



SFT Outcomes 2021/22

Demonstrating progress with impact

PRIMARY OUTCOME

08

EFFECTIVE PUBLIC ASSETS DRIVING TRANSFORMATION OR ARE RE-DEPLOYED

SECONDARY OUTCOMES

02

04

10



Former city centre children's hospital given new lease of life

When plans were unveiled to build a new children's hospital on the outskirts of Edinburgh, this created a number of challenges and opportunities for NHS Lothian, not least of which was selling the existing building while the hospital was still operating.

The old Edinburgh Royal Hospital for Sick Children was located in a Conservation Area on the south side of the city, made up of numerous Listed Buildings, including the original George Washington Browne building dating back to 1895.

NHS Lothian and the NHS Lothian Charity brought in SFT's Land Team to provide support with a focus on developing a disposal strategy, and related planning and stakeholder engagement strategy, that would allow the site to be marketed. This had particular sensitivities given its status as an operational children's hospital, the heritage and history associated with the buildings and interest from the local community.

The Land Team worked with NHS Lothian and the NHS Lothian Charity throughout the process including procurement of advisors, analysis of bids, stakeholder engagement (including a community-led bid), and negotiation of commercial terms. Significant market interest was generated with over 20 bids.

Liverpool based developer *Downing Group* was selected as purchaser and is now leading redevelopment of the site to deliver a high-quality mixed-use scheme to include student accommodation of over 320 bedrooms, 95 residential properties, community space and affordable housing.

A capital receipt in excess of £20m was secured together with handover of the property at the point of vacant possession, thus avoiding substantial ongoing liabilities and

risks for the public sector associated with the retention of empty historic buildings.

In addition, the sale of the property enabled the repurposing of substantial Category A and B Listed Buildings and a future legacy for the site, delivering housing, student accommodation and place making in the area.

The site was handed over to the developer in June 2021 and construction is now well underway.

The redevelopment and repurposing of the site will ensure a viable future for the numerous listed buildings, both of domestic and institutional scale, and revitalise a high-profile site by providing housing and student accommodation within an existing Edinburgh residential neighbourhood. The redevelopment of the site and the buildings will also retain as much of its existing fabric as possible with repurposing of the existing listed buildings, significantly reducing the embedded carbon impact of the re-development.



Downing.com