



Glasgow City Council
Contracts & Property Committee

Item 7

26th February 2026

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

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**25-YEAR LEASE OF LAND NORTH OF CASTLETON PRIMARY SCHOOL,
DOUGRIE ROAD, G45 9NW**

Purpose of Report:

To seek authority to grant a 25-year lease of the land north of Castleton Primary School, 70 Dougrie Road, Castlemilk G45 9NW to The Indigo Childcare Group through the People Make Glasgow Communities programme.

Recommendations:

It is recommended that Committee:

1. Notes the content of this report.
2. Grant authority for the Executive Director of Neighbourhoods, Regeneration and Sustainability to approve a 25-year lease to The Indigo Childcare Group.
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 matters pertaining to the lease and to enter into necessary legal agreements on terms which are in the best interest of the Council.

Ward No(s): 1 – Linn

Citywide: South

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 land north of Castleton Primary School to The Indigo Childcare Group. The subjects are hatched on the attached plan.
- 1.2 The People Make Glasgow Communities program 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 subjects consist of grassy amenity ground extending to 2776m² with one main access point from Castleton Primary School.

3.0 Background

- 3.1 The land in question is no longer used by Castleton Primary School and Education has confirmed that there are no future strategic plans for this site. Written agreement from Education has been received.
- 3.2 The Group propose to create a Hideaway type area which will include natural textures, varied surfaces and sensory-rich features to help foster a deep connection to the natural world, all while preserving the familiarity and safety of their childcare setting. This additional after-school care provision enables lone parents and low-income families to pursue work or study with confidence, knowing their children are well cared for. The area will be fenced accordingly and access taken from the main secured gate.
- 3.3 The Indigo Childcare Group currently occupy the adjacent property and have a robust working relationship with the primary school.
- 3.4 The Indigo Childcare Group is a social enterprise and a registered charity with over 30 years of experience. Their main aim is to improve the quality of experiences for children, particularly within their Out of School Care services. Indigo strives to create safe, engaging, and supportive play and learning environments where children are happy and empowered. Therefore, they want to transform the land north of the primary school and create the 'Hideaway' which will become a vibrant extension of their childcare environment.
- 3.5 The Indigo Childcare Group have key objectives:
 - Providing inclusive, learning-focused care that supports children's growth and development beyond statutory requirements.

- Offering specialised support for children with additional needs to ensure equal access to opportunities.
- Promoting health, wellbeing, and environmental awareness within services.
- Delivering training and development opportunities for parents and guardians to support their employment and education goals.
- Relieving poverty by helping families access the resources and support needed to maintain employment or further education.
- Building strong partnerships with families, schools, and community organisations to enhance service quality and responsiveness.

4.0 Evaluation of Application

4.1 The granting of a long lease of the land north of Castleton Primary School to The Indigo Childcare Group will help to ensure that the community continues to benefit from the historical sports as detailed above.

4.2 The Indigo Childcare Group's application has been assessed by the PMGC Working Group as well as the PMGC Assessment Panel consisting of senior officers from GCC and Education in October 2025. Conclusively, Indigo's documentation received unwavering support and recommended 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 The Indigo Childcare Group:

Head Landlord: Glasgow City Council

Tenant: The Indigo Childcare Group

Rent: £250 per annum

Term: 25 years.

Date of Entry: On completion of legal documentation.

Use: The Indigo Childcare Group will ensure that the Subjects remain a community asset used for the benefit of the community.

The use will be permitted subject to the tenant obtaining any necessary statutory permissions in relation to their use.

Rent Reviews 5 yearly

Break Options: The Tenant will have the option to break the Lease at the end of years 5, 10, 15 and 20 upon providing the Head Landlord with a minimum of 6 months' written notice.

Repairing Obligations: Tenant liable

Alienation: The Tenant will not be permitted to assign its interest in whole or in part. Space within the Subjects may be made available for short-term hire.

Insurance: The Tenant will be responsible for the content's insurance of the Subjects. Tenant's insurance policy must be evidenced on an annual basis. For the Term of the Lease, the Tenant will maintain Employer Liability and Public Liability Insurance cover from a reputable insurance company, for a minimum of Ten Million Pounds (£10,000,000) Sterling for each and every claim and shall provide evidence of such cover to the Head Landlord upon request

Statutory Compliance: The Tenant will be responsible for statutory maintenance and compliance.

Tenants 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 Annex A and Annex B.

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

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 Head Landlord giving written notice to terminate the Lease.

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

The lease will include as appropriate, terms and conditions that: (i) maintain a high level of public and democratic scrutiny over the operation of the council-owned facility, (ii) maintain close alignment with all relevant council policies, including mechanisms for 'keeping pace' with future policy changes, and (iii) provide options for recourse should either of these things cease to be maintained or if any actions

are taken by the leaseholder which the Council considers detrimental to its reputation or to the wider public interest.

6.0 Policy and Resource Implications

Resource Implications:

<i>Financial:</i>	There are no financial implications.
<i>Legal:</i>	All transactions will be subject to review and conclusion by Glasgow City Council's Corporate and Property Law section.
<i>Personnel:</i>	There are no personnel implications.
<i>Procurement:</i>	There are no procurement implications.

Council Strategic Plan:	The proposal supports: Grand Challenge 1, Mission 3: Work with partners to reduce health inequalities and the impact of deprivation and increase healthy life expectancy. Grand Challenge 2, Mission 3: Support accessible educational and social opportunities including arts and sport.
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Equality and Socio-Economic Impacts:

<i>Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.</i>	Yes, providing services that are accessible to the entire community. These services promote social and physical opportunities, alongside promoting the importance of sensory-enriched activities.
<i>What is the potential equality impacts as a result of this report?</i>	No impact.
<i>Please highlight if the policy/proposal will</i>	N/A

help address socio-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. Grant authority for the Executive Director of Neighbourhoods, Regeneration and Sustainability to approve a 25-year lease to The Indigo Childcare Group.
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 matters pertaining to the lease and to enter into necessary legal agreements on terms which are in the best interest of the Council.