

**Glasgow City Council****Contracts & Property Committee****Report by Executive Director of Neighbourhoods, Regeneration and Sustainability****Contact: George McMillan Ext: 76151****AUTHORITY TO NEGOTIATE AN OFF-MARKET DISPOSAL OF THE FORMER GADBURN SCHOOLHOUSE, 78 ROCKFIELD ROAD, ROBROYSTON, GLASGOW G21 3DZ TO WHEATLEY HOMES GLASGOW LIMITED.****Purpose of Report:**

To seek Committee authority to commence negotiations for an off-market disposal of the Former Gadburn Schoolhouse, 78 Rockfield Road, Robroyston, Glasgow G21 3DZ to Wheatley Homes Glasgow Limited.

Recommendations:

That Committee:

1. notes the content of this report;
2. approves in principle the off-market disposal of the subject to Wheatley Homes Glasgow Limited;
3. instructs the Managing Director of City Property (Glasgow) LLP to negotiate the terms and conditions of the disposal; and
4. notes that appropriate authority will be sought for approval of agreed terms and conditions.

Ward No: 17 – Springburn/Robroyston 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: 13 June 2024

Subject: Authority to negotiate an off-market disposal of the Former Gadburn Schoolhouse, 78 Rockfield Road, Robroyston, Glasgow G21 3DZ to Wheatley Homes Glasgow Limited.

1. Description

- 1.1 The subject is 78 Rockfield Road, the former Gadburn Schoolhouse, located in the Robroyston area of Glasgow, approximately 3.4 miles northeast of Glasgow City Centre.
- 1.2 The subject consists of a 1980's built 3-bedroom detached bungalow, formerly the schoolhouse for Gadburn School. The subject is brick built with roughcast render and a pitched tiled roof. The property benefits from garden space to the front and rear. Access to the driveway is through the shared vehicle access with the school, as is located to the rear of the property. The property boundary is denoted by 2-metre-high metal palisade fencing.
- 1.3 The total subject site extends to 0.0503 hectares (0.1243 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 The subject was constructed in the 1980's to serve as a janitor's house for the adjoining Gadburn School.
- 3.2 City Property (Glasgow) LLP was instructed by Neighbourhoods, Regeneration and Sustainability (NRS) – Property and Consultancy Services to progress with the disposal of the subject to Wheatley Homes Glasgow Limited, and to negotiate the Heads of Terms for the disposal on the basis that the above mentioned authority is granted.

- 3.3 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”.
- 3.4 Common good wording will be reported when authority is sought for the approval of agreed terms and conditions.
- 3.5 The subject was declared surplus on 24th January 2024 with no notes of interest received.
- 3.6 Following authority to negotiate being granted, Heads of Terms will be negotiated by City Property to include conditions that will protect Glasgow City Council’s interest if the use is to change in the future. The appropriate authority will thereafter be sought for the approval of the agreed terms and conditions.

4. Purchaser

Wheatley Homes Glasgow Limited (Registered Scottish Charity: SC034054).

5. Policy and Resource Implications

Resource Implications:

Financial: Authority to negotiate an off-market disposal will generate a capital receipt for the Council.

Legal: The legal team will require to conclude this transaction.

Personnel: No direct personnel issue.

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 Council’s Equality Outcomes 2021-25 No specific equality related outcomes.

What are the potential equality No equality impacts identified.

impacts as a result of this report?

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

The proposal will provide secure long-term residential accommodation.

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.

Common Good:

Common good wording will be reported when the appropriate authority is sought for the approval of agreed terms and conditions.

Privacy and Data Protection impacts:

No Privacy and Data Protection impacts identified.

6. Recommendations

That Committee:

- 6.1 notes the contents of this report;
- 6.2 approves in principle the off-market disposal of the subject to Wheatley Homes Glasgow Limited;
- 6.3 approves the Managing Director of City Property (Glasgow) LLP to negotiate terms and conditions of the disposal; and
- 6.4 notes that appropriate authority will be sought for approval of agreed terms and conditions.