partick and Govan annexed to Glasgow (last of the 9 Police Burghs surrounding Glasgow).



# 1915

Rent strikes in Govan and Partick galvanise opposition to steep rent rises imposed by private landlords during the First World War and pave the way for the introduction of rent controls.



## KEY HOUSING MILESTONES AND EVENTS

# 1919

Housing (for the Working Classes) Act known as “The Addison Act” passed under the slogan “Homes fit for heroes”. Results in first ‘garden suburbs’ - low density housing for rent built and owned by Glasgow Corporation on acquired land in new settlements such as Riddrie, Sandyhills and Knightswood during the 1920s.



# 1920

First Glasgow Corporation new build scheme of 92 dwellings completed at Garngad.



# 1924

Housing (Financial Provisions) Act, 1924 known as the “The Wheatley’ Act” - Introduces higher density flatted and tenement developments which can be built more quickly to meet demand as the population continues to increase and older tenements continue to fall into major disrepair.







# 1939/45

5,500 new dwellings completed during the second world war.



## KEY HOUSING MILESTONES AND EVENTS

# 1938

Glasgow reaches its all-time peak population - 1.13m; Glasgow Corporation now owns and manages 60,000 dwellings.



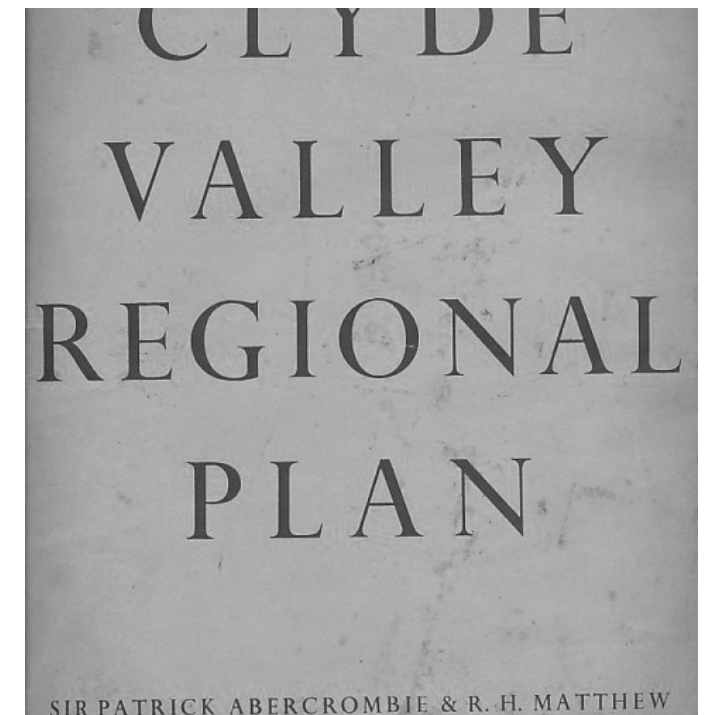
# 1944

Glasgow Corporation ("Bruce") Plan proposes radical high density approach to rehouse entire population within existing boundaries.



# 1946

Clyde Valley ("Abercrombie") Plan proposes relocation of 20% of Glasgow's population to new towns and 'overspill' towns in Central Scotland. Passing of New Towns (Scotland ) Act.



## KEY HOUSING MILESTONES AND EVENTS

# 1947

East Kilbride new town designated.  
Review of (Housing) Operations published. Production of pre-fabricated dwellings and dwellings built using new materials other than brick (Known as “Non-traditional housing”).  
First Scottish Special Housing Association housing scheme completed in Glasgow.



# 1948

Tenement and terraced house construction begins in Pollok – Glasgow’s first “peripheral estate”.



# 1951

First Glasgow City Development Plan produced. Identifies 29 “Comprehensive Development Areas” for wholesale treatment and re-zoning.



