

Item 2

10th October 2024



Glasgow City Council

Contracts & Property Committee

Report by Executive Director of Neighbourhoods, Regeneration and Sustainability

Contact: George McMillan Ext: 76151

APPROVAL OF THE OFF-MARKET DISPOSAL OF THE FORMER BROOMHILL PRIMARY SCHOOL JANITORS HOUSE TO PARTICK HOUSING ASSOCIATION LIMITED.

Purpose of Report:

To seek committee approval for the off-market disposal of the former Broomhill Primary School, Janitors House to Partick Housing Association Limited.

Recommendations:

That committee:

1. notes the content of this report;
2. approves the off-market disposal of the subject to Partick Housing Association Limited, subject to the terms and conditions outlined in this report; and
3. authorises the Executive Director of Neighbourhoods, Regeneration and Sustainability in consultation with the Director of Legal and Administration to progress the disposal.

Ward No(s): 12 – Victoria Park

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: 10 October 2024

Subject: Approval of the off-market disposal of the former Broomhill Primary School Janitors House to Partick Housing Association Limited.

1. Description

- 1.1 The subject is located at 85 Beechwood Drive, in the Broomhill area of Glasgow, approximately 3.2 miles northwest of Glasgow City Centre.
- 1.2 The subject comprises a circa 1970's 3-bedroom detached bungalow, constructed in brick with a pitched tiled roof. The property has garden space, private driveway and the boundary is denoted by a one-metre-high metal fence.
- 1.3 The total subject site extends to 0.042 hectares (0.103 acres) or thereby.

2. Planning

- 2.1 The [Glasgow City Development Plan](#) was adopted on 29 March 2017. The new local development plan replaces 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. Instead, overarching policies CPD1 Placemaking and CDP 2 Sustainable Spatial Strategy encourage development to be informed by a placed base approach.

3. Background

- 3.1 City Property (Glasgow) LLP (City Property) was instructed by Neighbourhoods, Regeneration and Sustainability (NRS) – Property and Consultancy Services to progress with the disposal of the subject to Partick Housing Association Limited, and to negotiate the Heads of Terms for the disposal.
- 3.2 The City Administration Committee at its meeting on 10 October 2019 approved a policy for off-market disposals ([see link Report Details](#)). It is considered that the proposed disposal is compliant with 3.1.5 of the policy "disposals to registered social landlords in support of the Council's housing objectives".

- 3.3 The asset has been declared surplus by Education Services and is subject to a secured tenancy. It is not available for use by any other service and the standard surplus property exercise is not appropriate.
- 3.4 A report was approved at the Contracts and Property Committee on 13th June 2024 ([see link](#)), for the authority to enter into negotiations with Partick Housing Association Limited for an off-market disposal.

4. Current Position

- 4.1 This report seeks authority to progress the disposal as set out in the terms and conditions at *Section 6* of the report.
- 4.2 Funding for the purchase will be provided via the affordable housing supply programme.
- 4.3 The subjects are not currently included in the Glasgow City Council's (the Council) log of opted to tax property.
- 4.4 It is considered that the subjects do not form part of the Council's common good.

5. Purchaser

- 5.1. Partick Housing Association Limited (Registered Scottish Charity: SC033751).

6. Terms and Conditions

- 6.1. Former Broomhill Primary School Janitor House, 85 Beechwood Drive, Broomhill, Glasgow G11 7HJ.
- 6.2. The subject comprises the site shown edged and hatched black on the enclosed plan, extending to 0.042 hectares (0.103 acres) or thereby. The attached plan is for indicative purposes only.
- 6.3. The purchase price shall be THREE HUNDRED AND TEN THOUSAND POUNDS STERLING (£310,000), exclusive of VAT, if applicable, payable on the date of entry.
- 6.4. The date of entry shall be agreed between the parties.
- 6.5. The purchaser shall satisfy itself with regard to the seller's title including any tree preservation orders.
- 6.6. The subjects, hatched and edged black on the plan, shall be used for residential purposes and for no other use whatsoever without the prior written consent from the seller which shall be granted at their absolute discretion.
- 6.7. Ownership of the metal railings shared with Broomhill Primary School, which separate the subjects from the seller's other owned ground, will be shared equally between the purchaser and Glasgow City Council, however the council will retain maintenance responsibility, with the purchaser being liable for a 50% share of all future maintenance costs and repairs.

- 6.8. The purchaser shall be responsible for the seller's reasonable legal expenses in connection with this transaction, together with City Property's (Glasgow) LLP's fee of £1,750, plus value added tax.
- 6.9. This property has not been opted to tax.
- 6.10. The purchaser will not be entitled to assign in whole or in part its rights under the contract of sale without the seller's consent which shall be granted at its absolute discretion.
- 6.11. All third-party determination in the contract of sale shall be by an independent expert and not by way of arbitration.
- 6.12. If the purchaser instructs ground investigation works, site surveys, habitat surveys, EIA surveys or any other such survey or report, prior to the date of entry then the costs of such works/surveys shall be borne by the purchaser. For the avoidance of doubt the seller shall not reimburse the purchaser for any such costs whatsoever whether the sale completes or not.
- 6.13. The Executive Director of Neighbourhoods, Regeneration and Sustainability in consultation with the Director of Legal and Administration shall be authorised to conclude all other matters pertaining to the disposal of the subjects and to enter into the necessary legal agreements on terms which are in the best interest of the council.

7. Policy and Resource Implications

Resource Implications:

Financial: The approval of the off-market disposal will generate a capital receipt for the council.

Legal: The legal team will be required to conclude this transaction.

Personnel: No direct personnel issues.

Procurement: No procurement implications.

Council Strategic Plan: Grand Challenge 1: Reduce poverty and inequality in our communities.

Mission 3 - Improve the health and wellbeing of our local communities.

Equality and Socio-Economic Impacts:

Does the proposal support the No specific equality related outcomes.

*Council's Equality
Outcomes 2021-25*

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

No equality impacts identified.

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

The proposal will provide housing.

Climate Impacts:

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

Whilst not supporting specific Climate Plan actions the proposed development will be subject to statutory guidelines.

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.

Privacy and Data Protection impacts:

No Privacy and Data Protection impacts identified.

Common Good:

It is considered that the subjects do not form part of the council's common good.

The subjects were acquired by the council's predecessors, the Corporation of the City of Glasgow, using statutory powers. The subjects are not on the list of common good assets. There are no conditions in the title that would suggest that the subjects were being acquired to be held as part of the common good. There are no other relevant factors to suggest that the subjects would form part of the common good of the council.

8. Recommendations

That Committee:

- 8.1 notes the contents of this report;
- 8.2 approves the off-market disposal of the subject to Partick Housing Association Limited, subject to terms and conditions outlined in this report; and
- 8.3 authorises the Executive Director of Neighbourhoods, Regeneration and Sustainability in consultation with the Director of Legal and Administration to progress the disposal.