

**Item 7**

11th June 2026

**Glasgow City Council****Contracts and Property Committee****Report by George Gillespie, Executive Director of Neighbourhoods, Regeneration and Sustainability****Contact: George McMillan****Ext: 76151****PROPOSED OFF-MARKET DISPOSAL OF TWO PROPERTIES AT 283A AND 283B NORTH WOODSIDE ROAD GLASGOW TO KEY HOUSING ASSOCIATION LIMITED.****Purpose of Report:**

To seek Committee approval for the off-market disposal of two properties at 283A and 283B, North Woodside Road, Glasgow to Key Housing Association Limited.

**Recommendations:**

That Committee

1. notes the content of this report;
2. approves the off-market disposal of the site of two properties at 283A and 283B, North Woodside Road, Glasgow to Key Housing Association Limited, subject to the terms and conditions outlined in this report.

Ward No(s): 11 – Hillhead

Citywide: Local member(s) advised: Yes  No consulted: Yes  No **PLEASE NOTE THE FOLLOWING:**

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**Report to:** Contracts and Property Committee

**From:** Managing Director of City Property (Glasgow) LLP

**Date:** 11 June 2026

**Subject:** PROPOSED OFF-MARKET DISPOSAL OF TWO PROPERTIES AT 283A AND 283B NORTH WOODSIDE ROAD, GLASGOW TO KEY HOUSING ASSOCIATION LIMITED.

## **1 Description**

- 1.1 The subject comprises a modern detached two-storey villa which has been subdivided into two self-contained residential units. The property is located to the north of Glasgow City Centre, situated just off Maryhill Road.
- 1.2 The subjects, shown black and hatched on the attached plan comprises a rectangular, predominantly level plot extending to 0.116 acres (0.0468 hectares) and is bound on the north-east by North Woodside Road, close to its junction with Mount Street.

## **2 Planning**

- 2.1 [Glasgow City Development Plan](#) was adopted on 29 March 2017. The new local development plan replaced Glasgow City Plan 2 (2009) and sets out 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, having overarching policies CPD1 Placemaking & CDP 2 Sustainable Spatial Strategy encouraging development to be informed by a place based approach.

## **3 Background**

- 3.1 The proposed purchaser, Key Housing Association Limited, is a registered social landlord and has to acquire the flat with the existing tenancy in place.
- 3.2 Key Housing Association has acted as the care provider for the tenants within the properties for approximately 20 years. Accordingly, they were approached by Neighbourhood, Regeneration and Sustainability (NRS) regarding the potential purchase of the properties, enabling them to continue in their role as care provider whilst also assuming responsibility as landlord.

- 3.3 The subjects are currently occupied by tenants who require care packages commissioned and funded by GCC. These tenants require significant levels of care and support, and maintaining stability and continuity of accommodation and care provision remains a key consideration.
- 3.4 As the villa is subject to an occupancy agreement it is not available for use by any other service; accordingly the standard surplus property procedure is not appropriate.
- 3.5 City Property (Glasgow) LLP (City Property) was instructed by Glasgow City Council's (GCC) Property and Consultancy Services in March 2025 to progress with the off-market disposal of the subjects to Key Housing Association Limited.
- 3.6 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".
- 3.7 At the Contracts and Property Committee meeting held on [12 June 2025](#), approval was granted for City Property to enter into negotiations with Key Housing Association Limited in relation to an off-market disposal of the subjects.

#### **4 Current Position**

- 4.1 This report seeks authority to progress with the proposed disposal based on the terms and conditions which have been agreed with Key Housing Association Limited (the purchaser), subject to committee approval.
- 4.2 The subjects are not currently included in GCC's Log of Opted to Tax Property.
- 4.3 It is considered that the subjects do not form part of GCC's Common Good.

#### **5 Purchaser**

- 5.1 Key Housing Association Limited.

#### **6 Terms and Conditions**

- 6.1 The purchase price for 283A North Woodside Road shall be two hundred and fifty-five thousand pounds (£255,000) sterling, exclusive of Value Added Tax (VAT), if applicable payable on the Date of Entry.
- 6.2 The purchase price for 283B North Woodside Road shall be two hundred and forty thousand pounds (£240,000) sterling, exclusive of VAT, if applicable payable on the Date of Entry.
- 6.3 The combined purchase price for shall be four hundred and ninety-five thousand pounds (£495,000) sterling, exclusive of VAT, if applicable payable on the Date of Entry.

- 6.4 The Date of Entry shall be agreed between the parties.
- 6.5 The Purchaser shall satisfy itself with regard to the Seller's title including any tree preservation orders.
- 6.6 The Purchaser shall be responsible for the Seller's reasonable legal expenses in connection with this transaction, together with City Property's fee of £2,500 plus VAT.
- 6.7 It is agreed that the Purchaser shall pay to the Seller 50% of any uplift in the market value of the subjects less any costs incurred in the event that planning consent for a more valuable land use is gained.
- 6.8 It is agreed that the Purchaser shall pay to the Seller 50% of any uplift in the market value of the subjects less any costs incurred in the event that planning consent for a more valuable land use is gained.
- 6.9 Payment of any uplift due shall be payable within 14 days of planning permission being granted.
- 6.10 Glasgow City Council shall secure any burdens by way of a Standard Security.
- 6.11 The Purchaser will not be entitled to assign in whole or in part its rights under the contract of sale without the Seller's consent which shall be granted at its absolute discretion.
- 6.12 All third-party determination in the contract of sale shall be by an independent expert and not by way of arbitration.
- 6.13 In the event that the Purchaser instructs ground investigation works, site surveys, habitat surveys, EIA surveys or any other such survey or report, prior to the date of entry then the costs of such works/surveys shall be borne by the Purchaser. For the avoidance of doubt the seller shall not reimburse the purchaser for any such costs whatsoever whether the sale is complete or not.
- 6.14 The Executive Director of Neighbourhoods, Regeneration and Sustainability, in consultation with the Director of Legal and Administration shall be authorised to conclude all other matters pertaining to the disposal of the subject and to enter into necessary legal agreements on terms which are in the best interest of the Council.

## 7 Policy and Resource Implications

### Resource Implications:

*Financial:* The off-market disposal will generate a capital receipt for Glasgow City Council.

*Legal:* The legal team will be required to conclude this transaction.

*Personnel:* 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 2025-29? Please specify.* No specific equality related issues.

*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 tenant with specific care needs.

### Climate Impacts:

*Does the proposal support any Climate Plan actions? Please specify:* Whilst not supporting specific Climate Plan actions, 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:**

It is considered that the subjects do not form part of the Council's Common Good.

The subjects were acquired by the Council's predecessors . The subjects are not on the list of common good assets. There are no conditions in the title that would suggest that the subjects were being acquired to be held as part of the common good. There are no other relevant factors to suggest that the subjects would form part of the common good of the Council.

**Privacy and Data Protection Impacts:**

No privacy or data protection impacts identified.

**8 Recommendations**

That Committee:

- 8.1 notes the contents of this report;
- 8.2 approves the off-market disposal of two properties at 283A and 283B, North Woodside Road, Glasgow to Key Housing Association Limited, subject to the terms and conditions outlined in this report.