## KEY HOUSING MILESTONES AND EVENTS

# 1952

Construction work starts on Drumchapel and Castlemilk - large mainly tenemental estates on the Western and South Eastern edges of the city.



# 1957

Housing and Town Development (Scotland) Act encourages Glasgow residents to migrate to new towns and “overspill” towns. Work starts on Easterhouse - the fourth and final “peripheral estate”.



# 1958

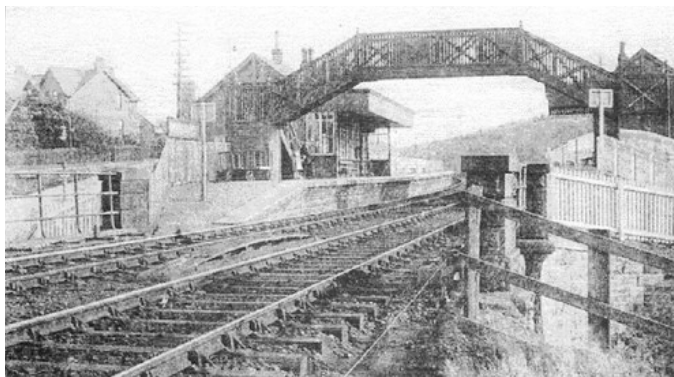
First multi storey blocks completed at Moss Heights, Cardonald; Construction starts on first Comprehensive Development Area at Hutchesontown Gorbals.



## KEY HOUSING MILESTONES AND EVENTS

# 1960

Suburban rail electrification benefits working and occasional commuters from housing close to stations.



# 1961

Council housing accounts for nearly 35% of 328,000 housing stock in the city, but there is a waiting list of 115,000 households and insufficient land to build more. 130,000 private dwellings (40% of original tenement housing) considered to be unfit for human habitation. Calls in Parliament for faster construction of new towns and overspill agreements with other Scottish local authorities. (Glasgow Overspill Parliamentary Debate 1960)



# 1966

"Glasgow's Housing Centenary" Published by Glasgow Corporation to mark 100 years of municipal and state housing provision. Glasgow Corporation stock reaches 126,500 dwellings.



## KEY HOUSING MILESTONES AND EVENTS

# 1968

“Great Glasgow storm” January 1968. 9 fatalities; 54 collapsed or dangerous buildings; 5,000 seriously damaged private tenements.

Catalyst which prompted action to deal more comprehensively with major repairs to pre 1919 tenements.



# 1969

Housing (Scotland) Act – Legal application of Tolerable Standard: Introduces duty of local authorities to demolish or bring properties up to a reasonable standard.



# 1974

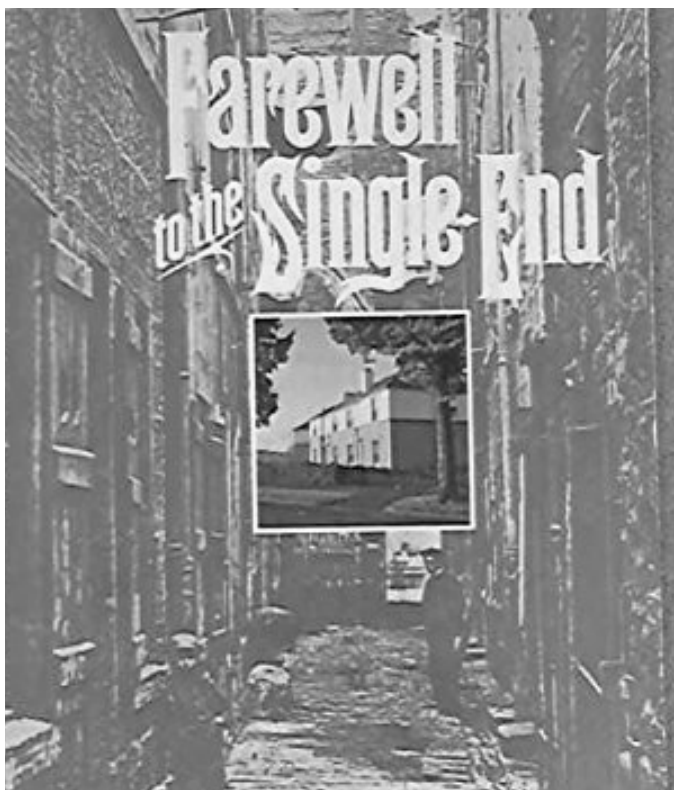
Housing (Scotland) Act 1974. Community based housing associations start being formed in every original inner city tenement suburb; work starts on a series of designated tenement blocks with more than 50% of stock assessed as being Below the Tolerable Standard (BTS) focussing on elimination of “single end” dwellings to create larger dwellings with standard amenities, to upgrade common areas and rehouse displaced households locally (“Comprehensive Treatment and Improvement”). Housing Associations become landlords and property factors in the rehabilitated tenement blocks.



