Item 7

5th November 2026

Glasgow City Council

Contracts and Property Committee

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

Contact: David McEwan Ext: 74570

AUTHORITY TO COMMENCE OFF MARKET NEGOTIATIONS WITH SCOTTISH WATER FOR THE SALE OF LAND AT DALDOWIE, GLASGOW G71 7SN

Purpose of Report:

To seek Committee authority to commence off market negotiations with Scottish Water for the sale of land at Daldowie, Glasgow G71 7SN

Recommendations:

It is recommended that the committee:

1. notes the content of this report;
2. approves authority to commence off market negotiations with Scottish Water for the sale of land at Daldowie, Glasgow G71 7SN; and
3. notes that the agreed terms and conditions of the proposed sale will be reported back to the Contracts and Property Committee for approval.

Ward No(s): 20 - Baillieston 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 Scottish Water for the sale of land at Daldowie, Glasgow, G71 7SN

2 Subjects

2.1 The subjects comprise land and buildings at Daldowie, Glasgow, G71 7SN as shown on the attached plan. The total site area extends to approximately 11 hectares.

3 Background

3.1 The subject site is approximately 6 miles southeast of Glasgow city centre, on the north bank of the river Clyde. There are existing Treatment Works and Facilities which are positioned immediately to the west of the site, and Daldowie Crematorium is immediately to the east.

3.2 Glasgow City Council (GCC) owns the entire subject. In addition to the training centre, there are two semi-detached residential houses known as 1 and 2 Daldowie Garden Centre, Glasgow, G71 7RU.

3.3 The Training Centre will be vacated in advance of the sale of the land, and the process is underway to relocate the facility within the GCC's estate.

3.4 The residential properties had been occupied by two tenants under residential leases. The tenants agreed to vacate the properties prior to the sale of the land and have signed new tenancy agreements for alternative accommodation and have now vacated the premises and been successfully relocated.

3.5 Scottish Water have identified the site as their preferred location for a new multi-million-pound project to create a Bioresource Treatment Centre. The new facility will be a major upgrade to the existing treatment facilities, providing environmental benefits, improved efficiency and reduced operating costs. The new facility will become a critical component of Scottish Water's national infrastructure and serve 40% of the Scottish population.

3.6 Whilst the project will contribute to the national infrastructure, Glasgow will also benefit from the project. Scottish Water have a policy to utilise local contractors and further investment in the plant will benefit the local economy.

3.7 The new technology will treat waste to a higher standard than before allowing the processed material to be utilised as organic fertiliser under licence in line with environmental best practice supported by SEPA.

3.8 Biogas will be produced as part of the process and will be used to produce heat and electricity for the treatment process. Surplus biogas can be upgraded to

biomethane for export to the national grid, displacing gas derived from fossil fuels.

3.9 At the Contracts and Property Committee on 30th April this paper was voted to be continued to a future meeting to allow for further information. Off Market Request for sale of land at Daldowie to Scottish Water

3.10 The information sought related to Planning matters. Notwithstanding that Contracts and Property Committee deals only in the consideration of property transactions we can provide the following update.

3.11 Scottish Water have engaged on a pre application Planning Process and held community events relative to the proposed development known as the West Central Bioresources project.

3.12 Two events have been held to date.

- 17th Jun 26 at Newton Farm Primary School
- 19th Aug 26 at Dogs Trust Broomhouse - attended by 25 people including Councillors.

Discussions were wide ranging and included:

- Reasons for Site Selection
- Traffic movements – increase during construction and on completion
- Access to the site for construction Traffic – The concern was that Scottish Water would use Hamilton Rd as there is an issue with the local refuse site using this road. Scottish Water advised that they will not be using Hamilton Road.
- Access for traffic to Daldowie Crematorium – Scottish Water's project team undertook to look at options for minimal disruption for users of the facility particularly during construction.
- What will the increase in bioresource be?
- What % of Scotland's bioresource is treated at Daldowie?
- What will the increase in size from the current plant to the new one?
- Exact location of the facility.

3.13 We understand that the community council were happy with the information shared and that Scottish Water had committed to attend a future community council meeting.

3.14 For the avoidance of doubt, we would reiterate that the information noted above relates to Planning matters and does not sit within the remit of the Contracts and Property Committee.

3.15 GCC and Scottish Water have held non-contractual discussions in relation to the project to upgrade the current treatment centre at Daldowie. Having considered this from an operational standpoint and in relation to supporting a vital infrastructure project GCC has indicated a willingness to transfer the

subjects to Scottish Water. In order to progress we require authority to commence off market negotiations over the sale of the site.

4 Off-Market Proposal

4.1 The proposal meets with Glasgow City Council's policy for off market disposals, specifically:

3.1.1 Disposal to an adjoining proprietor where there is good reason for considering such sales e.g. land for extending gardens, extensions to residential or business premises.

4.2 GCC and Scottish Water have been in discussions regarding the proposed development and the potential transfer of the site. Further information in this regard would be provided in a future paper detailing the terms agreed, should authority be granted.

5 Policy and Resource Implications

Resource Implications:

Financial:	There would be financial benefit to the council as they would receive a capital receipt for the sale of the property.
Legal:	All transactions will be subject to review and conclusion by the Council's Corporate and Property Law section.
Personnel:	No personnel implications
Procurement:	There are no procurement issues.
Council Strategic Plan:	The proposal supports Grand Challenge 3, Mission 2, by supporting the aim of becoming a net zero carbon city by 2030.

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2025-29? Please specify.	The proposal does not directly support the Equality Outcomes
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.	The proposal will provide new job opportunities within the local economy.
Climate Impacts:	
Does the proposal support any Climate Plan actions? Please specify:	The proposed new facility will implement modern technologies aimed at reducing costs and carbon emissions.
What are the potential climate impacts as a result of this proposal?	There will be a positive climate impact. The existing facility generates around 40,000 tonnes of CO2 per annum. The new facility will reduce this by around 30,000 tonnes per annum, due to the treatment process adopted.
Will the proposal contribute to Glasgow's net zero carbon target?	The proposal will make a positive contribution to Glasgow's net zero target.
Privacy and Data Protection Impacts:	None.

6 Recommendations

It is recommended that the committee:

1. notes the content of this report;

2. approves authority to commence off market negotiations with Scottish Water for the sale of land at Daldowie, Glasgow G71 7SN; and

3. notes that the agreed terms and conditions of the proposed sale will be reported back to the Contracts and Property Committee for approval.