



Glasgow City Council

Contracts and Property Committee

Report by Executive Director of Neighbourhoods, Regeneration and Sustainability

Item 1

20th March 2025

Contact: George McMillan Ext: 76151

**PROPOSED DISPOSAL OF THE FORMER PARKHEAD LIBRARY,
64 TOLLCROSS ROAD, GLASGOW G31 4XA**

Purpose of Report:

To advise committee on the outcome of the marketing exercise carried out by City Property (Glasgow) LLP in respect of the above noted property.

Recommendations:

That Committee

1. notes the content of this report; and
2. approves the disposal of the former Parkhead Library, 64 Tollcross Road, Glasgow to Hector House (Glasgow) Limited, subject to the terms and conditions as outlined in this report.

Ward No(s): 9-Calton

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: 20 March 2025

**Subject: PROPOSED DISPOSAL OF THE FORMER PARKHEAD LIBRARY,
64 TOLLCROSS ROAD, GLASGOW G31 4XA.**

1. Description

- 1.1. The subject comprises the former Parkhead Library, 64 Tollcross Road, Glasgow G31 4XA, shown outlined black and hatched on the attached plan, extending to 0.012 hectares (0.029 acres) or thereby.
- 1.2. The building is a Grade B-listed, two-storey sandstone purpose-built library, designed by architect James R. Rhind and completed in 1906. The library is positioned on the corner of Tollcross Road and Helenvale Street, within Parkhead Cross Conservation Area.

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 the 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. Parkhead Library was one of several 'Carnegie libraries' established as a result of a £100,000 donation by Andrew Carnegie to the Corporation in 1901. No specific conditions were imposed on the land acquired for Parkhead Library.
- 3.2. On 26 September 2019, Glasgow City Council City Administration Committee approved up to £2.5million to relocate Parkhead Library to the proposed Health and Social Care Partnership East End Hub, now known as the Parkhead Hub, Duke Street, Glasgow. (see link for [Committee Report](#)).

4. Current Position

- 4.1 To expedite the marketing process, the library was subject to an early non-operational surplus procedure on 2 October 2024. This notice advised the property was still operational but when vacated would be passed to City Property for disposal if no interest was received. No interest or objections were received.
- 4.2 Both Parkhead Housing Association and LAR Housing Trust were approached, however both confirmed a conversion to affordable housing would not be considered a viable option. On 30 October 2024, Property and Consultancy Services instructed City Property to place the library on the open market.
- 4.3 Marketing commenced on 11 November 2024, with best offers invited for both the library and the adjoining former Baths and Wash House 'Steamie' building, which is owned by City Property Glasgow (Investments) LLP (CPGI). A closing date was set for 30 January 2025.
- 4.4 The library will require refurbishment and maintenance works and does not offer any warranties or guarantees with the sale. Although there was a modest level of interest, mostly for event and religious use, upon the closing date only one offer was received.
- 4.5 The bid includes an unconditional offer of £175,000 for the library, with a proposed use as a multi-purpose community and event space, which will host a range of events including seminars, community workshops and meetings. A dedicated function hall will be available to hire for private and social events and celebrations, ensuring that the building remains a lively focal point for community engagement.
- 4.6 The transaction will be self-funded by the Purchaser and proof of funding has been provided. The bid also included an offer for the 'Steamie' building, and this will be progressed under a separate CPGI approval process.
- 4.7 The library was formally closed to the public on 1 February 2025, therefore the proposed sale will enable a vacant historic building to be brought back in to use whilst relieving Glasgow City Council of any future holding costs and maintenance liabilities.

5. Purchaser

- 5.1 Hector House (Glasgow) Limited (Company Registration No: SC338231)

6. Terms and Conditions

- 6.1 The subjects comprise the former Parkhead Library shown edged and hatched black on the enclosed plan, extending to 0.012 hectares (0.029 acres) or thereby. Please note that the attached plan is for indicative purposes only.
- 6.2 The purchase price shall be ONE HUNDRED AND SEVENTY-FIVE THOUSAND POUNDS STERLING (£175,000) exclusive of Value Added Tax (VAT), payable

on the date of entry. For the avoidance of doubt, the sale price will not be subject to VAT.

