

Item 3

21st May 2026



Glasgow City Council

Contracts and Property Committee

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

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REPORT TO NOTE THE OUTCOME OF THE OPTIONS APPRAISAL FOR THE ALTERNATIVE SITE (TWO PLOTS OF LAND ADJACENT TO THE SIGHTHILL TRA) BY THE PREFERRED DEVELOPER, KEEPMOAT

Purpose of Report:

The purpose of this report is to note the outcome of the Options Appraisal for the Alternative Site (two plots of land adjacent to the Sighthill TRA) by the preferred developer, Keepmoat.

Recommendations:

It is recommended that the committee:

1. notes the content of this report;
2. notes that instruction will be given to the Managing Director of City Property (Glasgow) LLP to market the sites on the open market; and
3. notes that the agreed terms and conditions of the proposed sale will be reported back to Contracts and Property Committee for approval or by Delegated Authority should the threshold apply.

Ward No(s): 16 Canal

Local member(s) advised: No

Citywide:

consulted: No

1. Background

- 1.1 In 2009 Sighthill was identified as one of eight areas in the City known as Transformational Regeneration Areas (TRAs); this is a city-wide initiative to carry out regeneration of key areas within the City. This is led by Transforming Communities: Glasgow (TC: G), a partnership which brings together the Council, the Scottish Government and Wheatley Homes Glasgow (WHG).
- 1.2 In 2011, and following the success of the 2014 Commonwealth Games Athletes Village development in Dalmarnock, an area within Sighthill was selected as a potential Athletes Village as part of Glasgow's bid for the 2018 Youth Olympic Games. However, in July 2013, it was confirmed that Glasgow's bid was unsuccessful for the 2018 Youth Olympics and since then the project, with its legacy masterplan, has continued as the Sighthill TRA project. This includes the submission of a Planning Permission in Principal (PPP) application in July 2013, and the subsequent PPP approval of the masterplan in April 2014.
- 1.3 On 11 September 2014 the Executive Committee approved the delivery and procurement strategy for the Sighthill TRA masterplan. The paper also noted that Sighthill formed a key early action component of Glasgow City Region City Deal which is supporting the infrastructure to allow this development to happen.
- 1.4 On 12 October 2017 the Contracts and Property Committee approved the appointment of Keepmoat Homes Limited as the Council's preferred developer for the provision of Residential Development Led Sighthill TRA. At this meeting the Committee also noted that a further paper will be brought back to the Committee in relation to the "Alternative Site" as specified in the report. [12th October 2017 Paper](#)

2. The Regeneration of Sighthill

- 2.1 The regeneration of Sighthill continues to create a vibrant urban residential neighbourhood near the heart of Glasgow city centre. The Council has developed a residential led masterplan which aims to provide sustainable living with a diverse range of accommodation and an enhanced new green network. A substantial commitment has been made to deliver the Sighthill TRA programme with over £200m being secured across a number of partners including the Council, Glasgow City Region City Deal, Sustrans, Transforming Communities: Glasgow, Wheatley Homes Glasgow and Scottish Government.
- 2.2 The wider regeneration programme has already delivered:
 - An extensive package of site wide remediation and infrastructure works to enable development
 - First phases of new housing units for mid-market rent (MMR) and for private sale
 - A newly enriched, expansive and multi layered Sighthill Park, spanning the entire site
 - A new school campus and community facility, bringing together the

existing St Stephen's Primary School, St Kevin's Primary School and Sighthill Nursery as well as a new home for the Sighthill Youth Centre

- An innovative pedestrian land bridge improving connectivity between the City's George Square and Sighthill
- A new road bridge linking Sighthill to the Cowlares and adjacent communities in the north with Sighthill and through to Springburn Road and the M8

3. Alternative Site Description

3.1 The subjects are located north of City Centre within Ward 16 Canal and consist of two plots outlined in the enclosed plan. The plots extending to approx. 0.8 hectares being 0.67ha and 0.13ha respectively.

3.2 The subjects are part of the Sighthill TRA Masterplan but lie outside the TRA Boundary and are in Council ownership.

4. The Residential Led Development Procurement

4.1 A Competitive Dialogue procurement process was led by Glasgow City Council together with our TC: G partners.

4.2 Within the Invitation to Participate in Dialogue (ITPD) the "Alternative Site" was included as an opportunity however the Council reserved the right to remove this from the evaluation of Competitive Dialogue.

4.3 Throughout the dialogue the Bidders could not provide sufficient information on the potential to enable a robust evaluation and this site was therefore removed from the process.

4.4 However, following award of a contract with the Preferred Developer, they were invited to prepare an option appraisal on the "Alternative Site" with a paper to be brought back for approval to committee.

5. Alternative Site Options Appraisal

5.1 In May 2023 Keepmoat Homes Limited were requested by the Council to submit their options appraisal for the "Alternative Site".

5.2 This was submitted in October 2023 and a process of meetings and evaluation with officers within Neighbourhoods, Regeneration and Sustainability followed over several months.

5.3 Despite the best efforts of both Keepmoat and GCC a proposal obtaining best value was unable to be agreed.

5.4 Having complied with the terms outlined in the contract with Keepmoat Homes Ltd in this regard, the Council are therefore not bringing forward a proposal to committee for approval, instead the sites will be put to the open market.

6. Conclusions

- 6.1 The Council appreciates the enthusiasm and commitment to the project and the regeneration of Glasgow by Keepmoat Homes Limited in relation to the delivery of the residential development within Sighthill TRA and their proposal for the "Alternative Site".
- 6.2 To ensure a robust evaluation of best value the development opportunity will be brought to the open market for consideration.

7. Policy and resource implications

Resource Implications:

Financial: Authority to market site will generate a potential capital receipt for GCC.

Legal: Legal will be required to conclude transaction once marketing concluded.

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 2025-29? 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.

Privacy and Data Protection Impacts:

No privacy or data protection impact identified.

Are there any potential data protection Impacts as a result of this report:

8. Recommendations

It is recommended that the committee:

1. notes the content of this report;
2. notes that instruction will be given to the Managing Director of City Property (Glasgow) LLP to market the sites on the open market; and
3. notes that the agreed terms and conditions of the proposed sale will be reported back to Contracts and Property Committee for approval or by Delegated Authority should the threshold apply.