



Glasgow City Council

Contracts and Property Committee

Report by George Gillespie, Executive Director of
Neighbourhoods, Regeneration and Sustainability

Contact: David McEwan Ext: 74570

Item 8

11th June 2026

**AUTHORITY TO COMMENCE OFF MARKET NEGOTIATIONS FOR THE
SALE OF THE OLD SPRINGBURN LIBRARY, 179 AYR ST, GLASGOW G21
4BW TO NG HOMES LTD**

Purpose of Report:

To seek authority to commence off market negotiations for the sale of the Old Springburn Library, 179 Ayr St, Glasgow G21 4BW to NG Homes Ltd.

Recommendations:

It is recommended that the committee:

1. notes the content of this report;
2. approves authority to commence off market negotiations for the sale of the Old Springburn Library, Ayr St, Glasgow to NG Homes Ltd; and
3. notes that the agreed terms and conditions of the proposed sale will either considered under delegated authority or reported back to the Contracts and Property Committee for approval depending on the appropriate thresholds.

Ward No(s): 17 Springburn/Robroyston Citywide:

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

PLEASE NOTE THE FOLLOWING:

Any Ordnance Survey mapping included within this Report is provided by Glasgow City Council under licence from the Ordnance Survey in order to fulfil its public function to make available Council-held public domain information. Persons viewing this mapping should contact Ordnance Survey Copyright for advice where they wish to licence Ordnance Survey mapping/map data for their own use. The OS web site can be found at <http://www.ordnancesurvey.co.uk> "

If accessing this Report via the Internet, please note that any mapping is for illustrative purposes only and is not true to any marked scale

1 Introduction

- 1.1 This report relates to the request for authority to commence off market negotiations with NG Homes Ltd for the sale of the Old Springburn Library, 179 Ayr St, Glasgow G21 4BW.

2 Subjects

- 2.1 The subjects comprise a single storey Category B Listed Building of predominantly sandstone structure on Ayr Street.

3 Background

- 3.1 The building was constructed in 1904 and was used primarily as a library. Latterly Jobs Business Glasgow (JBG) leased the property from Glasgow City Council (GCC). The lease to JBG expired and GCC are responsible for the property.
- 3.2 The Council are keen to ensure the future purposeful use of the building and minimise holding costs on an empty property.
- 3.3 NG Homes Ltd would like to acquire the property to deliver economic and social opportunities for the community, including providing office space for a local social initiative, whilst reintroducing access for the public through a variety of innovative projects.
- 3.4 The process was paused to enable investigation of interest from other local groups. Unfortunately, some groups were not constituted appropriately and are considered unlikely to meet the requirements of the PMGC assessment panel.
- 3.5 Should authority be granted to commence off market negotiations with NG Homes, they could undertake discussions with interested parties regarding their use, as part of the overall proposals.
- 3.6 As noted, the Council are keen to see the building back in use and to minimise holding costs and NG Homes are in a position to progress quickly and will provide community use as detailed below.

4 Off Market Proposal

4.1 Economic

NG Homes would seek to improve and grow the property as a positive social and economic asset within Springburn and the wider community. The goal is to build a facility that provides lasting benefits and a legacy for the community. It would link with NG Homes existing employability and entrepreneurship programmes, to operate as a space for local people thus impacting on community wealth building. It would be an opportunity to support further

apprenticeships and programmes with local schools providing training and business support working alongside partners. The acquisition would support existing and new employment creation through NG 2 and NG Homes associated employability and entrepreneurial activities.

4.2 Social

Together with the reintroduction of public access, the building will include communal areas like a 'warm space' drop-in and support multicultural, cross-generational projects and the provision of an event space for local external groups. NG Homes have repeatedly shown success in community regeneration, earning recognition from funders, stakeholders, and residents for their collaborative and innovative programs.

4.3 Environmental Impacts

4.3.1 NG Homes have successfully delivered large-scale investment across their housing stock to reduce carbon emissions, working with Keep Scotland Beautiful on the National Awards for Environmental Excellence.

4.3.2 NG Homes are committed to achieving the targets as set out within Glasgow's City Council's Climate Plan and Climate Adaptation Plan. They have delivered a multimillion-pound district heating system which has been hailed as an exemplar by Scottish Government.

4.3.3 The effective utilisation of building space can contribute to net zero objectives by promoting resource sharing, enhancing digital connectivity, and encouraging the use of locally sourced and sustainable services.

4.3.4 The location benefits from excellent transport connections, including convenient access to bus services, well-established walking and cycling routes, and proximity to the Springburn Train Station. NG Homes would further install a cycle hub to support green travel initiatives.

4.4 The Council would therefore wish to commence off market negotiations with NG Homes for the reasons outlined above.

5 Policy and Resource Implications

Resource Implications:

<i>Financial:</i>	There are no financial implications. The
<i>Legal:</i>	All transactions will be subject to review and conclusion by Glasgow City Council's Corporate and Property Law Section
<i>Personnel:</i>	There are no direct personnel implications
<i>Procurement:</i>	There are no procurement issues

Council Strategic Plan: Grand Challenge 1 Mission 3 – the Strategic Plan in that the proposal will support work to 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. The proposal does not directly support Equality outcomes but will be providing support to the Community overall

What are the potential equality impacts as a result of this report? Benefit as part of the wider community

Please highlight if the policy/proposal will help address socio-economic disadvantage. The proposed use would seek to assist with helping the community and supporting members to achieve employment opportunities

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify: Yes, as detailed above

What are the potential climate impacts as a result of this proposal? Positive – creation and occupation of space to minimize and support climate plan

Will the proposal contribute to Glasgow's net zero carbon target? Yes – detailed above including building in a sustainable manner and creation of a bike hub

Privacy and Data Protection Impacts:

Are there any potential data protection impacts as a result of this report N

If Yes, please confirm that a Data Protection Impact Assessment (DPIA) has been carried out

6 Recommendations

It is recommended that the committee:

1. notes the content of this report;
2. approves authority to commence off market negotiations for the sale of the Old Springburn Library, Ayr St, Glasgow to NG Homes Ltd; and
3. notes that the agreed terms and conditions of the proposed sale will either be considered under delegated authority or reported back to the Contracts and Property Committee for approval depending on the appropriate thresholds.