

# BID TO BRING HIGH STREET SITE BACK TO LIFE MOVES FORWARD WITH £200M PROPOSAL

04 JANUARY 2018

- **Get Living submits planning for new 7.5 acre city centre neighbourhood**

- **More than 700 rental homes and new tree-lined public space proposed**

Plans to transform Glasgow's High Street area, by investing £200m in a new 7.5 acre residential neighbourhood of more than 700 homes for rent, have been submitted to Glasgow City Council.

In addition to 727 new build-to-rent homes on the site behind High Street rail station, the application proposes a new public square, as well as 99 student studios and circa 3,365sqm of retail, leisure, food, drink and commercial business space. For the first time, the area will be opened up through new tree-lined access routes, connecting the Merchant City through High Street and into the East End.

The area was the original location of Glasgow University, the Hunterian Museum and later became the goods yard of the City of Glasgow Union Railway Company. The Molendinar Burn, the original freshwater source upon which Glasgow was founded, also passes underneath the site. However, other than a small section currently used as a car park, it has lain empty and derelict for many years.

The bold new vision to bring the site back to life has been put together by Get Living, the UK's leading large scale residential investor and owner-operator of the former London 2012 Athletes' Village, now known as East Village. The multi-million pound investment in Glasgow is the company's first venture outside of London.

Following public consultations with the local community, the outline planning consent granted to the previous site owner has been reconfigured to create a truly residential-led and green neighbourhood, including new public amenities and access routes.

Glasgow-based architects Stellan-Brand, who have worked on major development projects in the city including the 2014 Commonwealth Games Athletes' Village and Tron Theatre, drew up the plans alongside international design practice Martha Schwartz Partners (MSP) to create inspiring and sustainable public areas through the site.

Get Living is the most established operator in the UK's Build to Rent sector and currently rents more than 1,900 homes across two London neighbourhoods; East Village E20 and Elephant Central in Elephant and Castle. Build-to-Rent homes are designed specifically for renting and are professionally managed. Build to Rent neighbourhoods can help alleviate housing shortages in city centres, with properties typically brought to the market and occupied more quickly than for-sale developments.



“

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Executive Deputy Chairman

**Rick de Blaby, Executive Deputy Chairman, Get Living said:**

*"The housing shortage in the UK needs no introduction and we know from our own research that there is a demand for high quality and professionally-managed rental homes in safe, well-maintained neighbourhoods.*

*"Our £200million proposal is a significant investment for Get Living and commits us fully to the long-term growth and success of Glasgow. Our role will see us working alongside the Council and its own ambitious plans for the city, alongside businesses that need to recruit and retain staff and most importantly for the people of Glasgow to deliver great homes set within new public spaces.*

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**Get Living CEO, Neil Young, added:**

*"We believe this new neighbourhood at High Street will be an ideal fit for this part of the city and bring this currently invisible site back to life.*

*"People who want to live and work in central Glasgow, from NHS employees, IT and financial services specialists to university staff, will be able to rent a home with award-winning customer service, from a landlord they can call on seven days a week. Residents and the neighbouring community will also have a diverse range of retail, commercial and leisure outlets right on their doorstep that will complement the existing High Street area.*

*"We commit to our neighbourhoods for the long term, building vibrant, safe and well-managed places to live. More than 3,000 people now rent from us in East Village and, since we launched in 2013, we've helped foster a strong sense of community by supporting independent retailers, funding grassroots clubs and hosting free events. We are committed to bringing this neighbourhood-focused approach to Glasgow."*

Subject to planning consent being granted, work on site would start in late 2018.

For more information or image requests please contact Graeme Cleland at Big Partnership on **0131 557 5252** or **graeme.cleland@bigpartnership.co.uk**

## Notes to Editors

### About Get Living

Get Living is a multi-award winning pioneer in the UK's build-to-rent sector, offering a new way of renting in safe, vibrant and well-managed city neighbourhoods.

Get Living provide homes for more than 3,000 people in 1,800 homes across East Village, the former London 2012 Athletes' Village, and Elephant Central, in Elephant and Castle. Focused on continued growth, a further 4,000 homes are in the pipeline across the UK in London, Glasgow and Leeds.

Get Living homes are modern and well-designed with management teams in the neighbourhood seven days a week.

Get Living is the only landlord that has never charged fees, does not require a security deposit and offers longer three year tenancies, with a resident-only break clause, to give security combined with flexibility. Within tenancies, annual rent increases are set at CPI. From first viewing and throughout a resident's stay, Get Living is responsive, flexible and attentive.

Get Living was recognised as Private Landlord of the Year at both the 2016 and 2015 RESI Awards and scooped the Customer Service Award at the 2017 Rent Awards.

Awards for East Village include 'Development of the Year' (2014 RESI Awards), 'Best new place to live' and 'Mayor's award for Planning Excellence' (London Planning Awards 2014), Civic Trust Award 2014 and most recently East Village was named 'Development of the Decade' at the 2016 RESI Conference.

For further information visit [getliving.com](http://getliving.com)

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### About Delancey

Delancey is a specialist real estate investment, development advisory company whose activities encompass retail, residential and commercial real estate across London and the UK. Collaborating on a wide range of assets, partners and clients, Delancey is recognised for its innovative and diverse approach to creating long term value from real estate.

Delancey also advises clients on appropriate capital structures, financing and provides asset management and development services.

Delancey has a diverse portfolio of retail, residential, office and corporate assets across London and the UK, including the Alpha Plus Group, Elephant & Castle Shopping Centre and 185 Park Street on the South Bank. Delancey is also a pioneer in the private rented sector and has spent much of the last few years bringing the legacy of the London 2012 Olympics to life; it is delivering over 3,000 homes for rent at East Village, the former London 2012 Athletes Village.

For further information visit [delancey.com](http://delancey.com)



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