



Glasgow City Council

Contracts and Property Committee

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

Item 2

16th January 2025

Contact: George McMillan Ext: 76151

AUTHORITY TO NEGOTIATE AN EXCAMBION OF SITES AT LOCHEND ROAD AND BALDRAGON ROAD BETWEEN GLASGOW CITY COUNCIL AND WHEATLEY HOMES GLASGOW LIMITED.

Purpose of Report:

To seek committee authority to commence negotiations for an excambion of the sites at Lochend Road and Baldragon Road between Glasgow City Council and Wheatley Homes Glasgow Limited.

Recommendations:

That Committee:

1. notes the content of this report;
2. approves the principle of an excambion between Glasgow City Council and Wheatley Homes Glasgow Limited.
3. instructs the Managing Director of City Property (Glasgow) LLP to negotiate the terms and conditions of the excambion: and
4. notes that the appropriate authority would be sought for the approval of agreed terms and conditions.

Ward No(s): 21 – North East

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: 16 January 2025

Subject: Authority to negotiate an excambion of the sites at Lochend Road and Baldragon Road between Glasgow City Council and Wheatley Homes Glasgow Limited.

1. Description

- 1.1 The subjects are located in Easterhouse approximately 6 miles north-east of Glasgow City Centre.
- 1.2 The subjects comprises three plots of vacant land surrounding Lochend Road and Baldragon Road as shown hatched and cross hatched on the enclosed plan.
- 1.3 The three plots in total extend to some 4.25 hectares (10.50 acres) or thereby.
- 1.4 Site 1, is a gently sloped site and comprises of unmaintained vegetation. The site is intersected by Baldragon Road to the west and a footpath accessible from Lochend Road. A substation is present within the boundary of the site. The site extends to 1.52 hectares (3.76 acres) or thereby as shown cross hatched and edged black on the attached plan. This site is currently within Wheatley Homes Glasgow Limited ownership.
- 1.5 Site 2 is a square shaped site that is overgrown with grass and trees and is elevated towards the centre. There is a public right of way which intersects the site diagonally. The site extends to 0.39 hectares (0.97 acres) as shown hatched and edged black on the attached plan. This site is currently within Glasgow City Council ownership.
- 1.6 Site 3 comprises the former Bishoploch Primary School which is now demolished and leaves a vacant site. The site slopes downwards from south to north and comprises a mix of vegetation, former playing field, and ground slabs. The site extends to 2.34 hectares (5.78 acres) or thereby as shown hatched and edged black on the attached plan. This site is currently within Glasgow City Council ownership.

2. Planning

- 2.1 The [Glasgow City Development Plan](#) was adopted on 29 March 2017. The new local development plan replaces 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. Instead, overarching policies CPD1 Placemaking and CDP 2 Sustainable Spatial Strategy encourage development to be informed by a placed base approach.

3. Background

- 3.1 City Property (Glasgow) LLP (City Property) was instructed by Neighbourhoods, Regeneration and Sustainability (NRS) – Property Asset Management on 9 September 2024 to progress with the excambion, and to negotiate the Heads of Terms on the basis that the abovementioned authority is granted.
- 3.2 Glasgow City Council is the owner of the adjoining site to Site 1. Glasgow City Council intend to acquire Site 1 from Wheatley Homes Glasgow Limited for the purpose of creating a water vole sanctuary.
- 3.3 Wheatley Homes Glasgow Limited is the owner of the adjoining site to Site 2 and 3. Wheatley Homes Glasgow Limited intend to acquire Site 2 and 3 from Glasgow City Council for the purpose of redeveloping the sites for a residential development of 45 units for social housing.
- 3.4 Site 2 will be used as amenity ground to support the residential development, a combination of steep slopes and a public right of way crossing the site makes the area undevelopable for housing.
- 3.5 The excambion is not subject to a nil value swap of the sites between Glasgow City Council and Wheatley Homes Glasgow Limited. The acquisition site (Site 1) and disposal sites (Site 2 and 3) will each be assessed on their own merits. If the value of the disposal sites is higher than the value of the acquisition site, then the difference in value will generate a capital receipt for Glasgow City Council. From an initial assessment of value, a financial contribution from Glasgow City Council is not anticipated.
- 3.6 The City Administration Committee at its meeting on 10 October 2019 approved a policy for off-market disposals ([see link Report Details](#)). It is considered that the proposed disposal is compliant with 3.1.1 of the policy “disposal to an adjoining proprietor where there is good reason for considering such sales e.g. land for extending gardens, extensions to residential or business premises” and 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 subjects were declared surplus on 16 October 2024, following the procedural non-operational process with no notes of interest being received.
- 3.9 The subjects have not been opted to tax.
- 3.10 Following authority to negotiate being granted, Heads of Terms will be negotiated by City Property 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 Wheatley Homes Glasgow Limited (SC034054)

5. Policy and Resource Implications

Resource Implications:

Financial: Authority to negotiate an excambion of the sites may generate a capital receipt for the Council.

Legal: The legal team will need to conclude this transaction.

Personnel: No direct personnel issues.

Procurement: 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 outcomes.

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 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: Common good wording will be reported when the appropriate authority is sought for the approval of agreed terms and conditions.

6. Recommendations

That Committee:

- 6.1 notes the contents of this report;
- 6.2 approves in principle the excambion of the subjects between Glasgow City Council and Wheatley Homes Glasgow Limited;
- 6.3 approves the Managing Director of City Property (Glasgow) LLP to negotiate terms and conditions of the excambion; and
- 6.4 notes that appropriate authority will be sought for approval of agreed terms and conditions.