



Glasgow City Council

Executive Committee

Report by Executive Director of Development and Regeneration Services

Contact: Steve Inch

Item 13

30th November 2007

Ext: 76006

Land and property adjacent to Celtic Park
Proposed Acquisition from, and Disposals to Celtic PLC

Purpose of Report:

To advise Committee on the Proposed acquisition of Strathy Park by the Council and the terms of disposal to Celtic plc of the former Westthorn Recreation Ground

Recommendations:

That Committee agrees :-

1. to the acquisition of Strathy Park from Celtic plc on the terms agreed in this report
2. to the disposal of Westthorn Recreation Ground to Celtic plc on the terms agreed in this report
3. notes the progress made with the disposal of various Council owned sites within the Celtic 'triangle' to Celtic plc
4. notes the progress made with the location of a new Coach Park to be built within the environs of the National Indoor Sports Arena.

Ward No(s): 9

Citywide:

Local member(s) advised: Yes

 No

Consulted: Yes

 No

PLEASE NOTE THE FOLLOWING:

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1. BACKGROUND

- 1.1 A report to the Executive Committee by the Director of Regeneration Service on 19 January 2007 agreed to the disposal of various Council owned sites within the Celtic 'triangle' to Celtic plc. In addition the terms of the lease to Celtic plc of the repositioned car park within the environs of the National Indoor Sports Arena were agreed, as well as the acquisition of Strathy Park from Celtic plc and the disposal of the former Westthorn Recreation Ground to Celtic plc. The sites are shown on the attached plan.

2. CURRENT POSITION

- 2.1 The detailed legal documentation for all these 4 issues is currently ongoing and it is likely that this documentation will be completed by the end of this calendar year.
- 2.2 The 2 issues that required to be resolved were the acquisition terms of Strathy Park and the disposal terms of Westthorn Recreation Ground.

3. TERMS AGREED

3.1 Strathy Park

The ground has been independently valued in terms of the Committee authority of 19 January by James Barr, Chartered Surveyors, and a market value of £500,000 has been put on this area of ground by this company. Both parties to the arbitration agreed to abide by the outcome of this process subject to the usual representations that can be made. The officers view is that this valuation is fair and reasonable in the circumstances.

3.2 Westthorn Recreation Ground

The Council and the agents of Celtic plc have agreed that the valuation of this site can be fairly stated as £675,000 given the number of units which can be built on the site and the level of abnormal ground works associated with the site. Other terms agreed are as follows:

- If the site is to be sold on by Celtic within 5 years from the date of entry, the Council will be entitled to 50% of any uplift in value
- The Council will retain the right of servitude to its existing land holdings(allotments) in terms of the original missives of lease
- Celtic will pay to the Council £10,000 as a contribution to its expenses
- The date of entry will be mutually agreed between the parties

