

**PART A: MANAGEMENT  
MONITORING PROFORMA**

**NHS PROPERTY TRANSACTIONS PROCEDURES: MONITORING PROFORMA**

**A GENERAL**

1	Holding Body	NHS GREATER GLASGOW & CLYDE ON BEHALF OF THE SCOTTISH MINISTERS
2	Name of Property & Location	19.45HA OF LAND AT FORMER LENNOX CASTLE HOSPITAL
3	Type of Transaction	SALE BY NHS
4	Purchaser/Lease Holder	CELTIC PLC
5	Proposed use of Property	FOOTBALL TRAINING FACILITY
6	Proceeds	£493,000
7	Is Transaction subject to notification to the NHS Chief Executive	NO

**B SALE/LEASE BY NHS**

8	Date Required Approval for Closure Received	1998
9	Any other NHS interest	NO
10	Date Property Declared Surplus	APRIL 2002
11	Date Trawl Procedures Completed	APRIL 2002
12	Date Legal Adviser's Advice Sought	JANUARY 2005
13	Critical Down Rules Apply?	NO
14	Any other Priority Interest Noted	NO
15	Advice Sought on Appointment of Agents	NO

16.	Date Property Adviser Appointed	January 2005
17	(If Applicable) Date Independent Valuer Appointed	January 2005
18	Was Planning Authority Consulted on Future Permissible Use?	YES
19	Was Planning Consent Sought before Sale	YES
20	Was advice of Property Planning/ Marketing Agent Sought?	NO
21	Professional Valuation/ Recommended rental	£480,000
22	Was Property Sold/Leased on Open Market to Highest Bidder? (If 'no' give brief details)	NO DISPOSAL GREENBELT COMPATIBLE LEISURE SALE COMPATIBLE WITH THE LOCAL PLAN DESIGNATION FOR SITE. RECEIPTS APPLIED IN ACCORDANCE WITH TRIPARTITE AGREEMENT
23	If Property Leased Give Reason Why Property Not Sold	N/A
24	Was Clawback/Right of Pre-emption/Use Restriction or Other Provision Covering Future Change in Circumstances included in Terms of Sale?	YES
25	Date Any Necessary Notification to NHS Chief Executive submitted	N/A
26	Date of Acceptance of Offer	10 MAY 2006
27	Date Proceeds Received	29 JUNE 2006
28	Date Certification Completed	

**C PURCHASE BY/LEASE TO NHS**

29	Date Property Adviser's/ District Valuer's Advice Sought	
30	Date Legal Adviser's Advice Sought	
31	Date of Option Appraisal	

32	If Leased, Reason Why Property not Purchased	
33	Date any necessary Notification to NHS Chief Executive Submitted	
34	Date of acceptance to Body's Offer for Property	
35	Date Purchase Price Paid/Lease to Body Commenced	
36	Date Certification Completed	

**D CONTACT POINT AT HOLDING BODY**

37	Name	ANTHONY CURRAN
38	Address	PROPERTY DEPARTMENT CAPITAL PLANNING & PROCUREMENT DEPT 2 <sup>ND</sup> FLOOR ADMIN BLOCK GARTNAVEL ROYAL HOSPITAL 1055 GT WESTERN ROAD GLASGOW G12 0XH
39	Telephone Number	0141 2113585

**PROPERTY TRANSACTION CERTIFICATION: GENERAL  
MANAGER/CHIEF EXECUTIVE**

DISPOSAL BY SALE, EXCAMBION OR LEASE

A. Holding Body **NHS GREATER GLASGOW & CLYDE ON BEHALF OF  
SCOTTISH MINISTERS**

.....  
.....

B. Property **19.45ha of land former Lennox  
Castle Hospital site.**

.....  
.....

**SALE**

C. Nature of Disposal.....

**£493,000 (Ex VAT).**

D Proceeds.....

**29.06.06**

E. Date of Settlement of Transaction (when available).....

F. I am satisfied that this transaction has been dealt with:

F1 in accordance with in-force mandatory procedures and requirements contained in the Management Executive's Property Transactions Handbook and any other relevant general guidance issued by the Executive;

F2 taking proper and reasonable account of guidance related specifically to this transaction issued by the Management Executive before, or after, any notification to the NHS Chief Executive;

F3 taking proper and reasonable account of the advice received from professional advisers, and that consequently the proceeds/excambion value/lease value (delete as appropriately), and the conditions attached thereto, are the best obtainable for the public interest.

