



INFORMATION FOR SUBMITTING A BID – FORMER PARKHEAD LIBRARY & BATHS & WASH HOUSE (STEAMIE), GLASGOW

CLOSING DATE – 12 NOON, THURSDAY 30TH JANUARY 2025

****PLEASE NOTE ONLY E-MAILED BIDS WILL BE ACCEPTED****

No hardcopy (paper bids) will be accepted.

The mailbox for bids will be open between the following dates/time (NB. The mailbox WILL NOT open before the below dates/time).

MAILBOX OPEN: 11 AM, MONDAY 27TH OF JANUARY 2025. (Do not submit bids until AFTER this date/time).

MAILBOX CLOSE: 12 NOON, THURSDAY 30TH OF JANUARY 2025. (No bids will be accepted AFTER this date/time).

Please ensure you have sufficient time to submit all of your bid before the closing date deadline. **We recommend that bids are submitted at least 24 hours before the closing date.**

Electronic copies of bids containing all the required information must be submitted to:

Propertyoffers@glasgow.gov.uk

All electronic bids must comply with the following:

- The e-mail subject heading should read: **“Parkhead Library and Steamie – Closing Date Bid - 12 noon on Thursday 20th September 2025”.**
- Bids should be submitted in a pdf format (or any other format which cannot be edited or altered).
- We cannot accept e-mails with attachments in excess of 30MB. If documents are in excess of this amount, then they should be separated and sent with numbered e-mails, i.e. ‘e-mail 1 of 2’; ‘e-mail 2 of 2’ etc with the subject heading set out above.
- If you receive a response saying that your e-mail has been quarantined, or there has been failure to deliver, please contact:
Stacy Kelly, Tel: 07341 778290 Email: stacy.kelly@citypropertyglasgow.co.uk; or
Jacqui Morton, Tel: 07435 868483 Email: Jacqui.Morton@citypropertyglasgow.co.uk

- An automatic reply will be issued on receipt of e-mail. No further correspondence will be entered into prior to the closing date. **Please check your 'junk' folder if you do not immediately see a reply.**

GENERAL BIDDING INFORMATION

We are inviting offers on the entire complex (both Library and Steamie buildings). Individual offers for either the Library or Steamie may be considered.

Please note that any offers received after the closing date will not be accepted.

Time limited acceptance of offers cannot be adhered to as it is necessary to report offers to Committee.

All bids will be subject to reporting to the relevant Committee. No decision will be taken until all necessary approvals have been obtained.

No offers will be considered prior to the closing date.

Please note that the name of the purchaser/purchasing entity cannot be amended once Committee or Delegated Approval has been received.

City Property (Glasgow) LLP (CPG) request interested parties to provide proof of available funding to complete the proposed purchase and undertake the development.

CPG and Glasgow City Council have occasional requests under Freedom of Information legislation; Submitting Parties are assumed to accept the possibility that information contained within their submission may be disclosed under such requests.

CPG reserves the right to alter the above closing date for offers. In these circumstances, notification of any change will be sent to parties who have registered their interest in this property.

HEADS OF TERMS

Please note that Heads of Term offers should provide the following information:

1. **Purchase Price** – this must be a fixed sum, exclusive of VAT. **Please detail in your offer how much of the price is to be allocated to the Library and to the Steamie. (The Steamie is subject to VAT. The Library is not subject to VAT).**
* **Individual offers for either the Library or Steamie may be considered. Please confirm which building your offer relates to ***

IT SHOULD BE NOTED THAT IF THIS INFORMATION IS NOT INCLUDED IN YOUR OFFER THEN YOUR BID MAY BE DEEMED NON COMPLIANT AND MAY NOT BE TAKEN FORWARD FOR CONSIDERATION.

Staged/phased payments will only be considered where they offer best consideration for Glasgow City Council/City Property Glasgow (Investments) LLP.

Any additional payments offered through e.g. planning overage and/or sales overage should be detailed.

2. **Name and address of Purchaser** - if more than one name please provide all purchasers' names.
3. **Name of Party/Company to take title to the subjects** – if different from the purchaser's. The name of the party/company to take title to the subjects must be provided if different from the purchaser's name, as changes cannot be made following the report to Glasgow City Council's Contracts and Property Committee.
4. **Registered Office Address and Registration Number** – if applicable.
5. **Legal Advisors for Purchaser** – name, address and contact details.
6. **Suspensive Conditions** – details of all suspensive conditions and timescales for purification must be stated.
7. **Timescale for Transaction** – conclusion of:
 - Missives, and
 - Completion and payment of purchase price.
8. **Funding Statement** - CPG require bidding parties to provide proof of available funding to complete the purchase and proposed development.
9. **Summary of Development Proposal, Including Proposed Use/s** – this should include details of the proposed scheme including layout plans, construction specifications, and a comprehensive breakdown of the proposed accommodation.
10. **Details of All Due Diligence and Discussions carried out to date.**
11. **Track Record of Purchaser** – any information in relation to previous developments, costs associated with these and details of the key principals to be involved should be included.
12. **Overage Payment** – Any additional payments offered through e.g. planning overage and/or sales overage should be detailed and should be shared on an equitable basis, if applicable.

