



Glasgow City Council
Contracts and Property Committee

Item 1

12th January 2023

Report by Executive Director of Neighbourhoods, Regeneration and Sustainability

Contact: George Gillespie Ext: 79106

Authority To Negotiate Off-Market Disposal Of Land At Dalriada St To Aghoco 5011 Ltd

Purpose of Report:

To seek Committee authority to commence negotiations for an off-market disposal of land at Dalriada St.

Recommendations:

That Committee:

1. notes the report:
2. approves the principle of an off market sale to AGHOCO 5011 Ltd :
3. instructs the Managing Director of City Property (Glasgow) LLP to negotiate the terms and conditions of the disposal of: and
- 4, notes that the appropriate authority shall be sought for the approval of agreed terms and conditions.

Ward No(s): 9 - Calton

Citywide:

Local member(s) advised: Yes ✓

consulted: Yes ✓

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1 Introduction

Neighbourhoods and Regeneration Services are seeking to obtain the authority to negotiate an off-market sale at Dalriada St. The department are seeking the authority with the approval of City Property who will be instructed to carry out the negotiation and disposal

2 Description

The subjects form part of Dalriada St and are shown on the attached Plan and comprise an area of road, which was the subject of a stopping up order in November 2020.

Located just off London Rd, as shown on the attached plan, the adjoining land to the north and east is owned by Celtic Plc and utilised for carparking. Glasgow City Council own land to the west and east and the land to the south is owned by AGHOCO 5011 Ltd.

3 Planning

[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, which means new development should be responsive to its context.

4 Background

AGHOCO 5011 Ltd currently own the property south of the subjects, which is currently scrub land.

The Purchaser contacted Glasgow City Council's Neighbourhoods and Regeneration Services in May 2022 intimating its interest in acquiring the subject land, shown outlined in red on the enclosed plan, as it formed part of the area covered by their planning consent 18/02243/FUL, FUL for the erection of two storey events venue (Class 11), with covered external seating area and use of 5 no. steel container units as hot food takeaway outlets to site, service yard, landscaping and formation of security fencing and was the subject of a Stopping Up Order which was implemented and paid for by the Purchaser,

Following confirmation that the Purchaser was an adjoining owner, Glasgow City Council's Neighbourhoods and Regeneration Services are seeking

authority to negotiate an off-market disposal to the Purchaser, and subsequently instruct City Property (Glasgow) LLP ('City Property') to negotiate the terms of the disposal if the aforementioned authority was granted.

The subject was declared surplus on 4 November 2022 following the procedural non-operational process with no notes of interest being received.

The Purchaser intends to acquire the land to be developed for leisure and event use. Discussions are ongoing in respect of a revised planning application, for a similar use. Any potential sale will be subject to a specific planning consent or application.

The proposed disposal is compliant with the policy for off-market disposal approved by the City Administration Committee at its meeting of 10 October 2019 [Link to Report](#). It is considered that the proposed disposal is compliant with 3.1.1 of the approved policy 'to an adjoining proprietor where there is a good reason for considering such sales e.g. land for extending gardens, extensions to residential or business premises'.

If approval to negotiate is granted, conditions will be agreed to ensure the land is only utilised for the proposed use and overage clauses will be included to protect the Council's interest if the use is to change in the future.

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

The subjects are not currently included in the Council's Log of Opted to Tax Property.

5 Purchaser

AGHOCO 5011 Limited

6 Policy and Resource Implications

Resource Implications:

<i>Financial:</i>	Authority to negotiate an off-market disposal will generate a capital receipt for the Council.
<i>Legal:</i>	The legal team will need to conclude this transaction.
<i>Personnel:</i>	No direct personnel issues
<i>Procurement:</i>	No procurement implications

Council Strategic Plan: Grand Challenge 1 - Reduce Poverty and Inequality in our Communities

Mission 4 - Support Glasgow to be a city that is active and culturally vibrant

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25? 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 would provide a venue which would generate employment

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?

No impacts have been identified

Will the proposal contribute to Glasgow's net zero carbon target?

It is considered that the proposal shall not have either a positive or negative contribution to the City's net zero carbon target.

Common Good

Common good wording shall be reported when the appropriate authority is sought for the approval of the terms and conditions.

**Privacy and Data
Protection Impacts:**

No Privacy and Data Protection impacts identified.

7 Recommendations

That Committee:

1. notes the report:
2. approves the principle of an off market sale to AGHOCO 5011 Ltd :
3. instructs the Managing Director of City Property (Glasgow) LLP to negotiate the terms and conditions of the disposal of: and
4. notes that the appropriate authority shall be sought for the approval of agreed terms and conditions.