



Glasgow City Council

Contracts and Property Committee

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

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Item 6

8th October 2026

**PROPOSED OFF MARKET DISPOSAL OF LAND AT ROTHES DRIVE,
SANDBANK STREET AND KILMUN STREET (WITHIN THE MARYHILL TRA)
TO MARYHILL HOUSING ASSOCIATION LIMITED (MHA)**

Purpose of Report:

To obtain Committee Authority for the off-market disposal of land at Rothes Drive, Sandbank Street and Kilmun Street (within the Maryhill TRA) to Maryhill Housing Association Limited (MHA).

Recommendations:

That Committee:

1. Notes the report.
2. Approves an off-market disposal of land at Rothes Drive, Sandbank Street and Kilmun Street (within the Maryhill TRA) to MHA on the terms contained within this report.
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): 15 - Maryhill

Citywide: ✓

Local member(s) advised: Yes ✓ ☐

consulted: Yes ✓ ☐ No ☐

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1 Introduction

- 1.1 This report is seeking authority to dispose of land within the Maryhill Transformational Regeneration Area (TRA) to MHA at nil consideration.
- 1.2 The land is comprised of various plots situated at Rothes Drive, Sandbank Street and Kilmun Street and is required by MHA to facilitate a mixed tenure residential development.

2 Background

- 2.1 The land required by MHA is within the Maryhill TRA as shown outlined in black on the attached plan. The various plots are mostly flat vacant ground covered in natural vegetation.
- 2.2 The hatched areas on the plan represent land in GCC ownership. These areas extend to a total area of 1.38 hectares.
- 2.3 The areas shaded in grey on the plan represent GCC owned areas where Wheatley Homes Glasgow (WHG) have retained rights over the land. These areas have a combined total area of 0.85 hectares.
- 2.4 WHG have confirmed they do not wish to exercise their retained rights over the areas.
- 2.5 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.
- 2.6 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.
- 2.7 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).
- 2.8 Transforming Communities Glasgow Board (TCGB) has given its approval for the transfer of land from GCC and WHG to MHA to allow progression of the mixed-tenure residential development.
- 2.9 A land transfer of sites out with the TRA is also being progressed to MHA 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.
- 3.4 Whilst the size of the site produces a large value on a rate per acre basis, this does not take account of any potential remedial works or development costs. In transferring the land at no cost, the Council is fulfilling its role as part of the TRA agreement and facilitating residential development during a housing crisis.

4 Off Market Disposal

- 4.1 It is proposed that the land within the Maryhill TRA will be transferred to MHA with no consideration payable to the Council.
- 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
- 4.3 Due to the benefits outlined above authority is sought to transfer the land within the TRA, foregoing any consideration.
- 4.4 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.

5 Proposed Terms

Property: Land at Rothes Drive, Sandbank Street and Kilmun Street within Maryhill TRA

Seller: Glasgow City Council

Purchaser: Maryhill Housing Association

Value: Nil – for housing and amenity use to assist with the aims of the TRA

Legal Fees: Maryhill HA will pay Glasgow City Council's legal fees and outlays.

Conditions:

1. The proposal is to transfer the land to the Maryhill Housing Association with no payment. There will be limitations in respect of any future disposal of the subjects or change of use to protect the Council's position.
2. The site is currently going through the surplus process, and any disposal would be subject to the completion of the process.
3. If works require to commence in advance of the disposal early entry under license will be granted subject to any works undertaken being re-instated at the cost of the licensee, should the disposal not proceed.

6 Policy and Resource Implications

Resource Implications:

Financial: There would be no capital receipt to the council however there will be a saving as the Council would no longer be required to repair and maintain the area.

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 Glasgow's net zero carbon target?

Yes

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

7 Recommendations

It is recommended that the committee:

1. Notes the report.
2. Approves an off-market disposal of land at Rothes Drive, Sandbank Street and Kilmun Street to MHA on the terms contained within this report.
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.