



Glasgow City Council

Contracts and Property Committee

Report by Executive Director of Neighbourhoods, Regeneration and Sustainability

Item 2

27th February 2025

Contact: George McMillan Ext: 76151

AUTHORITY TO NEGOTIATE AN OFF-MARKET DISPOSAL OF LAND AT THE FORMER DAVISLEA CARE HOME, 100 MALLAIG ROAD, GLASGOW G51 4PE TO LINHOUSE HOUSING ASSOCIATION LIMITED

Purpose of Report:

To seek Committee authority to negotiate the off-market disposal of land at the former Davislea Care Home, 100 Mallaig Road, Glasgow G51 4PE to Linhouse Housing Association Limited.

Recommendations:

That Committee

1. notes the content of this report;
2. approves the principle of an off-market disposal of the subject to Linhouse Housing Association Limited;
3. approves the Managing Director of City Property (Glasgow) LLP to negotiate terms and conditions of the disposal: and
4. notes that appropriate authority will be sought for approval of agreed terms and conditions.

Ward No(s): 5 – Govan

Citywide: ✓

consulted: Yes ☐ No ✓

Local member(s) advised: Yes ☐ No ✓

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Report to: Contracts and Property Committee

From: Managing Director of City Property (Glasgow) LLP

Date: 27 February 2025

Subject: Authority to negotiate an off-market disposal of land at the former Davislea Care Home, 100 Mallaig Road, Glasgow, G51 4PE to Linthouse Housing Association Limited.

1. Description

- 1.1 The subject is located approximately 5 miles west from Glasgow City Centre in the Drumoyne area of the city and comprises three plots of land which adjoin the former Davislea Care Home site as shown outlined and hatched black on the enclosed plan.
- 1.2 The subject site extends to 0.253 hectares (0.626 acres) or thereby and is situated adjacent to former Davislea Care Home, 100 Mallaig Road.

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.

3. Background

- 3.1 At the Contracts and Property Committee of 14th March 2024, approval was granted for the disposal of the Former Davislea Care Home, 100 Mallaig Rad, shown outlined in black and cross hatched on attached plan, to Linthouse Housing Association ([Link](#)), for the development of 25 social rented housing units.
- 3.2 Linthouse Housing Association Limited have requested additional areas of land extending to 0.253 hectares (0.626 acres) and shown edged in black and hatched on the attached plan. These areas could not have been included within the original disposal as they were operational at the time of the disposal.

- 3.3 Acquiring the additional land, will enable Linthouse Housing Association Limited to create a larger development of 38 social housing units.
- 3.4 City Property (Glasgow) LLP (City Property) was instructed by Neighbourhoods, Regeneration and Sustainability (NRS) – Property Asset Management on 26 November 2024 to progress with the disposal of the subject to Linthouse Housing Association Limited and to negotiate the Heads of Terms for the disposal on the basis that the above mentioned authority is granted.
- 3.5 The land was declared surplus on 20th January 2025 following the procedural non-operational process with no notes of interest being received.
- 3.6 The City Administration Committee at its meeting on 10 October 2019, the City Administration Committee approved a policy for off-market disposals ([Report Details](#)). It is considered that the proposed disposal is compliant with sections 3.1.5 of the policy, ‘disposals to registered social landlords in support of the Council’s housing objectives’.
- 3.7 Common good wording will be reported when the appropriate authority is sought for the approval of agreed terms and conditions.
- 3.8 The subject has not been opted to tax.
- 3.9 Following authority to negotiate being granted, City Property will negotiate Heads of Terms to include conditions that will protect Glasgow City Council’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 Linthouse Housing Association Limited.

5. Policy and Resource Implications

Resource Implications:

<i>Financial:</i>	Authority to negotiate an off-market disposal will generate a capital receipt for the Council.
<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 3 – Improve the health and wellbeing of our local communities.

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 will provide housing.

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 content of this report;
- 6.2 approves the principle of an off-market disposal of the subject to Linthouse Housing Association Limited;
- 6.3 approves 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 approval of agreed terms and conditions.