



Glasgow City Council

Contracts and Property Committee

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

Item 4

30th April 2026

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**AUTHORITY TO COMMENCE OFF MARKET NEGOTIATIONS WITH
SCOTTISH WATER FOR THE SALE OF LAND AT DALDOWIE, GLASGOW
G71 7SN**

Purpose of Report:

To seek Committee authority to commence off market negotiations with Scottish Water for the sale of land at Daldowie, Glasgow G71 7SN

Recommendations:

It is recommended that the committee:

1. notes the content of this report.
2. approves authority to commence off market negotiations with Scottish Water for the sale of land at Daldowie, Glasgow G71 7SN; and
3. notes that the agreed terms and conditions of the proposed sale will be reported back to the Contracts and Property Committee for approval.

Ward No(s):20- Baillieston

Citywide: ✓

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

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1 Introduction

- 1.1 This report relates to the request for authority to commence off market negotiations with Scottish Water for the sale of land at Daldowie, Glasgow, G71 7SN

2 Subjects

- 2.1 The subjects comprise land and buildings at Daldowie, Glasgow, G71 7SN as shown on the attached plan. The total site area extends to approximately 11 hectares.

3 Background

- 3.1 The subject site is approximately 6 miles southeast of Glasgow city centre, on the north bank of the river Clyde. There is an existing sludge treatment facility and waste water treatment works which are positioned immediately to the west of the site, and Daldowie Crematorium is immediately to the east.
- 3.2 Glasgow City Council (GCC) owns the entire subject. In addition to the training centre, there are two semi-detached residential houses known as 1 and 2 Daldowie Garden Centre, Glasgow, G71 7RU.
- 3.3 The Training Centre will be vacated in advance of the sale of the land, and the process is underway to relocate the facility to GCC's depot at Blairtummock Road.
- 3.4 The residential properties are both occupied by tenants under residential leases. The tenants have agreed to vacate the properties prior to the sale of the land and have signed new tenancy agreements with Wheatley Homes for alternative accommodation, and the process of relocation is underway.
- 3.5 Scottish Water have identified the site as their preferred location for a new multi-million-pound project to create a new waste treatment facility. The new facility will be a major upgrade to the existing sewage treatment facilities, providing environmental benefits, improved efficiency and reduced operating costs. The new facility will become a critical component of Scottish Water's national infrastructure and serve 40% of the Scottish population.
- 3.6 The new technology will treat waste to a higher standard than before allowing the processed material to be utilised as organic fertiliser under licence in line with environmental best practice supported by SEPA.
- 3.7 Biogas will be produced as part of the process and will be used to produce heat and electricity for the treatment process. Surplus biogas can be upgraded to biomethane for export to the national grid, displacing gas derived from fossil fuels.

- 3.8 Early discussions have been ongoing, and to assist with the project, GCC has indicated a willingness to transfer the subjects to Scottish Water. The next stage of this process would be to commence off market negotiations over the sale of the site.

4 Off-Market Proposal

- 4.1 The proposal meets with Glasgow City Council's policy for off market disposals, specifically:

3.1.1 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.

- 4.2 GCC and Scottish Water have been in discussions regarding the proposed development and the potential transfer of the site. Further information in this regard would be provided in a future paper detailing the terms agreed, should authority be granted.

5 Policy and Resource Implications

Resource Implications:

Financial: There would be financial benefit to the council as they would receive a capital receipt for the sale of the property.

Legal: All transactions will be subject to review and conclusion by the Council's Corporate and Property Law section.

Personnel: No personnel implications

Procurement: There are no procurement issues.

Council Strategic Plan: The proposal supports Grand Challenge 3, Mission 2, by supporting the aim of becoming a net zero carbon city by 2030.

Equality and Socio-Economic Impacts:

Does the proposal support the Council's The proposal does not directly support the Equality Outcomes

Equality Outcomes 2025-29? Please specify.

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

There are no direct equality impacts.

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

The proposal will provide new job opportunities within the local economy.

Climate Impacts:

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

The proposed new facility will implement modern technologies aimed at reducing costs and carbon emissions.

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

There will be a positive climate impact. The existing facility generates around 40,000 tonnes of CO₂ per annum. The new facility will reduce this by around 30,000 tonnes per annum, due to the treatment process adopted.

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

The proposal will make a positive contribution to Glasgow's net zero target.

Privacy and Data Protection Impacts:

None.

6 Recommendations

It is recommended that the committee:

1. notes the content of this report.
2. approves authority to commence off market negotiations with Scottish Water for the sale of land at Daldowie, Glasgow G71 7SN; and
3. notes that the agreed terms and conditions of the proposed sale will be reported back to the Contracts and Property Committee for approval.