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Item No: 15

Meeting Date: Wednesday 24th June 2026

**Glasgow City
Integration Joint Board**

Report By: Duncan Black, Depute Chief Officer, Finance & Resources

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Property Update

Purpose of Report:

The purpose of this report is to provide an update of the ongoing and potential future significant capital projects impacting the property estate managed by the HSCP to deliver services.

Background/Engagement:

It is important that the IJB is kept abreast of ongoing and potential property and estate developments to ensure limited capital

Governance Route:

The matters contained within this paper have been previously considered by the following group(s) as part of its development.

- HSCP Senior Management Team
- Council Corporate Management Team
- Health Board Corporate Management Team
- Council Committee
- Update requested by IJB
- Other
- Not Applicable

Recommendations:

The Integration Joint Board is asked to:

- a) Note the contents of the report.

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Relevance to Integration Joint Board Strategic Plan:

Effective management of the property estate impacts on the IJB's delivery of the Strategic Plan.

Implications for Health and Social Care Partnership:

Reference to National Health & Wellbeing Outcome(s):	No impacts identified at this time.
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Personnel:	No impacts identified at this time.
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Carers:	No impacts identified at this time.
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Provider Organisations:	No impacts identified at this time.
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Equalities:	No impacts identified at this time.
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Fairer Scotland Compliance:	No impacts identified at this time.
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Financial:	No impacts identified at this time.
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Legal:	No impacts identified at this time.
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Economic Impact:	No impacts identified at this time.
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Sustainability:	No impacts identified at this time.
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Sustainable Procurement and Article 19:	No impacts identified at this time.
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Risk Implications:	Capital projects will follow the capital programme toolkit, which includes their own project risk registers. Any significant risks identified will be considered for specific inclusion in relevant risk registers under the Risk Management Framework.
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Implications for Glasgow City Council:	No impacts identified at this time.
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Implications for NHS Greater Glasgow & Clyde:	No impacts identified at this time.
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Direction Required to Council, Health Board or Both	
Direction to:	
1. No Direction Required	<input checked="" type="checkbox"/>
2. Glasgow City Council	<input type="checkbox"/>
3. NHS Greater Glasgow & Clyde	<input type="checkbox"/>
4. Glasgow City Council and NHS Greater Glasgow & Clyde	<input type="checkbox"/>

1. Purpose

- 1.1. The purpose of this report is to provide an update of the ongoing and potential future significant capital projects impacting the property estate managed by the HSCP to deliver services.
- 1.2. The HSCP estate is managed in an integrated way. There is strong partnership working with the estates team at the Health Board, and the NRS Property team within the Council. The IJB is reminded that the HSCP has its own property team that sits under the Assistant Chief Officer – Finance, whose role is to identify, scope and manage the delivery of key capital projects.

2. Recently completed, current and planned key capital projects

- 2.1. The North East Health and Social Care Hub in Parkhead is the largest health and social care hub in the UK. It became operational in January 2025 and the final phase of work to demolish the Parkhead Health Centre and create the remainder of the car park area was completed in December 2025. The Parkhead Hub as it is also known as has won a number of national awards. The project is now complete and the building fully operational.
- 2.2. The HSCP site at Church Street in the west of the city accommodates front line services for Children and Families, and Justice Services. The building is in a poor state of repair. An original business case was developed recommending a significant capital investment, funded by the Council, providing a full refurbishment of the current operational building, which is an old school house. The programme also included the decant of staff from nearby Gullane Street enabling the sale of that property and a capital receipt for the Council. A phase two of the project was also outlined with an option for a health centre facility within the overall Church Street footprint, incorporating the derelict old pool house. This recognised the need for fit for purpose accommodation for primary care providers in the Dumbarton Road corridor. The phase 1 works have been delayed due to a need to review the financial aspects of the original business case. An updated business case is currently being finalised. Ultimately, the building is in need of significant investment, or alternatively other operational sites found from which to deliver these key frontline services. A review of other sites in this locality within the Health Board and the Council has not identified any other suitable locations.

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- 2.3. Major refurbishment works were progressed at the Riverside Care Home during 2025/26. These required repairs to fabric of the building and remediation works internally. Some additional unplanned works were required during the course of the project, requiring an extension to the original project end date. All revenue and capital costs have been accounted for, and the works were completed in April 2026. Refresh works are also currently taking place at Hawthorn House and are expected to complete in October 2026
- 2.4. In Spring 2025, significant refurbishment work commenced on site at Brighton Place. This facility will provide accommodation for young homeless service users. In Spring 2025 significant structural defects were identified during the early stages of the programme, which has necessitated the development and procurement of additional remedial works. These commenced on site in May 2026 and are due to complete by the end of the year. The main refurbishment works will follow on and are expected to complete in 2027/28.
- 2.5. The HSCP's two Learning Disability Day Care sites in Riddrie and Carlton are in need of investment. A site has been identified in Bellahouston Park, adjacent to the Prince and Princess of Wales Hospice, for a new, purpose built, Learning Disability Daycare centre that could replace these two existing properties. A number of options have been identified, and a feasibility study is being developed to support a business case. This would ultimately result in the disposal of the current sites at Riddrie and Carlton. However, additional capital funding will be required to progress to full business case.
- 2.6. The purchase of a residential unit on Blackwood Street in Anniesland (Netherton), from the NHS, is currently being concluded, with the aim of developing a residential learning and disability service for young people transitioning from children to adult services. This is being funded from IJB Earmarked Reserves and will enable high quality services to be provided within the City boundary, avoiding higher cost out-of-authority placements.
- 2.7. A number of other smaller capital or capital-related works supporting the wider strategic aim of maximising existing estate use were also undertaken including the relocation of the Restart Service to Parkview Resource Centre and the creation of additional clinical and GP capacity at Govan Health Centre. Work also commenced on the relocation of staff from Templeton Business Centre to Eastgate and the development of a vacant floor at Rowanpark to absorb staff displaced from the Adelphi Centre sale.
- 2.8. Work continues across our property portfolio to rationalise our accommodation and ensure best value from the estate in the context of extremely limited capital resources.

3. Next steps

- 3.1. An updated business case for Church Street is currently being completed as a matter of priority and will be presented back to the Board. It is anticipated this will be ready for the Board in September.

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- 3.2. An analysis of lifecycle maintenance requirements will be conducted during 2026/27 in conjunction with the property and estate teams in the Council and Health Board. This will be aligned with existing available budgets and capital reserves with a framework for investment brought back to the Board.
- 3.3. Discussions will continue with the Council to identify potential funding opportunities to develop a business case for the proposed new Learning Disability Day Care facility in Bellahouston Park.
- 3.4. In relation to Netherton, HSCP officers are now working up a commissioning plan and scoping required capital works for the new facility. A report will be brought back to the IJB in the coming months.

4. Recommendations

- 4.1 The Integration Joint Board is asked to:
 - a) Note the contents of the report.