



NET ZERO



SUSTAINABLE PLACES



INCLUSIVE GROWTH

Improved coherence, pace & placemaking across major development



Public to public sale will deliver specialist affordable housing provision



ACROSS the public sector, when a replacement public building needs to be built such as an office, hospital or health centre, the public sector 'owner' needs to consider and plan what it wants to do with its existing one.

That was the challenge facing NHS Greater Glasgow & Clyde when it was

decided to build the new Clydebank Health Centre, thereby declaring its old and now not-fit-for-purpose clinic in the local authority area of West Dunbartonshire, surplus to requirements.

For some 12 years or more, our Real Estate team has been supporting public bodies make the most of

surplus properties and land they own and have helped sell over 180 sites that will see the land used to build c.10,000 homes.

Given the Real Estate team's Scotland-wide property remit, the team was aware of West Dunbartonshire Council's Affordable Housing Supply programme and its

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focus on increasing the supply of affordable homes, and thereby notified it that the former Clydebank health centre was to be sold.

As the largest affordable housing developer in West Dunbartonshire, the Council was keen to provide a range of affordable housing types and tenures on public sector owned land rather than simply houses for sale from a private developer, an approach supported and encouraged by Scottish Government.

In December 2021, our Real Estate team began facilitating discussions between NHS Greater Glasgow & Clyde and the Council to outline the terms of the sale and, and through engagement with the Valuation Office, agree the market value of the surplus property.

In addition, the Council had prepared a high-level development and design brief for the site which set out the place and planning context for the site, promoting the sites as a key regeneration opportunity.

In the summer of 2023, the Council formally purchased the site, with construction of 37 social housing homes now underway, and when complete will be made up as follows:

- 20 sheltered housing properties
- Six, 1 and 2 bedroom 'variable needs' properties (two of which will be fully wheelchair accessible), and
- 11 larger family homes (3-5 bedrooms)

Around 70% of the homes will be designed to meet elderly or disabled needs which would potentially lead to reduced housing costs for low-income families, improved wellbeing benefits to large families at risk of homelessness, increased wellbeing benefits to dementia sufferers, reduced pressures on the NHS, and placemaking benefits to the wider community.

The design of these homes will further develop, improve and exceed current best practice, providing sustainable homes using innovative technology and deliver on wider low carbon ambitions including passivhaus and other net zero carbon opportunities.

With the transfer of the Clydebank Health Centre site from the Health Board to West Dunbartonshire Council there will be a number of potential wider benefits for example the additional social housing provision will reduce pressure in the longer term on NHS services through the provision of high-quality affordable housing and associated health improvement outcomes.