



Glasgow City Council

Contracts and Property Committee

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Item 12

28th November 2024

**AUTHORITY TO NEGOTIATE OFF-MARKET LEASES OF SITES IDENTIFIED
AS SUITABLE FOR GLASGOW'S COMMUNITY RENEWABLE ENERGY
FRAMEWORK (CREF)**

Purpose of Report:

To seek Committee's authority to negotiate off-market leases of four sites identified as suitable for Community Renewable Energy Framework (CREF).

Recommendations:

It is recommended that the committee:

1. Notes the content of this report.
2. Approves the Council's request for authority to negotiate off-market leases of four sites identified as suitable for Community Renewable Energy Framework CREF.
3. Notes that the agreed terms and conditions of the off-market leases will be reported back to the Contracts and Property Committee for approval or approved using delegated powers as appropriate, depending on value; and
4. Authorises the Director of Property, Housing & Major Projects in consultation with the Director of Legal and Administration to conclude all other matters pertaining to the off-market leases including all necessary legal agreements and side letters.

Ward No(s): Various

Citywide: ✓

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

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1 Introduction

- 1.1 The purpose of this report is to seek approval for the proposed off-market leases of four council owned vacant and derelict land sites, identified as suitable for community led renewable energy projects, as outlined in [Glasgow's Community Renewable Energy Framework](#) (CREF).
- 1.2 Whilst there are existing community-owned renewable energy projects in the City, the utilisation of public land for community renewables is novel. Prior to the development of this Framework, there was no formal support to enable communities to lease land for this purpose.
- 1.3 Supporting community led renewable energy projects will help the City to decarbonise energy provision, meet our Net Zero Carbon 2030 target, and empower communities to take climate action from which they can directly benefit.
- 1.4 The CREF was presented to the Net Zero & Climate Progress Monitoring Policy Development Committee on 13th August 2024 and was referred to and approved by the [City Administration Committee](#) on the 5th of September 2024.

2 Subjects

- 2.1 The subjects form three sites located in Easterhouse and one in Milton, all declared surplus to requirements, and identified on the appended Plans.
- 2.2 The sites are generally vacant land, which is grassed, wooded or tarmacked.
- 2.3 The subjects in Easterhouse include: (i) a site situated at Dunphail Road and Abbeycraig Road of an area extending to 11060 sq m or thereby, (ii) a site bounded by Lochdochart Road and Dalswinton Street of area extending to 9045 sq m or thereby, and (iii) a site situated at the former St. Clares Primary School grounds at Commonhead Road of area extending to 19700 sq m or thereby.
- 2.4 The subject in Milton is a site that extends to 15593 sq m or thereby and is situated at the former St Ambrose's Primary School grounds fronting Mingulay Street and Mingulay Place.
- 2.5 The appended sites have been evaluated as fitting the criteria for a renewable site and are not required for other uses.

3 Glasgow's Community Renewable Energy Framework

- 3.1 A short-term internal working group was created to outline a process for the delivery of community owned renewables on council owned vacant and derelict land, and to identify a portfolio of suitable sites. The recommendations of the working group together with stakeholder engagement with Local Energy Scotland, Energy Co-operatives, and other local authorities involved in community energy projects informed the Framework content. The working

group included officer representation from GCC Sustainability, Legal, Finance, Procurement, Planning and Asset Management teams, and City Property.

- 3.2 The Framework outlines the support that will be provided by GCC and Local Energy Scotland to community groups to help realise community owned renewable energy projects; introduces the new People Make Glasgow Communities Renewables process to support the land lease application; and details the policy requirements to be met to be eligible to apply.

4 Site Identification

- 4.1 The objective of providing this portfolio of sites, is to enable the Council to present opportunities to lease land for community led renewables projects in a fair and transparent way. In evaluating potential projects, consideration will be given to environmental economic and social community benefits to the local areas where the project is to operate, as well as financial considerations.
- 4.2 The Council is supporting this through the identification of suitable sites identifying Vacant and Derelict Land (VDL) sites capable of generating between 0.5MW and 1MW of power from ground mounted PV.
- 4.3 To evaluate whether a site is suitable for renewable energy development, several factors were considered to include: (i) a PV opportunity map that assess technical and policy constraints to test viability of a renewable technology, (ii) reviewing the Community Asset Register, Vacant & Derelict Land Register, and Housing Supply list, (iii) removing sites with potential for flooding, and the current planning applications pipeline, and (vi) ensuring the legal titles have been checked.