## KEY HOUSING MILESTONES AND EVENTS

# 1976

Farewell to the Single End: A History of Glasgow's Corporation Housing 1866 -1975 published.



# 1977

Housing (Homeless Persons) Act 1977. Led to establishment of first Homeless Persons Unit in Scotland.

First Tenant Management Co-operative established in Summerston.

Housing Plan 1 published.



# 1978

Construction of last major Council house building scheme at Darnley halted. Co-incides with Planning Department Report on future of peripheral estates. New comprehensive Housing Department formed which assumes responsibility for preparation of Housing Plans.



## KEY HOUSING MILESTONES AND EVENTS

# 1980

Tenants' Rights, Etc. (Scotland) Act 1980. Introduces Right to Buy for Council tenants and leads to far reaching consequences for the future viability of municipal housing in the city.

Housing associations begin to build new housing on gap sites and also special needs housing.



# 1981

Start of Rehabilitation for Sale and Improvement for Sale schemes. Merchant City identified as area for growth of owner occupation through conversion of warehouses and new build on vacant sites.

Private rented sector at lowest point in city's history. (4% of total housing stock).





A black and white photograph of a tenement courtyard. In the foreground, a young girl with blonde hair, wearing a light-colored, patterned dress and dark shoes, stands on a gravel path, looking towards the camera with her hand near her face. The courtyard is enclosed by a brick wall on the right and a wooden fence on the left. In the background, there are several rows of multi-story tenement buildings with many windows. The sky is overcast.

# 1983/86

Major programme of private housing sector repair work. Owner occupied tenements benefit from major common repair works, stonecleaning and backcourt redesign and refurbishment.

New Par Value co-operatives established in Pollok, Drumchapel, Barlanark and Castlemilk. First stock transfers.

## KEY HOUSING MILESTONES AND EVENTS

# 1986

'Grieve Report' of enquiry into housing in Glasgow chaired by Professor Sir Robert Grieve published.



# 1987

"New Life for Urban Scotland". Castlemilk designated as scheme for Glasgow. Results in major rehabilitation of existing stock and consolidation of role of housing associations in meeting local housing need. Glasgow hosts International Housing Conference "Cities in Partnership" in conjunction with Glasgow and Strathclyde Universities. Opened by the Duke of Edinburgh with speakers and delegates from the United States, Scandinavia, Netherlands, Germany and France.



# 1989

Scottish Homes formed - promotes and funds further stock transfer to community based housing associations in peripheral estates and Roystonhill.



## KEY HOUSING MILESTONES AND EVENTS

# 1992

Housing Plan for the 1990s published - Introduces proposals for new investment priorities and expansion of Area Renewal to encourage owner occupation in the city.



# 1996

Rutherglen and Cambuslang housing stock of 10,000 dwellings transfers to South Lanarkshire Council as part of local government re-organisation.



