

NHS Ayrshire & Arran



Meeting:	Ayrshire and Arran NHS Board
Meeting date:	Tuesday 7 April 2026
Title:	Dalrymple Clinic – Declare Surplus
Responsible Director:	Nicola Graham, Director of Infrastructure & Support Services
Report Author:	Jacqueline Maconochie, Assistant Property Services Manager Greg MacKenzie - Property Transaction Manager

1. Purpose

This is presented to the Board for:

- Decision

This paper relates to:

- Annual Operational Plan
- Government policy/directive
- NHS Board/Integration Joint Board Strategy or Direction

This aligns to the following NHSScotland quality ambition(s):

- Safe
- Effective
- Person Centred

This supports the following Corporate Objectives:

- **Better Value** – To make revenue savings by selling an obsolete asset that is not actively contributing to healthcare, and to obtain a capital receipt to reinvest in other services.

2. Report summary

2.1 Situation

It is proposed to declare Dalrymple Clinic surplus to NHS Ayrshire & Arran requirements. The withdrawal of General Medical Practice (GP) services from the building by the GP practice and relocation of the Community Midwifery team to alternative office and clinical space, means the property is now vacant and no further use of the premises has been identified by East Health and Social Care Partnership (EH&SCP) or NHS Ayrshire and Arran Health Board (the Board). Once declared surplus and subject to any priority interests from local authorities, government agencies or community groups, Property Services will progress the sale of the property.

2.2 Background

Riverside Medical Practice ran GP services from Dalrymple Clinic. This was a satellite surgery for the practice as their main practice is within Patna Resource Centre. The Medical Practice engaged with councillors and also the Boards Comms Team on their proposals to withdraw services due to the site no longer being fit for purpose. The practice closed on 30th June 2023. As decommissioning was taking place, it came to light that the Community Midwifery Team were utilising desk space on the first floor of the building and were also sporadically seeing patients in the consultation rooms on the ground floor.

Property Services began liaising with the Community Midwifery Team Management, who agreed to scope clinical space within surrounding Health Centres and Clinics, and managed to secure a variety of clinical sessions through the H&SCP co-ordinators. Desk space was also identified within Cassillis House adjacent to their acute counterparts, and the team relocated mid-August. Decommissioning has now been carried out on the property, and it is sitting vacant.

2.3 Assessment

Property Services have completed the decommissioning process, with the relevant parties as per NHS Ayrshire & Arran Decommissioning procedure v02.

The overall recurring savings associated with the disposal of this site have been identified as follows:

Table 1

Function	Cost (2024/2025)
Non-Domestic Rates	£ 1,419.30p.a
Operational Costs	£ 8,843.54 p.a
Total	£ 10,262.84 p.a.

In addition to the operational costs, there is currently a backlog maintenance figure of £103,669.26 to bring the property in line with NHS standards. In declaring the property surplus, the backlog maintenance liability would be reduced by £103,669.26 upon the disposal of the property.

As per the mandatory requirements of the NHS Scotland Property Transaction Handbook, Property Services have engaged with Scottish Government to circulate the Trawl Notice with other Central Government Bodies

As part of the Board's wider community role as an Anchor Institution, Property Services have engaged with Local Authority to ensure there is no interest from them, or any community bodies (Community Asset Transfer), before putting the property to auction. In doing so, East Ayrshire Council Housing have expressed an interest, and their interest takes priority given the wider community benefit.

In considering the Service withdrawal and with no other future health care use identified, the future strategy supports the premises being declared surplus. At this stage, the poor condition and location of the property mean it is unclear what the

potential risks, costs or potential income to the Board are, and a valuation report should be sought to better understand how better to achieve best value from the disposal.

In the most recent valuation carried out by the District Valuer, the property was noted to have an existing use value of £75,000

J&E Shepherd are appointed as Property Advisor and have made an initial recommendation to dispose of the property by auction. As the Scottish Government Auction partner, they have been appointed directly.

