Item 5

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 APPIN ROAD, TODD STREET, BENGAIRN STREET & HAGHILL ROAD, GLASGOW TO HOME GROUP

Purpose of Report:

To seek Committee authority to negotiate the off-market disposal of land at Appin Road, Todd Street, Bengairn Street & Haghill Road, Glasgow to Home Group.

Recommendations:

That Committee

1. notes the content of this report;
2. approves the Managing Director of City Property (Glasgow) LLP to negotiate terms and conditions of the disposal; and
3. notes that further appropriate Committee authority will be sought for approval of agreed terms and conditions.

Ward No(s): 22 – Dennistoun 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 Appin Road, Todd Street, Bengairn Street & Haghill Road, Glasgow, to Home Group.**

1. Description

1.1. The subject is located within the Haghill area approximately 2 miles east of Glasgow city centre. It comprises a cleared, broadly triangular, brownfield site extending to 2.09 hectares (5.16 acres), or thereby as shown hatched black on the attached plan. The site is bounded to the north by Appin Road, and to the east and west by Todd Street and Haghill Road, respectively and slopes from north-west to south-east. A dismantled railway line forms the south-western boundary of the site.

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 placed base approach.

2.2. There is an outstanding planning application (26/01102/FUL) by AS Homes Scotland Ltd in respect of the subject. The application form details a total of 59 affordable dwellings for social rent, comprising 47 semi-detached or terraced two storey houses, 6 wheelchair accessible ground floor flats and 6 first floor cottage flats at a density of around 38 dwellings per hectare (DPH).

3. Background

3.1 The proposed purchaser is Home Group housing association which has approached Glasgow City Council's (GCC) Property and Consultancy Services with a view to acquiring the land to erect 59 affordable dwellings.

3.2 Home Group intend to use AS Homes Scotland Ltd as their developer so the development will reflect planning application (26/01102/FUL) if approved.

3.3 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'.

3.4 City Property (Glasgow) LLP was instructed by GCC's Property and Consultancy Services on 21 July 2026 to progress the disposal of the site noted in 1.1 above.

3.5 The subject site is not deemed as part of GCC's operational requirement and was formally declared surplus on 30 April 2026, with no notes of interest being received.

3.6 Part of the site is included in GCC's Log of Opted to Tax Property following a housing demolition project in 2004. The proposed purchaser is aware of this and can disapply the option to tax.

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

4. **Purchaser**

4.1 Home Group

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.	Home Group 'supports some of the most vulnerable in society, including people with mental and physical health issues.' The proposal to build 59 affordable dwellings for social rent should therefore have a positive 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 contents of this report;

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

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