

# INVESTIGATION DOSSIER

The Royal Alexandra Infirmary (RAI) Site, Paisley

## SUBJECT PROPERTY

Main Wing, Former RAI  
Calside Road / Neilston Road, Paisley

## HERITAGE STATUS

Category B-Listed  
Historic Environment Scotland

## DOCUMENT STATUS

Complete Compile  
Compiled: 28 June 2026

# 01 PROPERTY OWNERSHIP & ACQUISITION

## CURRENT LEGAL OWNER

**Mr. Abdullah Faisal Hamid**

Born: April 1984

## OWNERSHIP STRUCTURE

**Individual / Personal**

Not held via corporate vehicle, LLC, or SPV

Rare departure from standard industry practice

## ACQUISITION SOURCE

**Bupa (British United Provident Association)**

Previously operated as Alexandra Nursing Home

Closed 2008 — high operational costs in aging listed structure

## DEVELOPER CORRESPONDENCE

**34 Sherbrooke Avenue, Glasgow**

Private Edwardian detached villa

Historically known as "Cairn O'Mount" (Category B-listed)

## 02 FUNDING STRUCTURE & THE £15 MILLION MASTER PLAN

Traditional commercial bank loans do not cover derelict structures on Scotland's **Buildings at Risk Register**. The project utilizes a **Cross-Subsidization Financial Model** approved by Renfrewshire Council to ensure financial viability.

PHASE	STRUCTURE TYPE	PURPOSE / FINANCIAL FUNCTION
<b>PHASE 1</b> <b>The Restoration</b>	45 Converted Apartments	Built inside the original historic red sandstone hospital shell. Operates at a <b>net financial deficit</b> due to extreme listed heritage restoration costs.
<b>PHASE 2</b> <b>The Subsidy</b>	36 Brand-New Flats	Built across two detached modern new-build blocks on surrounding grounds. <b>Sales profits directly fund and subsidize the deficit</b> of the historic restoration.

TOTAL CAPITAL INVESTMENT

**£15 Million**

## 03 INCIDENT HISTORY: THE FIRES

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The vacant, privately owned main wing has suffered two major blazes that have heavily impacted the physical integrity of the project:

### ● March 2022

A massive, reckless fire that **severely destroyed sections of the roof space** and compromised the iconic red sandstone tower.

### ● 28 June 2026 – TODAY

A second significant blaze breaking out on the **second floor** of the abandoned structure, requiring active intervention from emergency services.

**Impact on Development:** While onlookers frequently assume a fire benefits a developer by clearing land, these incidents act as a severe **hindrance**. Under Scottish heritage law, the developer cannot bulldoze the site; he remains legally bound to preserve the Category B-listed facade. Consequently, the fires cause escalating structural stabilization costs that eat directly into a fixed funding model.

## PRIMARY FIRM

**Wellwood Leslie Architects**

Limited Liability Partnership (LLP)

Official front-facing agent for Mr. Hamid. Designed the 81-flat master plan for the Paisley RAI site and manages smaller urban residential developments in Glasgow.

The firm is anchored by four designated partners:

## MANAGING PARTNER

**Neil Simpson**

## PARTNER

**Stephen McPhail**

## PARTNER

**Keith Miller**

## PARTNER – SUBJECT OF INTEREST

**Graham Stuart**

- › Chartered Architect (ARB, RIBA, ARIAS)
- › 25+ years experience
- › Co-leads firm's corporate portfolio
- › Former Company Director at **BMJ Architects** (Glasgow studio, Pacific Quay)
- › Specialized in high-value complex infrastructure for Higher Education & Leisure sectors
- › Delivered major multi-phase projects for University of Edinburgh and Edinburgh Leisure

Mr. Hamid keeps a low profile and does not operate a mass-market commercial homebuilding brand. Corporate and legal registers reveal a **highly focused investment pattern.**

ACTIVE

**AZRP Property Limited**

Incorporated: December 2021

Purpose: Buying and selling of own real estate

Role: Director & Person with Significant Control (PSC)

DISSOLVED

**AAH Property Holding Limited**

Incorporated: July 2022

Role: Founder & Majority Shareholder

Control transferred: August 2024

Dissolved: June 2025 (voluntary strike-off)

PORTFOLIO CHARACTERISTICS

**Standard Self-Contained Single-Household Private Residential Rentals**

West of Scotland focus

No HMO (House in Multiple Occupation) licenses held

Evidence from: Public housing tribunal logs & council applications

CASE REF: RAI-PAI-2026

COMPILATION DATE: 28 JUNE 2026

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