



Glasgow City Council

Contracts and Property Committee

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

Item 6

27th November 2025

Contact: David McEwan

Ext: 276 0436

**Proposed Lease Extension for 23 Belleisle Street, G42 8HL on behalf of
Glasgow City Health and Social Care Partnership**

Purpose of Report:

To seek Committee's approval for the proposed lease extension of residential accommodation at 23 Belleisle Street, G42 8HL 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 Council extending the lease for the residential accommodation at 23 Belleisle Street, G20 6DF as shown on the attached plan and on the terms contained within this report, 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): 8 – Southside Central

Citywide: ✓

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

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1 Introduction

- 1.1 This report relates to the proposal to lease residential accommodation at 23 Belleisle Street, G42 8HL on behalf of the Glasgow Health & Social Care Partnership (HSCP) for a further period.

2 Background

- 2.1 The Council currently leases the property at 23 Belleisle Street from Govanhill Housing Association on a 10-year lease that commenced 24th December 2015 and is due to expire 23rd December 2025. Current rent is £76,557.69 p.a. The Council is currently responsible for any internal decoration; maintenance and repair of all fixtures and fittings; and repair of the structure caused by the tenant, occupants or visitors.
- 2.2 The property comprises a three-storey traditionally built sandstone building providing 17 en-suite bedrooms together with reception room, kitchen, dining room, laundry room, storerooms and offices. Four of the bedrooms on the ground floor have been fully adapted for wheelchair users. The first floor can be accessed by way of a passenger lift from the ground floor, otherwise access is via 2 common staircases.
- 2.3 The facility is currently managed by Aspire as HSCP's nominated service provider with the accommodation used by women experiencing homelessness.
- 2.4 In June 2023, the UK government announced an acceleration of the UK asylum decision making process to reduce the backlog of asylum claimants and the use of dispersed accommodation.
- 2.2 The consequences of this decision, for local authorities, has been significant and has seen many authorities, including Glasgow, struggle to manage the increase in demand for homelessness services, including temporary accommodation.
- 2.3 On 30th November 2023, Glasgow's City Administration Committee declared a Housing Emergency in recognition of the unprecedented increase in demand for homelessness assistance. That demand continues.
- 2.4 It is therefore HSCP's intention that the lease should be extended so that the property can continue to be used as an HMO for women experiencing homelessness.
- 2.5 Following discussions with Govanhill Housing Association, officers have now provisionally agreed terms for a lease extension. The provisionally agreed terms are as outlined below.

3 Heads of Terms provisionally agreed with Landlord

Landlord

Govanhill Housing Association

Tenant	Glasgow City Council
Subjects of Let	The property at 23 Belleisle Street, G42 8HL comprising ground, first and second floor, all as shown on the attached plan.
Date of Entry	24 th December 2025.
Term	10 years.
Break Option	Mutual break option at any time upon either party giving the other party no less than 6 months written notice.
Rent	£115,308.36 per annum exclusive of VAT payable monthly.
Rent Review	Year 5 on a CPI basis.
Repairs/Maintenance	The tenants to be liable for internal decoration; maintenance and repair of all fixtures and fittings; and repair of the structure where caused by the tenant, occupants or visitors. The landlord shall be responsible for the maintenance and repair of all sanitary appliances; the structure and exterior of the property (where not caused by the tenant, occupants or visitors); boundary walls and external areas; and all other repairs not included within the tenants' obligations.
Legal Costs	Each party will bear their own legal costs however the tenant shall be responsible for any Land and Buildings Transaction Tax and registration dues.
Other	In leasing the property for a further period, the Council will be entering into a new lease in Govanhill HA's updated format. The terms of the new lease broadly reflect that of the old style, particularly in respect of the various tenant obligations.

5 Policy and Resource Implications

Resource Implications:

Financial: All financial obligations under this lease will be met from the HSCP budget.

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

Personnel: There are no direct personnel implications.

Procurement: There are no procurement issues.

Council Strategic Plan: While this proposal does not directly support any of the Missions set out in the Strategic Plan it does support the Council's obligations. as referred to in paragraphs 2.7 and 2.8.

Equality and Socio-Economic Impacts:

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

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

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

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify: No

What are the potential climate impacts as a result of this proposal? None

Will the proposal contribute to No

*Glasgow's net zero
carbon target?*

**Privacy and Data
Protection Impacts:**

Are there any potential data protection impacts as a result of this report No

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

6 Recommendations

It is recommended that the committee:

1. Notes the content of this report.
2. Approves the Council extending the lease for the residential accommodation at 23 Belleisle Street, G20 6DF as shown on the attached plan and on the terms contained within this report, 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.