



Glasgow City Council

Contracts and Property Committee

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

Contact: David McEwan

Ext: 74570

**Item 9**

11th June 2026

**25-YEAR LEASE OF FOOTBALL PITCHES AT GLASGOW CLUB DONALD DEWAR, 220 GARSCADDEN ROAD, G15 8SX TO DRUMCHAPEL UNITED FOOTBALL CLUB SCIO (SCO51037).**

**Purpose of Report:**

To seek authority to grant a 25-year lease of Football Pitches at Glasgow Club Donald Dewar, 220 Garscadden Road, Glasgow, G15 8SX to Drumchapel United Football Club SCIO (SCO51037) through the People Make Glasgow Communities programme.

**Recommendations:**

It is recommended that Committee:

1. Notes the content of this report.
2. Grants authority to approve a 25-year lease to Drumchapel United Football Club SCIO, the football pitches at Glasgow Club Donald Dewar through the People Make Glasgow Communities programme.
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 lease.

**PLEASE NOTE THE FOLLOWING:**

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Ward No(s): 14  
Drumchapel/Anniesland

Citywide: ✓

Local member(s) advised: Yes ✓

consulted: Yes ✓

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## **1.0 Introduction**

- 1.1 The purpose of this report is to seek approval to grant a lease of the football pitches at Glasgow Club Donald Dewar to Drumchapel United Club SCIO. The premises are identified on the attached plan.
- 1.2 The People Make Glasgow Communities programme is a mechanism by which local people, community groups, third sector and other organisations can express an interest in having greater involvement in the management of local venues.

## **2.0 The Subjects**

- 2.1 The football pitches at Glasgow Donald Dewar comprises of 1 x Synthetic 3G Pitch (11-a-side) with floodlight pitch and 3 x Grass Pitches. Site plan attached for clarity.
- 2.2 The car park within Donald Dewar will remain under Glasgow Life management Arrangements for use and access to the car park by Drumchapel United Football Club has been discussed and covered in the Heads of Terms agreed with Glasgow Life.

## **3.0 Background**

- 3.2 The outdoor sports facilities are currently operated via Drumchapel United Football Club SCIO having operated and managed the pitches under a Licence to Occupy since 2022.
- 3.3 Drumchapel United Football Club SCIO is a Scottish Charitable Incorporated Organisation registered June 2021 (SCO51037). The objectives of Drumchapel are to carry out activities which benefit the community and (without limitation) to:
  - 1. The advancement of public participation in sport
  - 2. The provision of recreational facilities and organisation of recreational activities, with the aim of improving the conditions of life for the people for whom the facilities or activities are primarily intended
- 3.4 Drumchapel United Football Club SCIO (SCO51037) have been delivering football, coach education and community programmes as they have evolved to take a more community-centric approach to their programming and activities, developing from a football club into a sports charity organisation. Drumchapel United Football Club works with local schools, SFA, Glasgow Life, UEFA, NHS Health Improvement Teams and Sported.

Since 2015, Drumchapel United Football Club has had several football teams and age groups that participate in football and after gaining further support, realised they required a larger community space. In 2018, Drumchapel United Football Club started working with Glasgow Life to gain more access to

Glasgow Club Donald Dewar pitches. In 2022, they were able to manage and operate the pitches under a Licence to Occupy at Donald Dewar.

#### **4.0 Evaluation of Application**

4.1 The granting of a long lease of the the football pitches at Glasgow Club Donald Dewar at Glasgow Club Donald Dewar to Drumchapel United Football Club SCIO will help to ensure that the local community will benefit from sports, leisure and community facilities.

4.2 Drumchapel United Football Club SCIO's documentation (PMGC application, Business model, community engagement and financial projections) have been assessed by the PMGC project working group as well as the Assessment Panel consisting of officers from GCC and Glasgow Life. Both groups consider it a good application and recommend that the proposal for a 25-year lease is accepted based on the terms outlined below.

