

NHS Greater Glasgow and Clyde	Paper No. 25/136
Meeting:	NHSGGC Board Meeting
Meeting Date:	30 October 2025
Title:	Disposal of West Glasgow Ambulatory Care Hospital Site
Sponsoring Director:	Tom Steele Director of Estates & Facilities
Report Author:	Andrew Baillie, Assistant Director of Infrastructure Gordon Love, Head of Property and Asset Management

1. Purpose

The purpose of the attached paper is to:

- Seek formal approval to declare the West Glasgow Ambulatory Care Hospital (Yorkhill) site surplus to NHS Greater Glasgow and Clyde (NHSGGC) requirements and begin the trawl Process.
- Outline the process for its disposal, including marketing and community engagement approach.

2. Executive Summary

The paper can be summarised as follows:

- The West Glasgow Ambulatory Care Hospital (WGACH), also known as Yorkhill Hospital, is being decommissioned and is now surplus to NHS Greater Glasgow and Clyde (NHSGGC) requirements.
- The paper seeks formal approval to declare the site surplus, initiate the Scottish Government's internal "Trawl" process, and adopt a structured disposal approach.
- All clinical and non-clinical services will be relocated this financial year, and the site will be ready for disposal in line with the NHS Scotland Property Transactions Handbook (PTHB).

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- The disposal process will involve specialist advisers: Scottish Futures Trust (SFT) for oversight, Jones Lang LaSalle (JLL) for property and planning, an independent valuer, and the Central Legal Office (CLO) for legal compliance.
- Key stakeholders include Glasgow City Council, Scottish Enterprise, University of Glasgow, and local community groups, all of whom will be engaged throughout the process.
- The marketing strategy will ensure best value, compliance with policy, and acknowledgement of the site's legacy, with the site to be sold "as is" after removal of fixtures and fittings.
- Community engagement is essential, with public consultation occurring before and during marketing, and statutory consultation taking place during redevelopment.
- The disposal process is expected to run from late 2025 to late 2026, with regular updates to the WGACH Project Board, Corporate Management Team, and Finance Planning & Performance Committee.

3. Recommendations

The NHS Board is asked to consider the following recommendations:

- Note this paper's contents.
- Approve declaring the property surplus and begin the Trawl process.
- Adopt the proposed disposal approach.

4. Response Required

This paper is presented for **approval**.

5. 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 | <u>Positive</u> impact |
| • Better Care | <u>Positive</u> impact |
| • Better Value | <u>Positive</u> impact |
| • Better Workplace | <u>Positive</u> impact |
| • Equality & Diversity | <u>Neutral</u> impact |
| • Environment | <u>Positive</u> impact |

6. Engagement & Communications

The issues addressed in this paper were subject to the following engagement and communications activity:

- The disposal process will involve continuous engagement with internal and external stakeholders to ensure transparency and compliance with all regulatory requirements.
- Regular communications will be shared within the Board and as part of the marketing campaign.

7. Governance Route

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

- WGACH Project Board – 18th March 2025 – Paper Supported
- Property Management Group – 19th March 2025 - Paper Supported
- Corporate Management Team – 6th March & 4th September 2025 - Paper Supported.
- Finance, Planning & Performance Committee – 8th April & 6th October 2025 – Paper endorsed for Board approval.

8. Date Prepared & Issued

Prepared on: 15 October 2025

Issued on: 22 October 2025

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1. INTRODUCTION

The West Glasgow Ambulatory Care Hospital (WGACH), also known as Yorkhill Hospital, is being decommissioned, with all service relocations set to be completed this financial year. This paper seeks to formally declare the site surplus to NHS Greater Glasgow and Clyde (NHSGGC) and outline the process for marketing the property, as well as plans for communicating and engaging with the community about future proposals for the site.

2. BACKGROUND

The closure of the Yorkhill Hospital began with reviews of healthcare services in Greater Glasgow during the late 1990s and early 2000s. These reviews led to the transfer of maternity services in 2010 and the closure of the Royal Hospital for Sick Children (RHC) in 2015, with both services moving to the Queen Elizabeth University Hospital Campus (QEUH).

