



Glasgow City Council

Contracts & Property Committee

Report by Executive Director of Neighbourhoods, Regeneration and Sustainability

Item 10

12th June 2025

Contact: George McMillan

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AUTHORITY TO NEGOTIATE THE OFF-MARKET DISPOSALS OF FOUR PROPERTIES ACROSS GLASGOW TO WHEATLEY HOMES GLASGOW LIMITED AND KEY HOUSING ASSOCIATION LIMITED.

Purpose of Report:

To seek Committee authority to negotiate the off-market disposal of four properties throughout Glasgow to Wheatley Homes Glasgow Limited and KEY Housing Association Limited.

Recommendations:

That Committee:

1. notes the content of this report;
2. approves the principle of an off-market disposal of the subjects to registered social landlords;
3. instructs the Managing Director of City Property (Glasgow) LLP to negotiate the terms and conditions of the disposals: and
4. notes that the appropriate authority would be sought for the approval of agreed terms and conditions.

Ward No(s): 4, 19, 11

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: 12 June 2025

Subject: Authority to negotiate the off-market disposal of four properties across Glasgow to Wheatley Homes Glasgow Limited and KEY Housing Association Limited.

1 Description

1.1. The four subject properties are shown black and hatched on the attached committee plans. The subjects comprise of individual residential properties:

1.1.1. 35 Arran Drive, Bellahouston - Originally a library, the subject was converted into a children's home in 2000.

1.1.2. 17 Fettes Street, Carntyne - A detached single-storey rendered bungalow with tiled pitched roof comprising 5 bedrooms.

1.1.3. 283 (a & b) North Woodside Road, Anderston - A two-storey detached house, split into two self-contained residential units. Flat A has 3 bedrooms and flat B has 2 bedrooms.

1.2. The properties will be sold to the following Registered Social Landlord (RSL):

- 35 Arran Drive, Bellahouston – Wheatley Homes Glasgow Limited
- 17 Fettes Street, Glasgow – Wheatley Homes Glasgow Limited
- 283A North Woodside Road – KEY Housing Association Limited
- 283B North Woodside Road – KEY Housing Association Limited

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 disposals individually for each subject property to the relevant RSL, and to negotiate the Heads of Terms for the disposal on the basis that the abovementioned authority is granted.
- 3.2 The disposal of the four properties will not change the current arrangements for each of Glasgow's Health and Social Care Partnership (HSCP) client(s) and HSCP support providers. All HSCP clients will be issued a new occupancy agreement by the purchasing RSL.
- 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 It should be noted that a comprehensive statement on Common Good for each site will be provided within each future report. All disposals will comply with Glasgow City Council's Policy on Common Good Assets. The subjects are not opted to tax.
- 3.5 Following authority to negotiate being granted, Heads of Terms will be negotiated by City Property and will include conditions that will protect Glasgow City Council's interest if the use is to change in the future. The appropriate authority will be sought for the approval of the agreed terms and conditions.

4 Purchasers

- 4.1 Wheatley Homes Glasgow Limited (Registered Scottish Charity: SC034054)
- 4.2 KEY Housing Association Limited (Registered Scottish Charity: SC006652)

5 Policy and Resource Implications

Resource Implications:

<i>Financial:</i>	Authority to negotiate several off-market disposals will generate capital receipts for the Council.
<i>Legal:</i>	The legal team will need to conclude these transactions.
<i>Personnel:</i>	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 Council's Equality Outcomes 2021-25 No specific equality related outcomes.

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 secure long-term residential accommodation for current HSCP clients.

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: A comprehensive statement on Common Good for each site will be provided within each delegated report.

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 the principle of an off-market disposal of the subjects to registered social landlords;
- 6.3 instructs the Managing Director of City Property (Glasgow) LLP to negotiate the terms and conditions of the disposal; and
- 6.4 notes that appropriate authority will be sought for approval of agreed terms and conditions.