

21 March 2005  
By E-mail and Post

[REDACTED]  
Celtic Football Club  
Celtic Park  
Glasgow G40 3RE

Dear [REDACTED]

**UPPER SITE, FORMER LENNOX CASTLE HOSPITAL SITE, LENNOXTOWN**

Thank you for your letter of 17 March 2005. I appreciate the level of detail, outlining your position in relation to the proposed purchase of part of the former Lennox Castle Hospital. Notwithstanding the helpfulness of your letter, it is predicated on the offer of 26 January 2005 and a proposed purchase price of £42,000. As you know, the legal advisers to the NHS Board have already confirmed that the draft offer was not the basis for a positive way forward for the purchase of the land.

Through discussion and correspondence with representatives of the Club, I have confirmed that the disposal of NHS property is strictly regulated by the Scottish Executive. This is to ensure that the disposal of public assets is done in way which is scrupulously fair, accountable and can be tested through external scrutiny. To this end, the proposed off-market transaction must be validated by the external property adviser, independent valuer and legal adviser appointed by the NHS. The property and legal advisers assessed the draft offer and have now considered it in the context of your letter and remain unable to recommend that the Board proceeds on the basis outlined in the draft offer. It must be borne in mind that the NHS requires to deal with the valuation of the land as a separate issue from the community gain and economic benefits which you refer to in your letter. That is a matter for the purchaser and the Local Authority in discussion and negotiation relative to the planning process. I hope that East Dunbartonshire Council find your letter helpful in that respect.

I understand the timescales in relation to your Board meeting on Wednesday 23 March, but you must appreciate that there has been no revised offer submitted by the Club for consideration by the NHS and its advisers. If it is helpful, for the purposes of reporting to your Board, I can ask our legal adviser to restate the position of the NHS in relation to your draft offer of 26 January.

I remain committed to working with you to reach a satisfactory conclusion which maximises the benefits to the NHS, the Initiative, Celtic and the local community and hope that in due course our discussions bear fruit.

Yours sincerely

**Tom Campbell**  
**Chief Executive**