



**Glasgow City Council**  
**Contracts & Property Committee**

**Item 3**  
30th April 2026

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

**Contact: David McEwan                      Ext: 74570**

**25-YEAR LEASE OF WOODSIDE HALLS, 36 GLENFARG STREET, GLASGOW G20 7QE**

**Purpose of Report:**

To seek authority to grant a 25-year lease of Woodside Halls at 36 Glenfarg Street, G20 7QE to the Community Central Hall 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 Woodside Halls to Community Central Halls (CCH), through the People Make Glasgow programme.
3. Grants authority for the Executive Director of Neighbourhoods, Regeneration and Sustainability to approve a 25-year lease to Community Central Hall. Woodside Halls is currently leased to Glasgow Life until 31<sup>st</sup> March 2032, therefore the authority is required to cover:
  - The consenting of a sub-lease from Glasgow Life up to 31<sup>st</sup> March 2032.
  - The granting of a lease beyond 31<sup>st</sup> March 2032, for the remainder of the 25-year term.

The lease will include as appropriate, terms and conditions that: (i) maintain a high level of public and democratic scrutiny over the operation of the council-owned facility, (ii) maintain close alignment with all relevant council policies, including mechanisms for 'keeping pace' with future policy changes, and (iii) provide options for recourse should either of these things cease to be maintained or if any actions are taken by the leaseholder which the Council considers detrimental to its reputation or to the wider public interest.

Ward No(s): 11 – Hillhead                      Citywide: ✓

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

**PLEASE NOTE THE FOLLOWING:**

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## **1.0 Introduction**

- 1.1 The purpose of this report is to seek approval to grant a lease of Woodside Hall to Community Central Halls (CCH). 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 a greater involvement in the management of local venues.

## **2.0 The Subjects**

- 2.1 Woodside Hall's facilities extend to 1,060 square metres overall as identified by hatching on the attached plan. The building comprises ground and first floors, both of which have rooms of differing sizes and toilet facilities. The ground floor also has a kitchen.

## **3.0 Background**

- 3.1 Glasgow Life (GL) currently has a 25-year lease of Woodside Hall which commenced on 01 April 2007. GL operated the facility until its closure in 2020, as instructed by the Scottish Government as part of the lockdown prompted by the Covid 19 pandemic.
- 3.2 After the pandemic, Woodside Hall opened through a licence to occupy from GL to CCH on Saturday 28th October 2023. This allowed CCH to welcome back former user groups and new business from groups, families and organisations wishing to make use of the re-opened facility.
- 3.3 Community Central Hall is a Scottish Charitable Incorporated Organisation (SC SC003500), registered in 1984 with its objectives stated:
  - To promote the benefit and wellbeing of the community without racial or sexual discrimination or distinction of political, religious or other opinions.
  - To provide facilities in the interest of social welfare, recreation and leisure.
  - Where appropriate to co-operate with Strathclyde Regional Council or its successor body in the achievement of these objectives.
  - To foster a community spirit for the achievement of these aims and other similar aims as may be deemed charitable by law.
- 3.4 CCH was established in 1976 following a local community campaign to secure the continued use of the Methodist Central Hall. In 1977 Strathclyde Regional Council bought the building for community use and handed over day to day management to a community development trust, Community Central Hall.

Community Central Hall was established in 1976

Over the past 40 years CCH has evolved from providing community space for local organisations to providing a range of diverse vital community services. This includes pre-school nursery provision; after and out of school

care; youth work; home care for older people; café and catering. CCH is responsible for the operation of 22,000 square feet building on Maryhill Road and a range of services covering babies to older people. They offer a diverse range of activities to support their community.

CCH manages Woodside Hall to deliver a broad and diverse programme of lets and events, catering to a wide range of community and cultural interests. As of January 2026, the building is hosting 85 hours of activity per week across 10 regular lets and 4 one-off events, covering music, theatre, dance, cultural activities, and recreational use.

CCH manages Woodside Hall as both a community asset and a sustainable venue. By actively marketing the space, building relationships with returning user groups, and attracting new promoters and organisations, CCH has grown attendance significantly — with January 2026 exceeding 4,000 attendees, compared to under 3,000 across the entire October–December 2023 opening period. This growth reflects CCH's broader approach of combining community access with commercially viable programming, ensuring Woodside Hall remains a busy, financially sustainable, and culturally rich venue for Glasgow's communities.

#### **4.0 Evaluation of Application**

- 4.1 The granting of a long lease of Woodside Hall to CCH will help to ensure that the community continues to benefit from the critical facilities and services as detailed above and set out in more detail in various documentation provided within the Engagement Phase of the PMGC process.
- 4.2 CCH'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 CCH:

Head Landlord: Glasgow City Council

Landlord: Culture and Sport Glasgow (Glasgow Life)

Tenant: Community Central Halls (SCIO)

Rent: £750 per annum  
The Council's Concessionary Rental Policy will apply from 2032 subject to the annual submission to the Head Landlord of evidence of compliance with the Tenant's Obligations. The rent shall be paid to the Landlord.

Rent Review:	At the end of every 5 <sup>th</sup> year.
Term:	25 years
Use:	The Tenant will use the Subjects to enable the diverse communities it works with and provide support to the local support networks and accommodate long term lets in addition to regular and one off letting and events.
Break Options:	The Tenant will have the option to break the Lease on the 5 <sup>th</sup> , 10 <sup>th</sup> , 15 <sup>th</sup> and 20 <sup>th</sup> anniversary of the Date of Entry, upon providing the Landlord with a minimum of 6 months' written notice.
Repairing Obligations:	The Tenant will have Full Repairing and Insuring liabilities.

## 6.0 Policy and Resource Implications

### Resource Implications:

*Financial:* There are no financial implications.

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

*Personnel:* There are no personnel implications.

*Procurement:* 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.

### Equality and Socio-Economic Impacts:

*Does the proposal support the Council's Equality Outcomes 2025-29? Please specify.*

N/A

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

No impact.

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

The proposal is expected to help address socio-economic disadvantages through CCH's work to provide and enable the diverse communities it works with opportunities for all within the community ranging from under 5's to over 65's

### **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 Woodside Halls to Community Central Hall, through the People Make Glasgow programme.

3. Grants authority for the Executive Director of Neighbourhoods, Regeneration and Sustainability to approve a 25-year lease to Community Central Hall. Woodside Halls is currently leased to Glasgow Life until 31<sup>st</sup> March 2032, therefore the authority is required to cover:
  - The consenting of a sub-lease from Glasgow Life up to 31<sup>st</sup> March 2032.
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The lease will include as appropriate, terms and conditions that: (i) maintain a high level of public and democratic scrutiny over the operation of the council-owned facility, (ii) maintain close alignment with all relevant council policies, including mechanisms for 'keeping pace' with future policy changes, and (iii) provide options for recourse should either of these things cease to be maintained or if any actions are taken by the leaseholder which the Council considers detrimental to its reputation or to the wider public interest.