



Glasgow City Council

Contracts and Property Committee

Report by George Gillespie, Executive Director of Neighbourhoods, Regeneration and Sustainability

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Item 9

28th November 2024

AUTHORITY TO INCLUDE ADDITIONAL LAND TO OFF-MARKET DISPOSAL OF LAND AT KENMUIR ROAD, CARMYLE, GLASGOW G32

Purpose of Report:

To seek Committee authority to include additional areas of land to previously approved negotiations for the off-market sale of land at Kenmuir Road, Carmyle, Glasgow G32 to Carmyle Developments Limited.

Recommendations:

That Committee

1. notes the content of this report;
2. approves in principle to include additional areas of land to negotiations for an off-market sale of land to Carmyle Developments Limited;
3. approves the Managing Director of City Property (Glasgow) LLP to negotiate terms and conditions of the disposal; and
4. notes that further appropriate Committee authority will be sought for approval of agreed terms and conditions.

Ward No(s): 19 - Shettleston

Citywide:

Local member(s) advised: Yes ☐ No ☒ consulted: Yes ☐ No ☒

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Report to: Contracts and Property Committee

From: Managing Director of City Property (Glasgow) LLP

Date: 28 November 2024

Subject: Authority to include additional areas of land in previously approved negotiations for the off-market sale of land at Kenmuir Road, Carmyle, Glasgow G32 to Carmyle Developments Limited.

1. Description

- 1.1. The subject is located within the Carmyle area, lying some 5 miles south-east of Glasgow City Centre and comprises 3 plots of land, shown outlined and hatched black on the enclosed plan, extending to 3.01 hectares (7.44 acres), or thereby.

2. Planning

- 2.1. [Glasgow City Development Plan](#) was adopted on 29 March 2017. The new local development plan replaced Glasgow City Plan 2 (2009) and sets out Council's land use strategy providing the basis for assessing planning applications. The City Development Plan does not identify land use zones to direct particular types of development, having overarching policies CPD1 Placemaking & CDP 2 Sustainable Spatial Strategy encouraging development to be informed by a placed base approach.
- 2.2. The proposed purchaser, Carmyle Developments Limited (CDL), has a pending planning application ([Reference 17/02961/DC](#)) submitted in November 2017 for the erection of residential development and associated works, including highway improvements (Environmental Impact Assessment).

3. Background

- 3.1 The Contracts and Property Committee, at its meeting on 8 June 2023 ([Report Details](#)), approved the commencement of negotiations for the off-market disposal of 2 sites at Kenmuir Road, Carmyle, Glasgow G32, lying to the east of the subject sites.

- 3.2 City Property (Glasgow) LLP (CP) is instructed by Property and Consultancy Services (PC&S) to progress the disposal of the 2 sites noted in 3.1 above and as a precursor to meaningful negotiations, engineers instructed by CDL have undertaken site investigations, a final report for which is due imminently.
- 3.3 As part of initial discussions, it is noted that the subject sites relevant to this report are included in the masterplan for the pending planning application noted in 2.2 above and the proposed purchaser has approached PCS with a view to acquiring this remaining land, as all areas of the masterplan would be better served in a single ownership in terms of the planning process.
- 3.4 At its meeting on 10 October 2019, the City Administration Committee approved a policy for off-market disposals ([Report Details](#)) and it is considered that the proposed disposal is compliant with sections 3.1.1 of the policy, 'disposal to an adjoining proprietor', and 3.1.6 of the policy for a 'disposal that will support inward investment and socio economic objectives'.
- 3.5 The subject sites are not deemed as part of GCC's operational requirement and were formally declared surplus on 16 October 2024, with no notes of interest being received.
- 3.6 Common good wording will be reported when the appropriate authority is sought for the approval of agreed terms and conditions.
- 3.7 The subject is not currently included in GCC's Log of Opted to Tax Property.
- 3.8 Following authority to negotiate being granted, Heads of Terms will be negotiated by City Property, to include conditions that will ensure the land is only utilised for the proposed use and overage clauses will be included to protect GCC's interest if the use is to change in the future. The appropriate authority will be sought for the approval of the agreed terms and conditions.

4. Purchaser

- 4.1 Carmyle Developments Limited.

5. Policy and Resource Implications

Resource Implications:

<i>Financial:</i>	Authority to expand negotiation of an off-market disposal to generate a capital receipt for GCC.
<i>Legal:</i>	Legal will need to conclude this transaction.
<i>Personnel:</i>	No direct personnel issues.
<i>Procurement:</i>	No procurement implications.

Council Strategic Plan: Grand Challenge 1 – Reduce poverty and inequality in our communities.

Mission 4 – Support Glasgow to be a city that is active and culturally vibrant.

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.

No specific equality related issues.

What are the potential equality impacts as a result of this report?

No equality impacts identified.

Please highlight if the policy/proposal will help address socio-economic disadvantage.

The proposal has no impact on socio-economic disadvantage.

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify:

Whilst not supporting specific Climate Plan actions, proposed development will be subject to statutory guidelines.

What are the potential climate impacts as a result of this proposal?

There are no potential climate impacts for this proposal at this time.

Will the proposal contribute to Glasgow's net zero carbon target?

It is considered that the proposal will not have either a positive or negative contribution to the City's net zero carbon target.

Privacy and Data Protection Impacts:

No privacy or data protection impact identified.

6. Recommendations

That Committee:

- 6.1 notes the contents of this report;
- 6.2 approves the principle of including additional areas of land in the previously approved negotiations for the off-market sale to the adjoining owner Carmyle Developments Limited;
- 6.3 instructs the Managing Director of City Property (Glasgow) LLP to negotiate the terms and conditions of the disposal; and
- 6.4 notes that appropriate authority will be sought for the approval of agreed terms and conditions.