

<b>NHS Greater Glasgow and Clyde</b>	<b>Paper No. 26/45</b>
<b>Meeting:</b>	<b>NHSGGC Board Meeting</b>
<b>Meeting Date:</b>	<b>30 April 2026</b>
<b>Title:</b>	<b>Disposal of West Glasgow Ambulatory Care Hospital Site</b>
<b>Sponsoring Director:</b>	<b>Tom Steele Director of Estates &amp; Facilities</b>
<b>Report Author:</b>	<b>Gordon Love, Head of Property and Asset Management</b>

## Purpose

This paper provides a further update on progress with preparations for disposal and seeks approval to proceed with marketing the site for sale on the open market, in line with the NHS Scotland Property Transactions Handbook.

## Executive Summary

The West Glasgow Ambulatory Care Hospital also known as the Yorkhill Hospital site, has been declared surplus following the relocation of services and Board approval in October 2025. In accordance with statutory requirements, the Scottish Government internal trawl process has now concluded with no formal expressions of interest, enabling NHS Greater Glasgow and Clyde to proceed to open market disposal.

Preparatory work to support disposal is well advanced and is being undertaken in line with the NHS Scotland Property Transactions Handbook. Professional property and planning advisers have been appointed, governance arrangements are in place, and confirmation has been received that the site can be marketed for sale. Engagement with Glasgow City Council has established a clear planning and development framework to guide future redevelopment of the site which is expected to be mixed-use and residential-led, including social and affordable housing tenures.

In accordance with the principles set out in the NHS Scotland Property Transactions Handbook a comprehensive suite of marketing material will be prepared to support the disposal of the former West Glasgow Ambulatory Care Hospital site. The marketing approach will be designed to promote openness, consistency, and fairness throughout the disposal process, while ensuring that the Board secures best value for the public purse.

The marketing material will be developed and issued by JLL and will provide all prospective purchasers with consistent, accurate and sufficient information to enable

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informed and comparable bids. This will include clear information on the site context, planning position, development parameters, and title confirmation.

Following completion of the marketing preparation work, a further paper will be brought to the Finance, Planning and Performance Committee setting out the proposed disposal and marketing approach in detail. This will include confirmation of the recommended route to market, proposed timescales, bid evaluation methodology and governance arrangements, together with assurance on compliance with the NHS Scotland Property Transactions Handbook.

Public and stakeholder engagement to support the relocation of services from the West Glasgow Ambulatory Care Hospital has progressed as planned and builds on the engagement reported to the Board in October 2025. Activity has combined wide-reach communications with targeted local engagement, including local housing association newsletters, the NHSGGC Involving People Network, an online survey, community drop-in sessions and attendance at Yorkhill and Kelvingrove Community Council meetings.

Feedback received to date has been predominantly from residents, with a smaller number of former service users and staff. Respondents have highlighted the importance of recognising the site's NHS history and prioritising social or affordable housing and community-focused uses in any future redevelopment proposals.

### Recommendations

- **Note** the completion of the Scottish Government trawl process and confirmation that no formal expressions of interest were received.
- **Note** the progress made to date in preparing the former West Glasgow Ambulatory Care Hospital site for disposal, including planning, public engagement, and marketing arrangements.
- **Approve** the site being placed on the open market in accordance with the NHS Scotland Property Transactions Handbook.
- **Approve** that a paper can be brought to the Finance, Planning & Performance Committee setting out the detailed disposal and marketing approach, including the recommended route to market, timescales, bid evaluation methodology, governance arrangements, and assurance of compliance with the NHS Scotland Property Transactions Handbook.

### Response Required

This paper is presented for both noting and approval by the NHS Greater Glasgow & Clyde Board.

### Impact Assessment

The impact of this paper on NHSGGC's corporate aims, approach to equality and diversity, and environmental impact are assessed as follows:

- **Better Health:** Positive impact
- **Better Care:** Positive impact

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- **Better Value:** Positive impact
- **Better Workplace:** Positive impact
- **Equality & Diversity:** Neutral impact
- **Environment:** Positive impact

### **Engagement & Communications**

The disposal process will involve continuous engagement with internal and external stakeholders to ensure transparency and compliance with the respective NHS Scotland Property Transactions Handbook and Board governance requirements.

Regular communications will be shared within the Board and as part of the marketing campaign.

### **Governance Route**

This paper has been previously considered by the following groups as part of its development:

- WGACH Project Board
- Finance, Planning & Performance Committee

### **Date Prepared & Issued:**

Date Prepared: 2 April 2026

Date Issued: 22 April 2026

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### **1. Introduction**

The West Glasgow Ambulatory Care Hospital (WGACH), also known as Yorkhill Hospital, is being decommissioned, with service relocations progressing as part of the agreed programme. This paper seeks to provide an update to the Board on the preparations for disposal and seek approval to market the site for sale.

