



Glasgow City Council

Contracts and Property Committee

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

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Item 7

17th September 2026

AUTHORITY FOR GLASGOW CITY COUNCIL (GCC) TO COMMENCE OFF-MARKET NEGOTIATIONS WITH MARYHILL HOUSING ASSOCIATION (MHA) FOR THE SALE OF LAND AT LEDGOWAN PLACE AND SANDBANK STREET ADJACENT TO THE MARYHILL TRA

Purpose of Report:

To obtain Committee authority for Glasgow City Council (GCC) to commence off-market negotiations with Maryhill Housing Association (MHA) for the sale of land at Ledgowan Place and Sandbank Street adjacent to the Maryhill TRA.

Recommendations:

That Committee:

1. Notes the report.
2. Notes that the Transforming Communities Glasgow Board (TCGB) is supportive of the disposal of these sites to Maryhill Housing Association Limited.
3. Approves authority for GCC to commence off-market negotiations with MHA for the sale of land at Ledgowan Place and Sandbank Street.
4. 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): 15 - Maryhill

Citywide: ✓

Local member(s) advised: Yes ✓ ☐

consulted: Yes ✓ ☐ No ☐

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1 Introduction

- 1.1 This report is seeking authority for GCC to commence off-market negotiations with MHA for the sale of land at Ledgowan Place and Sandbank Street.
- 1.2 The land is adjacent the Maryhill Transformational Regeneration Area (TRA) and is required by MHA to facilitate a mixed tenure residential development.

2 Background

- 2.1 The land required by MHA comprises two plots adjacent to the Maryhill TRA at Ledgowan Place and Sandbank Street as identified on the attached plan.
- 2.2 The plot at Ledgowan Place is a grass covered, sloping site bounded by surfaced roads. The site area extends to 6,839m².
- 2.3 The land at Sandbank Street is mostly flat, covered in natural vegetation and extends to 348m².
- 2.4 Planning permission in principle for the comprehensive masterplan for the North Maryhill TRA project was granted in September 2025. The approved submission provides a site layout plan indicating proposed land uses and will include around 138 new homes with public open space.
- 2.5 The residential element will deliver 68 new affordable homes for MHA around Kilmun Street. There will be approximately 70 homes for sale to be developed by a Private Sector Development Partner around Lyndale Road area.
- 2.6 Improved accessibility to the existing green space and a new surface water drainage system is being provided as part of a package of enabling works included in the masterplan and will be funded by Vacant and Derelict Land Investment Programme (VDLIP).
- 2.7 Transforming Communities Glasgow Board (TCGB) has noted the need for the land adjacent to the TRA to assist in the redevelopment. GCC and MHA will negotiate this transfer as per GCC's nominated disposal process. Any capital receipt received for this land will be retained by GCC.
- 2.8 A land transfer of sites within the TRA is also being progressed to Maryhill and is dealt with in a separate paper.

3 Transforming Communities Glasgow

- 3.1 The partnership was established as strategic partnership to oversee the delivery of a regeneration and development programme across Glasgow's eight identified Transformational Regeneration Areas (TRAs).
- 3.2 The programme aims to provide new sustainable mixed tenure communities through the provision of new housing, community facilities, green space and where appropriate commercial units. Each active TRA has its own Local Delivery Group, with resident and community representation.
- 3.3 All receipts from the disposal of land, or interests in land, held by each of GCC and the Housing Associations within each of the TRAs shall be committed to the Programme, rather than drawn off by GCC or Housing Association for other purposes.

4 Proposal

- 4.1 It is proposed that the land outwith the Maryhill TRA will be transferred for a capital sum to be negotiated by GCC and MHA. Any capital receipt received by GCC will be retained by GCC.
- 4.2 The benefits of the transfer are:
 - the areas will be used to provide a mixed tenure residential development;
 - the amenity of the area will be improved;
 - it will assist with the aims of the Maryhill TRA; and
 - GCC will benefit from the capital receipt resulting from the land transfer.
- 4.3 Once terms have been agreed they will be brought back to Committee for approval or progressed under Delegated Authority if appropriate.

5 Off Market Disposal

- 5.1 The disposal satisfies criteria 3.1.5 under the Policy for Off Market Disposals, below.

3.1.5 Disposals to registered social landlords in support of the Council's strategic housing objectives.

6 Policy and Resource Implications

Resource Implications:

Financial:

There would be financial benefit to the council as they would receive a capital receipt for the sale of the property.

Legal: All transactions will be subject to review and conclusion by the Council's Corporate and Property Law section.

Personnel: Legal Services will be required to conclude the disposal agreement.

Procurement: There are no procurement issues.

Council Strategic Plan: The proposal supports Grand Challenge 4 Mission 1 *Create safe, clean and thriving neighbourhoods.*

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.

The proposal will assist with the aims of the Maryhill TRA.

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify:

N/A

What are the potential climate impacts as a result of this proposal?

The area is planned to be improved with enhanced landscaping and habitat.

Will the proposal contribute to

Yes

*Glasgow's net zero
carbon target?*

**Privacy and Data
Protection Impacts:**

Are there any potential No
data protection impacts
as a result of this report
Y/N

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

7 Recommendations

It is recommended that the committee:

1. Notes the report.
2. Notes that the Transforming Communities Glasgow Board (TCGB) is supportive of the disposal of these sites to Maryhill Housing Association Limited.
3. Approves authority for GCC to commence off-market negotiations with MHA for the sale of land at Ledgowan Place and Sandbank Street.
4. 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.