



Glasgow City Council

Contracts and Property Committee

Report by Executive Director of Neighbourhoods, Regeneration and Sustainability

**Item 5**

6th February 2025

Contact: George McMillan

Ext: 76151

**AUTHORITY TO NEGOTIATE AN OFF-MARKET DISPOSAL OF LAND AT ALLANDER STREET, GLASGOW TO WEST OF SCOTLAND HOUSING ASSOCIATION LIMITED.**

**Purpose of Report:**

To seek Committee authority to commence negotiations for an off-market disposal of land at Allander Street, Glasgow to West of Scotland 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 West of Scotland 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 further appropriate Committee authority would be sought for the approval of agreed terms and conditions.

Ward No(s): 16 - Canal

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: 6 February 2025**

**Subject: Authority to negotiate an off-market disposal of land at Allander Street, Glasgow to West of Scotland Housing Association Limited.**

## **1. Description**

- 1.1 The subject is located within the Cowlares area some 2-miles north of Glasgow City Centre.
- 1.2 The subject was once made up of tenement housing and now comprises of overgrown vegetation. The subject extends to 1.1 hectares (2.72 acres) or thereby, as shown hatched and edged black on the enclosed plan.

## **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.
- 2.2 The subject is located within the Cowlares masterplan area, identified in the Glasgow North Strategic Development Framework as an area for significant development and housing led regeneration.

## **3. Background**

- 3.1 City Property (Glasgow) LLP (City Property) was instructed by Neighbourhoods, Regeneration and Sustainability (NRS) – Property Asset Management on 23 October 2024 to progress with the disposal of the subject to West of Scotland Housing Association Limited and to negotiate the Heads of

Terms for the disposal on the basis that the above mentioned authority is granted.

- 3.2 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 3.1.5 of the policy “disposals to registered social landlords in support of the Council’s housing objectives”.
- 3.3 West of Scotland Housing Association Limited propose to develop the subject, as shown hatched and edged black on the enclosed plan, to accommodate 33 units for social rent, comprising 21 terrace houses and 12 cottage flats.
- 3.4 The planning application was submitted on 1 November 2024 for the erection of a residential development of 33 units. [Link to Planning Application](#).
- 3.5 Common good wording will be reported when the appropriate authority is sought for the approval of agreed terms and conditions.
- 3.6 The subject was declared surplus in 2013, following the procedural non-operational process with no notes of interest being received.
- 3.7 The subject has not been opted to tax.
- 3.8 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 West of Scotland Housing Association Limited.

#### **5. Policy and Resource Implications**

##### **Resource Implications:**

*Financial:* Authority to negotiate an off-market disposal will 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 the principle of an off-market disposal of the subject to West of Scotland 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 further appropriate authority will be sought for approval of agreed terms and conditions.