Item 3

6th October 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 AT KELVINDALE ROAD G12 0QS TO ADJOINING OWNERS, THE TRUSTEES OF KELVINDALE BOWLING AND LAWN TENNIS CLUB

Purpose of Report:

To seek Committee authority to commence negotiations for an off-market sale of land at Kelvindale Road G12 0QS to the adjoining owner, the Trustees of Kelvindale Bowling and Lawn Tennis Club.

Recommendations:

That Committee

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

Ward No(s): 23 - Partick East / Kelvindale 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: **15 September 2022**

Subject: **Authority to commence negotiations for an off-market sale of land at Kelvindale Road G12 0QS to the adjoining owners, the Trustees of Kelvindale Bowling and Lawn Tennis Club.**

1 Description

1.1 The subject site, shown edged and hatched black on the attached Committee plan 015-22CP, extends to 520 square metres (0.123 acres) or thereby.

1.2 The site is situated to the north of Kelvidale Road / to the west of the access road to the residential development at Kelvindale Court and adjoins land owned by the Trustees of Kelvindale Bowling and Lawn Tennis Club (TKBLTC).

1.3 The site was formerly part of the grass verge along the access road to a former Council Roads Depot to the north of the site and was created as an amenity strip when the Kelvindale Court development was built on the site of the former Depot around 15 years ago.

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 land is currently designated in the City Development Plan, as 'Amenity Greenspace – Transport' and 'Natural / Semi Natural Greenspace – Woodland' in terms of Planning Advice Note 65.

3 Background

3.1 The proposed purchaser (TKBLTC) is the owner of the adjoining land, with the club being located off Baronald Drive in a mainly residential area.

3.2 The existing club premises comprise a clubhouse, car parking, a single bowling green and 2 red blaes tennis courts.

3.3 TKBLTC has been in discussions with a property developer regarding the possible disposal of the red blaes tennis courts (now underused and expensive to maintain) for a small residential development, although access would be required across the subject site.

3.4 In regard to 3.3 above, TKBLTC has approached Glasgow City Council (the Council) with a view to acquiring the adjoining area of land to enable the residential development and consequently provide investment to the remaining club facilities, with the proceeds of the sale of the 2 tennis courts allowing the club to invest in creating a new full size all weather tennis court and a mini tennis court as well as allowing upgrading work to the clubhouse and car parking.

3.5 The land was declared surplus in March 2022 following the procedural non-operational process with no notes of interest being received.

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

4 Purchaser

The Trustees of Kelvindale Bowling and Lawn Tennis Club.

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 GCC and a small saving on existing maintenance obligations.
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 subject was acquired by the Council's predecessors, the Corporation of the City of Glasgow, using statutory powers. The subject is not on the list of common good assets. There are no conditions in the title that would suggest that the subject was being acquired to be held as part of the common good. There are no other relevant factors to suggest that the subject 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 the principle of an off-market sale to the Trustees of Kelvindale Bowling and Lawn Tennis Club;

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

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