# 1998

Total Council properties lost through right to buy stands at over 25,000, mostly in highest demand/ low density suburbs. Outstanding loan debt on properties built by Glasgow Corporation stands at £1.6bn. Feasibility study commissioned into formation of a new Housing Trust to address debt, set up new funding arrangements, speed up the improvements programme and regenerate deprived estates.



## KEY HOUSING MILESTONES AND EVENTS

# 1999

Council welcomes Kosovan refugees and signs agreement with UK Government to provide temporary accommodation for asylum seekers.



# 2000

Glasgow Housing Association formed.



# 2001

Housing (Scotland) Act 2001. New system of Local Housing Strategies to replace Housing Plans introduced.

Glasgow's population falls to 578,000.



## KEY HOUSING MILESTONES AND EVENTS

# 2003

Whole stock transfer from Glasgow City Council to Glasgow Housing Association completed. Council assumes responsibility for Development Funding Grant to Housing Associations in Glasgow. First Local Housing Strategy published.

Glasgow City Plan 1 published.



# 2006

Housing (Scotland) Act 2006 repeals Comprehensive Treatment (Housing Action Areas) regime. Scottish Government abolishes direct "ring fenced" grant and introduces a new approach to common property maintenance including duty to provide advice for homeowners.



# 2008

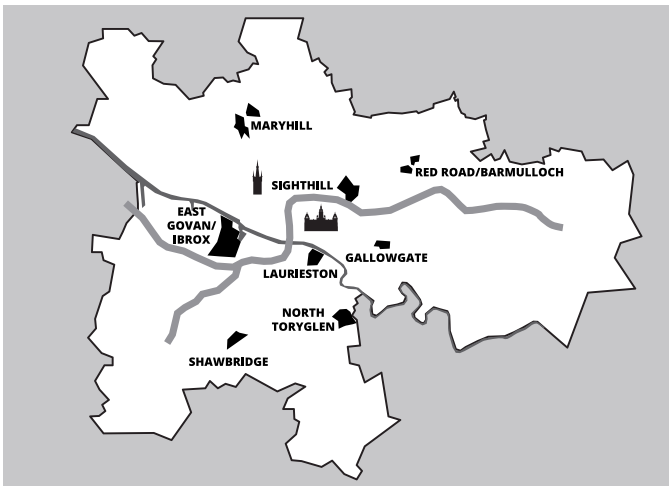
UK "Credit crunch" impacts adversely on pace of new build for ownership in city. Affordable Warmth schemes identified across city.



## KEY HOUSING MILESTONES AND EVENTS

# 2009

Eight new Transformational Regeneration Areas formally established through partnership between Glasgow City Council and Glasgow Housing Association (Transforming Communities: Glasgow).



# 2011

Glasgow's Local Housing Strategy 2011–2016 published. Census shows Glasgow's population has risen again to just over 593,000.



Glasgow's Housing Strategy

# 2012

Final tranche of planned second stage transfers of Glasgow Housing Association Stock completed. Leaves a balance of some 40,000 former City Council dwellings with Glasgow Housing Association which becomes a subsidiary of the new Wheatley Housing Group.



## KEY HOUSING MILESTONES AND EVENTS

# 2013

Renewed growth in private rented sector housing which now accounts for 18% of city housing stock.

	1975	2007	2015
Owner Occupation	25%	50%	44%
Private Rented Housing	5%	9.5%	20%
Social Rented Housing	70%	40.5%	36%

# 2014

Commonwealth Games Village at Dalmarnock converted to mix of ownership and social renting. Housing (Scotland) Act 2014 - Repeal of Right to Buy legislation. Glasgow Factoring Commission report published (Under One Roof Website launched 2016).



LEGACY 2014  
XX COMMONWEALTH GAMES  
GLASGOW

# 2015

Transformational Regeneration Areas: Sighthill Masterplan established.



Affordable Housing Supply Programme (Transfer of Development Funding) £965.4m spent since 2003. Over 13,500 new build and rehabilitations completed.

