



Glasgow City Council

Contracts and Property Committee

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

Item 4

19th September 2024

Contact: David McEwan Ext: 74570

PROPOSED OFF MARKET DISPOSAL OF LAND AT KILMUN ST, SANDBANK ST, FEARNMORE RD AND CUMLODDEN DRIVE (WITHIN THE MARYHILL TRA) TO MARYHILL HOUSING ASSOCIATION LIMITED (MHA)

Purpose of Report:

To obtain Committee Authority for the off-market disposal of land at Kilmun St, Sandbank St, Fearnmore Rd and Cumlodden Drive (within the Maryhill TRA) to Maryhill Housing Association Limited.

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 Maryhill Housing Association Limited, 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 Kilmun St, Sandbank St, Fearnmore Rd and Cumlodden Drive (within the Maryhill TRA) to Maryhill Housing Association Limited 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 Maryhill Housing Association Limited at nil consideration.

Ward No(s): 15 Maryhill

Local member(s) advised: Yes ☒ ☐

Citywide: ☒

consulted: Yes ☒ ☐ No ☐

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1.0 Introduction

1.1 This report is seeking authority to dispose of land within the Maryhill Transformational Regeneration Area (TRA) to MHA at nil consideration.

1.2 The land is bounded by Kilmun St, Sandbank St, Fearnmore Rd and Cumlodden Drive.

2.0 Background

2.1 The subjects comprise an area of ground within the Maryhill TRA as identified on the attached plan,

2.2 The site for disposal comprises amenity land which is steeply sloping and mostly wooded, with pathways and grassed areas.

2.3 Maryhill HA intend to undertake works to clear up and upgrade the area to improve amenity and access.

2.4 As part of the works undertaken within the TRA Maryhill Housing Association have applied for and been granted funding by the Vacant and Derelict Land Fund (VDLF) and the Vacant and Derelict Land Investment Programme (VDLIP)

2.5 The works form part of delivery of the North Maryhill TRA Green Infrastructure Masterplan which was supported by the Council's Economy, Housing, Transport and Regeneration City Policy Committee in August 2021

2.6 In order to allow the clearing up process to proceed it has been agreed to dispose the land at nil value to MHA.

2.7 The Transforming Communities Glasgow Board (TCGB) has given approval in principle to progress the disposal of this site to the MHA 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 MHA with no consideration payable to the Council.
- 4.2 The benefits of the transfer are:
- the area will be used for Public Realm
 - 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, £ 54,000 (Fifty four 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: The land is bounded by Kilmun St, Sandbank St, Fearnmore Rd and Cumlodden Drive

Seller: Glasgow City Council

Purchaser: Maryhill Housing Association

Value: Nil – for Public Amenity Use

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

Conditions:

1. The proposal is to transfer the land to the Maryhill 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:

Financial: 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

Legal: The common good assessment is ongoing and will be satisfied before proceeding with the sale.

Personnel: Legal Services will be required to conclude the disposal agreement.

Procurement: There are no relevant procurement issues.

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.

n/a

What are the potential equality impacts as a result of this report?

no significant impact

Please highlight if the policy/proposal will help address socio-economic disadvantage.

The proposal will assist with the aims of the Maryhill TRA

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify:

n/a

What are the potential climate impacts as a result of this proposal?

The area is planned to be improved with enhanced landscaping and habitat

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 Maryhill Housing Association Limited, and final confirmation is anticipated to be given by TCGB at its meeting on Tuesday 17th September;
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