






SFT CORPORATE PRIORITIES





NET ZERO






SUSTAINABLE PLACE





INCLUSIVE GROWTH



SFT Outcomes

Demonstrating progress with impact

PRIMARY OUTCOME

SECONDARY OUTCOMES

02



IMPROVED COHERENCE, PACE AND PLACEMAKING ACROSS MAJOR DEVELOPMENT

04

07

08

Sale of vacant city-centre site delivers new and vibrant city neighbourhood



When Police Scotland moved to its purpose-built headquarters in Dalmarnock, Glasgow in 2015, its former HQ buildings at Pitt Street in Glasgow became surplus to requirements.

Located in the heart of the city, the property extended over an entire city block and required important planning and place-making considerations to be taken into account prior to its sale.

To deliver a successful outcome, SFT's Land team worked with Police Scotland to support the appointment of advisors, develop a disposal strategy, create stakeholder engagement plans and to manage the preferred bidder selection process once proposals were received.



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Following marketing in 2015, the site was sold to Moda Living the following year, securing a significant financial return for Police Scotland to reinvest. The role of the SFT Land team was to minimise the risk in the sale of the site, while maximising returns and achieving wider place-making and inclusive economic growth outcomes which were important factors for Glasgow City Council.

With demolition of the buildings on the site now complete, Moda Living will start regenerating this city centre site and is investing £120m into a 'Build to Rent' (BTR) development of 433 individual high-tech homes spread across four buildings ranging from six to twenty-two storeys in height.

The site will quickly be transformed into a new and vibrant city centre neighbourhood for 900 people to live and work, with space for health and wellbeing, retail and multi-use outdoor areas when it opens in 2023.

The project has secured major institutional investment, being backed by a BTR joint venture between Apache Capital, (backed by UK insurer NFU Mutual), and Harrison Street.

