



Glasgow City Council

Contracts and Property Committee

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

Item 6

5th February 2026

Contact: David McEwan

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**PROPOSED LEASE OF LAND AT 30 ARDLAW STREET TO JOBS
BUSINESS GLASGOW (JBG)**

Purpose of Report:

To seek Committee's approval for the proposed ground lease of land at 30
Ardlaw Street, Glasgow, G51 3RP

Recommendations:

It is recommended that the committee:

1. Notes the content of this report.
2. Approves the terms of the proposed ground lease in favour of
Jobs & Business Glasgow (JBG); and
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 interest of the Council.

Ward No(s): 5- Govan

Citywide: ✓

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

PLEASE NOTE THE FOLLOWING:

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1 Introduction

- 1.1 This report relates to the proposed ground lease of the land at 30 Ardlaw Street, Glasgow, G51 3RP, as shown on the attached plan, on the terms that are outlined below in section three.

2 Background

- 2.1 Jobs and Business Glasgow (JBG) (previously GRA, GSWRA Ltd and Govan Initiative) constructed a nursery on land at 30 Ardlaw Street around 2008 – believing they owned the site. At the time of construction, JBG were not a Council ALEO and operated entirely independently of the Council.
- 2.2 When JBG marketed the site for lease it became apparent that they did not own it and in fact the land is owned by the Council.
- 2.3 As a meantime solution and taking cognisance of representation from local members, officers agreed terms for a 3-year lease with Academy House Limited, the tenant identified by JBG's letting agents which commenced on 8th October 2025 with a view to rectifying the ownership issues at a later date.
- 2.4 To rectify the ownership issues, we are requesting a ground lease between GCC and JBG. This will result in JBG becoming Academy House's landlord in terms of the lease granted to them.
- 2.5 The terms are as outlined in section 3 below.

3 Heads of Terms provisionally agreed.

Landlord:	Glasgow City Council.
Tenant:	Jobs & Business Glasgow.
Subjects:	Land and premises at 30 Ardlaw Street, Glasgow, G51 3RR
Rent:	27.5% of the occupational rent. The current lease to Academy House has a rent of £29,943 pa so GCC get 27.5% of this.
Date of Entry:	8th October 2025.
Duration:	30 Year lease.
Rent Review:	Not applicable.

Insurance:	Tenant to effect buildings insurance for the premises or transfer responsibility for insurance to any sub-tenant of the premises.
Legal Costs:	Each party shall bear their own legal costs. The tenant will cover any LBTT, the cost of extract copies and any VAT thereon.
Conditions:	Subject to Landlord's internal approval process. Transfer of the lease between Glasgow City Council and Academy House Limited to Jobs & Business Glasgow as the head tenant.

4 Policy and Resource Implications

Resource Implications:

<i>Financial:</i>	Rent, rates and utility payments will be met by the tenant.
<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 direct personnel implications.
<i>Procurement:</i>	No procurement issues identified.

Council Strategic Plan:	While this proposal does not directly support any of the Grand Missions set out in the Strategic Plan it does support the Council's obligations as referred to in paragraphs: Grand Challenge 2 Mission 3: Raise attainment amongst Glasgow's children and young people.
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Equality and Socio-Economic Impacts:	N/A
<i>Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.</i>	N/A

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

N/A

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

Climate Impacts:

No

Does the proposal support any Climate Plan actions? Please specify:

None

What are the potential climate impacts as a result of this proposal?

No

Will the proposal contribute to Glasgow's net zero carbon target?

No

Privacy and Data Protection Impacts:

Are there any potential data protection impacts as a result of this report.

If yes, please confirm that Data Protection Impact Assessment (DPIA) has been carried out.

N/A

5 Recommendations

It is recommended that the committee:

1. Notes the content of this report.
2. Approves the terms of the proposed lease to Jobs & Business Glasgow; and

3. Approves that the Executive Director of Neighbourhoods, Regeneration and Sustainability in consultation with the Director of Legal and Administration is authorised to conclude all other matters pertaining to the lease and to enter into necessary legal agreements on terms which are in the best interest of the Council.