The plan for the QEUH project included the demolition and disposal of several surplus hospital sites, including Yorkhill. There was also a plan to create a new Ambulatory Care facility at Gartnavel General Hospital, but this did not happen primarily because of cost. In addition, some non-clinical services did not move to the new QEUH, therefore it was agreed that Yorkhill Hospital was to be used temporarily for ambulatory care and other non-clinical teams in 2015/16.

Efforts to remove services from WGACH have been ongoing since 2015, and the

focus now is on regard to the disposal of the site in line with the Property Transactions Handbook (PTHB).

3. ASSESSMENT

Yorkhill is a valuable, yet complex asset requiring a careful disposal strategy aligned with the board's service and infrastructure strategies. dialogue has been ongoing with Glasgow City Council to ensure that they are best placed to direct how this surplus site will be considered within the Local Development Plan. This, in turn, will inform the future marketing strategy for the site.

Declaring Surplus & The Trawl

As a Scottish Government (SG) holding body, NHSGGC is required to comply with the PTHB and must declare a property surplus if it becomes non-operational, or if it is non-essential but remains operational with an anticipated transition to non-operational status within a reasonable period, typically 18 months. Upon declaring a property surplus, NHSGGC must initiate Trawl procedures in line with SG guidance to identify potential interest from prospective purchasers.

Before offering land and property assets for external sale, all disposing bodies subject to the Scottish Public Finance Manual or NHS Scotland Property Transactions Handbook, including those sponsored by the SG, are required to notify the Property Division of any surplus asset. This enables internal advertisement, known as the Trawl.

The procedure involves completion and submission of an Internal Advertisement form, which facilitates transfer of property within the Scottish public sector at restricted use Value. When another party to the Trawl expresses interest in acquiring the asset, the transfer should proceed according to the Guidelines for the Transfer of Property within the Scottish Public Sector. The Trawl process lasts one month and must be completed prior to commencing external marketing or making any commitment to sell elsewhere.

Specialist Advisors

To ensure the disposal of the site is undertaken in full compliance with the PTHB and wider public sector governance requirements, NHSGGC will be supported by a team of specialist advisers providing technical, commercial, legal, and valuation expertise.

Scottish Futures Trust (SFT)

The Scottish Futures Trust (SFT) is an independent company owned by the Scottish Government, established to support the efficient management of public sector infrastructure and property. For NHS disposals, SFT provides advisory, assurance, and oversight services, helping Boards ensure that transactions deliver best value, align with local and national planning priorities, and are conducted with transparency and strong governance. SFT also guides the procurement of professional advisers, shapes disposal strategies, and provides commercial and technical expertise to support efficient and strategically aligned outcomes.

Property and Planning Adviser – Jones Lang LaSalle (JLL)

JLL has been appointed to develop and implement a comprehensive disposal strategy, including marketing the site and engaging key stakeholders. Their role ensures the Board can secure best value, consistent with the PTHB. JLL was procured through a competitive process in 2018, supported by SFT, providing assurance that the appointment is robust, transparent, and aligned with national public sector objectives. Their involvement spans the entire disposal program, from completion of the internal trawl to transaction closure.

Independent Valuer

In line with the PTHB, an independent valuation will be commissioned to provide an objective assessment of market value and ensure that the proposed disposal reflects best consideration reasonably obtainable. The appointment will follow an open tender process after the internal trawl is completed, ensuring transparency, probity, and compliance with procurement standards.

Legal Adviser – Central Legal Office (CLO)

The Central Legal Office (CLO) provides legal oversight, confirming that the property is owned by Scottish Ministers and enabling NHSGGC to proceed under delegated authority. CLO will advise throughout the marketing, negotiation, and sale phases to ensure that all contractual arrangements are legally robust and compliant with the PTHB and relevant Scottish property law.

Coordinated Advisory Oversight

Together, SFT, JLL, the Independent Valuer, and CLO provide a comprehensive governance and assurance framework, ensuring the disposal is strategically aligned, commercially robust, legally compliant, and transparent. This coordinated approach mitigates risk, maintains PTHB compliance, and supports the Board in meeting its responsibilities for the efficient and effective disposal of public sector property.

Disposal Stakeholders

The disposal process will be led and managed by NHSGGC, with professional advisory and transactional support provided by JLL.

