



Glasgow City Council

Contracts and Property Committee

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

Contact: David McEwan

Ext: 276 0463

Item 4

9th October 2025

**PROPOSED LEASE OF SOUTHBRAE CENTRE, 192 SOUTHBRAE DRIVE,
GLASGOW G13 1TX**

Purpose of Report:

To seek Committee's approval for the proposed lease of the Southbrae Centre, 192 Southbrae Drive, to Buddies Clubs and Services (Glasgow West) Limited on the terms as outlined in this report.

Recommendations:

It is recommended that the committee:

1. Notes the content of this report.
2. Approves the terms of the proposed lease of the property in favour of Buddies Clubs and Services (Glasgow West) Limited; and
3. Approves that the Executive Director of Neighbourhoods, Regeneration and Sustainability in consultation with the Director of Legal and Administration be authorised to conclude all other matters pertaining to the lease and to enter into necessary legal agreements on terms which are in the best interest of the Council.

Ward No(s): 12 – Victoria Park

Citywide: ✓

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

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1 Introduction

- 1.1 This report relates to the proposed lease of the Southbrae Centre, 192 Southbrae Drive, to Buddies Clubs and Services (Glasgow West) Limited on the terms that are outlined below in section three.
- 1.2 The terms outlined are at variance to the terms reported and authorised previously in a report that went to this Committee on the 14th of January 2021. The reasons for the change in terms are discussed in section two below.

2 Background

- 2.1 The Southbrae Centre comprises a modern single storey building of 990 sqm located on the corner of Southbrae Drive and Anniesland Road. The property was extensively refurbished by the Council in 2019 for the purposes of a Children's Nursery or Early Years Facility and was fitted with ancillary accommodation such as toilets, office spaces, kitchens and storage.
- 2.2 On the 13th of June 2019 the City Administration Committee approved the Early Learning and Childcare – Flexible Rental Policy, in support of the Council's Early Learning & Childcare (ELC) strategy.
- 2.3 The Policy covers the terms that GCC facilities are leased to approved service providers and sets out a matrix of rental concession categories based on location and the nature of the service provider.
- 2.4 The Southbrae Centre was identified as a suitable facility to be leased under the Flexible Rental Policy and following a competitive bidding procurement process conducted by Education Services in Q1 2020, the successful bidder to operate and provide Early Learning and Childcare services at Southbrae Centre was Buddies Clubs and Services (Glasgow West) Limited.
- 2.5 Buddies were already in-situ and operating from this property by way of a previous agreement with the Council, having relocated to Southbrae from an alternative Council premises while it was being refurbished.
- 2.6 Buddies was established as a registered charity in 1995 to provide community-based play/ leisure, social and recreational opportunities for a range of children, young people and adults with disabilities and additional needs. They continue to offer this service in addition to the mainstream nursery facility.
- 2.7 In accordance with the Flexible Rental Policy, it was agreed in 2021 that Buddies would be granted a ten-year lease on tenant full repairing and insuring terms at an initial rental of £27,500 per annum. The rent of £27,500 per annum was calculated based on a 50% discount on the prevailing Market Rent level for a property of that size and location at the time. However, the proposed lease has never been entered into due to the service raising issues with regards to the clauses relating to maintenance liabilities.

- 2.8 In the intervening period, the services Buddies have been providing have not been exclusively related to the provision of Early Learning and Childcare, with services being provided for children, young people and adults with disabilities and additional needs. Consequently, a review of the areas used for this purpose has been carried out and as a result, an amended annual rental is being proposed, based on a reduced footprint.
- 2.9 The revised terms are as outlined in section 3 below.

3 Heads of Terms provisionally agreed with Landlord.

Landlord	Glasgow City Council
Tenant	Buddies Clubs and Services (Glasgow West) Limited
Subjects of Let	The Southbrae Centre, 192 Southbrae Drive, G13 1TX.
Term	10 years.
Date of entry	TBA
Initial Rent	£22,000 per annum exclusive of VAT
Rent Review	Year 5
Repairs/Maintenance	Tenant Full Repairing & Insuring (FRI)
Business Rates	Paid by tenant.
Utility Payments	Paid by tenant.

4 Policy and Resource Implications

Resource Implications:

<i>Financial:</i>	Rent, rates and utility payments will be met by the tenant.
<i>Legal:</i>	All transactions will be subject to review and conclusion by Glasgow City Council's Corporate and Property Law section.
<i>Personnel:</i>	There are no direct personnel implications.
<i>Procurement:</i>	No procurement issues identified.

Council Strategic Plan: While this proposal does not directly support any of the Grand Missions set out in the Strategic Plan it does support the Council's obligations as referred to in paragraphs:

2.7 Support children and young people to get dedicated mental health support and counselling in schools.

and

2.8. Work with partners to ensure that every child or young person with additional support needs who would benefit from a Coordinated Support Plan receives one and require that all staff assigned to support people with additional needs have the appropriate training to do so effectively.

Equality and Socio-Economic Impacts: N/A

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

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

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

Climate Impacts: No

Does the proposal support any Climate Plan actions? Please specify: None

What are the potential climate impacts as a No

*result of this
proposal?*

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

No

**Privacy and Data
Protection Impacts:**

Are there any potential
data protection impacts
as a result of this report

If Yes, please confirm that N/A
a Data Protection Impact
Assessment (DPIA) has
been carried out

5 Recommendations

It is recommended that the committee:

1. Notes the content of this report.
2. Approves the terms of the proposed lease of the property in favour of Buddies Clubs and Services (Glasgow West) Limited; and
3. Approves that the Executive Director of Neighbourhoods, Regeneration and Sustainability in consultation with the Director of Legal and Administration is authorised to conclude all other matters pertaining to the lease and to enter into necessary legal agreements on terms which are in the best interest of the Council.