SIGNED (at the stage of acceptance of offer/or before transaction is notified to the NHS Chief Executive.)

*Thomas Adams*

.....  
General Manager/Chief  
Executive

DATE

.....(10/05/06)

SIGNED (when proceeds received)

*Thomas Adams*

.....  
General Manager/Chief  
Executive

DATE.....(30.06.06)

CHANGES (Please describe here and initial any changes in the transaction between acceptance of offer and receipt of proceeds)

.....  
.....  
.....  
.....

NOTES:

+ Show separately any balancing receipt or payment by Holding Body necessary to complete any excambion.

\* Cross-out F2 only if no guidance specifically related to this transaction was issued by the Management Executive.

**PROPERTY TRANSACTION CERTIFICATION:  
ADVICE TO GENERAL MANAGER/CHIEF EXECUTIVE**

DISPOSAL BY SALE, EXCAMBION OR LEASE

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**DETAILS**

- |                                                                              |                                                                |
|------------------------------------------------------------------------------|----------------------------------------------------------------|
| 1. Holding Body                                                              | NHS GREATER GLASGOW & CLYDE ON BEHALF OF SCOTTISH<br>MINISTERS |
| 2. Address & Property Involved                                               | 19.45ha of land former Lennox<br>Castle Hospital site.         |
| .....                                                                        |                                                                |
| 3. Nature of Disposal                                                        | SALE                                                           |
| .....                                                                        |                                                                |
| 4. Proceeds/excambion value/annual<br>lease value<br>(delete as appropriate) | £493,000 (ex VAT)<br>£.....                                    |
| .....                                                                        |                                                                |
| 5. Date of Settlement of Transaction<br>(when available)                     | 29 June 2006                                                   |
| .....                                                                        |                                                                |

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**PROFESSIONAL ADVICE TO GENERAL MANAGER/CHIEF EXECUTIVE****\*x6. Professional Valuer's Advice**

TO GENERAL MANAGER/CHIEF EXECUTIVE

I am satisfied that:

the proceeds/excambion value/lease (delete as appropriate) and conditions of disposal in the above transaction are best obtainable for the public interest in terms of the Management Executive's Property Transaction Handbook.

Signed (at the stage of acceptance of offer/or before transaction is notified to the NHS Chief Executive)

.....  
Professional Valuer.....  
Date

Professional Valuer's Name and Address

.....  
.....  
.....

#x7. Property Adviser's Advice

TO GENERAL MANAGER/CHIEF EXECUTIVE

I am satisfied that:


- a. the chosen disposal method has where appropriate been identified by an acceptable appraisal of practical disposal alternatives;
- b. all appropriate steps have been taken to enhance the proceeds from the disposal of the above property by taking advantage of the properties potential for development or change of use.
- c. the property has been given the maximum possible exposure to the market and that further marketing within the foreseeable future will not yield a better price/lease value (delete as appropriate); *N/A. Sale 'one off' opportunity for greenbelt compatible zone on site.*
- d. our investigation of the future planning potential of the above property has completely clarified the issue in terms conveyed to the Holding Body;
- e. (for sales) in the light of the planning position, and other factors, clawback or other provision for further payment to the Holding Body above the purchase price after disposal ~~is/are not~~ (delete as appropriate) required and that suitable advice on this issue has been given to the Holding Body;
- f. the proceeds/~~exchange value/lease value~~ (delete as appropriate) and conditions of disposal obtained in the above transaction are the best obtainable for the public interest in terms of the Management Executive's Property Transaction Handbook; *as part of the wider disposal strategy for the former Lennox Castle hospital*
- \*\* g. (in the case of off market sales other than for health related or Government functions) it is clear beyond doubt that one purchaser has submitted the best bid which will not be obtained by open tender.
- h. (In circumstances where the final price is at a price below the ~~guide price~~) the price is the best offer reasonable obtainable.