Initial discussions with the Property Adviser suggest that most recent sales in the village, for comparable properties were, £80,000. Given the property was originally converted from a semi-detached house, the highest and best value for a purchaser would be residential use and Estates have advised that the approximate cost of restoring it for that use, including a kitchen and bathroom, would be around £15,000. As with any valuation, there is an assumption that a purchaser would need to make a profit, so an initial disposal value is likely to be in the order of £60,000. The Property Adviser has confirmed a Reserve price of £55,000 and Guide price of £60,000.

It should be noted that the sale will incur an approximate loss to the Board of £15,000. However, this will be offset by the savings in Table 1 and cost avoidance associated with backlog maintenance.

2.3.1 Quality/patient care

This property is no longer fit for providing clinical services and the patient care is now provided closer to patient's homes.

2.3.2 Workforce

The colleagues who were working out of this building have now been relocated in an office environment, where there are other teams located, so they are no longer lone working from Dalrymple Clinic.

2.3.3 Financial

The financial savings are outlined in Table 1. Other costs are that of procuring a Property Adviser to market the property, this is covered by the current Property Services Feasibility budget.

In the event East Ayrshire Council confirm their intention to purchase, they would take priority as a partner organisation, in accordance with Community Wealth Building principles. As a transfer between two public bodies, the Scottish Public Finance Manual (SPFM) sets out the process for valuation by the District Valuer Service or other qualified valuer, which each party follows.

2.3.4 Risk assessment/management

There has already been some vandalism of a minor nature, where some cast iron washing poles have been kicked over, but it shows that there is an awareness the building is empty. Vandalism causes risk to NHS Estates staff having to repair the damage and creates cost pressures by using Estates budget that could otherwise be used on the working Estate. Also, there is usually a risk to those carrying out the vandalism itself. Previous experience shows that the longer a building is empty, the more it can attract vandalism. By choosing to dispose of the building by auction, this

speeds up the disposal process and limits the risk associated with damage to the property. An off-market sale to the Council would equally reduce the time the property was vacant.

2.3.5 Equality and diversity, including health inequalities

This has no impact on Equality and diversity.

2.3.6 Best value

The property incurs maintenance costs every week, with no one using it. It does not meet appropriate standards for healthcare provision, in terms of form or function. The Property Adviser has confirmed there is demand for use as a residential home, which the property was originally designed as. The interest from East Ayrshire Council confirms this and in selling the property, it will help provide affordable housing within the village and provide a capital receipt to the Board.

2.3.7 Other impacts

N/A

2.3.8 Communication, involvement, engagement and consultation

The Board has carried out its duties to involve and engage external stakeholders where appropriate:

The Community Midwifery team liaised with the engagement team. It was noted the time that it would be more beneficial for the service to engage directly with their patients.

Prior to sale, Property Services have engaged with East Ayrshire Council Engagement East Ayrshire platform and Vibrant Communities, to establish if there is any community interest, in line with the Board's commitment to Community Wealth Building. Both Dalrymple, Skeldon and Hollybush Community Association and the Ayrshire Coalfields Community Trust indicated the property would not be of interest to them, but through this engagement the link to East Ayrshire Council Housing was established.

2.3.9 Route to the meeting

This paper has been presented and approved at:

- I&SS Extended Management Team (EMT) - 9th October 2025 meeting cancelled sent virtually.
- Infrastructure Programme Board Advisory Group (IPBAG) – 28th October 2025
- Infrastructure Programme Board (IPB) – 29th October 2025
- Corporate Management Team (CMT) - 28th November 2025

2.4 Recommendation

For decision. Members are asked to recommend Dalrymple Clinic as surplus to the Board's requirements and to dispose of the property to East Ayrshire Council by the SPFM process, or in the event they withdraw, to market via auction by J&E Shepherd.

3. List of appendices (where required)

N/A