Glasgow City Council

Contracts & Property Committee

Item 5

5th November 2026

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

Contact: George McMillan Ext: 76151

AUTHORITY TO NEGOTIATE THE OFF-MARKET DISPOSAL OF LAND ADJACENT TO 9 GORGET QUADRANT, GLASGOW, G13 2AH TO WHEATLEY HOMES GLASGOW LIMITED

Purpose of Report:

To seek Committee authority to commence negotiations for the off-market disposal of land adjacent to 9 Gorget Quadrant, Glasgow, G13 2AH to Wheatley Homes Glasgow Limited

Recommendations:

That Committee:

1. notes the content of this report;
2. instructs the Managing Director of City Property (Glasgow) LLP to negotiate the terms and conditions of the disposal; and
3. notes that the appropriate authority will be sought for the approval of agreed terms and conditions.

Ward No(s): 14 – Drumchapel/Anniesland

Citywide: ✓

consulted: Yes ☐ No ✓

Local member(s) advised: Yes ☐ No ✓

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Report to: **Contracts and Property Committee**

From: **Managing Director of City Property (Glasgow) LLP**

Date: **5 November 2026**

Subject: **Authority to negotiate the off-market disposal of land adjacent to 9 Gorget Quadrant, Glasgow, G13 2AH to Wheatley Homes Glasgow Limited**

1. Description

1.1 The subject comprises land adjacent to 9 Gorget Quadrant in the Knightswood area of Glasgow, as shown outlined and hatched black on the enclosed plan. The subject is located approximately 3.7 miles north of Glasgow City Centre.

1.2 The subject forms an area of amenity ground and extends to 0.004 hectares (0.01 acres) or thereby. The land formed part of the landscaping of the multi-storey flats at 9 Gorget Quadrant.

2. Planning

2.1 The Glasgow City Development Plan was adopted on 29 March 2017. The new local development plan replaces Glasgow City Plan 2 (2009) and sets out the Council's land use strategy providing the basis for assessing planning applications. The City Development Plan does not identify land use zones to direct types of development. Instead, overarching policies CPD1 Placemaking and CDP 2 Sustainable Spatial Strategy encourage development to be informed by a placed base approach.

3. Background

3.1 Following instruction from Glasgow City Council's (GCC) Property and Consultancy Services, negotiations were undertaken by City Property (Glasgow) LLP for the sale of an area of land extending to 0.002 hectares (0.005 acres) to Cube Housing Association Limited in 2016. The disposal was to facilitate the construction of a Biomass Energy Centre; however, the transaction did not conclude and Cube Housing Association proceeded to construct the Biomass Energy Centre.

3.2 While GCC Legal Services were in the process of completing missives and prior to the sale concluding it was identified that the area built on extends to a greater area of 0.004 hectares (0.01 acres), which forms our subject site.

3.3 Cube Housing Association Glasgow has since been de-registered and has merged with Wheatley Homes Glasgow Limited. In order to rectify the matter, Wheatley Homes Glasgow Limited was approached to agree revised Heads of Terms for the larger area.

3.4 The smaller area of land was declared surplus to the Council's operational requirements on 15 December 2016 and an advisory note issued on 4 September 2026 to Local Members to advise of the additional area to be included.

3.5 The City Administration Committee, at its meeting on 10 October 2019, approved a policy for off-market disposals (see link Report Details). It is considered that the proposed disposal is compliant with 3.1.1 of the policy, "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".

3.6 Common good wording will be reported when the appropriate authority is sought for the approval of agreed terms and conditions.

3.7 Following authority to negotiate being granted, Heads of Terms will be negotiated by City Property (Glasgow) LLP to include conditions that will protect Glasgow City Council's interest if the use is to change in the future. The appropriate authority will be sought for the approval of the agreed terms and conditions.

4. Purchaser

4.1. Wheatley Homes Glasgow Limited.

5. Policy and Resource Implications

Resource Implications:

Financial:	Authority to negotiate an off-market disposal will generate a capital receipt for the Council.
Legal:	If approved, the legal team will need to conclude this transaction.
Personnel:	No direct personnel issues.
Procurement:	No procurement implications.
Council Strategic Plan:	Grand Challenge 2: 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	No specific equality related outcomes.
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.	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 the 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.
Common Good:	Common good wording will be reported when the appropriate authority is sought for the approval of agreed terms and conditions.
Privacy and Data Protection impacts:	No Privacy and Data Protection impacts identified.

6. Recommendations

That Committee:

6.1 notes the contents of this report;

6.2 approves the Managing Director of City Property (Glasgow) LLP to negotiate terms and conditions of the disposal; and

6.3 notes that appropriate authority will be sought for approval of agreed terms and conditions.