



Glasgow City Council  
City Administration Committee

**Item 3**

21st May 2026

Report by Councillor Angus Millar, City Convener for Climate,  
Glasgow Green Deal, Transport and City Centre Recovery

Contact: George Gillespie, Executive Director Ext: 79106

**GRANT FUNDING FOR ASSISTANCE TO SUPPORT A NEW CITY CENTRE  
MEDICAL PRACTICE**

**Purpose of Report:**

To seek Committee approval for payment of £200,000 grant funding to assist in the completion of fit out of a new city centre medical practice at the Holland Park Development, G2 4BA, Glasgow which will serve the city centre population.

**Recommendations:**

It is recommended that Committee:

- (i) Considers the contents of the report.
- (ii) Approves the award of funding by way of grant of £200,000 payable to MODA Group for assisting in the fit out of a new city centre medical practice.
- (iii) Authorise the Executive Director of Neighbourhoods, Regeneration and Sustainability in consultation with the Director of Legal and Administration to approve the grant of £200,000 and enter into the necessary agreements attached to payment of the grant.

Ward No(s): 10 Anderston/City/Yorkhill Citywide:

Local member(s) advised: Yes  No  consulted: Yes  No

## 1 INTRODUCTION

- 1.1 This report seeks approval for the award of £200,000 in grant funding from the City Centre Regeneration Strategy revenue budget. The grant would be paid to MODA Group, the developer of Holland Park residential development, to support the fit-out of a new city centre medical practice at Holland Park, Glasgow G2 4BA. The total cost of the fit-out is £600,000, funded through contributions of £200,000 from MODA Group, £200,000 from Glasgow City Council (payable to MODA Group), and £200,000 from the operator.
- 1.2 Barclay Medical Practice will occupy the new surgery. The practice holds a direct contract with NHS Greater Glasgow and Clyde to provide General Medical Services to its registered patient population.
- 1.3 Barclay Medical Practice will be the tenant named in the lease and will hold the lease directly from the landlord. Rent will be payable by Barclay Medical Practice in accordance with the lease terms, with funding provided through NHS Scotland premises reimbursement arrangements.

## 2 BACKGROUND & CONTEXT

- 2.1 The City Centre Living Strategy (CCLS) sets out Glasgow's ambition to grow the city centre population substantially by 2035, creating a vibrant, mixed-use, liveable urban district supported by essential services, including health provision. The Strategy recognises that increased residential density must be accompanied by investment in local amenities, community services, and infrastructure, ensuring that the city centre evolves as a sustainable neighbourhood rather than solely a commercial core.
- 2.2 The Glasgow City Centre Strategy 2024-30 , approved by [City Administration Committee on 21 March 2024](#), reinforces this vision by prioritising the delivery of an attractive, inclusive and resilient urban environment. A central component of the Strategy is ensuring that core public services keep pace with regeneration and population growth, enabling residents to live well in the heart of the city.

## 3 PROPOSAL

- 3.1 Barclay City Practice currently located in St Georges Road, operates from only four clinical rooms while caring for nearly 9,000 patients, and demand exceeds the capacity of its premises. Space limitations restrict the delivery of essential services such as urgent care, women's health, mental health support, chronic disease management, and enhanced digital pathways. Relocation to a modern site is therefore essential to meet existing and future demand.
- 3.2 Barclay Medical Practice proposes to establish a high-quality, purpose-built additional medical practice at Holland Park (Moda), G2 4BA, tripling clinical capacity through:
  - 3.2.1 Nine consulting rooms and expanded clinical/administrative hubs
  - 3.2.2 Enhanced provision for face-to-face, procedural, urgent and planned care
  - 3.2.3 A strengthened Women's Health Service capable of evening and weekend provision
  - 3.2.4 Full digital integration (telephony, online triage, asynchronous consulting)

- 3.2.5 Dedicated spaces for mental health, pharmacist-led care, and chronic disease management
- 3.2.6 Enhanced support for vulnerable groups, including trauma-informed design and space for community-based services
- 3.2.7 High accessibility and inclusive design standards
- 3.3 This facility would support 25,000–30,000 patients, improving quality, access and resilience across the primary care system, and will:
  - 3.3.1 Support the City Centre Living Strategy’s population targets
  - 3.3.2 Reinforce the City Centre Strategy’s commitment to inclusive, sustainable neighbourhoods
  - 3.3.3 Reduce health inequalities and improving access for groups with complex needs

