

# CROSS PARTY GROUP on ARCHITECTURE and the BUILT ENVIRONMENT

Notes of Meeting  
“Tenement Maintenance and Repair”  
*In Collaboration with BEFS*

Meeting on 6<sup>th</sup> March 2018, 6pm  
Committee Room 1  
The Scottish Parliament

**Present:**

| First Name | Surname     | Organisation                    |
|------------|-------------|---------------------------------|
| Scott      | Abercrombie |                                 |
| Reem       | Alkayyem    |                                 |
| Keith      | Baker       | Glasgow Caledonian University   |
| Jamie      | Baker       | East Lothian Council            |
| Joan M     | Beattie     |                                 |
| Carolyn    | Beaumont    | Christopher Dinnis Associates   |
| Peter      | Burgess     | Burgess Adams                   |
| Barbara    | Cummins     | Historic Environment Scotland   |
| Jocelyn    | Cunliffe    | Gray, Marshall and Associates   |
| Nick       | Domminney   | Hoskins Architects              |
| Hew        | Edgar       | RICS                            |
| Kelly      | Forbes      | ICE                             |
| Scott      | Geekie      | Linsays                         |
| David      | Gibbon      | Tenement Action Group           |
| Michael    | Goodger     |                                 |
| Ian        | Gordon      | Architecture and Partners llp   |
| Beverly    | Green       | Fife Council                    |
| Richard    | Groom       | Stirling City Heritage Trust    |
| Andrew     | Haley       | Paul Hogarth                    |
| Alastair   | Hamilton    | Fife Council                    |
| Stewart    | Henderson   | RIAS                            |
| Ron        | Jamieson    |                                 |
| David      | Lawson      | Forthside Properties            |
| Euan       | Leitch      | BEFS                            |
| Ailsa      | Macfarlane  | BEFS                            |
| Ben        | Macpherson  | MSP                             |
| John       | Mason       | MSP                             |
| Ian        | Masterman   |                                 |
| Ian        | McKee       | GLM                             |
| Alison     | McDiarmid   | Penny Land Consulting           |
| Craig      | McLaren     | RTPI                            |
| Niall      | Murphy      | Glasgow Heritage                |
| Gordon     | Nelson      | Federation of Master Builders   |
| Sam        | Patterson   | Glasgow Institute of Architects |
| Graeme     | Purves      |                                 |

|          |           |   |
|----------|-----------|---|
| Gavin    | Reilly    | EBS Construction                            |
| Memory   | Ren       |   |
| Peter    | Riddoch   |   |
| Douglas  | Robertson | University of Stirling                      |
| Tavish   | Scott     | MSP   |
| Linda    | Shetabi   | Glasgow University                          |
| David    | Sinclair  |   |
| Clare    | Sorensen  | Historic Environment Scotland               |
| Karen    | Stevenson | RIAS  |
| David    | Stewart   | Scottish Federation of Housing Associations |
| Charles  | Strang    |   |
| Myles    | Thompson  | Aecom                                       |
| Kirsteen | Thomson   |   |
| Honor    | Thomson   | WT Architects                               |
| Jackie   | Timmons   | City of Edinburgh Council                   |
| Tom      | Young     |   |

#### Apologies:

| First Name | Surname      | Organisation                        |
|------------|--------------|-------------------------------------|
| Nick       | Allan        | RICS Scotland Board                 |
| Kisten     | Carter McKee | University of Edinburgh             |
| James      | Chapman      | R James Chapman Architect           |
| Kenneth    | Ferguson     |                                     |
| Giorgi     | Gvazava      |                                     |
| Jacq       | Kelly        | Registers of Scotland               |
| Sonya      | Linskaill    | Stirling City Heritage Trust        |
| Anne       | McChlery     | Glasgow Building Preservation Trust |
| Gavin      | Mowat        | Scottish Land and Estates           |
| Bill       | Pagan        |                                     |
| Rob        | Pedersen     | Dundee City Council                 |
| Lucy       | Schofield    |                                     |

#### Welcome

Mr Tavish Scott MSP welcomed the speakers and all those in attendance and handed over to Euan Leitch from BEFS to introduce the topic for discussion, *Tenement Maintenance and Repair*. Euan updated the meeting with some context to the topic. He noted that this discussion comes at a time when the Stirling pilot health check study is coming to an end which has highlighted crucial issues around shared maintenance. The fact that these issues are not exclusive to traditional buildings and pose challenges for a range of stakeholder. Ben McPherson MSP has spoken on these issues and will be leading an action group to bring some traction to discussions around legislative change. All of the speakers will share their personal and professional experiences around shared property and maintenance.

#### 4. The Group welcomed David Gibbon MRICS MCABE, Tenement Action Group

David outlined his background and interest in tenement improvement from both a personal and private perspective.

He noted key events that have shaped the context to what he calls 'disrepair'. From Jim Johnson's house, the pioneer of tenement improvements, through the 1968 storm in Glasgow, which resulted in a rolling programme of tenement repair; to tolerable standards and high rise flats solutions in the 1950's and 60's; to gentrification and improvements that have fallen into disrepair. In conclusion

David proposed a number of mechanisms for further consideration in relation to this concept of disrepair including standards for private rented stock, a review of common repairs and more focus on the vested interests, owner associations/ factors/ landlord registration, for example.

#### **5. Professor Douglas Robertson, Tenement Action Group**

Professor Robertson outlined that the mission statement of the Tenement Action Group (which involves individuals, housing experts, lawyers and the owners themselves) is to establish a good understanding, best practice and management and maintenance of properties.

Douglas believed that there is already too much legislation that has not worked. He called into question the priority for creating all the new housing stock while we have existing housing stock that is falling apart. He noted concern that repairs don't have enough of an impact on housing prices. In what he believes is a Scotland wide problem, the system for enabling owners to act is fraught with hurdles and considers that some simple legislation could be the answer. He cited the case for primary legislation in Ireland as a good example. His desired outcomes would be that shared properties are better maintained and therefore holding their value; the inspection in the home report should form part of the evaluation of the property and; owners associations should be essential and enforced by law.

#### **6. The Group welcomed Beverley Green, Fife Council**

Beverley outlined her role with the Fife Council Public housing teams. She explained their statutory obligations and enforcement powers. Resourcing and departmental coordination prevented them focussing on an agenda for planned maintenance improvements. Working alongside other organisations such as Under One Roof and the CARS programmes however, could bring better results and allow local authority departments to work together.

#### **7. Discussion**

The discussion concluded that any solutions will be realised over a long period, likely 10-15 years. Some ideas and quick fixes were discussed that could be tested between now and the next election, and that progress should be reported back to this group. These ideas included:

- It should be compulsory to have associations or factors of shared buildings and that they should have bank accounts.
- As part of the HMO application you should have to demonstrate you are part of a common scheme.
- Sharing of names and contact details should not require legislation change and local authorities should be able to share.
- Scottish Government could set up a standardised product for common owners.
- The home report could be a useful starting point to identify disrepair, i.e. buyer beware - inaction of neighbours.

#### **8. Date of Next Meeting**

5<sup>th</sup> June 2018 on Landscape (in collaboration with the Landscape Institute Scotland)

The Group is supported by:

**Royal Incorporation of Architects in Scotland**  
**Royal Town Planning Institute**