



Glasgow City Council

Contracts and Property Committee

Report by George Gillespie, Executive Director of
Neighbourhoods, Regeneration and Sustainability

Contact: David McEwan Ext: 74570

Item 10

11th June 2026

**AUTHORITY TO ACQUIRE NETHERTON HOUSE, 19 BLACKWOOD ST,
GLASGOW, G13 1AL, ON BEHALF OF HEALTH AND SOCIAL CARE
PARTNERSHIP (HSCP)**

Purpose of Report:

To seek Committee authority to acquire Netherton House, 19 Blackwood St, Glasgow, G13 1AL, on behalf of the Health and Social Care Partnership (HSCP)

Recommendations:

It is recommended that the committee:

1. Notes the content of this report.
2. Approves authority to acquire Netherton House, 19 Blackwood St, Glasgow, G13 1AL, on behalf of the Health and Social Care Partnership (HSCP).
3. Authorises the Executive Director of Neighbourhoods, Regeneration and Sustainability in consultation with the Director of Legal and Administration to conclude all other matters pertaining to the acquisition.

Ward No(s): 14
Drumchapel/Anniesland

Citywide:

consulted: Yes No

Local member(s) advised: Yes No

PLEASE NOTE THE FOLLOWING:

Any Ordnance Survey mapping included within this Report is provided by Glasgow City Council under licence from the Ordnance Survey in order to fulfil its public function to make available Council-held public domain information. Persons viewing this mapping should contact Ordnance Survey Copyright for advice where they wish to licence Ordnance Survey mapping/map data for their own use. The OS web site can be found at <http://www.ordnancesurvey.co.uk> "

If accessing this Report via the Internet, please note that any mapping is for illustrative purposes only and is not true to any marked scale

1 Introduction

- 1.1 This report relates to the request for authority to acquire Netherton House, 19 Blackwood St, Glasgow, G13 1AL, on behalf of the Health and Social Care Partnership (HSCP).

2 Subjects

- 2.1 Netherton House is located within the Drumchapel area of Glasgow approximately nine miles west of Glasgow city centre.
- 2.3 The site is approx 1.44 acres / 5,832 sqm
- 2.4 The site is in a residential area with good access to transport links – driving, bus routes and train station.

3 Background

- 3.1 The property is owned by NHS Greater Glasgow and Clyde.
- 3.2 The facility at 19 Blackwood Street (known as Netherton) was operated until recently by NHSGGC as a long-stay unit for adults with learning disabilities. It is designed to comply with statutory regulations as well as care-specific standards applied by the Care Inspectorate.
- 3.3 The building was previously used for a similar purpose and as such the proposals focus on retaining the fit out where practical to provide a cost sensitive approach.

4 Current Proposals

- 4.1 HSCP have identified the property as suitable for a new Assessment & Resettlement Service for Young People in Transition (YPIT) (18+).
- 4.2 The facility would offer short- to medium-term accommodation with on-site staff support and is seen as a 'Move-through' model, with the aim for young people to build independence and transition to permanent, lower-intensity housing.
- 4.3 The approach aims to improve outcomes for young people while addressing a service gap in a cost-effective and strategic way. The building would be registered as a Care Home with the Care Inspectorate.
- 4.4 The site provides a rarely available opportunity to accommodate a service group with a lack of identified provision for young people transitioning from

Children's to Adult Services- specifically those with autism, complex needs and significant levels of challenging behaviour.

- 4.5 Having previously been utilised for a similar purpose any conversion costs for the building will be minimised.
- 4.6 The group of potential users are facing delays in securing suitable housing due a shortage of supply, alongside other service challenges, and as a result, some placements are being made outside of Glasgow HSCP. The proposal, therefore, will avoid the use of expensive commissioned places, including those "out of authority" locations.
- 4.7 The building will be owned by GCC and funded and operated by HSCP. All operational revenue costs will fall to HSCP and be accommodated within current budgets.
- 4.8 The capital purchase and works costs will be funded from an IJB Earmarked Reserve, which had been set aside for this purpose.

5 Valuation

- 5.1 The District Valuer, in line with Public Sector protocol, carried out a valuation of the asset on behalf of both parties, and has confirmed a valuation of £275,000 (Two hundred and seventy-five thousand pounds).

6 Terms and Conditions

Seller:	NHS Greater Glasgow and Clyde
Purchaser:	Glasgow City Council
Subjects:	Netherton House, 19 Blackwood St, Glasgow, G13 1AL
Acquisition Price:	£275,000 (Two hundred and seventy-five thousand pounds)
Date of Entry:	Upon conclusion of missives.

7 Policy and Resource Implications

Resource Implications:

<i>Financial:</i>	The monies required for purchase and maintenance have been identified and budgeted for.
<i>Legal:</i>	All transactions will be subject to review and conclusion by

Personnel:

There are no direct personnel implications

Procurement:

There are no procurement issues

Council Strategic Plan:

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

Equality and Socio-Economic Impacts:

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

The proposal does directly support Equality outcomes and will be providing support to the Community overall

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

Benefit as part of the wider community.

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

The proposed use would seek to assist with helping the community and supporting members.

Climate Impacts:

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

No direct impact on Climate Plan

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

No direct impact on Climate Plan

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

No direct impact on carbon zero target

Privacy and Data Protection Impacts:

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

If Yes, please confirm that a Data Protection Impact

Assessment (DPIA) has
been carried out

8 Recommendations

1. Notes the content of this report.
2. Approves authority to acquire Netherton House, 19 Blackwood St, Glasgow, G13 1AL, on behalf of the Health and Social Care Partnership (HSCP).
3. Authorises the Executive Director of Neighbourhoods, Regeneration and Sustainability in consultation with the Director of Legal and Administration to conclude all other matters pertaining to the acquisition.