

Item 7

6th February 2020



Glasgow City Council

Contracts and Property Committee

Report by Executive Director of Regeneration and the Economy

Contact: Ian Robertson Ext: 74033

PROPOSED EXCAMBION (LAND EXCHANGE) OF LAND LOCATED AT JUNCTION OF NORTH HANOVER STREET AND COWCADDENS ROAD

Purpose of Report:

To seek authority to undertake an excambion (land exchange) of Council owned land at the junction of North Hanover Street and Cowcaddens Road, with a privately owned site at Kyle Street. The Kyle Street site is required as part of the landscaping and public realm works for the proposed M8 pedestrian footbridge (Sighthill).

Recommendations:

1. Notes the content of this report.
2. Approves the Council progressing an excambion (land exchange) of Council owned land at the junction of North Hanover Street and Cowcaddens Road, with a privately owned site at Kyle Street.

Ward No(s): 10 - Anderston/City/Yorkhill Citywide: ✓

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

PLEASE NOTE THE FOLLOWING:

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1.0 Introduction

- 1.1 The Sighthill Transformational Regeneration Areas (TRA) project has the aim of transforming an existing residential and public open space development into a new and improved development, encompassing an education campus, community facilities and low level residential housing and amenity parkland. It will involve the regeneration of some 50 hectares of land, which includes large scale remediation (of up to ~760,000 cubic meters) bulk earthworks and engineering works to create development platforms for community facilities and housing, along with two new bridges, supporting infrastructure and new Education campus buildings.
- 1.2 The contract for the provision of works for the M8 Pedestrian Footbridge (Sighthill) was approved at Contracts and Property Committee on 16th January 2020. Works are anticipated to begin February 2020 and complete in August 2021.
- 1.3 The Southern entrance to the proposed bridge is at the junction of Kyle Street and Baird Street. Located at this junction is an advertising hoarding owned by Forrest Securities Limited.
- 1.4 The Council wish to acquire the site of the advertising hoarding to provide unencumbered pedestrian access to the new bridge, and undertake landscaping and public realm works.
- 1.5 The owner of the site, Forrest Securities Limited, have been reluctant to sell the site which has a live advertising consent and dual aspect (2 sides to the sign). This would result in them losing substantial advertising revenue.
- 1.6 The proposed solution is to undertake a land transfer for a comparable site in Council ownership.

2.0 Background

- 2.1 The site to be acquired is detailed in the attached plan headed 'Kyle Street, Glasgow'. The site extends to 77 sqm and is currently the site of an advertising hoarding with 2 displays (one towards Kyle Street and one toward Baird Street). It is located adjacent to the footpath which will be used as the primary access to the new footbridge.
- 2.2 The site identified to exchange with Forrest Securities Limited is detailed as the hatched area in the plan headed 'North Hanover Street/Cowcaddens Road'. The site extends to 150 sqm. The site is 15m wide and 10 m deep. It is anticipated that Forrest Securities Limited will seek planning consent to replace their dual aspect sign at Kyle Street with a single advertising sign in the new location.

2.3 The site at North Hanover Street was declared surplus on 17th January 2020.

3.0 Provisionally agreed Terms and Conditions.

3.1 The title for the respective subjects will be swapped at nil value.

3.2 GCC will be required to restrict (burden) any future development in the area immediately surrounding the site being sold (outlined in thick black line) to protect the visibility of the site being acquired by Forrest for the use as an advertising hoarding.

3.3 A servitude right of access will be granted to Forrest over the area outlined (thick black line) to allow for maintenance, installation etc. this may also include a power supply if required.

3.4 It is aimed to conclude the deal as soon as practically possible, aiming for the end of March 2020.

3.5 GCC undertake to pay Forrest Securities Limited's reasonable legal costs associated with the transaction (s) sale and purchase contracts.

4.0 Common Good

4.1 It is considered that the subjects do not form part of the Council's Common Good.

4.2 The subjects were acquired by the Council's predecessors, the Corporation of the City of Glasgow etc, using statutory powers. The subjects are not on the list of common good assets. There are no conditions in the title that would suggest that the subjects were being acquired to be held as part of the common good. There are no other relevant factors to suggest that the subjects would form part of the common good of the Council.

5.0 Policy and Resource Implications

Resource Implications:

Financial: No direct financial implications.

Legal: All transactions will be subject to review and conclusion by Glasgow City Council's Corporate and Property Law Section.

Personnel: There are no direct personnel implications.

Procurement: There are no procurement issues.

Council Strategic Plan: Undertaking the excambion will accord with the following aspects of the council strategic plan:

A Thriving Economy- Priority 3 - Ensure the outcomes of these strategies and the people of Glasgow by:

Regenerating key areas of the city such as Canal and North East (Sighthill).

A Well Governed City that Listens and Responds. We need to plan for the financial challenge ahead. And in particular, satisfy the following priorities:

97. Ensure that we deliver our transformation programme to support our financial framework and forecast, encouraging staff ideas on how to reform and improve our services.

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2017-22 N/A

What are the potential equality impacts as a result of this report? The provision of the new bridge at this location is expected to have a positive impact on all protected characteristics by enhancing access between residential communities on both sides of the motorway.

Please highlight if the policy/proposal will help address socio economic disadvantage. N/A

Sustainability Impacts:

Environmental: N/A

Social, including opportunities under Article 20 of the European Public No impact

Procurement
Directive

Economic:

The land exchange negates the need for the council to secure additional budget to acquire a private ownership.

**Privacy and Data
Protection impacts:**

No Impact

6.0 Recommendations

Notes

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2. Approves the Council progressing an excambion (land exchange) of Council owned land at the junction of North Hanover Street and Cowcaddens Road, with a privately owned site at Kyle Street.