Item 6

26th November 2026

Glasgow City Council

Contracts and Property Committee

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

Contact: David McEwan Ext: 74570

Proposed Lease of Storage Premises at Blair Court, Borron Street, G4 9XE on behalf of Health and Social Care Partnership

Purpose of Report:

To seek Committee approval for the proposed lease of the storage accommodation at Blair Court, Borron Street, G4 9XE on the terms outlined in this report.

Recommendations:

It is recommended that the Committee:

1. notes the contents of this report;
2. approves the Council of leasing the storage premises at Blair Court, Borron Street as shown on the attached plan and on the terms contained within this report, and
3. approves that the Executive Director of Neighbourhoods, Regeneration and Sustainability in consultation with the Director of Legal and Administration be authorised to conclude all other matters pertaining to the lease and to enter into necessary legal agreements on terms which are in the best interests of the Council.

Ward No(s): 16- Canal Citywide: ✓

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

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1 Introduction

1.1 This report relates to the proposed lease of storage accommodation at Blair Court, Borron Street on behalf of Health and Social Care Partnership (HSCP).

2 Background

2.1 Located in Port Dundas Business Park, the property comprises approximately 8,685 sqft of ground-floor storage space with associated car parking at Blair Court, a three-storey office block. Various Social Work Services teams occupy this space and the first-floor offices as an administrative and operational centre.

2.2 The original lease for the offices commenced 2011 and was held by Cordia, the lease was assigned to Glasgow City Council (GCC) in 2018 and has recently been extended until 2031.

2.4 HSCP currently have no formal agreement with the landlord to occupy the storage space on the ground floor.

2.5 The Landlord subsequently offered GCC terms for concurrent leases of both spaces. The office lease was recently concluded following Committee approval; the storage lease now needs to be formalised.

2.7 The service is continuing to review their requirements but at present and for the foreseeable future this location meets their needs. The Council retain the ability to terminate the lease at the 5th and 10th years.

2.8 By agreeing to a lease, the Council will secure a continuity of service at this location.

2.9 The terms presented are in line with current market rental levels.

3 Heads of Terms

Landlord	British Waterways Board trading as Scottish Canals
Tenant	Glasgow City Council
Subjects of Let	Ground Floor Unit R18,100 Borron Street, Port Dundas, Glasgow
Date of Entry	1st April 2026
Term	15 years with a break at years 5 and 10 If the break option at the 5th anniversary is not exercised, the tenant shall be granted a rent-free period of 3 months

	in year 6. The same incentive shall apply on the 10th anniversary.
Rent	£25,000 p.a.

4 Policy and Resource Implications

Resource Implications:

Financial:	Rent, service charge and utility payments will be met from HSCP budget
Legal:	All transactions will be subject to review and conclusion by Glasgow City Council's Corporate and Property Law Section
Personnel:	There are no direct personnel implications
Procurement:	There are no procurement issues

Council Strategic Plan: The proposal supports 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.	N/A
What are the potential equality impacts as a result of this report?	No significant impact
Please highlight if the policy/proposal will help address socio-economic disadvantage.	N/A

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify:	No
What are the potential climate impacts as a result of this proposal?	None
Will the proposal contribute to Glasgow's net zero carbon target?	No

Privacy and Data Protection Impacts:

Are there any potential data protection impacts as a result of this report Y/N	No
If Yes, please confirm that a Data Protection Impact Assessment (DPIA) has been carried out	N/A

5 Recommendations

It is recommended that the Committee:

1. notes the content of this report;

2. approves the Council of leasing storage premises at Blair Court, Borron Street as shown on the attached plan and on the terms contained within this report, and

3. approves that the Executive Director of Neighbourhoods, Regeneration and Sustainability in consultation with the Director of Legal and Administration be authorised to conclude all other matters pertaining to the lease and to enter into necessary legal agreements on terms which are in the best interests of the Council.