



Glasgow City Council

Contracts and Property Committee

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

Item 5

8th October 2026

Contact: George McMillan

Ext: 76151

AUTHORITY TO NEGOTIATE AN OFF-MARKET DISPOSAL OF THE FORMER YOKER PRIMARY SCHOOL SITE 56 CRAGGAN DRIVE INCLUDING FORMER CARETAKERS' BUNGALOW AT 54 CRAGGAN DRIVE, GLASGOW, G14 0ES, TO SANCTUARY SCOTLAND HOUSING ASSOCIATION LIMITED.

Purpose of Report:

To seek Committee authority to commence negotiations for an off-market disposal of the former Yoker Primary School site, 56 Craggan Drive including former caretakers' bungalow at 54 Craggan Drive, Glasgow, G14 0ES, to Sanctuary Scotland Housing Association Limited

Recommendations:

That Committee:

1. notes the content of this report;
2. approves the principle of an off-market disposal of the subject to Sanctuary Scotland Housing Association Limited;
3. approves the Managing Director of City Property (Glasgow) LLP to negotiate terms and conditions of the disposal: and
4. notes that further appropriate Committee authority would be sought for the approval of agreed terms and conditions.

Ward No(s):

13 – Garscadden/Scotstounhill

Citywide:

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

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Report to: Contracts and Property Committee

From: Managing Director of City Property (Glasgow) LLP

Date: 8 October 2026

Subject: Authority to negotiate an off-market disposal of the former Yoker Primary School site 56 Craggan Drive including former caretakers' bungalow at 54 Craggan Drive, Glasgow, G14 0ES, to Sanctuary Scotland Housing Association Limited.

1. Description

- 1.1 The subject is located within the Garscadden/Scotstounhill ward approximately 6 miles west of Glasgow City Centre.
- 1.2 The subject comprises of a cleared site, formerly occupied by Yoker Primary School, and an unoccupied caretakers' bungalow. The whole site extends to 1.33 hectares (3.28 acres), or thereby as shown hatched and cross-hatched black on the enclosed plan.
- 1.3 The north west corner of the site will be sterilised from development due to a Scottish Water pipeline infrastructure project which will affect the density and size of the development opportunity. The servitude, shown shaded grey on the attached plan, to Scottish Water is still outstanding but will be completed prior to the proposed sale. The burden of the servitude as well as other service media will be transferred to the purchaser on completion.

2. Planning

- 2.1 [The Glasgow City Development Plan](#) was adopted on 29 March 2017. The new local development plan replaces Glasgow City Plan 2 (2009) and sets out the Council's land use strategy providing the basis for assessing planning applications. The City Development Plan does not identify land use zones to direct particular types of development. Instead, overarching policies CPD1 Placemaking and CDP 2 Sustainable Spatial Strategy encourage development to be informed by a placed base approach.

3. Background

- 3.1 City Property (Glasgow) LLP (City Property) was instructed by Neighbourhoods, Regeneration and Sustainability (NRS) – Property Asset Management on 18 June 2026 to progress with the disposal of the subject to Sanctuary Scotland Housing Association Limited and to negotiate the Heads of Terms for the disposal on the basis that the above-mentioned authority is granted.
- 3.2 The City Administration Committee at its meeting on 10 October 2019 approved a policy for off-market disposals ([see link Report Details](#)). It is considered that the proposed disposal is compliant with 3.1.5 of the policy “disposals to registered social landlords in support of the Council’s housing objectives”.
- 3.3 Sanctuary Scotland Housing Association Limited propose to develop the site as shown hatched and edged black on the enclosed plan, for an affordable residential housing scheme providing social rented accommodation. Current proposals indicate a development of approximately 33 residential units comprising a mix of houses and flatted accommodation to meet a range of housing needs.
- 3.4 The area of the site shown cross hatched and edged black currently comprises the caretakers’ bungalow, the proposal is for the existing dwelling to be demolished. For the avoidance of doubt, the proposed number of units, housing mix, dwelling types, layout and overall density remain indicative at this stage and may be subject to change following detailed site investigations, technical assessments, design development and the planning process.
- 3.5 The subject was declared surplus in June 2018, with the former caretaker’s bungalow being formally declared surplus to Glasgow City Council’s operational requirements in October 2019, following the procedural non-operational process with no notes of interest being received.
- 3.6 Common good wording will be reported when the appropriate authority is sought for the approval of agreed terms and conditions.
- 3.7 The subject has not been opted to tax.
- 3.8 Following authority to negotiate being granted, City Property will negotiate Heads of Terms to include conditions that will protect Glasgow City Council’s interest if the use is to change in the future. The appropriate authority will be sought for the approval of the agreed terms and conditions.

4. Purchaser

- 4.1 Sanctuary Scotland Housing Association Limited.

5. Policy and Resource Implications

Resource Implications:

Financial: Authority to negotiate an off-market disposal will generate a capital receipt for the Council.

Legal: The legal team will need to conclude this transaction.

Personnel: No direct personnel issues.

Procurement: No Procurement implications.

Council Strategic Plan: Grand Challenge 1: Reduce poverty and inequality in our communities.

Mission 3 - 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. No specific equality related outcomes.

What are the potential equality impacts as a result of this report? No equality impacts identified.

Please highlight if the policy/proposal will help address socio-economic disadvantage. The proposal will provide housing.

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify: Whilst not supporting specific Climate Plan actions the proposed development will be subject to statutory guidelines.

What are the potential climate impacts as a result of this proposal? There are no potential climate impacts for this proposal at this time.

Will the proposal contribute to Glasgow's net zero carbon target? It is considered that the proposal will not have either a positive or negative contribution to the City's net zero carbon target.

Common Good: Common good wording will be reported when the appropriate authority is sought for the approval of agreed terms and conditions.

6. Recommendations

That Committee:

- 6.1 notes the contents of this report;
- 6.2 approves the principle of an off-market disposal of the subject to Sanctuary Scotland Housing Association Limited;
- 6.3 approves the Managing Director of City Property (Glasgow) LLP to negotiate the terms and conditions of the disposal; and
- 6.4 notes that further appropriate authority will be sought for approval of agreed terms and conditions.