



Glasgow City Council

Contracts and Property Committee

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

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Item 9

17th September 2026

AUTHORITY FOR GLASGOW CITY COUNCIL (GCC) TO UNDERTAKE AN OFF MARKET DISPOSAL OF 3 RESIDENTIAL PROPERTIES, TO GLASGOW BUILDING PRESERVATION TRUST (GBPT)

Purpose of Report:

To seek Committee authority to undertake an off-market disposal of 3 residential properties to Glasgow Buildings Preservation Trust (GBPT).

Recommendations:

It is recommended that the committee:

1. Notes the content of this report.
2. Approves authority to undertake an off-market disposal of 3 residential properties to Glasgow Buildings Preservation Trust (GBPT), and
3. Authorises the Executive Director of Neighbourhoods, Regeneration and Sustainability in consultation with the Director of Legal and Administration to conclude all other matters pertaining to the disposal.

Ward No(s): Ward 8 Southside Central Citywide: ☒

Ward 9 Calton Ward 22 Denniston

consulted: Yes ☐ No ☐

Local member(s) advised: Yes ☐ No ☐

PLEASE NOTE THE FOLLOWING:

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1 Introduction

- 1.1 This report relates to the request for authority to undertake an off-market disposal of 3 residential properties to Glasgow Buildings Preservation Trust (GBPT).

2 Subjects

- 2.1 The subjects comprise the properties below and shown on the attached plans with boundaries to be finalised.

- Cuthbertson's janitor's house, 33 Cuthbertson Street G42 7RJ
- St James' janitor's house, 88 Green Street, Calton G40 2TG
- Royston janitor's house, 104 Royston Road G21 2NU

3 Background

- 3.1 The subjects are owned by GCC and have previously been used as residential accommodation for staff employed within the adjacent schools. The properties have been declared surplus but for a variety of reasons have not been progressed for sale. The properties were secured but their condition has deteriorated over time, and the remediation work required is substantial and specialised due to their listed status.

- 3.2 The properties are detailed below:

▪ 33 Cuthbertson Street

Two storey traditional red sandstone building with pitched and slated roof - 4 apartment, kitchen and bathroom. Cat B listed. Adjacent school in operation

▪ 88 Green Street Calton

Adjacent to the new Gaelic school Traditional red sandstone - 3 apartment, kitchen and bathroom with gas central heating and pitched, slated roof. Cat B listed

▪ 104 Royston Road

Traditional red sandstone property with a pitched and slated roof - 4 apartment, kitchen and bathroom with gas central heating. Adjacent school in operation.

4 Current Proposals

- 4.1 The three properties have for varying reasons noted below not been progressed for disposal on the open market
- Cuthbertson's janitor's house, 33 Cuthbertson Street G42 7RJ
 - St James' janitor's house, 88 Green Street, Calton G40 2TG – the property was considered as part of the redevelopment of the adjacent school but is no longer required.
 - Royston janitor's house, 104 Royston Road G21 2NU – Rosemount HA had agreed an off-market disposal but this was never progressed due to remediation costs.
- 4.2 The properties were made wind and watertight but continued to deteriorate.
- 4.3 GCC is committed to bringing the properties back into use. Although budgets were previously prioritised elsewhere, a recent funding source has now been identified and made available.
- 4.4 The Council are currently engaged in dialogue regarding our Heritage portfolio and GBPT have provided advice and support on various buildings.
- 4.5 GBPT are a charity dedicated to restoring and repurposing historic buildings for community benefit. Since 1982, Glasgow Building Preservation Trust (GBPT) has delivered 30 major restoration projects and supported many more, saving significant buildings and landmarks that would otherwise have been lost. They are Glasgow's leading heritage regeneration specialists.
- 4.6 GBPT have experience in securing funding and the expertise to carry out works to buildings of this nature.
- 4.7 It is proposed GBPT would acquire the properties and use their expertise to restore/refurbish the properties and to bring back to habitable use. The intention would be to sell on to a Register Social Landlord to provide accommodation to assist in alleviating the Housing crisis.
- 4.8 In recognition of the existing condition of the buildings and the works that require to be undertaken it is proposed to transfer at a nominal sum.
- 4.9 The benefit would be to bring three deteriorating buildings back into use, whilst also bringing affordable housing into the market to assist with the housing emergency.
- 4.10 Funding for the works would be sought by GBPT from sources such as Historic Environment Scotland, the National Lottery and the Bringing Property Into Purposeful Use Fund administered by GCC. The Council would seek protections in respect of future sales or change of use.
- 4.11 For the above reasons the Off Market Disposals Policy is satisfied under,

3.1.6 - Disposal that will support inward investment and socio-economic objectives.

- 4.12 In the normal course of events off-market disposals are required to go to committee at least once; initially taken to committee for permission to begin negotiations and then once terms agreed are either taken back or dealt with under Delegated authority if under £ 100,000.
- 4.13 In this instance the monetary sum in the terms proposed would be nominal for the reasons noted above. We are therefore asking for authority to proceed directly to disposal.

5 Terms and Conditions

Seller: Glasgow City Council

Purchaser: Glasgow Buildings Preservation Trust

Subjects:

- Cuthbertson's janitor's house, 33 Cuthbertson Street G42 7RJ
- St James' janitor's house, 88 Green Street, Calton G40 2TG
- Royston janitor's house, 104 Royston Road G21 2NU

Acquisition Price: £1 (one pound)

Condition Schedule: The buildings would be taken on in their existing condition.

Use: Properties to be regenerated for onward sale to RSL for residential purposes

Future use or sale: The properties are being sold on the basis of redevelopment for onward sale to RSL's. Protections will be in place to protect the Council's position in respect changes to the future use and onward sale.

Date of Entry: Upon conclusion of missives.

6 Policy and Resource Implications

Resource Implications:

<i>Financial:</i>	The Council will be relieved of holding costs for the properties.
<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 direct personnel implications
<i>Procurement:</i>	There are no procurement issues

Council Strategic Plan:	Specify which Grand Challenge (s) and Mission (s) the proposal supports. Where appropriate the relevant Commitment can also be listed. Grand Challenge 4 Mission 1 <i>Create safe, clean and thriving neighbourhoods</i>
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Equality and Socio-Economic Impacts:

<i>Does the proposal support the Council's Equality Outcomes 2025-29? Please specify.</i>	The proposal does not directly support Equality outcomes but will be providing support to the Community overall
<i>What are the potential equality impacts as a result of this report?</i>	Benefit as part of the wider community.
<i>Please highlight if the policy/proposal will help address socio-economic disadvantage.</i>	The proposed use would seek to assist with helping the community.

Climate Impacts:

<i>Does the proposal support any Climate Plan actions? Please specify:</i>	No direct impact on Climate Plan
<i>What are the potential climate impacts as a result of this proposal?</i>	No direct impact on Climate Plan
<i>Will the proposal contribute to Glasgow's net zero carbon target?</i>	No direct impact on carbon zero target

Privacy and Data Protection Impacts:

Are there any potential data protection **N** impacts as a result of this report.

If Yes, please confirm that
a Data Protection Impact
Assessment (DPIA) has
been carried out

7 Recommendations

1. Notes the content of this report.
2. Approves authority to undertake an off-market disposal of 3 residential properties to Glasgow Buildings Preservation Trust (GBPT), and
3. Authorises the Executive Director of Neighbourhoods, Regeneration and Sustainability in consultation with the Director of Legal and Administration to conclude all other matters pertaining to the disposal.