



Glasgow City Council

Contracts and Property Committee

Report by George Gillespie, Executive Director,  
Neighbourhoods, Regeneration & Sustainability

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**Item 5**

**6th November 2025**

**AUTHORITY TO PERMIT GLASGOW CITY COUNCIL (GCC) TO ENTER INTO  
A LEASE WITH SUSTAINABLE VENTURES (SCOTLAND) LTD (SVSL) OR  
ITS NOMINEES/SUBSIDIARIES OVER THE LIGHTHOUSE, 11 MITCHELL  
LANE, GLASGOW, G1 3NU**

**Purpose of Report:**

To seek Committee authority to permit Glasgow City Council (GCC) to enter into a lease with Sustainable Ventures (Scotland) Ltd (SVSL) or its nominees/subsidiaries over The Lighthouse, 11 Mitchell Lane, Glasgow, G1 3NU

**Recommendations:**

It is recommended that the committee:

1. Notes the content of this report.
2. Approves the grant of a lease by Glasgow City Council (GCC) to Sustainable Ventures (Scotland) Ltd (SVSL) or its nominees/subsidiaries over The Lighthouse, 11 Mitchell Lane, Glasgow, G1 3NU
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 transaction.

OFFICIAL

Ward No(s):10- Anderston/City/Yorkhill Citywide:

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

**PLEASE NOTE THE FOLLOWING:**

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## **1 Introduction**

- 1.1 Authority is sought to permit Glasgow City Council (GCC) to enter into a lease with Sustainable Ventures (Scotland) Ltd (SVSL) or its nominees/subsidiaries over The Lighthouse, 11 Mitchell Lane, Glasgow, G1 3NU.

## **2 Subjects**

- 2.1 The subjects comprise a Category A Listed Building of predominantly sandstone structure designed by Charles Rennie McIntosh and extending over basement, the ground floor (excluding 2 commercial units owned by City Property Glasgow (Investments) LLP) and five upper floors with roof area. A brick-built tower was constructed to house a water tank.
- 2.2 There is lift access to all floors and a shared service area to the rear.

## **3 Background**

- 3.1 The building, designed in 1895, was a warehouse at the back of the printing office of the Glasgow Herald. Mackintosh designed the tower - a prominent feature of the building - to contain an 8,000-gallon water tank.
- 3.2 The areas of the Lighthouse owned by Glasgow City Council (the Council) have predominantly not been in productive use for several years. The Council owns approximately 88% of the building's floorspace, with City Property Glasgow (Investments) LLP (CPGI) having the right to rental income for the remainder of the floorspace. CPGI will therefore require to seek separate authority to include this space in the proposed lease. Subject to approvals being obtained by CPGI, a single lease will be granted which will cover the whole of the building
- 3.3 The two ground floor commercial units which can be accessed separately are also part of CPGI's portfolio but do not form part of this proposal.
- 3.4 The Council have reached agreement to obtain vacant possession of the two areas of the upper floors currently leased out.
- 3.5 Approval for the off-market negotiation with SVSL was granted at the Contracts and Property Committee of 6<sup>th</sup> February 2025. <https://onlineservices.glasgow.gov.uk/councillorsandcommittees/viewDoc.asp?c=P62AFQDNNTT1UTT1ZL>
- 3.6 Discussions with SVSL progressed and agreement has now been reached on the terms noted in this report including public access provisions.
- 3.7 Planned works are currently being undertaken to the fabric of the building and to bring the heating system in line with current guidelines.

## **4 Terms**

|                        |                                                                                                                                                                                                                 |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Landlord               | Glasgow City Council                                                                                                                                                                                            |
| Tenant:                | Sustainable Ventures (Scotland) Ltd (SVSL) or its nominees/subsidiaries                                                                                                                                         |
| Subjects:              | The Lighthouse, 11 Mitchell Lane comprising basement, part ground and five upper floors with roof area.                                                                                                         |
| Term:                  | Ninety-nine years                                                                                                                                                                                               |
| Rental:                | The rental will be 8% of the revenue generated. The Council will monitor the rental should occupancy fall below an agreed level.                                                                                |
| Maintenance:           | Full Repairing and Insuring                                                                                                                                                                                     |
| Use                    | Class 4 office / gallery with ancillary retail                                                                                                                                                                  |
| Suspensive Conditions: | <p>The lease is to be subject to: -</p> <ul style="list-style-type: none"> <li>a) Planning Approval</li> <li>b) Funding</li> <li>c) GCC/CPGI approval</li> <li>d) Completion of GCC Investment Works</li> </ul> |

## 5 Policy and Resource Implications

### Resource Implications:

*Financial:* There will be a financial benefit to the council through the receipt of rental income. Additionally, the council would no longer incur substantial holding costs.

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

*Personnel:* Any staff currently allocated to Lighthouse will be consulted and redeployed to other areas of the business

*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 bring a building back to productive use and will re-establish public access.

*What is 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.*

The proposal will encourage new and existing businesses promoting jobs and prosperity

### **Climate Impacts:**

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

The proposal directly supports Climate Plan actions as well as the Just Transition Action Plan

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

The proposal will directly contribute to the creation and growth of organisations dedicated to improving climate outcomes.

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

Yes. By creating the conditions to create more Net-Zero Companies in Glasgow, will help drive the innovations required to de-carbonise.

### **Privacy and Data Protection Impacts:**

None.

## **7 Recommendations**

It is recommended that the committee:

1. Notes the content of this report.
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