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- WARNING:**
- 1. IF IN DOUBT ABOUT THE EFFECT OF THIS NOTICE, CONSULT THE ACQUIRING AUTHORITY OR A SOLICITOR**
  - 2. INFORMATION ON THE RIGHTS TO COMPENSATION PAYABLE AND ON ANY TIME LIMITS MAY BE OBTAINED FROM THE ACQUIRING AUTHORITY**
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**THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 AND THE ACQUISITION OF LAND (AUTHORISATION PROCEDURE) (SCOTLAND) ACT 1947**

**THE 56-64 KINGSTON STREET, GLASGOW COMPULSORY PURCHASE ORDER 2024**

1. Notice is hereby given that the Scottish Government, in exercise of the powers conferred by Section 189(1)(a) of the Town and Country Planning (Scotland) Act 1997 has confirmed the 56-64 Kingston Street, Glasgow Compulsory Purchase Order 2024 submitted by Glasgow City Council (hereinafter referred to as "the acquiring authority").
2. The Order as confirmed provides for the purchase compulsorily for the purpose of securing the carrying out of development, redevelopment or improvement of the said land and achieving the implementation of substantial improvements to the wider area in which the land is situated and described in the Schedule hereto.
3. A copy of the Order and of the map referred to therein have been deposited online at [www.glasgow.gov.uk/CPOs](http://www.glasgow.gov.uk/CPOs) under section "**Confirmed Compulsory Purchase Orders**" under "The 56-64 Kingston Street, Glasgow Compulsory Purchase Order 2024", and may be seen there without payment of fee and at all times.
4. A copy of the Order and of the map referred to therein have been deposited in the office of Glasgow City Council, 231 George Street, Glasgow, and may be seen there (reception area) without payment of fee between the hours of 9.00am and 4.00pm on business days.
5. The Order as confirmed becomes operative on 3 September 2024 being the date on which this notice is first published; but a person aggrieved by the Order may, in accordance with the provisions of paragraph 15 of the First Schedule to the Acquisition of Land (Authorisation Procedure) (Scotland) Act 1947 as extended by Section 60 of the Land Compensation (Scotland) Act 1973, by application to the Court of Session within 6 weeks from that date, question its validity on the grounds (i) that the authorisation granted by the Order is not empowered to be granted or (ii) that the applicant's interests have been substantially prejudiced by failure to comply with any statutory requirement relating to the Order.
  - 5.1 The acquiring authority may acquire land to which this notice relates by making a General Vesting Declaration under Section 195 of the Town and Country Planning (Scotland) Act, 1997 (hereinafter referred to as "the Planning Act"). Such a Declaration shall not be executed before the end of the period of two months beginning with the date of the first publication of this notice except with the consent of every occupier of the land affected.
  - 5.2 The effect of the making of such a Declaration is to vest the land in the acquiring authority at the end of such period as may be specified in the Declaration but which will not be less than twenty-eight days from the date on which the service of notices required by paragraph 4 of Schedule 15 of the Planning Act is completed. These notices shall specify the land and state the effect of the Declaration and shall be served on every occupier of any of the land specified in the Declaration (other than land in which there subsists a short tenancy or a long tenancy which is about to expire as hereinafter defined) and on every other person who has given information to the acquiring authority with respect to any of the land to which this notice relates in pursuance of the invitation published and included in this notice.

- 5.3 The effect of a General Vesting Declaration is as follows:- At the end of the aforesaid period specified in the Declaration the land specified in the Declaration, together with the right to enter upon and take possession of it, shall vest in the acquiring authority and on being registered in the Land Register of Scotland the Declaration shall have the same effect as a Conveyance registered in accordance with Section 80 of the Lands Clauses Consolidation (Scotland) Act 1845. Also on the date of vesting, the Acts providing for compensation shall apply as if, on the date on which the Declaration was made, a Notice to Treat had been served on every person on whom, under Section 17 of the said Act of 1845, the acquiring authority could have served such a notice (other than any person entitled to an interest in the land in respect of which such a notice had actually been served before the date of vesting and any person entitled to a short tenancy or a long tenancy which is about to expire).
- 5.4 Where any land specified in the Declaration is land in which there subsists a short tenancy or a long tenancy which is about to expire the right of entry shall not be exercisable in respect of that land unless, after serving a Notice to Treat in respect of that tenancy, the acquiring authority has served on every occupier of any land in which the tenancy subsists a notice stating that, at the end of such period as is specified in the notice (not being less than fourteen days) from the date on which the notice is served, they intend to enter upon and take possession of such land as is specified in the notice and that period has expired. The vesting of the land in the acquiring authority shall be subject to the tenancy until that period expires or the tenancy comes to an end whichever first occurs.
- 5.5 Paragraph 38 of Schedule 15 to the Planning Act defines "short tenancy" and "long tenancy which is about to expire" as follows. "Short tenancy" means a tenancy for a year or from year to year or any lesser interest and "long tenancy which is about to expire", in relation to a General Vesting Declaration, means a tenancy granted for an interest greater than a short tenancy, but having at the date of the Declaration a period still to run which is not more than the specified period (that is to say, such period longer than one year as may be specified in the Declaration in relation to the land in which the tenancy subsists).

