Item 5

3rd November 2022

Glasgow City Council

Contracts & Property Committee

Report by Executive Director of Neighbourhoods, Regeneration and Sustainability

Contact: George Gillespie **Ext: 79106**

Authority to enter into negotiations for off-market letting of "The Old Changing Rooms" in Queen's Park Recreation Ground, Langside Road, Glasgow G42 8DA to South Seeds

Purpose of Report: To seek authority to enter into negotiations for an off-market letting of "The Old Changing Rooms" in Queen's Park Recreation Ground to South Seeds through the People Make Glasgow Communities programme.

Recommendations:

It is recommended that the Committee:

1. Notes the content of this report.

2. Approves the commencement of negotiations for an off-market letting of "The Old Changing Rooms" in the Queen's Park Recreation Ground to South Seeds through the People Make Glasgow Communities programme.

3. Grants authority for the Executive Director of Neighbourhoods, Regeneration & Sustainability to negotiate terms and conditions for the proposed letting to South Seeds, which should include, as appropriate, terms which: (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.

4. Notes that the provisionally agreed Heads of Terms will be reported to the Contract and Property Committee for approval.

***PLEASE NOTE THE FOLLOWING**:*

Any Ordnance Survey mapping included within this Report is provided by Glasgow City Council under licence from the Ordnance Survey in order to fulfil its public function to make available Council-held public domain information. Persons viewing this mapping should contact Ordnance Survey Copyright for advice where they wish to licence Ordnance Survey mapping/map data for their own use. The OS web site can be found at <http://www.ordnancesurvey.co.uk> "

If accessing this Report via the Internet, please note that any mapping is for illustrative purposes only and is not true to any marked scale

Ward No(s): Ward 7 – Langside Citywide:

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

1.0 Introduction

1.1 The purpose of this report is to seek approval to enter into discussions with South Seeds regarding the organisation taking a lease for “The Old Changing Rooms” in Queen’s Park Recreation Ground, which is identified on the attached plan.

1.2 The People Make Glasgow Communities 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 The facilities at “The Old Changing Rooms” in Queen’s Park Recreation Ground extend to 0.1 hectares (0.25 acres) overall as shown in the red line boundary and cross hatched area on the attached plan and comprise of a former changing pavilion and some green space.

2.2 The pavilion is accessed from Queen’s Park Recreation Ground.

3.0 Background

3.1 The Old Changing Rooms in Queen’s Park Recreation Ground were previously used in connection with the adjacent sports pitches, but have been out of regular use for at least 20 years. The building is formed of a line of simple brick cubicles estimated to be built shortly after World War II. The site is owned by Glasgow City Council and has been declared surplus.

3.2 The Old Changing Rooms are currently not in use.

3.3 South Seeds is a Southside based organisation which seeks to enable local people to live more sustainable lives.

3.4 The organisation has experience in delivering activities and workshops which engage the local community and promote sustainable living. It also has experience in managing its office building on Victoria Road.

3.5 The organisation will manage capital works to improve the building and make it suitable for community use. Once operational, the organisation will provide activities from the building which engage the local community, such as skills workshops, exercise classes and gardening activities. Spaces will also be rented to local communities and a café is proposed.

4.0 Evaluation of Application

4.1. The proposal will bring a current derelict building back into community use for the benefit of local people. The organisation has a track record of delivering activities which engage local people and promote sustainable lifestyles.

4.2. South Seeds has undertaken community engagement over several years around the redevelopment of the Queen's Park Old Changing Rooms. This has evidenced demand for local services from this asset and a willingness from local residents to be involved.

4.3. South Seeds has experience in managing a building and will provide additional detail on its approach to capital works during the Development Phase.

4.4. The application has been assessed by the PMGC project working group as well as the Community Asset Working Group consisting of officers from GCC and Glasgow Life. As part of the assessment of the application, a small number of risks has been highlighted by both groups which require to be addressed by the organisation prior to progressing to negotiations around Heads of Terms. Both groups recommend for this proposal to proceed to the Development Phase of the PMGC process, subject to the risks being addressed.

5.0 Policy and Resource Implications

Resource Implications:

Financial:	None
Legal:	A Common Good assessment of the subjects has been undertaken. The subjects are not forming part of the Common Good.
Personnel:	No implications.
Procurement:	No implications.

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify	An Equality Impact Assessment (EQIA) will be undertaken as part of the Development Phase in advance of Heads of Terms negotiations.
What are the potential equality	No impact.

impacts as a result of this report?	
Please highlight if the policy/proposal will help address socio economic disadvantage.	Positive impact towards reinstating and likely extending community use and services.

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:	No impact.

6.0 Recommendations

It is recommended that the Committee:

1. Notes the content of this report.
2. Approves the commencement of negotiations for an off-market letting of "The Old Changing Rooms" in the Queen's Park Recreation Ground to South Seeds through the People Make Glasgow Communities programme.
3. Grants authority for the Executive Director of Neighbourhoods, Regeneration & Sustainability to negotiate terms and conditions for the proposed letting to South Seeds, which should include, as appropriate, terms which: (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.

4. Notes that the provisionally agreed Heads of Terms will be reported to the Contracts and Property Committee for approval.