

SFT OUTCOMES

2023

Public to public sale will deliver much-needed affordable housing

PRIMARY OUTCOME

02

IMPROVED COHERENCE, PACE & PLACEMAKING ACROSS MAJOR DEVELOPMENT

SECONDARY

08

10

OUR CORPORATE PRIORITIES



NET ZERO



SUSTAINABLE PLACES



INCLUSIVE GROWTH

Liberton Hospital on the south side of Edinburgh was built in the late 19th century and consists of large swathes of land and outbuildings and is uniquely owned by three public health bodies - NHS Lothian, National Services Scotland and NHS Lothian Health Charity.

Over recent years as the hospital buildings have become more difficult to manage and maintain, many of the services provided at the Liberton site moved to purpose-built facilities across Edinburgh from where modern healthcare treatment is now delivered.

As a result, these moves made the near 150-year-old Liberton Hospital surplus to requirements.

Understanding the challenges that lay ahead for the three NHS landowners in selling the site, our Real Estate team worked with them over a number of years to provide support and focus on developing a coordinated strategy that would allow the land and buildings to be sold and redeveloped in a comprehensive, rather than piecemeal fashion, resulting in an improved outcome for all three health boards.

Ahead of the sale, The City of Edinburgh Council had identified the wider Liberton area as suitable for a mixed tenure residential development and was keen to buy the hospital site to deliver much-needed housing through a public to public sector sale.

Following extensive negotiations and an independent valuation by the District Valuer, the site was sold to the Council in March 2023.

With Liberton Hospital still providing health care services, NHS Lothian will continue to occupy the main hospital building until March 2025 to allow the remaining services to be gradually relocated. During this time, the Council will seek to appoint a development partner and consult with the local community to draw up plans for an accessible green neighbourhood. The Council will also retain many original features of the historic hospital, gatehouse and gardens.

While a capital receipt in excess of £14.5m was secured together with a phased handover of the property at the point of sale, the transfer of the site will mitigate the health boards' substantial ongoing liabilities and risks associated with the retention of empty historic buildings.

It is anticipated the regeneration will deliver at least 380 net zero, energy-efficient mixed-tenure homes for sale and rent, with up to 50% classed as affordable. This level would exceed the Council's ongoing commitment of at least 35% affordable homes on residential developments and the required levels of 25% as mandated within Scottish Government's National Planning Framework 4.

Councillor Jane Meagher, housing, homelessness & fair work convener, said: "For close to 150 years Edinburgh residents have been cared for under the roof of Liberton Hospital. I'm delighted that we'll be able to pay that care forward as we convert the site into much-needed new homes."