5 Transfer of Council Land for Community Renewables

- 5.1 People Makes Glasgow Communities (PMGC) is an existing council mechanism by which local groups and organisations can express an interest in being more involved in the delivery of community services by facilitating a community asset transfer or lease.
- 5.2 The addition of People Make Glasgow Communities Renewable (PMGCr) to the existing programme follows the same principles and process. PMGCr is tailored to support communities with an interest in a community-led renewable energy project to express their interest in a CREF portfolio site, and if the requirements of the framework can be met, initiate the leasing agreement process.
- 5.3 A Community Renewable Energy Opportunity Map (story map) is being developed to identify and give details of the sites available in this first phase.
- 5.4 The CREF story map will host the framework, information about the aims of the project, planning guidelines, and link to the People Make Glasgow Communities Renewable Programme and associated application documents for the lease of the site.

- 5.5 Following approval by Contracts and Property Committee, the Framework and opportunity map will be launched at an official site launch in 2025. This will bring together interested parties from the communities, and project stakeholders to include PMGC and Local Energy Scotland, to discuss the project aims, and set out the timescales and support available.
- 5.6 On receiving an expression of interest from a community, the community will be supported to complete the People Make Glasgow Communities Renewable process. Successful applications will involve negotiation of terms for a lease of the site.

6 Terms and Conditions

- 6.1 The authority granted will allow:

6.1.1 The Council to enter negotiations with Community groups.

6.1.2 The Council to engage in negotiations for power purchase, if considered appropriate, to be reported back to Committee for approval or approved by Delegated Authority, whichever is appropriate in the circumstances.

6.1.3 Agreed leasing terms to be reported back to Contracts & Property Committee for approval or approved by Delegated Authority, whichever is appropriate in all the circumstances.

6.1.4 Progress will also be required to be reported to the Net Zero Committee for monitoring and evaluation.

7 Off Market Disposal

- 7.1 The disposal satisfies criteria under the Policy for Off Market Disposal, namely paragraph 3.1.6, below:

3.1.6 Disposal that will support inward investment and socio-economic objectives.

8 Policy and Resource Implications

Resource Implications:

Financial: There is the potential for a small sum either capital or income to be derived from the sites.

Legal: All transactions will be subject to review and conclusion by the Council's Corporate and

Property Law section. Common Good will be checked and confirmed prior to disposal.

Personnel:

The development of the Community Energy Framework is managed within existing resource in the sustainability team with support from wider council through the dedicated working group. The delivery of the framework will require support from the Glasgow Makes Communities Team.

Procurement:

Support may be required from Procurement in the event of there being a PPA proposed.

Council Strategic Plan:

Grand Challenge(s) this report aligns with: Reduce poverty and inequality in our communities; Fight the climate emergency in a just transition to a net zero Glasgow; Enable staff to deliver essential services in a sustainable, innovative, and efficient way for our communities.

Equality and Socio-Economic Impacts:

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

An Equality Impact Screening Assessment of the framework and policy has been undertaken. The proposal supports the Council's equality outcomes by providing a framework to support Community led Renewables Energy and heat generation in SIMD areas with wider benefits to the whole community such as bringing local stakeholders together to help vulnerable people access support and advice, including energy efficiency measures.

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

The policy framework has the potential to have an even greater positive impact on vulnerable groups by building capacity and support in SIMD areas to help alleviate Fuel Poverty, Cold Homes and Health Inequalities in Scotland.

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

The sites identified are within areas at a socio economic disadvantage and the proposal will allow communities to manage and benefit from renewable energy. An agreed allocation of any benefits from selling energy from the renewables will be invested back into the local

community through a defined community benefits process and/or a community wish list.

Climate Impacts:

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

The Community Energy Framework supports Climate Plan Recommendation 59: The Council's business support and planning services are made available to support community investment in renewable energy, including the Glasgow Community Energy Cooperative. And Action 46: To establish a framework for engagement with local energy cooperatives.

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

Decarbonisation of energy and testing community embedded pathways to our 2030 Net Zero Target.

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

Yes, this proposal will positively contribute to Glasgow's net zero carbon target.

Privacy and Data Protection Impacts:

None

9 Recommendations

It is recommended that the committee:

1. Notes the content of this report.
2. Approves the Council's request for authority to negotiate off-market leases of sites identified as suitable for Community Renewable Energy Funding (CREF) at the locations identified on the plan annexed to the Report.
3. Notes that the agreed terms and conditions of the off-market leases will be reported back to the Contracts and Property Committee for approval or approved using delegated powers, whichever is appropriate, in all the circumstances; and
4. Authorises the Director of Property, Housing & Major Projects in consultation with the Director of Legal and Administration to conclude all other matters pertaining to the off-market leases including all necessary legal agreements and side letters in circumstances where delegated authority is exercised.