



Glasgow City Council

Contracts & Property Committee

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Item 4

6th August 2026

**AUTHORITY TO NEGOTIATE AN OFF-MARKET DISPOSAL OF 5
RESIDENTIAL PROPERTIES TO CITY PROPERTY GLASGOW
(INVESTMENTS) LLP**

Purpose of Report:

To seek Committee authority to commence negotiations for an off-market disposal of 5 residential properties to City Property Glasgow (Investments) LLP.

Recommendations:

That Committee:

1. notes the content of this report;
2. approves in principle the off-market disposal of the subject to City Property Glasgow (Investments) LLP; and
3. approves authority to commence off market negotiations of the subjects with City Property Glasgow (Investments) LLP; and
4. notes that the appropriate authority will be sought for approval of agreed terms and conditions.

Ward No(s): Multiple Wards

Citywide: ✓

Local member(s) advised: Yes ☐ No ✓

consulted: Yes ☐ No ✓

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1 Introduction

This report relates to the request for authority to commence negotiations for an off-market disposal of 5 residential properties to City Property Glasgow (Investments) LLP.

2 Subjects

The subjects comprise five residential properties as described below.

3 Description

- 3.1 **Subject 1 - 428 Old Rutherglen Road, Glasgow:** located in the Hutchesontown area of Glasgow, approximately 1.8 miles southeast of Glasgow City Centre. The subject consists of a 1970s built 3-bedroom detached bungalow, formerly the schoolhouse for St Francis Primary School. The subject is brick built with a pitched tiled roof. The property also has garden space. The boundary is denoted by a 1.5-metre-high metal fence and wall. The property is currently vacant.

The total floor area of subject 1 extends to 82 sq. m (883 sq. ft) or thereby.

- 3.2 **Subject 2- 44 Carmichael Place, Glasgow:** located in the Battlefield area of Glasgow, approximately 3 miles south of Glasgow City Centre. The subject consists of a 1912 built 2-bedroom detached house, formerly the schoolhouse for Battlefield Primary School. The subject is red sandstone built with a pitched slate roof. The boundary is denoted by a 1.5-metre-high metal fence and wall. The property is currently vacant.

The total floor area of subject 2 extends to 121 sq. m (1,302 sq. ft) or thereby.

- 3.3 **Subject 3- Flat 2/1, 13 Clarence Drive, Glasgow:** located in the Hyndland area of Glasgow, approximately 2.4 miles northwest of Glasgow City Centre. The subject consists of a second-floor 4-bedroom flat in a 4-storey tenement block. The subject is brick built with a pitched tiled roof. The property also has shared garden space to the rear. The property is currently vacant.

The total floor area of subject 3 extends to 169 sq. m (1,819 sq. ft) or thereby.

- 3.4 **Subject 4- 17 Fettes Street, Glasgow:** located in the Cranhill area of Glasgow, approximately 3.4 miles east of Glasgow City Centre. The subject consists of a late 1990s built 5-bedroom detached bungalow with rooms in roof, which is currently tenanted with the occupants requiring supported living arrangements. The subject is brick built with external wall render, with a pitched tiled roof. The property also has garden space to the rear and driveway access to the front of the property. The boundary is denoted by a 1-metre-high fence of varying material. The property is currently leased by Glasgow City Council to Thenue Housing Association Ltd.

The total floor area of subject 4 extends to 197 sq. m (2,120 sq. ft) or thereby.

- 3.5 **Subject 5- 35 Arran Drive, Glasgow:** located in the Mosspark area of Glasgow, approximately 3.7 miles southwest of Glasgow City Centre. The subject consists of a 1990s built 5-bedroom detached bungalow, formerly a public library. Currently the property is tenanted with the occupants requiring supported living arrangements. The subject is brick built with external wall render, with a pitched tiled roof. The property also has garden space to the rear and driveway access to the front of the property. The boundary is denoted by a 1-metre-high metal fence. The property is currently leased by Glasgow City Council to Thenue Housing Association Ltd.

The total floor area of subject 5 extends to 182 sq. m (1,959 sq. ft) or thereby.

4 Planning

- 4.1 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.

5 Background

- 5.1 The subjects were used for various uses mainly former schoolhouses and supported accommodation.
- 5.2 Subjects 4 and 5, Fettes Street and Arran Drive, are currently leased by Glasgow City Council to Thenue Housing Association who then sub-let to Glasgow's Health and Social Care Partnership (HSCP) to provide supported accommodation. For the avoidance of doubt, the proposed disposal shall not alter the existing arrangements with HSCP or their tenants. Glasgow City Council will renounce the lease to Thenue Housing Association Ltd and City Property Glasgow (Investments) will enter into a lease with HSCP to continue to provide the current services.
- 5.3 It is intended that all the properties will be leased to HSCP, subject to mutually agreeable terms being agreed.
- 5.4 External Home Report valuations will be instructed in order to assess the value of each property.
- 5.5 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 3.1.6 of the policy "Disposal that will support inward investment and socio-economic objectives".
- 5.6 Common good wording will be reported when the appropriate authority is sought for the approval of agreed terms and conditions.

5.7 The subjects were subsequently declared surplus on the following dates, following the procedural non-operational process.

5.7.1 Subject 1 – 428 Old Rutherglen Road, Glasgow was declared surplus January 2024

5.7.2 Subject 2 – 44 Carmichael Road, Glasgow was declared surplus November 2024

5.7.3 Subject 3 – Flat 2/1, 13 Clarence Drive, Glasgow was declared surplus September 2025

5.7.4 Subject 4 – 17 Fettes Street, Glasgow is yet to be declared surplus, this shall be processed following the renunciation of a lease with Thenue Housing Association Ltd.

5.7.5 Subject 5 – 35 Arran Drive, Glasgow is yet to be declared surplus, this shall be processed following the renunciation of a lease with Thenue Housing Association Ltd.

5.8 Following authority to negotiate being granted, Heads of Terms will be negotiated 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

6 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:**

<i>Does the proposal support the Council's Equality Outcomes 2025-29</i>	No specific equality related outcomes.
<i>What are the potential equality impacts as a result of this report?</i>	No equality impacts identified.
<i>Please highlight if the policy/proposal will help address socio economic disadvantage.</i>	The proposal will provide secure long term residential accommodation.

Climate Impacts:

<i>Does the proposal support any Climate Plan actions? Please specify:</i>	Whilst not supporting specific Climate Plan actions the proposed development will be subject to statutory guidelines.
<i>What are the potential climate impacts as a result of this proposal?</i>	There are no potential climate impacts for this proposal at this time.
<i>Will the proposal contribute to Glasgow's net zero carbon target?</i>	It is considered that the proposal will not have either a positive or negative contribution to the City's net zero carbon target.
<i>Common Good:</i>	Common good wording will be reported when the appropriate authority is sought for the approval of agreed terms and conditions.

Privacy and Data Protection impacts:	No Privacy and Data Protection impacts identified.
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7 Recommendations

That Committee:

1. notes the contents of this report;
2. approves in principle the off-market disposal of the subject to City Property Glasgow (Investments) LLP; and

3. approves authority to commence off market negotiations of the subjects with City Property Glasgow (Investments) LLP; and
4. notes that appropriate authority will be sought for approval of agreed terms and conditions.