13. **Clawback** – It is expected that any profit from a sale within a five-year period from the date of entry is shared on an equitable basis on the assumption that there has been no meaningful development of the property.

14. **Deposit** – A non-refundable deposit paid upon conclusion of missives is expected, where suspensive conditions apply. Proposals are invited on this aspect.

Using the numbering provided above, set out the details of each point under the relevant headings within your bid submission.

These requirements are essential elements to any submission in order to allow full consideration of the offer submitted.

CONDITIONS OF SALE

CPG **does not bind itself to recommend acceptance of the highest or indeed any offer** and on supplying particulars is not issuing instructions and will not therefore bear any liability for Agents or other fees.

Glasgow City Council (GCC) holds title to Library and City Property Glasgow (Investments) LLP (CPGI) own the former Baths and Wash House (Steamie), although no warranty is offered in this regard, and the subjects will be sold in its existing condition.

The purchasers shall pay all VAT and Land and Buildings Transaction Tax (LBTT) incurred in connection with this transaction together with their legal expenses. **Please note that the Former Baths and Wash House (Steamie) is VAT elected, however the Library is not.**

Neither GCC nor CPGI have given warranty that the site is suitable for alteration or further development and all interested parties shall require to determine that the site is suitable for any future proposals and take whatever steps are necessary to ensure compliance with statutory requirements.

No warranties are given as to the suitability, or otherwise, of any of the services currently located in the subjects or within the site boundary.

The purchasers shall apply for any statutory permission and meet the costs of obtaining such permissions.

The purchasers shall comply with all statutory requirements of all statutory bodies in carrying out works to the subjects, or within the grounds of the subjects.

In the event of any application for necessary consents being refused, the Council shall not be held liable for any expenses incurred by the applicant or their agents and either party will be entitled to resile from the agreement without penalty.

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and owner details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves (by inspection or otherwise) as to the correctness of each of them and are advised to do so.

No person in the employment of CPG or Glasgow City Council has authority to give any representations or warranties whatsoever in relation to any property.

All development work shall be completed within a development timescale to be agreed with City Property.

Particulars are set out as a general guideline only and for guidance of intending purchasers only and do not constitute part of an offer or contract.

PLANNING

[The National Planning Framework 4](#) (NPF4) is a long-term plan for Scotland that sets out where development and infrastructure is needed. It was adopted in February 2023 and combines a National Spatial Strategy and National Planning Policies for the management of our shared environment. The statutory development plan for any given area of Scotland consists of the National Planning Framework and the relevant local development plan(s). Policy 7, within Part 2 of NPF4, deals with historic assets.

The Glasgow City Development Plan (GCDP) was adopted on 29 March 2017. The GCDP does not identify land use zones to direct particular types of development. Instead, Policy CDP1 Placemaking encourages development to be informed by a place-based approach, which means new development should be responsive to its context and seek to build upon the benefits of proximity. It is critical that new development is compatible with existing and future uses. The B-listed complex may be suitable for conversion to several uses such as residential, Class 4 business, leisure, studio space and other uses which are compatible in a residential area. Any such proposal will require to be accompanied by a strong supporting planning case and would generally be considered based on repair, retention and adaptation of the existing complex in order to secure the long-term future of the historic asset.

[The Historic Environment Scotland Managing Change in the Historic Environment](#): Use and Adaptation of Listed Buildings should be a useful guide for development. For detailed Development Management feedback on proposals, [Pre-Application Guidance](#) may be provided. The following adopted City Development Plan policies of particular relevance to this development opportunity include: -

- CDP 1 - The Placemaking Principle
- CDP 2 - Sustainable Spatial Strategy
- CPD 9 - Historic Environment
- CDP 11 - Sustainable Transport This is not an exhaustive list of policy considerations.

* All policies require to be read in conjunction with the relevant supplementary guidance which outlines the detailed requirements of the planning authority. For further information and to view please see the [Glasgow City Development Plan](#).