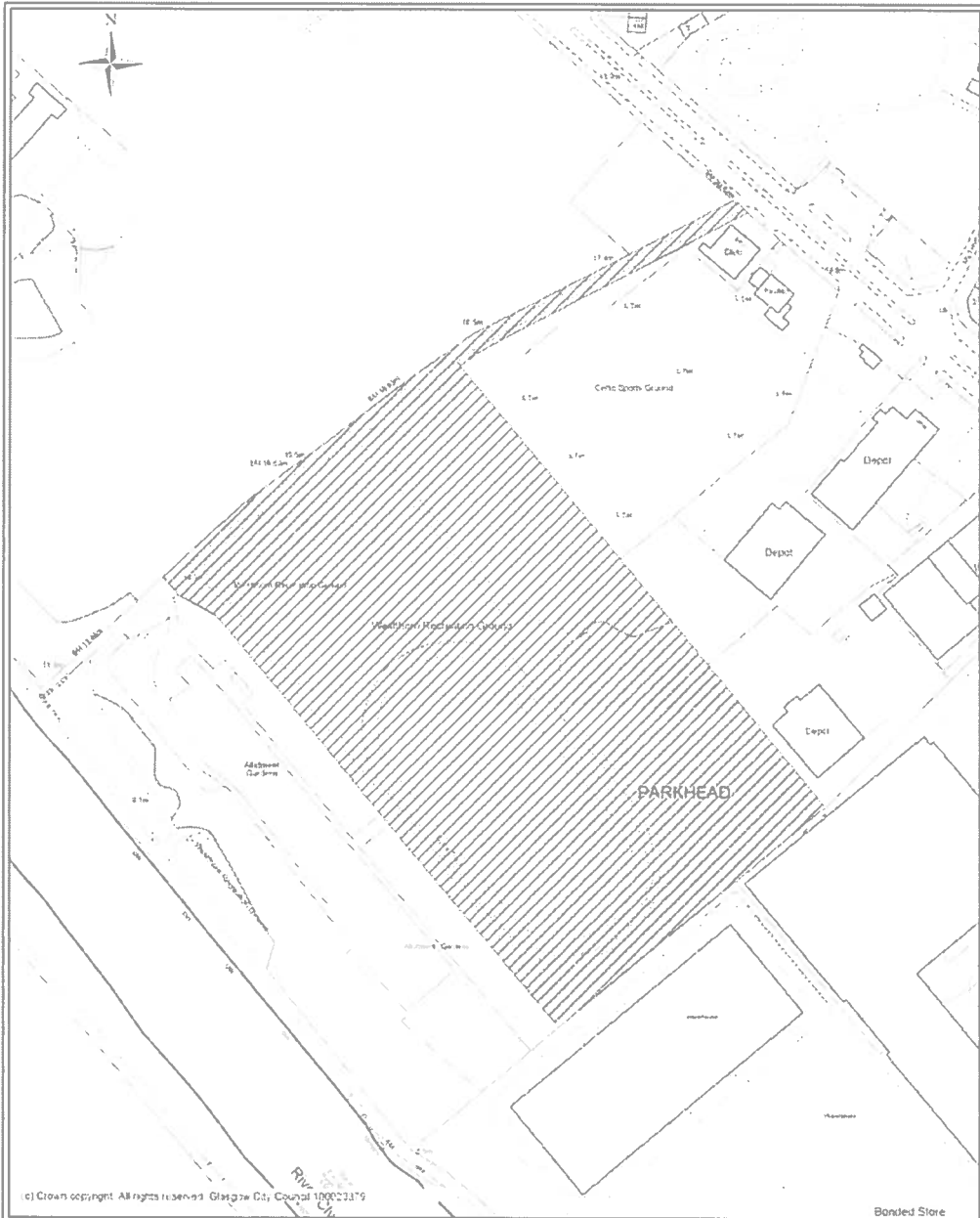
4. CONCLUSION

These matters have been ongoing for some considerable time and agreement to these valuations will allow rapid development in an area which is in and beside the site of the proposed Commonwealth Games Athletes Village.

5. SERVICE IMPLICATIONS

- Financial: Sale and disposal of these sites will realise a capital receipt.
- Legal: None.
- Personnel: None.
All aspects of the transaction are consistent with the proposals being developed within Clyde Gateway, the Commonwealth Games Village and the development of the N.I.S.A site.
- Service Plan: The proposals will lead to the upgrading of a number of key sites currently lying vacant and derelict in and around Celtic Park.

Development and Regeneration Services
KP
23 November 2007



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Banded Stone

Westhorn Recreation Ground



GLASGOW CITY COUNCIL
DEVELOPMENT AND
REGENERATION SERVICES
229 GEORGE STREET GLASGOW G1 1QN
Director
Steve Inch BSc DipTRP

