



Glasgow City Council

Contracts and Property Committee

Item 5

5th February 2026

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

Contact: George McMillan

Ext: 76151

PROPOSED OFF-MARKET DISPOSAL OF THE SITE OF THE FORMER MARYHILL HUB AND ADJACENT LAND, WYNDFORD ROAD, GLASGOW TO WHEATLEY HOMES GLASGOW LIMITED

Purpose of Report:

To seek Committee approval for the off-market disposal of the site of the former Maryhill Hub and adjacent land, Wyndford Road, Glasgow to Wheatley Homes Glasgow Limited.

Recommendations:

That Committee

1. notes the content of this report;
2. approves the off-market disposal of the site of the former Maryhill Hub and adjacent land, Wyndford Road, Glasgow to Wheatley Homes Glasgow Limited, subject to the terms and conditions outlined in this report; and
3. authorises the Executive Director of Neighbourhoods, Regeneration and Sustainability in consultation with the Director of Legal and Administration to progress the disposal.

Ward No(s): 15 – Maryhill

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: 5 February 2026

Subject: Proposed off-market disposal of the site of the former Maryhill Hub and adjacent land, Wyndford Road, Glasgow to Wheatley Homes Glasgow Limited.

1. Description

- 1.1. The subject is located in the Maryhill area, approximately 3 miles north-west of Glasgow City Centre and comprises the site of the former Maryhill Hub, 186 Wyndford Road and adjacent amenity land located to the south, extending to the Kelvin Walkway.
- 1.2. The entire site area extends to 4.31 hectares (10.65 acres) or thereby as shown outlined in black and hatched on the attached plan.

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 place based approach.

3. Background

- 3.1 The northern portion of the subject site was formerly occupied by St Gregory's Primary School and Wyndford Primary School. Following their closure, Wyndford Primary was demolished, however the St Gregory's school building was refurbished to form the Maryhill Hub ("the Hub"), which opened to the public in 2010 to provide a range of learning, leisure, and recreational activities for the Wyndford and wider Maryhill communities. The southern portion of the site is currently designated as a green corridor and identified as a city-wide Site of Importance for Nature Conservation (SINC).

- 3.2 The Hub closed in May 2025 and is scheduled for demolition as part of the ongoing £100 million regeneration programme for the Wyndford estate. In the interim, Hub services have been temporarily relocated to Maryhill Burgh Halls
- 3.3 The subjects were declared surplus on 23 June 2025 following the procedural non-operational process, with no notes of interest being received.
- 3.4 Subsequently, City Property (Glasgow) LLP (City Property) was instructed by Glasgow City Council's (GCC) Property and Consultancy Services to progress with the disposal of the subject to Wheatley Homes Glasgow Limited (Wheatley).
- 3.5 On 6 November 2025, the City Administration Committee approved [Glasgow's Strategic Housing Investment Plan \(SHIP\) 2026/27 to 2030/32](#), which sets out the priorities and resource requirements for investment in the city's affordable housing supply over a five-year period, was approved. The subject is included in the summary of projects detailed within the [SHIP 2026/27 to 2030/31 Delivery Programme](#).

4. Current Position

- 4.1 This report seeks authority to progress with the proposed disposal based on the terms and conditions which have been agreed with Wheatley (the purchaser), subject to committee approval.
- 4.2 Although funding will ultimately be provided via the Affordable Housing Supply Programme (AHSP), Wheatley have agreed to front-fund the purchase should funding not be available within the 2025/26 year.
- 4.3 The acquisition will enable Wheatley to deliver a major residential development of approximately 400 affordable homes for social and mid-market rent in addition to a purpose-built community hub.
- 4.4 A licence has been granted to enable Wheatley to take early access to the site to commence the demolition of the buildings. In the unlikely event that the sale does not complete, GCC will benefit from a cleared site.
- 4.5 The subjects are not currently included in GCC's Log of Opted to Tax Property.
- 4.6 It is considered that the subjects do not form part of GCC's Common Good.

5. Purchaser

- 5.1 Wheatley Homes Glasgow Limited (SP2572RS).

6. Terms and Conditions

- 6.1 The gross price shall be TWO MILLION, EIGHT HUNDRED AND TWENTY-FIVE THOUSAND POUNDS STERLING (£2,825,000), exclusive of Value Added Tax (VAT). For the avoidance of doubt, the subject has not been opted to tax.