NHSGGC recognises the significant public interest in the future use of the site and acknowledges that several key organisations have previously expressed interest in its redevelopment or strategic potential. These include, but not limited to:

- Glasgow City Council (GCC) – as the local planning authority and key stakeholder in determining alignment with city development frameworks and planning policy.
- Scottish Enterprise (SE) – given their remit for economic growth and potential involvement in supporting regeneration or investment opportunities.
- University of Glasgow (UoG) – reflecting potential academic, research, or estate expansion interests in the area.
- Yorkhill & Kelvingrove Community Council (YKCC) – representing residents

and community groups with a vested interest in the social and environmental impact of any future proposals.

The disposal is recognised as being economically, politically, and locally sensitive. NHSGGC's leadership role will therefore extend beyond the transactional process to include transparent engagement and communication with stakeholders. Ongoing consultation will be essential to foster trust, build consensus, and ensure that marketing and disposal activities proceed efficiently and, in a manner, consistent with NHSGGC's wider strategic and reputational objectives.

Marketing Strategy – Purpose & Objectives

The marketing strategy sets out the approach for selling the former Yorkhill Hospital site, contingent on it not being transferred through the Scottish Government Trawl process.

The disposal objectives are:

- Comply with NHS Scotland Property Transaction Handbook requirements
- Fulfill Glasgow City Council policy objectives (to be confirmed)
- Ensure that the site's legacy is formally acknowledged through a condition of the sale.

The site will be marketed "as is" with no further demolitions planned. Once all services have relocated, fixtures and fittings will be removed to facilitate sale.

Patient/Public Engagement

In conjunction with the Director of Communications and Public Engagement, a review of the engagement and consultation conducted over the years has been undertaken.

This has confirmed that there was not a single "consultation to close Yorkhill Hospital"; rather, following the original proposal to relocate children's services in September 2004, a series of public consultations occurred over a period of two years culminating in the decision to relocate to the new QEUH and the RHC in June 2006. Services were consolidated over a period from 2010 to 2015 into the new Hospitals, leading to the gradual closure and repurposing of the Yorkhill site.

Public engagement (appendix a) has primarily centred on the transition of service delivery, and this involvement has been sustained throughout the recent changes in service locations.

NHSGGC will lead and collaborate with our appointed advisors to coordinate all communications and engagement activities throughout the pre-marketing phase. A proposed period of community engagement, led by the Director of Communications and Public Engagement, will involve local communities in shaping the vision for the site's future use during this stage. Additionally, other public consultations have taken place for developments in this area, such as the "Connecting Yorkhill and Kelvingrove" initiative focused on public space improvements, with construction commencing in 2025 under the leadership of GCC.

Following identification of a preferred bidder, the site's long-term redevelopment will go through statutory consultation during the planning process. The bidder will then manage communications and engagement during this process, supported by NHSGGC.

Disposal Approach / Timetable

The process for disposing of the Yorkhill site is expected to commence in late 2025 and continue through to late 2026. This timeline will encompass all key stages, beginning with pre-marketing activities, such as technical due diligence, preparation of planning and development briefs, and comprehensive public and community engagement.

Following these preparatory steps, the site will move into the official marketing phase, during which promotional materials will be finalised and the opportunity will be actively marketed to potential bidders. This structured approach ensures that all necessary statutory and community consultation requirements are met, paving the way for a transparent and efficient transition to the site's next phase of development.

4. CONCLUSION

The WGACH site has been an ongoing project focused on clinical and non-clinical service relocations and is now considered to be surplus to NHSGGC's requirements. As a major redevelopment opportunity in Glasgow, it is expected to draw interest from buyers and various stakeholders. The disposal process will be regularly reported within the organisation, with the WGACH Project Board coordinating key stakeholders. Updates will also be given to Corporate Management Team (CMT) and the Finance Planning & Performance Committee (FP&P).

5. RECOMMENDATION

- Note this paper's contents.
- Approve declaring the property surplus and begin the Trawl process.
- Adopt the proposed disposal approach.

The paper is presented for **APPROVAL**.

6. DATE PREPARED & ISSUED

Date prepared: 14 October 2025
Date issued: 22 October 2025

Appendix A: Communications and Engagement Update October 2025

1. Patient, Service User and Public Communications and Engagement

A communication and engagement exercise was undertaken to inform people of the forthcoming changes taking place on the West Glasgow ACH site.