- 6.3 It will be a condition of the missives that the Date of Entry will be no later than 3 months after the Seller has obtained relevant committee/delegated authority approval.
- 6.4 Only residential use of the subjects shall be restricted. A change of use to residential will require appropriate consents and, if agreed, will invoke condition 6.9 as noted below.
- 6.5 The purchaser shall satisfy itself with regard to the Seller's title.
- 6.6 Each party are responsible for their own legal expenses in connection with this transaction.
- 6.7 The Purchaser shall pay an admin fee of £350 plus VAT, in addition to any reasonable legal fees incurred by the Seller, for any amendment to the Purchaser name as agreed above, which will be subject to appropriate authority being sought.
- 6.8 In the event that the Purchaser disposes the subjects prior to spending at least TWENTY-FIVE THOUSAND POUNDS STERLING (£25,000) on verified development costs associated directly with the subject, commencing within 5 years from the Date of Entry, then the Purchaser shall pay to the Seller 50% of all sales proceeds in excess of ONE HUNDRED AND SEVENTY-FIVE THOUSAND POUNDS STERLING (£175,000), subject to the deduction of any verified development costs directly associated with the subject, up to £25,000 and any reasonable marketing costs incurred by the Purchaser during the sales process. Any clawback will be payable by the Purchaser to the Seller within 14 days of the date of onward sale of the subjects failing which the Purchaser will pay on demand to the Seller any interest accrued from the date the amount became due until the date of payment.
- 6.9 It is agreed that the Purchaser shall pay to the Seller 50% of any uplift in the market value of the subjects less any reasonable costs (including but not limited to planning, legal and refurbishment costs) incurred in the event that planning consent for a more valuable land use (specifically residential use as noted above in condition 6.4) is gained within 5 years from the Date of Entry. Payment of any planning overage due shall be payable within 14 days of planning permission being granted.
- 6.10 In the event that the parties are unable to agree on the matters relating to clawback/overage, then the dispute shall be resolved by an Independent Expert, who will be professionally qualified for at least 10 years in the field in which the dispute arises.
- 6.11 The clawback/overage conditions contained herein shall be secured by way of a Standard Security.

- 6.12 The purchaser will not be entitled to assign in whole or in part its rights under the contract of sale without the seller's consent which shall be granted at its absolute discretion.
- 6.13 All third-party determination in the contract of sale shall be by an independent expert and not by way of arbitration.
- 6.14 In the event that the purchaser instructs ground investigation works, site surveys, habitat surveys, EIA surveys or any other such survey or report, prior to the date of entry then the costs of such works/surveys shall be borne by the purchaser. For the avoidance of doubt the seller shall not reimburse the purchaser for any such costs whatsoever whether the sale completes or not.
- 6.15 The Executive Director of Neighbourhoods, Regeneration and Sustainability, in consultation with the Director of Legal and Administration shall be authorised to conclude all other matters pertaining to the disposal of the subjects and to enter into the necessary legal agreements on terms which are in the best interest of the Council.

7. Policy and Resource Implications

Resource Implications:

Financial: The disposal will generate a capital receipt for the Council.

Legal: The legal team will be required to conclude the transaction.

Personnel: No direct personnel implications.

Procurement: No procurement implications.

Council Strategic Plan: Grand Challenge 4: Enable staff to deliver essential services in a sustainable, innovative and efficient way for our communities.

Mission 1 – Create safe, clean and thriving neighbourhoods.

Equality and Socio-Economic Impacts: No specific equality related outcomes.

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 the 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.

Common Good: It is considered that the subjects do not form part of the Council's Common Good. The subjects were acquired by the Council's predecessors using statutory powers. The subjects are not on the list of common good assets. There are no conditions in the title that would suggest that the subjects were being acquired to be held as part of the common good. There are no other relevant factors to suggest that the subjects would form part of the common good of the Council.

Privacy and Data Protection Impacts:

No privacy or data protection impacts identified.

8. Recommendations

That Committee:

- 8.1 notes the contents of this report; and
- 8.2 approves the disposal of the former Parkhead Library, 64 Tollcross Road, Glasgow to Hector House (Glasgow) Limited, subject to the terms and conditions as outlined in this report.