#### **5.0 Terms**

5.1 The following terms have been provisionally agreed with Drumchapel United Club SCIO:

Head Landlord: Glasgow City Council

Mid-Landlord Glasgow Life

Tenant: Drumchapel United Football Club SCIO

Rent: £250 per annum in line with Glasgow City Council's Concessionary Rental Policy, subject to the annual submission to the Landlord of evidence of compliance with the Tenant's Obligations as listed in this document.

Rent Review: At the end of every 5<sup>th</sup> year, in accordance with the Concessionary Rental Policy prevailing at the time.

Date of Entry: Upon completion of legal documentation.

Term: 25 years – lease with GL until 2032 and GCC will take over should that be required.

Use: To provide a community football facility. The Tenant will ensure that the Subjects remain a community asset used for the benefit of the local community, allowing access to local clubs and groups.

The use is restricted to the playing of sport and physical activities, or other activity that make best use of the asset, suited to the Subjects' facilities.

Repairing  
Obligations:

Full Repairing and Insuring terms.

Rates and Utilities: The Tenant will be liable for payment of all rates and utility bills.

Operational  
Requirements:

The Mid-Landlord will arrange for suitably qualified and insured stewarding services to be provided.

This car park stewarding will be financially maintained between the Mid-Landlord and Tenant. This agreement will be reviewed on a 6-monthly basis.

Tenant's  
Obligations:

On each anniversary of the Date of Entry, the Tenant shall provide to the Head Landlord the Monitoring and Evaluation information as contained in the Monitoring and Evaluation template.

The Tenant understands that there will be a high level of public and democratic scrutiny over the operation of the Subjects as a Council-owned facility and shall comply with any reasonable request from the Head Landlord.

The concessionary rent is applied subject to compliance with the details in the enclosed business plan. Failure to meet the KPIs in the business plan may result in a significant increase in the annual rent in line with the open market rent at that time, or in the Tenant being served with written notice to terminate the Lease.

Legal Costs:

Each party is responsible for its own costs in the preparation of the Lease.

Lease :

Glasgow Club Donald Dewar is currently leased to Glasgow Life until 31st March 2032, therefore the authority is required to cover:

- The consenting of a sub-lease from Glasgow Life up to 31st March 2032.
- The granting of a lease beyond 31st March 2032, for the remainder of the 25-year term.

## 6.0 Policy and Resource Implications:

*Financial:* There are no financial implications.

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

*Personnel:* There are no personnel implications.

*Procurement:* There are no procurement implications.

**Council Strategic Plan:** The proposal supports:

Grand Challenge 1, Mission 3: Work with partners to promote and support people in Glasgow to achieve improved physical, mental and emotional health and wellbeing.

Grand Challenge 1, Mission 4: Maximise the impact of the 2023 UCI Cycling World Championships and Glasgow's year as European Capital of Sport, by increasing participation in sport for marginalised groups and assessing provision of indoor and outdoor sports facilities, considering how gaps could be filled.

### **Equality and Socio-Economic Impacts:**

*Does the proposal support the Council's Equality Outcomes 2025-29? Please specify.*

Yes – in reference to the '*Empowering Communities and Supporting Cohesion*' - The Club will be open to all irrespective of background or origin and will promote equality through football and other activities.

The Club is also committed to providing opportunities and training pertaining to health and mental wellbeing.

*What are the potential equality impacts as a result of this report?*

No impact.

*Please highlight if the policy/proposal will help address socio-*

Positive impact towards reinstating and likely extending community use and services.

*economic  
disadvantage.*

### **Climate Impacts:**

*Does the proposal support any Climate Plan actions? Please specify:* No impact.

*What are the potential climate impacts as a result of this proposal?* No impact.

*Will the proposal contribute to Glasgow's net zero carbon target?* No impact.

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

Are there any potential data protection impacts as a result of this report  
Y/N No

## **7.0 Recommendations**

It is recommended that Committee:

1. Notes the content of this report.
2. Grants authority to approve a 25-year lease to Drumchapel United Football Club SCIO, the football pitches at Glasgow Club Donald Dewar through the People Make Glasgow Communities programme.
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 lease.