

Representation Against HMO Application for Student Accommodation on Ruchill Street

Introduction:

We, Ann McGinley, Anthony Reid, Joanne Clarke, Marylin Jackson, Lynsey Parker, Theresa and Jim Ryan, Vikas Marwaha, local residents of Ruchill, as well as Brian Land, Shona Thomson, Maureen Cox and Cllr Fiona Higgins (Ruchill Community Council) are writing to formally object to the application for a House of Multiple Occupation (HMO) license at The Quadrangle, 59 Ruchill Street, Glasgow, G20 9PX. We believe granting this application would have significant negative impacts on the local community, and we wish to outline the reasons for our objection in detail.

Grounds for Objection:

1. **Overconcentration of HMOs in the Area:** The local Canal ward area already has a high concentration of HMOs, particularly student accommodation. Granting this application would exacerbate this issue, leading to an imbalance in the local housing market. This concentration is detrimental to the social cohesion of the neighbourhood, as it reduces the availability of family homes and disrupts the established residential character of the area.

Supporting Evidence:

The University Court has 167 current licenses within the Canal ward resulting in a total student occupancy of 1166. Highland Assets Limited have 70 current licenses with the registered landlord Homes for Students Limited within the Canal ward resulting in a total student occupancy of 400 ([House in Multiple Occupation Register 13 March 2025](#)).

2. **Community stability and social impact:** There is a concentration of deprivation in the Canal ward, and we are faced with associated challenges such as high crime rate, low home ownership and transient student population which leads to instability in the community. As short term tenancies often result in lack of long-term investment from tenants in local improvements or community engagement leading to a reduction in social cohesion and weakened already stretch support networks.

The Canal Ward is ranked first in the multi-member ward analysis for having the largest share of the 20% most deprived data zones in Scotland ([the Scottish Index of Multiple Deprivation \(SIMD\)](#)). Based on total crime rate per 1000 population in each ward for the year 2022, the Canal ward is in the band representing the highest crime rate per 1000 ([108.2 crimes per 1000](#)). [According to the Scottish Census 2022](#) 7052 out of 12796 households in the Ward area are (55%) socially rented with only 4173 (33%) households owned. There is a lack of affordable rental properties in the area, which we had initially been told that the LARS redevelopment was going to address

3. [Glasgow's Local Housing Strategy \(2023-2028\)](#): Priority 1: deliver more homes and great places that reduce poverty and inequality and increase opportunity and prosperity for all. A target of 80% of homes approved through the Affordable Housing Supply Programme will be social rented homes.

In the Canal ward x amount of houses have been built, (https://www.glasgow.gov.uk/media/15690/Housing-Land-Audit-2024/pdf/Housing_Land_Audit_March_2024.pdf?m=1733406423333), of these, x amount have been to buy, and x have been for social housing. For the statistics, please follow the link above. We have a waiting list of XX for social housing in the Canal ward. Glasgow Council should be encouraging the housing sector to provision for local affordable housing, especially in areas of high deprivation

rather than supporting the profiteering of higher education ([Armstrong, 2023](#)). A recent cross-party report suggests that currently approved Purpose Built Student Accommodation developments (4846 additional beds in next 2 years) have eased the current pressure for student rentals in Glasgow ([Campbell et al., 2024](#)) and [since the peak of students attending the University of Glasgow in 2021](#), numbers are declining, [particularly for international students](#). There is a need in our community for affordable rented accommodation, there is no need for student housing.

For the reasons outlined above, we respectfully request that the council reject the application for the HMO license at 59 Ruchill Street, Glasgow, G20 9PX. The over concentration of HMOs in the area, the potential for increased strain on local resources, the negative impact on the social fabric of the neighbourhood, and the safety concerns raised make this proposal unsuitable for approval. We trust that the council will carefully consider these objections in the decision-making process.

We would be happy to discuss any of these concerns in further detail.

Yours sincerely,

Ann McGinley
Chairperson, Ruchill Community Council

Tel: 0141 474 9954

TO MAKE AN OBJECTION

<https://www.glasgow.gov.uk/article/1095/Make-an-Objection-or-Representation>

By visiting this link you will be taken directly to the Glasgow City Council Objection page. You can email them your objection by pressing the email at the top of that page or you can write to them.

You can relate to the letter which has all the information you need to 'specify the nature of the objection'

How do I submit my objection or representation?

Your objection or representation must:-

- set out your name and contact details;
 - clearly specify the nature of the objection or representation; and
 - state the address of the premises or reference number for the application.
- Anonymous objections or representations will not be considered.

Your objection or representation can be posted or hand delivered to:

The Clerk
City of Glasgow Licensing Board
City Chambers
George Square
Glasgow G2 1DU

Alternatively, you can email your objection or representation