

## SFT Outcomes Demonstrating progress with impact



2020 CASE STUDY

### Outcome 08



**The public asset portfolio is effective and place-based, driving collaborative service transformation with under utilised public assets re-deployed to meet other policy objectives or divested to stimulate economic activity**

### Law Hospital land sale

*A hard-to-sell derelict site is to be transformed into a community of 600 homes*

Law Hospital in Carluke, South Lanarkshire became surplus to requirements when NHS Lanarkshire moved its remaining clinical services to the new general hospital at Wishaw in 2001.

To help with the original marketing of the site, the non-operational parts of Law Hospital was demolished in 1997, but several attempts to finalise the sale of the 77 acre site proved unsuccessful, partly due to its proximity to a low value secondary/tertiary residential market which coupled with adverse ground conditions arising from historical mining workings.

Since 2012/13, the Scottish Futures Trust's (SFT) team of property and land experts have been working with most of Scotland's NHS boards and other public bodies to assist in completing complex and difficult property sales transactions, such as Law Hospital.

In relation to Law Hospital, SFT's Land Team worked with NHS Lanarkshire to develop an alternative marketing strategy for the site and successfully concluded a sale in July 2019.

Not only did the sale produce a positive land value for the health board, the purchaser, a Midlands based property developer, plans to develop a range of residential options offering affordable, family homes and opportunities for self-build, potentially creating a new community of 600 homes.

The master planning process has started with pre-application consultations being undertaken with the local communities.

John Paterson, director of Property & Support Services Division at NHS Lanarkshire, said: "It seems like a while ago now we started to discuss options for the disposal of Law. You may know that NHS Lanarkshire had an aborted attempt to sell a good few years back (before our time), and prior to SFT's involvement we had low confidence of a sale any time soon.

"With the receipt through now, I'd just like to thank SFT for its considerable support and for bringing a refreshed perspective which undoubtedly drove this disposal to conclusion."