This included information via the Involving People Network (IPN), and engagement to support feedback from service users regarding the planned relocation of outpatient services from West Glasgow ACH to alternative locations, in alignment with the summer 2025 timeline.

a) Engagement and Communication Methods

- General communications were issued via each service lead to inform users of the relocation of patient-facing services. These included a link to a survey designed to capture feedback and comments from service users and carers.
- A questionnaire was distributed via a QR code embedded in posters and through various channels, including email, letter as directed by each service lead.
- Materials were translated into the six most used languages within NHS GGC, following a request from West Maternity.
- Posters were designed to be personalised by individual departments for display in waiting rooms.
- In May 2025, we issued a detailed public information update through our IPN to raise awareness of the relocation of services from the West Glasgow ACH to other NHS GGC sites. The communication explained:
 - Why the move is happening
 - Who it affects
 - What's changing
 - What to do
 - How to get help or give feedback

b) Key Messages

- Only outpatient services are affected; inpatient services are not impacted by this relocation.
- The current location provides services for patients across NHS GGC, rather than solely for the local population.
- The West Glasgow ACH site was established as a temporary facility to support the delivery of long-term service provision.

c) Feedback Summary

A total of 83 responses have been received to date, comprising 74 from service users, 6 from carers or family members, and 3 unspecified.

The four most frequently identified services among respondents were:

- Dermatology (26 responses)
- Cardiology (17 responses)
- Orthopaedics (14 responses)
- West Maternity (11 responses)

d) Themes Identified in Feedback

- Requests for additional information regarding access to online appointments.
- Suggestions for improvements to clinic environments.
- Requests for further clarification on the rationale for the relocation and the future use of the former hospital site.
- Comments regarding limited parking availability at Barr Street and challenges associated with travel to Gartnavel, as well as requests for increased flexibility in service location.

e) General information regarding the service moves

Communications were also produced that would be updated as required throughout the move process. This was not to seek feedback but to inform patients who may not be regular service users or may have missed information from their service provider. This included:

- Large posters in the West Glasgow ACH main atrium area and A3 posters throughout areas in service.
- Distributing information notifying people of the services moving and the upcoming closure via a media release and our Involving People Network.
- A banner on the NHSGGC homepage that links to a newly created [web page](#) to host updates on the move was launched in May 2025.
- Social media posts for some patient-facing services where they may not have regular or long-term patients.

f) Phase 2: Community Engagement

- The timeline for Phase 2 community engagement is to be confirmed.
- Plans are in place for a series of drop-in outreach sessions and discussions with local groups to explore the future of the site.
- These discussions will seek to capture the aspirations and concerns of the local community regarding future use of the site.
- Key local groups and partners identified for engagement include the Local Community Council (YKCC), Community Connectors, libraries, and student accommodation groups.

g) Phase 3: A celebration of West Glasgow ACH

We have planned external media activity around building closure and celebrating history of the WGACH building. This was initially planned for November 2025 but has been tentatively moved to March 2026 due to delays in the move. We have made contact with staff members who will provide historical stories of the site and enable us to create a celebration of content.

2. Staff Communications and Engagement

This is set out in a three-phase approach. Phase one is complete, phases two and three are ongoing as services move off the site.

a) Phase One: Initial Staff Communications

- WGACH email issued to staff outlining proposed relocation timelines and services affected.
- HR engagement initiated with service leads to begin the Workforce Change

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- process. (Not managed by the Communications Team)
- Staff informed of the move and invited to engagement events with HR and Facilities teams. (Not managed by the Communications Team)
- Core Briefs to all staff created and issued as move milestones were reached and to advise of service changes.
- Staffnet homepage linked to the West Glasgow ACH moves.

b) Phase Two: Tailored Service Communications

- Customised materials created for each service:
- “Your new office”
- “Support to facilitate the move”
- “Travel plan – accessing your new working environment”
- “Telling patients/suppliers you’re moving”
- Staff briefings conducted with HR and Staffside.

c) Phase three: Supporting Staff with External Communications if needed

As highlighted in the service user section above, we have advised services that need external communications to advise users of service moves that the communications team will support as needed.

Appendix B

The area outlined in red on the site plan encompasses the area total of 8.2 hectares of the Yorkhill site. In addition, the areas marked in blue indicate the locations of buildings that have already been demolished, highlighting the extent of previous site clearance and preparatory work.