OS Sheet: NS 6263 NE

I.M. Job No: 56109

Area: 5.34 Ha or thereby

Cost Centre No: 10652

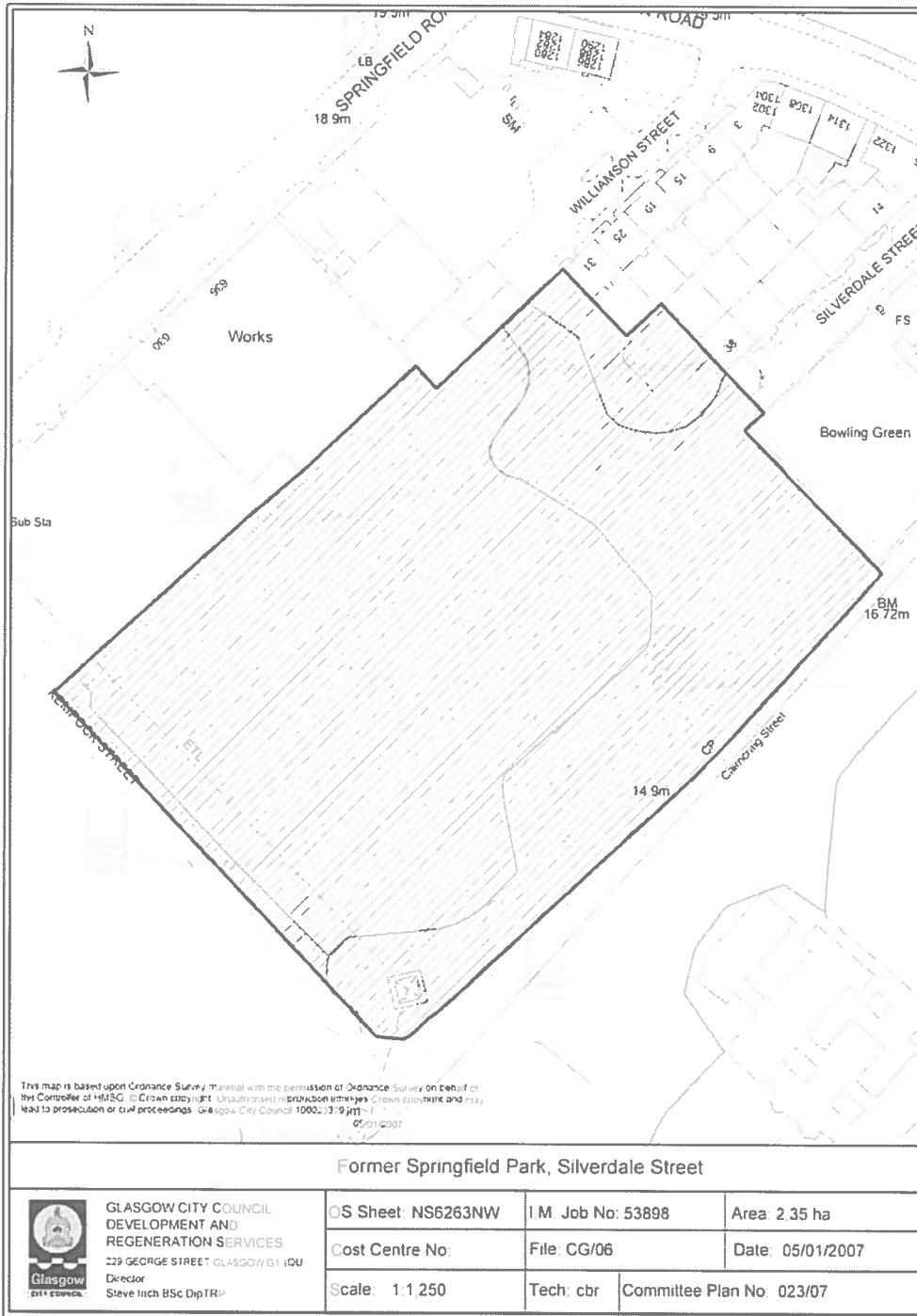
File:

Date: 23/11/2007

Scale: 1:2,500

Tech: JTH

Committee Plan No. 267/07



Former Springfield Park, Silverdale Street



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Director
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OS Sheet: NS6263NW

IM Job No: 53898

Area: 2.35 ha

Cost Centre No:

File: CG/06

Date: 05/01/2007

Scale: 1:1,250

Tech: cbr

Committee Plan No: 023/07