6.2 The net purchase price shall not be known until agreement of abnormal cost deductions with the Purchaser. The guaranteed minimum purchase price shall be NINE HUNDRED AND EIGHTY-THREE THOUSAND, FIVE HUNDRED POUNDS STERLING (£983,500), exclusive of VAT.

6.3 The remaining balance will be the sum, in pounds sterling, arrived at by applying the following formula:-

Remaining Balance = GP – GMP – AC

Where:

GP (Gross Price) = £2,825,000

GMP (Guaranteed Minimum Price) = £983,500

AC (Abnormal Costs) = Still to be determined

6.4 Abnormal Costs/Works, to be agreed with the appropriate council officers as being proper and reasonable on an open book basis with 3rd party expert determination, on referral by either party, of what is proper and reasonable in the event of a dispute. For the avoidance of doubt, no sum is payable in the event that the formula produces a negative figure.

6.5 The purchaser shall provide the seller with an itemised breakdown of all the Abnormal Costs/Works as soon as they are available.

6.6 The guaranteed minimum purchase price shall be payable upon the date of entry.

6.7 The date of entry shall be no later than 31 March 2026.

6.8 There are no suspensive conditions.

6.9 The subjects, hatched and edged black, shall be used for a residential development with community centre of up to 281 residential units and for no other use whatsoever without the prior written consent from the seller which shall be granted at their absolute discretion. Enforceable by Economic Development Burden.

6.10 The purchaser shall satisfy itself with regard to the seller's title including any tree preservation orders.

6.11 The purchaser shall be responsible for the seller's reasonable legal expenses in connection with this transaction, together with City Property's fee of £2,500, plus VAT.

6.12 The purchaser shall also pay an admin fee of £750 plus VAT for any amendment to the purchaser name as agreed above, which will be subject to appropriate authority being sought.

6.13 In the event that the purchaser disposes the subjects prior to the commencement of the proposed development then the purchaser shall pay to the seller 100% of all sales proceeds in excess of the agreed net price, subject to all reasonable

marketing costs incurred by the purchaser during the sale process. Any sales overage will be payable by the purchaser to the seller within 1 month 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 that the amount became due until the date of payment.

- 6.14 In the event that planning consent is obtained for a development of more than 281 units on the subject site, shown edged and hatched black on the attached plan, then the purchaser shall pay to the seller a sum of £10,053 gross for each and every additional unit constructed thereon, subject always, to the deduction of any Additional Abnormal Costs incurred as a direct result of an increase in unit numbers. For the avoidance of doubt, Additional Abnormal Costs will be capped at £6,553 per each additional unit and will be subject to verification.
- 6.15 The Purchaser must provide the Seller with an itemised breakdown of all additional abnormal costs within three months of planning consent being granted. Payment of an 'Additional Balance' arrived at by applying the following formula shall be made no later than six months from the date of any revised planning consent.

$$AB = (AU * £10,053) - AAC$$

Where:

AB = Additional Balance

AU = Additional Units in excess of 281 units for the area shown hatched black on the attached plan.

AAC = Additional Abnormal Costs (capped at £6,553 per unit).

The purchaser shall notify the Seller within 14 days of the granting of planning permission for any additional units.

- 6.16 The overage conditions contained herein shall be secured by way of economic development burdens enforceable by the seller as local authority burdening the title of the whole subjects from the date of entry.
- 6.17 In the event that the parties are unable to agree on the matters detailed in clauses 6.13, 6.14 and 6.15 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.
- 6.18 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.
- 6.19 All third-party determination in the contract of sale shall be by an independent expert and not by way of arbitration.
- 6.20 If 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.

6.21 The Executive Director of Neighbourhoods, Regeneration and Sustainability, in consultation with the Director of Legal and Administration to the Council 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 off-market disposal will generate a capital receipt for Glasgow City Council.

Legal: The legal team will be required 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 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 bring vacant land back into use to provide affordable housing and community hub.

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify:

What are the potential climate impacts as a result of this proposal?

Will the proposal contribute to Glasgow's net zero carbon target?

Whilst not supporting specific Climate Plan actions, proposed development will be subject to statutory guidelines.

There are no potential climate impacts for this proposal at this time.

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;
- 8.2 approves the off-market disposal of the site of the former Maryhill Hub and adjacent land, Wyndford Road, Glasgow to Wheatley Homes Glasgow Limited, subject to the terms and conditions outlined in this report; and
- 8.3 authorises the Executive Director of Neighbourhoods, Regeneration and Sustainability in consultation with the Director of Legal and Administration to progress the disposal.