



**Glasgow City Council**

**Contracts and Property Committee**

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

**Item 5**

**9th October 2025**

**Contact: David McEwan**

**Ext: 74570**

**AUTHORITY FOR GLASGOW CITY COUNCIL (GCC) TO ENTER A 15 YEAR  
LEASE WITH CITY PROPERTY GLASGOW (INVESTMENTS) LLP (CPGI)  
OVER THE PROPERTY AT 218 BATH ST GLASGOW G2 4HW**

**Purpose of Report:**

To seek Committee's authority for Glasgow City Council (GCC) to enter a 15-year lease with City Property Glasgow (Investments) LLP (CPGI) over the property at 218 Bath St, Glasgow G2 4HW, on the terms noted within this report.

**Recommendations:**

It is recommended that the committee:

1. Notes the content of this report.
2. Approves authority for Glasgow City Council (GCC) to enter a 15-year lease with City Property Glasgow (Investments) LLP (CPGI) over the property at 218 Bath St, Glasgow G2 4HW on the terms noted within this report, and
3. Authorises the Executive Director of Neighbourhoods, Regeneration and Sustainability in consultation with the Director of Legal and Administration to conclude all other matters pertaining to the transaction.

Ward No(s): 10

Citywide:

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

**PLEASE NOTE THE FOLLOWING:**

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## **1 Introduction**

- 1.1 This report relates to the request for authority for Glasgow City Council (GCC) to enter a 15-year lease with City Property Glasgow (Investments) LLP (CPGI) over the property at 218 Bath St, Glasgow G2 4HW.

## **2 Subjects**

- 2.1 The subjects comprise a four-storey (plus basement) building as shown on the attached plan.

## **3 Background**

- 3.1 The building is situated on the corner of Bath St and Pitt St to the northwest of Glasgow City Centre. The surrounding area is a mix of residential (mainly student accommodation) and commercial use. The building is serviced from the rear along Sauchiehall Lane.
- 3.2 The building is owned by CPGI and was previously leased to a tenant who operated a Health and Social Care Partnership (HSPC) commissioned service. The service ceased and the tenant subsequently left the premises. The building is currently unoccupied.
- 3.3 With the loss of the previous commissioned partner, HSCP still has a requirement for accommodation to meet the needs of Children and Family Services. It is a citywide requirement, and central Glasgow would be preferred.

## **4 Current Proposals**

- 4.1 The Health and Social Care Partnership identified the property as suitable for their requirements. The property is located in the city centre, in an area of predominantly residential use.
- 4.2 In addition, the building, whilst not in GCC ownership, is owned by a GCC ALEO, and given that the previous use of the building was for similar purpose, it also lends itself to a less costly adaptation for the service requirements.
- 4.3 Discussions have been ongoing with CPGI regarding the redevelopment of the building to provide 25 ensuite studios, one of which will be DDA compliant, together with communal areas.
- 4.4 The investment, which is being undertaken at CPGI's cost, is required to provide a building of the appropriate condition and suitability for the identified need. To amortise this investment, a long-term lease and income commitment is required.
- 4.5 It has been agreed that the cost of the lease and all other operational costs, including utilities and repairs, will be borne by Social Work/HSCP revenue budgets with no costs being supported from the existing NRS property revenue budget.

## **5 Terms**

Landlord: City Property Glasgow (Investments) LLP

Tenant:	Glasgow City Council
Subjects:	218 Bath St, Glasgow G2 4HW
Lease Term:	The lease will be for 15 years on an FRI basis
Rental:	£ 235,000 p.a.
Rent Reviews:	Five yearly to reflect uplifts in CPI over the period, collared and capped at 2% and 4%, respectively.
Repairing Obligations:	Full repairing and Insuring (FRI)
Date of Entry:	Upon completion of the works.
Costs:	Each party to bear their own costs
Suspensive Conditions:	<ol style="list-style-type: none"> <li>1. GCC Authority – Contracts and Property</li> <li>2. CPGI Board and Funders Approval</li> <li>3. Planning and Building Warrant.</li> <li>4. Completion of Works</li> </ol>

## 6 Policy and Resource Implications

### Resource Implications:

#### *Financial:*

*Legal:* All transactions will be subject to review and conclusion by the Council's Corporate and Property Law section.

*Personnel:* There are no personnel issues.

*Procurement:* There are no procurement issues.

**Council Strategic Plan:** **Grand Challenge 1 Mission 1**  
End child poverty in our city using early intervention to support families.

### **Equality and Socio-Economic Impacts:**

*Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.* The proposal does not directly support the Equality Outcomes.

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

There are no direct equality impacts.

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

The proposal will fulfil a need in Children and Family Services.

**Climate Impacts:**

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

The proposal does not directly support but does not contradict Climate Plan actions.

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

There are no potential climate impacts.

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

The proposal does not directly support but does not contradict the net zero target.

**Privacy and Data  
Protection Impacts:**

None.

**7 Recommendations**

It is recommended that the committee:

1. Notes the content of this report.
2. Approves authority for Glasgow City Council (GCC) to enter a 15-year lease with City Property Glasgow (Investments) LLP (CPGI) over the property at 218 Bath St, Glasgow G2 4HW on the terms noted within this report, and
3. Authorises the Executive Director of Neighbourhoods, Regeneration and Sustainability in consultation with the Director of Legal and Administration to conclude all other matters pertaining to the transaction.