**Variation to various leases between City Property Glasgow (Investments) Ltd and Glasgow City Council all relating to the City Halls, 100 Candleriggs, Glasgow (Ward 10) – Propsals approved etc.**

**7** There was submitted a report by the Executive Director of Neighbourhoods, Regeneration and Sustainability seeking authority to vary the leases between City Property Glasgow (Investments) LLP (CPGI) and Glasgow City Council (GCC) in respect of the City Halls (Ward 10), the sub-lease between GCC and Culture and Sport Glasgow (trading as Glasgow Life) and to approve the variation to the sub-lease from Culture and Sport Glasgow (trading as Glasgow Life) to the British Broadcasting Corporation (BBC), advising that

(1) CPGI had acquired the City Halls from GCC in June 2019, as well as acquiring an additional piece of ground in October 2020, and that these acquisitions had consolidated ownership of the entire site under one CPGI title;

(2) that at the time of purchase CPGI reserved a right in favour of the adjacent City Halls which were at the time in GCC ownership, and that the right was reserved to take access over a maintenance strip whose purpose was to provide access to the City Halls gable wall for the purpose of inspecting, maintaining and repairing any works required to the wall;

(3) following the marketing of the vacant site, missives had been concluded on 14th January 2022 with the successful bidder to develop the site for residential and commercial use, and that a planning application had been lodged;

(4) the concluded contract incorporated an agreed revised Deed of Conditions setting out a maintenance plan for the gable end wall of the City Halls, and the missives permit adjustment to the Deed if changes were made to the proposed scheme as it progressed through the planning process; and

(5) the various leases from CGPI to GCC and thence in the sub-leases all referred to the original Deed of Conditions and it was required that the leases reflect the new Deed of Conditions, which gave a greater level of rights to enable repairs and maintenance to the City Halls' gable.

After consideration, the committee granted authority for a variation to the Leases between City Property Glasgow (Investments) LLP (CPGI) and Glasgow City Council (GCC) in respect of the City Halls, the sub-lease between GCC and Culture and Sport Glasgow (trading as Glasgow Life), and that to the British Broadcasting Corporation (BBC) on the basis of the terms outlined within this report and otherwise on terms satisfactory to the Director of Legal and Administration.