Signed  (10.08.08)

(at the stage of acceptance of offer/or before transaction is notified to the NHS Chief Executive)



Adviser's Name & Address

 Director Pollock & Buchanan  
c/o Parkhill Mackie, 60 Wellington  
Street Glasgow

8. Advice of Legal Adviser

TO GENERAL MANAGER/CHIEF EXECUTIVE

I, the legal adviser, confirm that the legal advice tendered to you in respect of this transaction:

- 8.1 was consistent with your instructions;
- 8.2 took proper and reasonable account of in-force mandatory procedures and requirements contained in the Management Executive's Property Handbook and any other relevant general guidance issued by the Executive;
- ++ 8.3 took proper and reasonable account of guidance (related specifically to this transaction) issued to you by the Management Executive, and copied to me as part of my instructions, before (or after) any notification to the NHS Chief Executive.

Signed (at the stage of acceptance of offer or before transaction is notified to the NHS Chief Executive) [Redacted] for [Redacted] CURE NASTIITH LLP Legal Adviser

Date 3-9-2008 (CONTRACT CONCLUSION DATE 10/05/2006)

Signed (when proceeds received) [Redacted] for [Redacted] CURE NASTIITH LLP Legal Adviser

Date 3-9-2008 (SETTLEMENT DATE 29 JUNE 2006)

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9. Body's In-House Property Manager's Advice

TO GENERAL MANAGER/CHIEF EXECUTIVE

I am satisfied that this transaction has been dealt with:


- 9.1 in accordance with in-force mandatory procedures and requirements contained in the Management Executive's Property Transactions Handbook and any other relevant general guidance issued by the Executive;
- ++ 9.2 taking proper and reasonable account of guidance (related specifically to this transaction) issued by the Management Executive before (or after) any notification to the NHS Chief Executive;
- 9.3 taking proper and reasonable account of the advice received from professional advisers, and that consequently the proceeds/excambion value/lease value (delete as appropriate), and the conditions attached thereto, are the best obtainable for the public interest.

Signed (at the stage of acceptance of offer/or before transaction is notified to the NHS Chief Executive)

 .....(20/06/06)(10.05.06)

Title..HEAD OF CAPITAL PLANNING & PROCUREMENT

Signed (when proceeds received)

 .....(29.06.06)

Title..HEAD OF CAPITAL PLANNING & PROCUREMENT

The Holding Body's property management should note below any changes in the transaction between acceptance of offer and receipt of proceeds.

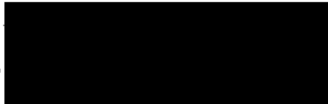
.....  
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**Advice of Independent Valuer (if appointed)**

TO GENERAL MANAGER/CHIEF EXECUTIVE

I am satisfied that

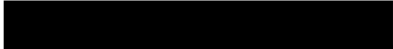
- 10.1 the proceeds and conditions of disposal in the above transaction are the best obtainable for the public interest in terms of the Management Executive's Property Transactions Handbook;
- ## 10.2 (in circumstances where the final price is at the price below the guide price) the price is the best offer reasonably obtainable.

Signed...  MRICS

(at stage of acceptance of offer/or before transaction is notified to the NHS Chief Executive)

Date... 28/8/08 ..... (~~30.06.05~~) (10.05.06)

Independent Valuer's name and address

 - KEYS & COMPANY  
272 BATH STREET WASHING G2 4JR

**QUALIFICATIONS**

11. Any qualifications which professional advisers or the Holding Body's in-house property manager by wish to record should be entered below; if additional space is required, a separate sheet should be used. If advisers have, exceptionally, made deletions in the certification (other than already provided for), the reasons should be explained here.

NOTES:

MRICS

+ Show separately any balancing receipt or payment by the Holding Body necessary to complete an excambion transaction.

\* Normally the private marketing agent or the District Valuer.

\*\* Cross out only if this transaction is for health - related or Government functions.

- # Normally the marketing agent although in certain circumstances, eg transfer between a NHS and a Crown body following trawl, the District Valuer.
- ++ Cross out only if no specific guidance on this transaction was issued by the Management Executive. Note that the response to paragraph 9.2 must be consistent with the response at paragraph 8.3 above - if it is not, the matter should be resolved with the Legal Adviser before the General Manager/Chief Executive completes Form PTC/1.
- ## Cross out only if paragraph 10.1 applies to this transaction.
- x Professional advisers may be acting for Holding Bodies in more than once capacity as both professional valuer and Property Adviser; if so, should complete the parts of the form relevant to both roles.

