

Case Study

East Kilbride Masterplan

Part of a series of case studies and pilot reports, this document sets out the process of completing the Capital Investment Health Impact Assessment (CHIA) for the East Kilbride Masterplan project in South Lanarkshire Council. It includes details on the process of completing the CHIA, as well as the impacts identified and outcomes from the CHIA workshop.

The CHIA, developed by Glasgow City Region and Public Health Scotland, through the Health Foundation's Economies for Healthier Lives programme, is a toolkit to be used in the development and delivery of capital infrastructure projects that ensures that decisions made at every level – from design, to build and operate – focus on reducing health inequalities.

Lead contact: Yvonne McBride / Victoria Nelson

Lead organisation: South Lanarkshire Council

Date the CHIA screening workshop was undertaken: 13 May 2025

1 Background Information

The East Kilbride Masterplan project consists of three workstreams, namely:

- The Demolition of the existing Centre West shopping centre including the multi-storey car park and the creation of a new facade/interface to the retained Plaza Mall and Car Park. The project seeks to transform the Centre West site into a residential led neighbourhood complete with a new Civic Hub, a significant cultural and community facility for East Kilbride. To achieve this, the existing shopping centre and multi-storey car park require to be demolished.
- A new residential layout of a massing and tenure mix to be agreed with South Lanarkshire Council which will include the required level of car parking and public/private amenity space.
- A new civic building containing a multitude of functions to be agreed with South Lanarkshire Council including theatre/creative arts, community spaces, council offices and spaces for partner organisations. It is a key ambition of the project that this new facility be a significant landmark and a new symbol of the positive transformation of East Kilbride town centre.

2 Overview: a brief overview of the process followed in undertaking the CHIA

The project team hosted a workshop to discuss the potential impacts on health and equity of the East Kilbride Town Centre Masterplan – Centre West.

Participants included Healthy & Active East Kilbride, NHS Lanarkshire, Public Health Scotland, South Lanarkshire Council, Glasgow City Region plus project consultants contracted as part of the project management and delivery.

Participants received two main presentations: an overview of the proposed project and a summary of key public health priorities for South Lanarkshire.

Participants used a health and equity impact checklist in a facilitated discussion to identify how the East Kilbride Town Centre Masterplan – Centre West was likely to affect different populations and health determinants.

The workshop report outlining key positive and negative impacts and recommended action was produced and will be used by the project team to inform the next stages of the business case development, aligning with internal integrated impact assessment processes and the Marmot Place work ongoing in South Lanarkshire Council.

3 Positive and Negative Impacts Identified

The key positive and negative impacts identified during the CHIA workshop are outlined below. Workshop participants felt that a range of population ‘age groups’ would be impacted most by this development including older people, young people and working age population. The key impacts identified were:

- Active Travel – walking, wheeling and cycling opportunities.
- A civic heart within the development including a new community facility, safe/green space, and public realm.
- Access to local training and employment opportunities throughout the period of works and beyond.
- Proactive and meaningful community engagement with key messaging in various formats which is accessible to all.
- The need for accessibility, good connectivity, and a range of services throughout the development – the new civic hub should also consider appropriate pricing to encourage use which reflects a diverse population.
- A mix of private and minimum 25% social housing for the new neighbourhood.

4 Recommended Actions

The main recommendations resulting from the CHIA screening workshop include:

- The new Civic Hub has the potential to facilitate connections, safe space and a range of learning and education opportunities for the range of population groups. Access to a range of quality services within the Hub delivered via third sector, public and business should be baked into the design and operation.
- The group noted the need for proactive engagement on the overall plans to ensure people are informed and consulted on the plans throughout, and to ensure public spaces, the community hub and housing developments all had stakeholder input and investment –instilling a sense of civic pride in this new neighbourhood. Accessibility, affordability and active travel are all key to deliver positive impacts across the population groups and impact positively on health determinants.
- In addition to the contractual requirements as part of tendered work, procurement should include a range of community benefits that deliver targeted recruitment and training, employment and learning community benefit outcomes. This can come not only from the Centre West Development but also from other private sector developments in the Town Centre, such as the new supermarket, which can benefit all age groups and families with employment opportunities and affordable essential goods.
- To ensure positive impact on place and community environment, the range of local amenities including retail and the Hub should consider the mix of provision and number of outlets and Licensing, prioritising availability of fresh healthy options and affordability –particularly relevant to minimising the number of takeaways and alcohol retail provision. Business Support should be targeted into the town centre and a range of models including cooperatives; community owned assets should be explored as a community wealth building approach to the development of the town centre.
- The underpasses in and around the town centre are not perceived as safe or inviting places. Careful consideration for an improved walking and wheeling access route, greening and civic space will make the town centre more inclusive, inviting and a more vibrant area, potentially reducing safety concerns.

5 What worked well?

Areas of the CHIA process or outcomes which worked well, were very straightforward, positive, or had good results include:

- Participation of a wide range of stakeholders.
- The attendance of teams and partners involved in Marmot Place.
- Input from NHS Lanarkshire and health improvement.
- Input from consultants/architects.
- Access to local knowledge.

6 What challenges were experienced?

Aspects of the CHIA process which didn't work as well as expected or which created barriers to achieving the desired outcome include:

- It was difficult to systematically work through the checklist.
- There was limited time to work through key groups and determinants of health.

7 Key Learning

The following key learning was identified as helpful to support other teams aiming to undertake the CHIA process and experience:

- Glasgow City Region setting the need for and encouraging the approach was helpful and enabled the workshop.
- Public health input and priorities was useful to frame the discuss.
- Including a topical/current project (Marmot Place) raised interest and encouraged stakeholder attendance.

8 Outcomes and Impact

- The main outputs from the screening workshop are the workshop report and follow-up template outlining the key impacts and proposed actions going forward.
- The key impact identified will be fed into the internal integrated impact assessment in South Lanarkshire Council.
- The project team have committed to continuing to embed health and equity in capital investment broadly, and more specifically into the East Kilbride Masterplan, going forward.