



**Glasgow City Council**

**Contracts and Property Committee**

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

**Contact: David McEwan Ext: 74570**

**Item 5**

**19th March 2026**

**Proposed Lease Extension of Office and 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 extension of the office 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 extending the lease of the office premises at Blair Court, Borron Street as shown on the attached plan and on the terms contained within this report.
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

Citywide:

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

**PLEASE NOTE THE FOLLOWING:**

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## **1 Introduction**

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

## **2 Background**

- 2.1 The property is located within Port Dundas Business Park and comprises offices on part of the first floor of a three-storey office block known as Blair Court. The property extends to some 29,802 sq ft with associated car parking and is occupied by various teams within Social Work Services who use it as an administrative and operational centre.
- 2.2 The original lease for the property commenced 2011 and was held by Cordia, the lease was assigned to Glasgow City Council (GCC) in 2018.
- 2.3 The lease has subsequently been extended on several occasions, the last time being 2021 and is currently running on tacit relocation (silent annual renewal).
- 2.4 HSCP also currently occupy storage space on the ground floor, unit R18 over which there is no agreement.
- 2.5 GCC have been in discussions with the Landlord and terms were brought to Committee in April 2024 however the issue of the store was not resolved and the lease was not completed.
- 2.6 The Landlord has since contacted GCC offering terms for both spaces to run concurrently. Discussions have been ongoing and to protect their position the landlord has served a Notice to Quit.
- 2.7 The service are 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 extension, 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	1st Floor Offices & Suites A-C and Ground Floor Unit R18 100 Borron Street, Port Dundas, Glasgow
Date of Entry	1 <sup>st</sup> 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	£300,000 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 extending the lease of the office premises at Blair Court, Borron Street as shown on the attached plan and on the terms contained within this report.
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.