



Glasgow City Council
Contracts & Property Committee

Item 4

21st May 2026

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

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25-YEAR LEASE OF SPRINGBURN WINTER GARDENS, SPRINGBURN PARK, BROOMFIELD ROAD, GLASGOW G21 3AX

Purpose of Report:

To seek authority to grant a 25-year lease of Springburn Winter Gardens at Springburn Park, Broomfield Road, Glasgow, G21 3AX to the Springburn Winter Gardens Trust SCIO through the People Make Glasgow Communities programme.

Recommendations:

It is recommended that Committee:

1. Notes the content of this report.
2. Approves the terms provisionally agreed for an off-market letting of Springburn Winter Gardens to Springburn Winter Garden Trust (SWGTT), through the People Make Glasgow programme.
3. Approves that the Executive Director of Neighbourhoods, Regeneration and Sustainability in consultation with the Director of Legal and Administration be authorised to conclude all other matters pertaining to the lease and to enter into necessary legal agreements on terms which are in the best interests of the Council.

Ward No(s): 17 –
Springburn/Robroyston

Citywide:

consulted: Yes No

Local member(s) advised: Yes No

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1.0 Introduction

- 1.1 The purpose of this report is to seek approval to grant a lease of Springburn Winter Gardens to Springburn Winter Gardens Trust (SWGT). The premises are identified on the attached plan.
- 1.2 The People Make Glasgow Communities (PMGC) programme is a mechanism by which local people, community groups, third sector and other organisations can express an interest in having greater involvement in the management of local venues.

2.0 The Subjects

- 2.1 Springburn Winter Gardens configuration is identified by hatching on the attached plan. The structure is a former large winter garden which consists of seven steel lattice arches form the supporting structure. They rest on a 3.6m high brick wall. In addition, it has two greenhouse wings that can be accessed internally and externally from the structure. The largest structure of its kind in Scotland is approximately 9,060 square feet in area.

3.0 Background

- 3.1 Springburn Winter Gardens closed in 1983 following a huge storm, and the building has remained derelict ever since. From the storm damage it fell out of use, but was saved from planned demolition in 1985, when the structure was placed on the Statutory List of Buildings of Special Architectural or Historic Interest, at category A.
- 3.2 In 1990 the structure was placed on the Buildings at Risk Register for Scotland. Despite various proposals for restoration, no subsequent use has been found for decades. In 2014 the condition of the winter garden was classified as a ruin at critical risk.
- 3.3 Springburn Winter Gardens Trust is a Scottish Charitable Incorporated Organisation (SC044954), registered in 2014 with its objectives stated as being:
 - To preserve, conserve and promote, for the benefit of the general public, the historic social, architectural and constructional heritage of the Springburn Winter Gardens, a category A listed building
 - To support the maintenance, development and operation of the Springburn Winter Gardens as an amenity for the social, educational and cultural welfare of the general public
 - The advancement of education, citizenship and community development through the voluntary participation of the local community in activities relating to the Springburn Winter Gardens.
- 3.4 As a result of engaging with the PMGC programme, the Trust has been able to demonstrate through a robust funded business plan a way to bring Springburn Winter Gardens back into community. They have successfully secured capital funding to bring the structure back into safe use.

4.0 Evaluation of Application

- 4.1 The granting of a long lease of Springburn Winter Gardens to SWGT will help to deliver the restoration of a ruin at critical risk that will allow the structure to be accessible for the local community.
- 4.2 SWGT's application has been assessed by the PMGC project working group as well as the PMGC Assessment Panel consisting of officers from GCC and Glasgow Life. Both groups consider it a good application and recommend that the proposal for a 25-year lease is accepted based on the terms outlined below.

5.0 Terms

- 5.1 The following terms have been provisionally agreed with Springburn Winter Gardens Trust

Landlord	Glasgow City Council
Tenant:	Springburn Winter Gardens Trust (SCIO)
Rent:	£750 per annum in line with the Council's Concessionary Rental Policy, subject to the annual submission to the Landlord of evidence of compliance with the Tenant's Obligations listed below. The rent shall be paid to the Landlord.
Rent Review:	At the end of every 5 th year, in accordance with the Concessionary Rental Policy prevailing at the time.
Date of Entry:	12 weeks after conclusion of missives.
Term:	25 years
Use:	The Tenant will use the Subjects to preserve, conserve and promote, for the public benefit of the general public, the historic social, architectural and constructional heritage of the springburn winter gardens, a category A listed building.
Break Options:	The Tenant will have the option to break the Lease on the 5 th , 10 th , 15 th and 20 th anniversary of the Date of Entry, upon providing the Landlord with a minimum of 6 months' written notice.
Repairing Obligations:	The Tenant is responsible for ensuring the property is maintained in no worse condition than as documented by schedule of condition.

6.0 Policy and Resource Implications

Resource Implications:

<i>Financial:</i>	There are no financial implications.
<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 personnel implications.
<i>Procurement:</i>	There are no personnel implications.

Council Strategic Plan:	The proposal supports: Grand Challenge 1, Mission 3: Work with partners to reduce health inequalities and the impact of deprivation and increase healthy life expectancy. Grand Challenge 2, Mission 3: Support accessible educational and social opportunities including arts and sport.
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Equality and Socio-Economic Impacts:

<i>Does the proposal support the Council's Equality Outcomes 2025-29? Please specify.</i>	N/A
<i>What are the potential equality impacts as a result of this report?</i>	No impact.
<i>Please highlight if the policy/proposal will help address socio-economic disadvantage.</i>	The proposal is expected to help address socio-economic disadvantage through SWGT's work to restore accessibility to the space and enable use to its diverse community and wider to ensure opportunities for all.

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify: No impact.

What are the potential climate impacts as a result of this proposal? No impact.

Will the proposal contribute to Glasgow's net zero carbon target? No impact.

Privacy and Data Protection Impacts:

Are there any potential data protection impacts as a result of this report
Y/N No

7.0 Recommendations

It is recommended that Committee:

1. Notes the content of this report.
2. Approves the terms provisionally agreed for an off-market letting of Springburn Winter Gardens to Springburn Winter Garden Trust (SWGT), through the People Make Glasgow programme.
3. Approves that the Executive Director of Neighbourhoods, Regeneration and Sustainability in consultation with the Director of Legal and Administration be authorised to conclude all other matters pertaining to the lease and to enter into necessary legal agreements on terms which are in the best interests of the Council.