



Glasgow City Council

Contracts and Property Committee

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

Item 2

7th August 2025

Contact: George McMillan

Ext: 76151

**AUTHORITY TO NEGOTIATE THE OFF-MARKET DISPOSAL OF THE
NEWLANDS CENTRE, 871 SPRINGFIELD ROAD, GLASGOW G31 4HZ TO
WHEATLEY HOMES GLASGOW LIMITED**

Purpose of Report:

To seek Committee authority to negotiate the off-market disposal of the Newlands Centre, 871 Springfield Road Glasgow G31 4HZ to Wheatley Homes Glasgow Limited.

Recommendations:

That Committee

1. notes the content of this report;
2. approves the principle of commencing negotiations for the off-market disposal to Wheatley Homes Glasgow Limited;
3. instructs the Managing Director of City Property (Glasgow) LLP to negotiate terms and conditions of the disposal; and
4. notes that further appropriate authority will be sought for approval of agreed terms and conditions.

Ward No(s): 9 – Calton

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: 7 August 2025

Subject: Authority to negotiate the off-market disposal of the Newlands Centre, 871 Springfield Road, Glasgow G31 4HZ to Wheatley Homes Glasgow Limited.

1. Description

- 1.1. The property comprises a traditional three-storey former parish school building constructed of sandstone, featuring a small two-storey extension and associated car parking facilities.
- 1.2. The subjects are located in the Parkhead area, approximately 2.3 miles east of Glasgow City Centre, with the site area extending to 0.31 hectares (0.77 acres) or thereby as shown hatched black 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 Since the school's closure in the 1970s, the building has been refurbished and converted into office accommodation, most recently occupied by Glasgow City Health and Social Care Partnership.
- 3.2 The subjects were declared surplus on 16 October 2024 following the procedural non-operational process, with no notes of interest being received.
- 3.3 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.

- 3.4 At its meeting on 10 October 2019, the City Administration Committee approved a policy for off-market disposals ([Report Details](#)) and 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”.
- 3.5 The development proposal involves the conversion of the building into residential flats for social rent.
- 3.6 Prior to completion, it is proposed to grant the purchaser a licence to occupy, allowing early access to the property. This will minimise vacancy periods and reduce holding costs for Glasgow City Council.
- 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 are not currently included in GCC’s Log of Opted to Tax Property.
- 3.9 Following authority to negotiate being granted, Heads of Terms will be negotiated by City Property to include conditions that will protect GCC’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 (SP2572RS)

5. Policy and Resource Implications

Resource Implications:

Financial: Authority to begin negotiation of an off-market disposal to generate a potential capital receipt for GCC.

Legal: Legal will be required to conclude this transaction.

Personnel: No direct personnel issues.

Procurement: No procurement implications.

Council Strategic Plan: Grand Challenge 4 – Enable staff to deliver essential services in a sustainable, innovative and efficient way for our communities.

Mission 1 – Create safe, clean and thriving neighbourhoods.

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 has no impact on socio-economic disadvantage.

Climate Impacts:

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

Whilst not supporting specific Climate Plan actions, 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.

Privacy and Data Protection Impacts:

No privacy or data protection impact identified.

6. Recommendations

That Committee:

6.1 notes the contents of this report;

- 6.2 approves the principle of commencing negotiations for the off-market sale to Wheatley Homes Glasgow Limited;
- 6.3 instructs 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 the approval of agreed terms and conditions.