### **2. Background**

The NHSGGC Board approved declaring the site surplus at its meeting on 30<sup>th</sup> October 2025. Thereafter, the Internal Advert form was completed and submitted to Scottish Government Property Division (SGPD) on 31<sup>st</sup> October and was circulated by SGPD on 6<sup>th</sup> November 2025. The trawl process has concluded, and no formal interests were declared. Therefore, we are now in the position to market the site for sale on the open market.

### **3. Assessment**

JLL were appointed through a competitive tender in 2018 as Property & Planning Advisers to develop a disposal strategy for the former Yorkhill Hospital site, following the NHS Scotland Property Transactions Handbook. Their role covers the entire disposal process, supported by Scottish Futures Trust. An Independent Valuer will also be engaged, as required, with procurement underway via the Crown Commercial Services Estate Management Services Framework.

In accordance with the principles set out in the NHS Scotland Property Transactions Handbook, a comprehensive suite of marketing material will be prepared to support the disposal of the former West Glasgow Ambulatory Care Hospital site. The marketing approach will be designed to promote openness, consistency and fairness throughout the disposal process, while ensuring that the Board secures best value for the public purse.

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The marketing material will be developed and issued by JLL and will provide all prospective purchasers with consistent, accurate and sufficient information to enable informed and comparable bids. This will include clear information on the site context, planning position, development parameters and title confirmation.

Engagement with Glasgow City Council has established a clear planning and development framework to guide future redevelopment of the site which is expected to be mixed-use and residential-led, including social and affordable housing tenures.

By setting out the basis of sale and associated risks in a transparent manner, the marketing pack will support a competitive bidding process, enable bidders to price risk appropriately, and reduce the potential for post-offer negotiation.

This approach will ensure compliance with NHS Scotland disposal requirements, support robust governance and audit assurance, and provide a clear and defensible basis for the evaluation of bids and the subsequent recommendation of a preferred purchaser.

Following completion of the marketing preparation work, a further paper will be brought to the Finance, Planning and Performance Committee setting out the proposed disposal and marketing approach in detail. This will include confirmation of the recommended route to market, proposed timescales, bid evaluation methodology and governance arrangements, together with assurance on compliance with the NHS Scotland Property Transactions Handbook.

### Interim Engagement Update

Public and stakeholder engagement to support the relocation of services from the West Glasgow Ambulatory Care Hospital has progressed as planned and builds on the engagement reported to the Board in October 2025. Activity has combined wide-reach communications with targeted local engagement, including local housing association newsletters, the NHSGGC Involving People Network, an online survey, community drop-in sessions and attendance at Yorkhill and Kelvingrove Community Council meetings.

Feedback received to date has been predominantly from residents, with a smaller number of former service users and staff. Key issues raised include concerns about construction-related disturbance (particularly parking, noise and environmental impact), alongside strong interest in community inclusion, employment opportunities and the future use of the site. Respondents have also highlighted the importance of recognising the site's NHS history and prioritising social or affordable housing and community-focused uses in any future redevelopment proposals.

These issues are being noted at present time and will continue to inform ongoing engagement activity and the disposal of the site. A more detailed summary of the engagement activity is appended to this report.

### **4. Conclusion**

The disposal of the former West Glasgow Ambulatory Care Hospital site is progressing in accordance with the requirements of the NHS Scotland Property Transactions Handbook.

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The Scottish Government trawl process has been completed with no declarations of interest, and preparatory work to support disposal is well advanced. This includes planning and development considerations, stakeholder and community engagement, and the preparation of a comprehensive and transparent marketing pack designed to support a competitive process and secure best value for the public purse. Subject to approval, the next stage will be to progress marketing of the site, with further reports brought to the Finance, Planning and Performance Committee as the disposal process advances.

### **5. Recommendation**

The NHS GGC Board is asked to:

- **Note** the completion of the Scottish Government trawl process and confirmation that no formal expressions of interest were received.
- **Note** the progress made to date in preparing the former West Glasgow Ambulatory Care Hospital site for disposal, including planning, public engagement and marketing arrangements;
- **Approve** the site being placed on the open market in accordance with the NHS Scotland Property Transactions Handbook.
- **Approve** that a paper can be brought to the Finance, Planning & Performance Committee setting out the detailed disposal and marketing approach, including the recommended route to market, timescales, bid evaluation methodology, governance arrangements and assurance of compliance with the NHS Scotland Property Transactions Handbook.