



Glasgow City Council
Contracts & Property Committee

Item 1

21st May 2026

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

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**25-YEAR LEASE OF BLUEVALE NEIGHBOURHOOD CENTRE,
30 ABERNETHY STREET, G31 3SZ, GLASGOW**

Purpose of Report:

To seek authority to grant a 25-year lease of Bluevale Neighbourhood Centre at 30 Abernethy Street, G31 3SZ to the Bluevale Community Club 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 the letting of Bluevale Neighbourhood Centre to Bluevale Community Club (BCC), 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): 22 – Dennistoun

Citywide: ✓

Local member(s) advised: Yes No consulted: 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 Bluevale Neighbourhood Centre to Bluevale Community Club (BCC). 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 Bluevale Neighbourhood Centre facilities are shown hatched on the attached plan. The building comprises of the ground floor, which has rooms of differing sizes, a main hall, toilet facilities and a kitchen. The plan includes the external MUGA for sport and recreational activity.

3.0 Background

- 3.1 Glasgow Life (GL) currently has a 25-year lease Bluevale Neighbourhood Centre which commenced on 01 April 2007. GL subleased to Milnbank Housing Association who 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 Milnbank Housing Association have requested to rescind their lease on Bluevale Neighbourhood Centre. Due to this action, GL have now considered the Neighbourhood Centre to be in scope for another organisation to take on the management of the asset and Bluevale Community Club are utilising the PMGC process.
- 3.3 Bluevale Community Club is a Scottish Charitable Incorporated Organisation (SC050232), registered in 2020 with its objectives stated as being:
 - The advancement of public participation in sport, specifically boxing/football which must be played in the spirit of the sport. To provide facilities in the interest of social welfare, recreation and leisure.
 - The advancement of health by the provision of physical activities and advice which promote health and fitness.
 - The prevention or relief of poverty by delivering programmes to combat this in the local community.
- 3.4 Bluevale Community Club is a charity set up to provide holistic support to the wider community of all ages in the East End of Glasgow. Their aim is to create a safe, welcoming, and inclusive environment where people of all ages can come together, feel supported, and develop new opportunities for growth.

Their purpose is rooted in the belief that everyone, regardless of background or circumstance, should have access to safe spaces, positive opportunities, and the support they need to reach their full potential.

Bluevale achieve this by offering a broad range of services and activities that respond directly to the needs of their local community. These include structured youth work programmes, sport and fitness activities, holiday provision, educational support, and community events that bring people together. Alongside this, they provide both practical and emotional support to families and individuals who may be experiencing hardship, social isolation, or other social challenges

4.0 Evaluation of Application

- 4.1 The granting of a long lease of Bluevale Neighbourhood Centre to BCC 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 BCC'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 Bluevale Community Club:

Head Landlord:	Glasgow City Council
Landlord	Culture and Sport Glasgow (Glasgow Life)
Tenant:	Bluevale Community Club (SCIO)
Rent:	£750 per annum in line with the Council's Concessionary Rental Policy, subject to the annual submission to the Head 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 enable use to its diverse communities it connects with and provide support

to the local support networks and accommodating 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 3rd, 5th, 10th, 15th and 20th 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 Suspensive Conditions

- GL and Milnbank agreeing a lease surrender
- The consenting of a sub-lease from Glasgow Life up to 31st March 2032.
- The granting of a lease beyond 31st March 2032, for the remainder of the 25-year term

7.0 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 2021-25? 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 disadvantage through BCC's work to provide and enable use to its diverse communities it works with to ensure 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.

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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.