#### **4 RATIONALE FOR GRANT SUPPORT (£200,000)**

- 4.1 At present, residents within the core city centre area have limited access to GP services, as illustrated by the map in Appendix 1. This limits convenient access to primary care for the growing residential population in the commercial core of the city centre and underscores a gap between emerging housing growth and the availability of local health infrastructure. Expanding GP provision within the city centre is therefore critical to supporting the objectives of the City Centre Living Strategy and ensuring that residents can access essential healthcare services close to where they live.
- 4.2 MODA Group has delivered the Holland Park development at Glasgow G2 4BA as part of its wider commitment to the creation of a high-quality, mixed-use city centre quarter. Demonstrating this commitment, MODA Group is ready to invest £200,000 towards the fit-out of a new medical practice located on the ground floor of the development. The total cost of the fit-out is £600,000, funded collaboratively through contributions of £200,000 from MODA Group, £200,000 from Barclay Medical Practice, and £200,000 from Glasgow City Council, payable to MODA Group. This paper seeks approval to award of £200,000 in grant funding from the City Centre Regeneration Strategy revenue budget to MODA Group.
- 4.3 Barclay Medical Practice demonstrated the capacity to deliver a stable, high-performing anchor service for the city centre, with two decades of sustained growth—from 5,000 patients in 2000 to nearly 120,000 in 2025 which covers all of their 9 practices throughout Glasgow, and:
  - 4.3.1 A strong record of supporting deprived and underserved communities
  - 4.3.2 Proven service innovation, including digital triage and redesigned clinical pathways
  - 4.3.3 Partnerships with mental health specialists, pharmacists, paramedics, and third-sector organisations
  - 4.3.4 A commitment to reinvestment, quality, and long-term operational sustainability

- 4.4 The proposed grant would contribute to the fit-out costs required to deliver a modern primary care facility that aligns with Glasgow’s strategic ambitions, with the proposed fit-out plans having been approved by NHS Greater Glasgow and Clyde.
- 4.5 The grant represents a targeted, strategic intervention that leverages wider investment and ensures the city centre’s evolution as a healthy, inclusive and successful neighbourhood.

**5 FINANCIAL CONTRIBUTION**

- 5.1 In recognition of the importance of increasing the city centre population and providing improved medical provision for its population, a grant of £200,000 is proposed towards the cost of the fit out incurred by Moda Group.
- 5.2 Any grant will require to be compliant with subsidy control rules and would be payable in accordance with terms which will be approved by the Executive Director of Neighbourhoods, Regeneration and Sustainability in consultation with the Director of Legal and Administration.
- 5.3 The grant will support policies set out in the City Development Plan, and the City Centre Strategic Development Framework which prioritise and encourage city centre living.
- 5.4 This action is also aligned with the emerging City Development Plan 2. This proposes a citywide policy framework which identifies the circumstances in which developer contributions can be sought towards the cost of increasing the capacity of primary healthcare infrastructure to accommodate planned housing growth.

**6. POLICY AND RESOURCE IMPLICATIONS**

**Resource Implications:**

*Financial:* The investment proposed in this report will come from GCC CCS Revenue

*Legal:* All transactions will be subject to review and conclusion by Glasgow City Council’s Corporate and Property Law section

*Personnel:* No anticipated impact on personnel

*Procurement:* No anticipated impact

**Council Strategic Plan:** Specify which Grand Challenge (s) and Mission (s) the proposal supports. Where appropriate the relevant Commitment can also be listed.

**Grand Challenge 1**

Mission – Support Glasgow to be a city that is active and culturally vibrant.

**Grand Challenge 2**

Mission – Support Glasgow residents into sustainable and fair work.

Mission – Support the growth of an innovative, resilient and net zero carbon economy

**Grand Challenge 4**

Mission – Create safe, clean and thriving neighbourhoods

**Equality and Socio-Economic Impacts:**

*Does the proposal support the Council's Equality Outcomes 2025-29? Please specify.*

The proposal supports Equality Outcomes by providing new NHS medical provision to the city centre population

*What are the potential equality impacts as a result of this report?*

No significant impact at this stage but to be re-considered and assessed as appropriate in due course including by reference to specific proposals once developed.

*Please highlight if the policy/proposal will help address socio-economic disadvantage.*

It is expected that through city centre medical provision, any socio-economic disadvantages of medical provision are addressed.

**Climate Impacts:**

*Does the proposal support any Climate Plan actions? Please specify:*

**Climate Plan Theme 1:** Communication and Community Empowerment

Aim: To foster participation and collaboration.

**Climate Plan Theme 2:** Just and Inclusive Place

Aim: Ensure that the transition to a net-zero society is a catalyst for building a fairer, healthier, prosperous, resilient, and greener city for all.

**Climate Plan Theme 3:** Well Connected and Thriving City

Aim: Support decarbonisation of transport systems by helping to improve infrastructure for walking, cycling, wheeling, and reducing the need to travel.

**Climate Plan Theme 4:** Health and Wellbeing

Aim: To support equitable access to good quality open space and green infrastructure in the city.

**Climate Plan Theme 5: Green recovery**

Aim: Supporting improved infrastructure for walking, cycling and remote working.

*What are the potential climate impacts as a result of this proposal?*

The measures outlined in this report are not expected to have any direct climate impacts.

*Will the proposal contribute to Glasgow's net zero carbon target?*

This is not anticipated in any significant way.

**Privacy and Data**

**Protection Impacts:** None

Are there any potential data protection impacts as a result of this report  
Y/N

If Yes, please confirm that a Data Protection Impact Assessment (DPIA) has been carried out

## 7 Recommendations

7.1 It is recommended that Committee:

- (i) Considers the contents of the report.
- (ii) Approves the award of funding by way of grant of £200,000 payable to MODA Group for assisting in the fit out of a new city centre medical practice.
- (iii) Authorise the Executive Director of Neighbourhoods, Regeneration and Sustainability in consultation with the Director of Legal and Administration to approve the grant of £200,000 and enter into the necessary agreements attached to payment of the grant.

## 8 Appendix 1: GP Isochrones Map

