Item 3

24th November 2022

Glasgow City Council

Contracts and Property Committee

Report by Executive Director of Neighbourhoods, Regeneration and Sustainability

Contact: George Gillespie Ext: 79106

AUTHORITY TO NEGOTIATE OFF-MARKET SALE OF LAND TO THE REAR OF 39 ANWOTH STREET, GLASGOW G32 7RW TO ADJOINING OWNER, MR JAMES DOYLE

Purpose of Report:

To seek Committee authority to commence negotiations for an off-market sale of land to the rear of 39 Anwoth Street, Glasgow G32 7RW to the adjoining owner, Mr James Doyle.

Recommendations:

That Committee

1. notes the content of this report;
2. approves in principle the off-market disposal of the subject site;
3. instructs the Managing Director of City Property (Glasgow) LLP to negotiate terms and conditions of the disposal; and
4. notes that the appropriate authority will be sought for the approval of agreed terms and conditions.

Ward No(s): 19 - Shettleston Citywide:

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

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Report to: **Contracts and Property Committee**

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

Date: **24 November 2022**

Subject: **Authority to commence negotiations for an off-market sale of land to the rear of 39 Anwoth Street, Glasgow G32 7RW to the adjoining owner, Mr James Doyle.**

1 Description

1.1 The subject site, shown edged and hatched black on the attached Committee plan 029-22CP, extends to 90 square metres (0.022 acres) or thereby.

1.2 The site comprises a flat, rectangular area of waste ground, located to the rear of Benzcar, a vehicle services garage at 39 Anwoth Street, Glasgow G32 7RW, owned by Mr James Doyle.

1.3 Originally part of a larger site, the subject is residual ground from the development of the adjacent Children's Unit at 18 Dalness Close in 2014.

1.4 The land is bound by residential garden ground to the west, the aforementioned Children's Unit to the north, Benzcar to the east with access taken from Ardfern Street to the South.

1.5 A metal container has been sited on the ground and used as storage by Mr Doyle, who has been interested in acquiring the site since the completion of the Children's Unit.

2 Planning

2.1 Glasgow City Development Plan was adopted on 29 March 2017. The new local development plan replaced 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 particular types of development, having overarching policies CPD1 Placemaking & CDP 2 Sustainable Spatial Strategy encouraging development to be informed by a placed base approach.

2.2 The site is not currently designated in the City Development Plan, however the proposed use as Industrial/Storage is in keeping with the surrounding area.

3 Background

3.1 Mr Doyle has approached Glasgow City Council (the Council) with a view to acquiring the site. The proposal is to utilise the ground for industrial/storage purposes.

3.2 Since the completion of the Children's Unit, the site has been subject to fly tipping and anti-social behaviour by youths. As the Council has not been maintaining the site, Mr Doyle has erected a fence and CCTV in an effort to protect his property.

3.3 By acquiring the site, Mr Doyle will be able to bring vacant ground back in to use, whilst also deterring further vandalism.

3.4 The land was declared surplus in November 2021 following the procedural non-operational process with no notes of interest being received.

3.5 The site is not included in the Council's Log of Opted to Tax Property

4 Purchaser

Mr James Doyle.

5 Policy and Resource Implications

Resource Implications:

Financial:	There are no financial implications, revenue or capital, arising from this report. The land is vacant and provides no income. However, should negotiations progress, the proposal will generate a capital receipt for Glasgow City Council.
Legal:	Not applicable at this time.
Personnel:	No direct personnel issues.
Procurement:	No procurement implications.
Equality and Socio-Economic Impacts:	An Equality Impact Assessment (EQIA) is not required for this project.
Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.	No specific equality related issues.

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.	N/A

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify:	*The proposal supports Theme Two: Just and Inclusive Place, in conjunction with the UN Sustainable Development Goal 11: Make cities and human settlements inclusive, safe, resilient and sustainable.*
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*:*	It is considered that the subject does not form part of the Council's Common Good. The subjects were acquired by the Council's predecessors using statutory powers. The subjects are not on the list of common good assets. There are no conditions in the title that would suggest that the subjects were being acquired to be held as part of the common good. There are no other relevant factors to suggest that the subjects would form part of the common good of the Council.
Privacy and Data Protection Impacts:	No privacy or data protection impact identified.

6 Recommendations

That Committee:

6.1 notes the contents of this report;

6.2 approves in principle the off-market disposal of the subject site;

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

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