In determining what period a tenancy still has to run at the date of a General Vesting Declaration it shall be assumed:-

- (a) that the tenant will exercise any option to renew the tenancy and will not exercise any option to terminate the tenancy then or thereafter available to the tenant; and
  - (b) that the landlord will exercise any option to terminate the tenancy then or thereafter available to the tenant.
- 5.6 Persons entitled to claim compensation in respect of any interest in the land in respect of which a Notice to Treat has not been given are invited to give information with respect to their name and address and the land and their interest therein on the prescribed form (Form 9), a copy of which is sent with this notice and is also available online at [www.glasgow.gov.uk/CPOs](http://www.glasgow.gov.uk/CPOs) under section "**Confirmed Compulsory Purchase Orders**" under "The 56-64 Kingston Street, Glasgow Compulsory Purchase Order 2024". The said Form 9 must be completed, signed and sent to Glasgow City Council, Corporate & Property Law Section, City Chambers, George Square, Glasgow G2 1DU (marked for the attention of Legal Manager, Corporate and Property Law). A scanned copy for the completed Form 9 and supporting documentation may be emailed to [CompulsoryPurchaseCompensation@glasgow.gov.uk](mailto:CompulsoryPurchaseCompensation@glasgow.gov.uk) in addition to posting the completed and signed Form 9 to Glasgow City Council.

Dated: 4 September 2024



Proper Officer  
Glasgow City Council  
City Chambers  
George Square  
Glasgow G2 1DU

## SCHEDULE

Land comprised in the Order as confirmed at the following locations:-

56-64 Kingston Street, Glasgow

Plot or area of ground lying generally to the north east of Kingston Street, Glasgow, containing 1081 square metres or thereby metric measure and shown outlined in red and shaded pink and numbered 1 on the Map comprising the tenement building of shops and dwellinghouses known as and forming 56 to 64 Kingston Street, Glasgow and 48 to 54 Centre Street, Glasgow together with the parts and pertinents thereof which area, to the extent that it is owned by Barclays Execution Services Limited, forms part of the land registered in the Land Register of Scotland under Title Numbers GLA116036, GLA179167, GLA205676, GLA205677, GLA205678, GLA231628, GLA236491, GLA236493, and GLA240443.

56-64 Kingston Street, Glasgow

Plot or area of ground lying generally to the north east of Kingston Street, Glasgow, containing 23 square metres or thereby metric measure shown outlined in red and shaded pink and numbered 2 on the Map comprising the basement area of the tenement building of shops and dwellinghouses known as and forming 56 to 64 Kingston Street, Glasgow and 48 to 54 Centre Street, Glasgow together with the parts and pertinents thereof which area, to the extent that it is owned by Barclays Execution Services Limited, forms part of the land registered in the Land Register of Scotland under Title Numbers GLA116036, GLA179167, GLA205676, GLA205677, GLA205678, GLA231628, GLA236491, GLA236493, and GLA240443.

56-64 Kingston Street, Glasgow

Plot or area of ground lying generally to the north east of Kingston Street, Glasgow, containing 10 square metres or thereby metric measure shown outlined in red and shaded pink and numbered 3 on the Map comprising the basement area of the tenement building of shops and dwellinghouses known as and forming 56 to 64 Kingston Street, Glasgow and 48 to 54 Centre Street, Glasgow together with the parts and pertinents thereof which area, to the extent that it is owned by Barclays Execution Services Limited, forms part of the land registered in the Land Register of Scotland under Title Numbers GLA116036, GLA179167, GLA205676, GLA205677, GLA205678, GLA231628, GLA236491, GLA236493, and GLA240443.

56-64 Kingston Street, Glasgow

Plot or area of ground lying generally to the north east of Kingston Street, Glasgow, containing 7 square metres or thereby metric measure shown outlined in red and shaded pink and numbered 4 on the Map comprising the basement area of the tenement building of shops and dwellinghouses known as and forming 56 to 64 Kingston Street, Glasgow and 48 to 54 Centre Street, Glasgow together with the parts and pertinents thereof which area, to the extent that it is owned by Barclays Execution Services Limited, forms part of the land registered in the Land Register of Scotland under Title Numbers GLA116036, GLA179167, GLA205676, GLA205677, GLA205678, GLA231628, GLA236491, GLA236493, and GLA240443.