



Glasgow City Council

Contracts and Property Committee

Report by George Gillespie, Executive Director of  
Neighbourhoods, Regeneration and Sustainability

**Item 5**

19th September 2024

Contact: David McEwan Ext: 74570

**PROPOSED OFF MARKET DISPOSAL OF LAND AT WYPER PLACE (WITHIN  
THE GALLOWGATE TRA) TO WHEATLEY HOMES GLASGOW (WHG)**

**Purpose of Report:**

To obtain Committee Authority for the off-market disposal of land at Wyper Place (within the Gallowgate TRA) to Wheatley Homes Glasgow(WHG).

**Recommendations:**

That Committee:

1. notes the report:
2. Notes that the Transforming Communities Glasgow Board (TCGB) has given approval in principle to progress the disposal of this site to Wheatley Homes Glasgow, and final confirmation is anticipated to be given by TCGB at its meeting on Tuesday 17th September;
3. approves an off-market disposal of land of land at Wyper Place within the Gallowgate TRA to Wheatley Homes Glasgow on the terms contained within this report; and
4. Approves the Director of City Development in consultation with the Director of Legal and Administration be authorised to conclude the disposal to Wheatley Homes Glasgow at nil consideration.

Ward No(s): 9 Calton

Citywide: ✓

Local member(s) advised: Yes ✓ ☐

consulted: Yes ✓ ☐ No ☐

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## **1.0 Introduction**

- 1.1 This report is seeking authority to dispose of the land within the Gallowgate Transformational Regeneration Area (TRA).
- 1.2 The land is bounded by the Gallowgate and Wyper Place.

## **2.0 Background**

- 2.1 The subjects comprise an area of ground within the Gallowgate TRA as identified on the attached plan,
- 2.2 The land for disposal comprises a hammerhead road and small grassed area of vacant land.
- 2.3 Wheatley Homes Glasgow (WHG) own the adjacent land within the Gallowgate TRA. The land to be transferred will form part of the landscape and attenuation for the development 70 affordable new home as part of redevelopment of former Belgrove Hotel..
- 2.4 Wheatley Homes Glasgow have received planning approval for the development and a now progressing a stopping up order for the hammerhead.
- 2.5 As part of the redevelopment the adjoining Bellgrove Hotel will be partially demolished, with the façade retained.
- 2.6 In order to allow the process to proceed it has been agreed to dispose the land at nil value to WHG.
- 2.7 The Transforming Communities Glasgow Board (TCGB) has given approval in principle to progress the disposal of this site to the WHG and final confirmation is anticipated to be given by TCGB at its meeting on 17th September 2024

## **3.0 Transforming Communities Glasgow**

- 3.1 The partnership was established as strategic partnership to oversee the delivery of a regeneration and development programme across Glasgow's eight identified Transformational Regeneration Areas (TRAs).
- 3.2 The programme aims to provide new sustainable mixed tenure communities through the provision of new housing, community facilities, green space and where appropriate commercial units. Each active TRA has its own Local Delivery Group, with resident and community representation.
- 3.3 All receipts from the disposal of land, or interests in land, held by each of GCC and the Housing Associations within each of the TRAs shall be committed to the Programme, rather than drawn off by GCC or Housing Association for other purposes.

## **4.0 Valuation**

- 4.1 It is proposed that the land will be transferred to the WHA with no consideration payable to the Council.
- 4.2 The benefits of the transfer are:
- the area will be used for landscaping and attenuation.
  - the amenity of the area will be improved.
  - It will assist with the aims of the TRA.
- 4.3 A desktop valuation has been provided by City Property. The subjects have been valued at a nominal rate based on amenity use of , £ 35,000 (Thirty five thousand pounds), however due to the benefits outlined, above authority is sought to transfer the land, foregoing any consideration.

## **5.0 Off Market Disposal**

- 5.1 The disposal satisfies criteria 3.1.5 under the Policy for Off Market Disposals, below.

3.1.5 Disposals to registered social landlords in support of the Council's strategic housing objectives.

## **6.0 Proposed Terms**

Property: Land at Wyper Place within the Gallowgate TRA

Seller: Glasgow City Council

Purchaser: Wheatley Homes Glasgow

Value: Nil – for TRA

Legal Fees: WHG will pay Glasgow City Council's legal fees and outlays.

Conditions:

1. The proposal is to transfer the land to the Wheatley Housing Association with no payment. There will be limitations in respect of any future disposal of the subjects or change of use to protect the Council's position.
2. The site is currently going through the surplus process and any disposal would be subject to the completion of the process.
3. If works require to commence in advance of the disposal early entry under license will be granted subject to any works undertaken being re-instated at the cost of the licensee, should the disposal not proceed.

## 7.0 Policy and Resource Implications

### Resource Implications:

<i>Financial:</i>	<i>There would be no capital receipt to the council however there will be a saving as the Council would no longer be required to repair and maintain and the area</i>
<i>Legal:</i>	<i>The common good assessment is ongoing and will be satisfied before proceeding with the sale.</i>
<i>Personnel:</i>	<i>Legal Services will be required to conclude the disposal agreement.</i>
<i>Procurement:</i>	<i>There are no relevant procurement issues.</i>

### Equality and Socio-Economic Impacts:

<i>Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.</i>	n/a
<i>What are the potential equality impacts as a result of this report?</i>	no significant impact
<i>Please highlight if the policy/proposal will help address socio-economic disadvantage.</i>	The proposal will assist with the aims of the Gallowgate TRA

### Climate Impacts:

<i>Does the proposal support any Climate Plan actions? Please specify:</i>	n/a
<i>What are the potential climate impacts as a</i>	<i>The area is planned to be improved with enhanced landscaping</i>

*result of this  
proposal?*

*Will the proposal  
contribute to  
Glasgow's net zero  
carbon target?*

Yes

**Privacy and Data  
Protection Impacts:**

None

## **8.0 Recommendations**

It is recommended that the Committee:

1. notes the report:
2. Notes that the Transforming Communities Glasgow Board (TCGB) has given approval in principle to progress the disposal of this site to Wheatley Homes Glasgow, and final confirmation is anticipated to be given by TCGB at its meeting on Tuesday 17th September;
3. approves an off-market disposal of land at Wyper Place within the Gallowgate TRA area to Wheatley Homes Glasgow on the terms contained within this report; and
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