



Glasgow City Council

Contracts and Property Committee

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

Item 5

6th August 2026

Contact: George McMillan Ext: 76151

AUTHORITY TO NEGOTIATE AN EXCAMBION OF SITES AT SCARAWAY STREET AND PITMILLY ROAD BETWEEN GLASGOW CITY COUNCIL AND WHEATLEY HOMES GLASGOW LIMITED

Purpose of Report:

To seek committee authority to commence negotiations for an excambion of the sites at Scaraway Street and Pitmilly Road between Glasgow City Council and Wheatley Homes Glasgow Limited.

Recommendations:

That Committee:

1. notes the content of this report;
2. approves in principle the excambion of the subjects between Glasgow City Council and Wheatley Homes Glasgow Limited;
3. authorises the Managing Director of City Property (Glasgow) LLP to negotiate the terms and conditions of the excambion on behalf of GCC: and
4. notes that the appropriate authority will be sought for approval of agreed terms and conditions.

Ward No(s): 16 – Canal & 14 –
Drumchapel/Anniesland

Citywide: ✓

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

PLEASE NOTE THE FOLLOWING:

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Report to: Contracts and Property Committee

From: Managing Director of City Property (Glasgow) LLP

Date: 6 August 2026

Subject: Authority to negotiate an excambion of the sites at Scaraway Street and Pitmilley Road between Glasgow City Council and Wheatley Homes Glasgow Limited.

1. Description

- 1.1 **Site 1- Scaraway Street, Glasgow:** The subject is located in Milton approximately 3.4 miles north of Glasgow City Centre and is bound by Scaraway Street to the north, Vallay Street to the east, Egilsay Street to the south and Shapinsay Street to the west.
- 1.2 The site at Scaraway Street is a sloping site that is overgrown with grass and trees and slopes downwards towards the centre of the site. There is a public right of way which intersects the site diagonally. The site extends to 1.22 hectares (3.01 acres) as shown hatched and edged black on the attached plan ([Subject 1 - Plan](#)). This site is currently within Glasgow City Council ownership.
- 1.3 **Site 2 - Pitmilley Road, Glasgow:** The subject is located in Drumchapel approximately 5.9 miles northwest of Glasgow City Centre. The site is bound by Drummore Road to the north and east, Summerhill Road to the south and Pitmilley Road to the west.
- 1.4 The Pitmilley Road site is located in a residential area and is generally flat and comprises of unmaintained vegetation. The full vacant site extends to 1.35 hectares (3.34 acres), Wheatley Homes Glasgow Limited own 0.87 hectares (2.15 acres) or thereby as shown hatched and edged black on the attached plan ([Subject 2 - Plan](#)). The remaining 0.48 hectares (1.19 acres) is within Glasgow City Council ownership.

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 Consultancy Services on 21st May 2026 to progress with the proposed excambion.
- 3.2 Glasgow City Council is the owner of Site 1, Scaraway Street. Wheatley Homes Glasgow Limited intend to acquire Site 1 from Glasgow City Council with the long-term view of redeveloping the site in future.
- 3.3 Wheatley Homes Glasgow Limited is the owner of Site 2, Pitmilley Road. Glasgow City Council intend to acquire Site 2 from Wheatley Homes Glasgow Limited for the purpose of implementing phase 2 of the Drumchapel Strategic Water Management Plan.
- 3.4 The excambion is not to be subject to a nil value swap of the sites between Glasgow City Council and Wheatley Homes Glasgow Limited. Both sites will be assessed on their own merits. If the value of Site 1 is higher than the value of the Site 2, then the difference in value will generate a capital receipt for Glasgow City Council. From an initial assessment of value, a financial contribution from Glasgow City Council is not anticipated.
- 3.5 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 3.1.1 of the policy “disposal to an adjoining proprietor where there is good reason for considering such sales e.g. land for extending gardens, extensions to residential or business premises” and 3.1.3 of the policy “Excambions (exchanges of land) where there is mutual benefit”.
- 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 subjects are to be declared surplus once terms are agreed.
- 3.8 The subjects have not been opted to tax.
- 3.9 Following authority to negotiate being granted, Heads of Terms will be negotiated by City Property (Glasgow) LLP 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 Wheatley Homes Glasgow Limited (SC034054)

5. Policy and Resource Implications

Resource Implications:

Financial: Authority to negotiate an excambion of the sites may 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:

Objective 1: Action 1

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.

Privacy and Data Protection Impacts:

There are no data protection impacts as a result of this report.

Are there any potential data protection impacts as a result of this report?

6. Recommendations

That Committee:

- 6.1 notes the contents of this report;
- 6.2 approves in principle the excambion of the subjects between Glasgow City Council and Wheatley Homes Glasgow Limited;
- 6.3 authorises the Managing Director of City Property (Glasgow) LLP to negotiate the terms and conditions of the excambion on behalf of GCC: and
- 6.4 notes that the appropriate authority will be sought for approval of agreed terms and conditions.