Item 4

26th November 2026

Glasgow City Council

Contracts and Property Committee

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

Contact: George McMillan Ext: 76151

AUTHORITY TO NEGOTIATE THE OFF-MARKET DISPOSAL OF LAND AT WESTERHOUSE ROAD, EASTERHOUSE, GLASGOW TO EASTERHOUSE BAPTIST CHURCH.

Purpose of Report:

To seek Committee authority to negotiate the off-market disposal of land at Westerhouse Road, Easterhouse, Glasgow to Easterhouse Baptist Church.

Recommendations:

That Committee

1. notes the content of this report;
2. approves the principle of an off-market disposal of the subject to Easterhouse Baptist Church;
3. instructs the Managing Director of City Property (Glasgow) LLP to negotiate terms and conditions of the disposal; and
4. notes that further appropriate Committee authority will be sought for approval of agreed terms and conditions.

Ward No(s): 21 – North East Citywide:

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

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Report to: **Contracts and Property Committee**

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

Date: **26 November 2026**

Subject: **Authority to negotiate the off-market disposal of land at Westerhouse Road, Easterhouse, Glasgow to Easterhouse Baptist Church.**

1. Description

1.1. The subject site is located within the Easterhouse area, approximately 4.5 miles east of Glasgow City Centre. The site occupies a prominent position to the south-west of Easterhouse Baptist Church, situated between the M8 motorway and the junction of Westerhouse Road and Kildermorie Road.

1.2. The site is shown outlined in black on the attached plan, extending to approximately 0.263 hectares (0.65 acres) or thereby.

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 Easterhouse Baptist Church is seeking to acquire the site to provide additional parking facilities for the church and to enhance the provision of outdoor amenity space for children and associated church activities.

3.2 At its meeting on 10 October 2019, the City Administration Committee approved a policy for off-market disposals (Report Details) and it is considered that the proposed disposal is compliant with sections 3.1.5 of the policy, 'Disposals to registered social landlords in support of the Council's strategic housing objectives.', and 3.1.6 of the policy for a 'disposal that will support inward investment and socio economic objectives'.

3.3 The subject site is not deemed as part of Glasgow City Council's operational requirement and was formally declared surplus on 22 May 2025, with no notes of interest being received.

3.4 City Property (Glasgow) LLP was instructed on 26 June 2026 by Property and Consultancy Services (PCS) to progress the disposal of the land declared surplus.

3.5 The subject is currently not included in Glasgow City Council's Log of Opted to Tax Property.

3.6 Following authority to negotiate being granted, Heads of Terms will be negotiated by City Property, to include conditions that will ensure the land is only utilised for the proposed use and overage clauses will be included to protect Glasgow City Council's interest. The appropriate authority will be sought for the approval of the agreed terms and conditions.

4. Purchaser

4.1 Easterhouse Baptist Church (charity number SC051777).

5. Policy and Resource Implications

Resource Implications:

Financial:	Authority to begin negotiation of an off-market disposal to generate a capital receipt for GCC.
Legal:	Legal will need 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 4 – Support Glasgow to be a city that is active and culturally vibrant.
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 has no impact on socio-economic disadvantage.

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.
Privacy and Data Protection Impacts:	No privacy or data protection impact identified.

6. Recommendations

That Committee:

6.1 notes the content of this report;

6.2 approves the principle of an off-market disposal of the subject to Easterhouse Baptist Church;

6.3 instructs the Managing Director of City Property (Glasgow) LLP to negotiate the terms and conditions of the disposal; and

6.4 notes that further appropriate Committee authority will be sought for approval of agreed terms and conditions.