



Glasgow City Council

Contracts & Property Committee

**Report by George Gillespie, Executive Director for
Neighbourhoods, Regeneration & Sustainability**

Contact: Jonathan Brown

Item 4

7th August 2025

**PROPOSED ACQUISITION OF LAND AT
RIGBY STREET/MANSCROFT PLACE (GLASGOW G32)**

Purpose of Report:

To seek authority for the Council to acquire land at Rigby Street/Manscroft Place, Glasgow from Clyde Gateway Developments Limited (Clyde Gateway).

Recommendations:

It is recommended that Committee:

- a. Notes the content of this report.
- b. Grants authority for the Council to acquire the site shown on the attached plan (Appendix 1) from Clyde Gateway on the terms and conditions outlined in Section 3 of this report.
- c. Authorises the Executive Director of Neighbourhoods, Regeneration & Sustainability (NRS) in consultation with the Director of Legal and Administration to conclude all other matters pertaining to the acquisition and to enter into necessary legal agreements on terms which are in the best interests of the Council.

Ward No(s): 19

Citywide:

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

PLEASE NOTE THE FOLLOWING:

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1. INTRODUCTION

- 1.1 On 30th June 2020 Planning Permission in Principle was granted for the Water Row Masterplan in Govan. The Masterplan proposed a mixed-use scheme providing 200 new homes and 3,500 square metres of commercial space, set within high quality public realm. The Masterplan reconnects Govan town centre with the river, reinstates Govan's historical function as a river crossing point and re-positions Water Row as a strategically important site at the centre of an emerging Innovation District.
- 1.2 The opening of the Govan-Partick Bridge in September 2024 marked the completion of the first phase of the Masterplan, which delivered 92 flats for mid-market rent and 6 ground floor commercial units.
- 1.3 The second phase of the Masterplan, which completes the residential aspect providing a further 100 dwellings together with associated commercial space, is unable to be progressed until the Council has vacant possession of land that is currently occupied by two separate Showman's Yards. Glasgow City Council is currently endeavoring to secure alternative sites and to make them ready for occupation, for which funding has been secured from the Vacant & Derelict Land Fund and Clyde Mission.

2. BACKGROUND

- 2.1 The Council notified Clyde Gateway of its requirement to acquire a suitable site (or sites) to support the relocation of the yards currently located at Water Row.
- 2.2 Clyde Gateway advised the Council that it was seeking to dispose of a 0.75 acre site located at Rigby Street/Manscroft Place in the Shettleston ward (Glasgow G32). The site benefits from planning permission for the proposed use and has the capacity to accommodate up to 7 residential chalets. The site is adjacent to 4 other yards owned or tenanted by members of the Showmen's Guild of Great Britain.
- 2.3 Following evaluation, officers within NRS were satisfied that the proposed site could accommodate one of the yards currently located at Water Row. Officers entered discussions regarding site acquisition with colleagues at Clyde Gateway.

3. TERMS AND CONDITIONS

- 3.1 The following terms and conditions have been provisionally agreed with Clyde Gateway.

Subjects: An area of land extending to 0.3 hectares (0.75 acres) standing to the East of Rigby Street and North of Manscroft Place as shown on the attached plan (Appendix 1).

Consideration: £100,000 plus VAT. City Property have verified the value.

Sellers Works: Excess soil will be removed from the site by Clyde Gateway within 90 days of the Date of Entry.

Purchasers Works: Groundworks to provide a level, serviced site.

Date of Entry: Monday 1 September 2025.

Permitted Uses: To provide a permanent site of semi-mobile homes in line with the approved planning consent.

Pre-emption: Clyde Gateway shall have the benefit of an unlimited right of pre-emption over the property should the Council intend to sell or lease the property for any use that is not associated with relocation of the yard from Water Row. This will entitle Clyde Gateway to re-acquire the Subjects at a price to be agreed between the Council and Clyde Gateway.

Costs: Each party will bear their own legal and surveying costs in relation to the transaction.

LBTT: The Council will be responsible for any Land and Buildings Transaction Tax due in relation to the transaction.

Other: That the Executive Director of NRS in consultation with the Director of Legal and Administration be authorised to conclude all other matters pertaining to the acquisition and to enter into necessary legal agreements on terms which are in the best interest of the Council.

4. POLICY AND RESOURCE IMPLICATIONS

Resource Implications:

| | |
|---------------------|-------------------------------------------------------------------------------------------------------------------------|
| <i>Financial:</i> | The project costs will be met from funding secured from Clyde Mission. |
| <i>Legal:</i> | All transactions will be subject to review and conclusion by Glasgow City Council's Corporate and Property Law section. |
| <i>Personnel:</i> | There are no direct personnel issues. |
| <i>Procurement:</i> | There are no direct procurement issues. |

Council Strategic Plan: Specify which Grand Challenge (s) and Mission (s) the proposal supports. Where appropriate the relevant Commitment can also be listed.

Grand Challenge 1: Reduce poverty and inequality in our communities.

Mission 4: Support Glasgow to be a city that is active and culturally vibrant.

Grand Challenge 2: Increase opportunity and prosperity for all our citizens.

Mission 2: Support the growth of an innovative, resilient and net zero carbon economy.

Commitment 17: Work with the Scottish Government to deliver the Clyde Mission, focused on transforming vacant and derelict land and investing in communities along the Clyde, and ensure a focus on climate adaptation and community wealth building in Clydeside regeneration.

Grand Challenge 3: Fight the climate emergency in a just transition to a net zero Glasgow

Mission 2: Become a net zero carbon city by 2030

Commitment 30: Deliver place-based interventions and key local regeneration projects.

Equality and Socio-Economic Impacts:

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

What are the potential equality impacts as a result of this report?

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

Acquisition of the site and delivery of the project will support people with protected characteristics.

The provision of the relocation site at Rigby Street/Manscroft Place will enable the Council to meet the housing needs of Travelling Showpeople.

The redevelopment of Water Row aims to ensure that Govan, an area of long-standing multiple deprivation, benefits from economic growth generated by City Deal investment.

Climate Impacts:

Does the proposal support any Climate

Climate Plan Theme 3: Well Connected and Thriving City.

Plan actions? Please specify:

Support the development of low-carbon retrofits and new buildings that are fit for the future.
Support decarbonisation of transport systems by helping to improve infrastructure for walking, cycling, wheeling and reducing the need to travel.

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

The delivery of Water Row Phase 2 will result in the redevelopment of a brownfield site within an existing urban centre with high public transport accessibility. Finished Floor Levels for the proposed development will be informed by the River Clyde Flood Model (2020) and most recent Climate Change allowances

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

The Water Row development will meet Gold Hybrid standard which includes a 27% improvement against the CO2 Target Emissions Rate (TER) as required by 2015 Building Regulations plus the required 20% carbon emissions abatement through the use of Low and Zero Carbon Generating Technologies (LZCGT).

**Privacy and Data
Protection Impacts:**

N/A

5. RECOMMENDATIONS

5.1 It is recommended that Committee:

- a. Notes the content of this report.
- b. Grants authority for the Council to acquire the site shown on the attached plan (Appendix 1) from Clyde Gateway on the terms and conditions outlined in Section 3 of this report.
- c. Authorises the Executive Director of Neighbourhoods, Regeneration & Sustainability (NRS) in consultation with the Director of Legal and Administration to conclude all other matters pertaining to the acquisition and to enter into necessary legal agreements on terms which are in the best interests of the Council.

APPENDIX 1: SUBJECTS (RIGBY STREET / MANSCROFT PLACE)

