Item 14

16th June 2022

Glasgow City Council

Contracts & Property Committee

Report by Executive Director of Neighbourhoods, Regeneration and Sustainability

Contact: George Gillespie Ext: 79106

Seeking authority to enter into negotiations for off-market letting of land around the former Elder Park Depot, 1017 Govan Road to Glasgow City Mission

Purpose of Report:
To seek authority to enter into negotiations for an off-market letting of land around the former Parks Depot in Elder Park to Glasgow City Mission 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 land around the former Parks depot within Elder Park to Glasgow City Mission through the People Make Glasgow Communities programme.
3. Grants authority for Glasgow City Council to negotiate terms and conditions for the proposed letting to Glasgow City Mission, 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. Approves the commencement of a Common Good consultation process focused on the disposal and change of use of the site, and grants permission to seek court approval once consultation responses have been received, in the event that the council's right to alienate any part of the site is questioned.

Ward No(s): Ward 5 – Govan Citywide:

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

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1.0 Introduction

1.1 The purpose of this report is to seek approval to enter into discussions with Glasgow City Mission, a charitable company limited by guarantee, regarding it taking a lease of land around the former Elder Park depot.

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 subject land around the former Elder Park depot site equates to 0.33 hectares (0.8 acres) overall, as shown within the thick black boundary on the attached plan. The land within the Elder Park depot site is indicated by hatching on the plan, and the smaller, adjoining area indicated by cross hatching lies outwith the site.

Glasgow City Mission (The Mission) already has a 12-month Permission to Use for the cross hatched area and now wishes a lease of the overall site.

2.2 The land is currently closed to the public and is in a state of neglect with no specific purpose.

3.0 Background

3.1 Elder Park Depot and the surrounding land within the depot boundary has been closed for a number of years. The land is owned by Glasgow City Council but is not maintained, and the site is managed by City Property.

3.2 The Mission currently has a 12-month Permission to Use agreement with Parks for a small area of the land outwith the depot boundary, and has already started clearance/ maintenance here, as an initial intervention.

3.3 The Mission is a Charity and Company Limited by Guarantee registered with companies house in September 1992 (SC140322). The objects for which the Company is established are wholly charitable and are to provide for the welfare, both spiritual and material, of those in need in the City of Glasgow and surrounding area through:

(a) The provision of guidance, training, counsel and help;

(b) The provision of Christian worship, preaching, evangelism, exhibitions, radio programmes, literature and other appropriate forms of communication;

(c) The provision of residential accommodation, refuge and sustenance; and

(d) The provision of housing support services to provide support, assistance, advice or counselling to individuals with particular needs, with a view to enabling those individuals to occupy or continue to occupy residential accommodation as their sole residence.

3.4 The Mission has been serving vulnerable people in the city for almost 200 years. In Govan specifically, it has been working with children and families since 1987 during which time it has been steadily building strong community relationships.

The Mission has three main projects:

- A Child and Family Centre in Govan, working with the whole family to enable children to fulfil their potential.
- A day centre working with adults affected by homelessness, poverty and addiction, where they aim to meet immediate needs and help people move forwards with their lives.
- An Overnight Welcome Centre (formerly Glasgow Winter Night Shelter) providing emergency, temporary shelter and move-on support to men and women at risk of street homelessness during the winter.

The Mission's services at the Child and Family Centre include a Nursery (in partnership with GCC), parent and toddler groups, after-school clubs, parenting classes, youth group, men's support group, coffee mornings, keep fit classes for parents and support for parents arriving from other countries.

3.5 Elder Park is near The Mission's Child and Family Centre and during the pandemic, it used the park for many of their outdoor activities; also, their nursery children frequently use the space. Its proposal for the depot site expands its offer to the local community through the creation of an outdoor learning space. This would include play equipment that uses natural resources, such as timber and trees, to encourage children to engage with the outside environment. A small-scale storage unit, an outdoor children's toilet facility and suitable outdoor shelter will also be provided.

3.6 The Mission intends to cover capital costs by tasking its Head of Trusts and Foundations to apply for appropriate funding. It will also consider a capital fundraising appeal and a direct appeal to its 1,000 regular donors and database of other financial supporters.

4.0 Evaluation of Application

4.1 The Mission's 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 number of points have been identified on which the organisation will work with the PMGC project working group 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 will be undertaken prior to a lease being entered into.
Personnel:	No implications.
Procurement:	No implications.

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify	No specific equality related outcome.
What are the potential equality impacts as a result of this report?	No impact.
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 land around the former Parks depot within Elder Park to Glasgow City Mission through the People Make Glasgow Communities programme.

3. Grants authority for Glasgow City Council to negotiate terms and conditions for the proposed letting to Glasgow City Mission, 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. Approves the commencement of a Common Good consultation process focused on the disposal and change of use of the site, and grants permission to seek court approval once consultation responses have been received, in the event that the council's right to alienate any part of the site is questioned.