



Glasgow City Council

Contracts and Property Committee

Report by George Gillespie, Executive Director of
Neighbourhoods & Regeneration Services

Item 4

18th September 2025

Contact: David McEwan

Ext: 74570

**AUTHORITY TO UNDERTAKE A PARTIAL RETROCESSION TO REMOVE
THE TEMPORARY ASSIGNATION OF RENTS TO CITY PROPERTY
GLASGOW (INVESTMENTS) LLP (CPGI) AND TO ACQUIRE THE TENANTS,
JOBS BUSINESS GLASGOW (JBG), INTEREST, IN THE PREMISES KNOWN
AS GARSCADDEN HOUSE, GARSCADDEN RD, GLASGOW G15 8SX**

Purpose of Report:

To seek Committee's authority to undertake a partial retrocession to remove the temporary assignation of rents to City Property Glasgow (Investments) LLP (CPGI) and to acquire the tenants, Jobs Business Glasgow (JBG), interest in the premises known as Garscadden House, Garscadden Rd, Glasgow G15 8SX on the terms noted within this report.

Recommendations:

It is recommended that the committee:

1. Notes the content of this report.
2. Approves authority to undertake a partial retrocession to remove the temporary assignation of rents to City Property Glasgow (Investments) LLP (CPGI) and to acquire the tenants, Jobs Business Glasgow (JBG), interest in the premises known as Garscadden House, Garscadden Rd, Glasgow G15 8SX on the terms noted within this report, and
3. Authorises the Executive Director of Neighbourhoods, Regeneration and Sustainability in consultation with the Director of Legal and Administration to conclude all other matters pertaining to the retrocession and acquisition.

Ward No(s): 14
Drumchapel/Annie'sland

Citywide: ☒

consulted: Yes ☐ No ☐

Local member(s) advised: Yes ☐ No ☐

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1 Introduction

- 1.1 This report relates to the request for authority to undertake a partial retrocession to remove the temporary assignation of rents to CPGL and to acquire the tenants, Jobs Business Glasgow (JBG), interest in the premises known as Garscadden House, Garscadden Rd, Glasgow G15 8SX.

2 Subjects

- 2.1 Garscadden House is located within the Drumchapel area of Glasgow approximately nine miles west of Glasgow city centre.
- 2.2 Garscadden House offers flexible office accommodation over two floors. The individual office suites are arranged over ground and first floor with Lift access to first floor level. Garscadden House provides a fully staffed reception desk, lift access, communal kitchen, and toilet facilities on ground and first floor level.
- 2.3 The building extends to 25,345 sq ft.
- 2.4 The building is on a site extending to 1.44 acres / 5,832 sqm held on a ground lease.

3 Background

- 3.1 The original ground lease was between Glasgow City Council (GCC) and Dalsetter Business Village. Dalsetter assigned their interest to JBG. In 2010 as part of the transfer of properties between GCC and CPGL, GCC retained ownership of the site but classed the property as Category 3 and undertook a temporary assignation of rents to CPGL.
- 3.2 The ground lease runs for 50 years from 31st January 2005 to 30th January 2065 at a rental of £ 15,000 p.a, paid quarterly and is subject to review. The reviews from 2015, 2020 and 2025 are pending.
- 3.3 The agreement contains a purchase option which is not time limited and can be actioned by the tenant given written notice to the landlord. The value of the land will be the greater of £ 60,000 or open market value (land only).
- 3.4 The existing lease also has a Class 4 only permitted use.

4 Current Proposals

- 4.1 Drumchapel has been identified as a “priority ward” for the establishing of additional community facilities in the form of a “hub” for some time. The acquisition of JBG ‘s interest would allow the building to be re-purposed as a Community Hub with proposals to relocate the library, co-locate other services and encourage further community use.

- 4.2 GCC will enter into a partial retrocession with CPGI to remove the temporary assignation of rents to CPGI and will acquire JBG's interest, by JBG agreeing to renounce the existing lease early, in exchange for payment of £285,000. This will bring the entire site with GCC control.
- 4.3 The property is currently managed by an external third party and the Council will retain the agreement going forward. The fee for the managing agent is paid from the service charge.

5 Valuation

- 5.1 City Property have carried out a desktop valuation of JBG's interest in the subjects producing a value of £285,000 (Two hundred and eighty-five thousand pounds)

6 Terms and Conditions

Tenants' Interest: Jobs and Business Glasgow

Acquiror: Glasgow City Council

Subjects: Garscadden House, Garscadden Rd, Glasgow G15 8SX

Acquisition Price: £285,000 (Two hundred and eighty-five thousand pounds)

Date of Entry: Upon conclusion of missives.

Suspensive Conditions:

- Retrocession agreement with CPGI
- Approval from JBG's board granted 27th August 2025

7 Policy and Resource Implications

Resource Implications:

Financial: The Council are acquiring an income producing property but will also incur holding costs.

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

Personnel: There are no personnel issues.

Procurement: There are no procurement issues.

Council Strategic Plan: The proposal supports the theme of Resilient and Empowered neighbourhoods.

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify. The proposal does not directly support the Equality Outcomes but will provide a community facility to service the local area.

What are the potential equality impacts as a result of this report? There are no direct equality impacts.

Please highlight if the policy/proposal will help address socio-economic disadvantage. A thriving Community Hub will improve the area and assist with alleviating socio-economic disadvantage.

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify: The proposal does not directly support but does not contradict Climate Plan actions.

What are the potential climate impacts as a result of this proposal? There are no potential climate impacts.

Will the proposal contribute to Glasgow's net zero carbon target? The proposal does not directly support but does not contradict the net zero target.

Privacy and Data Protection Impacts: None.

8 Recommendations

It is recommended that the committee:

1. Notes the content of this report.

2. Approves authority to undertake a partial retrocession to remove the temporary assignation of rents to City Property Glasgow (Investments) LLP (CPGI) and to acquire the tenants, Jobs Business Glasgow (JBG), interest in the premises known as Garscadden House, Garscadden Rd, Glasgow G15 8SX on the terms noted within this report, and
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