

Infrastructure Delivery Pipeline



Scottish Government
Riaghaltas na h-Alba

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Foreword

Infrastructure is essential to Scotland's health, economy and environment. It underpins the crucial public services that people rely on every day.

To deliver best value from our infrastructure investments we must make smart, strategic choices: renewing and right-sizing our asset base, investing in prevention, and leveraging private investment where appropriate. This infrastructure pipeline sets out how we will do this in the next four financial years from April 2026 to March 2030, underpinned by over £30 billion of capital funding set out in the Scottish Spending Review.

Working with industry partners, we will deliver this new pipeline of investments in Scotland's infrastructure. The pipeline reflects our ambitions for Scotland, driving the growth and development our country needs. It sets out specific investment plans totalling £11.1 billion, as well as our plans to develop new revenue-financed programmes of investment. More projects will move into the Pipeline as business cases are approved over the Spending Review period. Planned investments include:

- supporting the delivery of 36,000 affordable homes and our wider all-tenure ambition by investing up to £4.9 billion over the next four years, of which £4.1 billion will be public investment, working with partners including the Scottish National Investment Bank to leverage additional private investment. This intervention is estimated to provide a warm, safe home for up to 24,000 children – a significant contribution to our child poverty mission and helping to avoid the use of unsuitable temporary accommodation;
- targeted investment across the NHS estate, improving resilience and enabling modernisation of both property and services. Our whole-system NHS infrastructure plan will consider need across all of Scotland, supporting continued safe and effective use of the existing estate and determination of longer-term investment priorities;
- £1.2 billion in renewing our rail fleet and ferry vessels and associated enabling works;
- progressing work to dual the A9 between Perth and Inverness;
- supporting justice and prisoner welfare through investing over £700 million in HMP Glasgow and HMP Highland; and
- investing in our natural infrastructure, with close to £300 million in peatland restoration and woodland creation.

Infrastructure investment is an enabler of economic growth. Our planned investment underpins productivity, connects communities to opportunities and supports long-term resilience in important areas like housing, energy, transport and digital connectivity.

This plan builds on a strong track record of delivery. Over the last five years we have invested over £3.6 billion in the infrastructure projects included in our last Infrastructure Investment Plan, and invested further funding through our infrastructure programmes.

Our major capital investments in that time have supported better connectivity. The **Levenmouth Rail link** (£116 million) in Fife has reconnected local communities to the railway for the first time since 1969. The **Reston and East Linton Rail Stations** project (£37.8 million) improved access to rail services in the Scottish Borders and reconnected East Linton in East Lothian to the national rail network for the first time in almost six decades. The **A77 Maybole Bypass** (£46 million) in South Ayrshire improved road safety and air quality in the town while offering more reliable journey times on the A77. The new **Inverness Airport Station** (£41.8 million) built resilience and additional capacity to make rail a more attractive option and encourage more people to choose this sustainable transport option as an alternative to the car. We have transformed our **Active travel** delivery system: in 2024–25 we invested over £157 million to develop and deliver improved walking, wheeling and cycling infrastructure. Since 2011, the Scottish Government has provided over £65 million to support the development of **public electric vehicle (EV) charging infrastructure** across Scotland. As a direct result of this funding and increasing private sector investment, Scotland now has over 7,400 public charge points.

We have also transformed access to digital connectivity across Scotland by extending **faster broadband** through investing over £600 million in the R100 programme, which has connected over 94,000 of our most rural premises so far and delivered 16 new subsea cables connecting our islands to the mainland. We also successfully completed the delivery of the Scottish 4G Infill programme (£28.8 million) which has extended future-proofed mobile coverage to 55 rural communities.

Our infrastructure investment has also supported better services. Investment in the **Golden Jubilee National Hospital – Surgical Centre** (£82.5 million) in Clydebank has provided an expansion of orthopaedic surgery and endoscopy procedures. Delivery of the **Parkhead Health and Social Care Hub Facility** (£67.3 million) in Glasgow has brought together community health and social care services across different sites. The Oncology Enabling Projects have created a cancer assessment centre and oncology ward for systemic anti-cancer treatment at the **Edinburgh Cancer Centre** (£24.7 million), providing vital care and treatment to some of the most unwell patients in Scotland. The new **Highland National Treatment Centre** (£48.6 million) transformed the experience for patients undergoing a range of orthopaedic and ophthalmology procedures. The completion of the **National Facility for Women Offenders** (£85.8 million) in Stirling is driving improvement in how women are managed and supported whilst in custody, prioritising dignity, safety and rehabilitation. Our investments in the **Bella Centre** (£12.3 million), Dundee, and **Lilias Centre** (£13.6 million), Maryhill also help to drive this agenda. Our investment through the **Learning Estate Investment Programme** has seen 16 schools completed, and a further 15 enter construction since 2021.

Our investment has helped us to tackle poverty and keep people safe. **Affordable housing** is critical infrastructure and in the five financial years since 2021 we invested £3.5 billion. This builds on our long-term commitment to affordable housing which, since 2007, has supported the delivery of more than 141,000 homes with more than 101,000 for social rent.

Introduction

Our Infrastructure Pipeline contains projects over £5 million and programmes over £20 million. The *Future Pipeline* sets out projects that are being explored to determine if there is a case for investment. If a project is likely to have a strong, positive impact on a policy challenge, it then moves into the *Development Pipeline*, and an outline business case will be developed. Once the business case and funding are agreed the project moves into the *Delivery Pipeline*. This process is illustrated in **annex C**.

Alongside the Infrastructure Pipeline, we are publishing a consultation on our 10-year Infrastructure Strategy. This is an evolution from the previous Infrastructure Investment Plan (IIP), which combined strategy and pipeline.

The Strategy sets the framework for infrastructure decisions in Budgets and Spending Reviews, with the decisions taken in Spending Reviews and annual Budgets defining the Scottish Government's portfolio of infrastructure investments. The Infrastructure Pipeline will be refreshed as part of each Scottish Spending Review, with updates made at annual budgets.

We will report on progress delivering the projects and programmes set out in the Delivery Pipeline every six months. We are working to improve transparency further and will continue to engage with Audit Scotland and the Scottish Parliament's Public Audit Committee to provide the most useful information to the public and the Scottish Parliament.

Fiscal and Economic Context

Certainty on funding is essential when setting out a future programme of infrastructure investment. The UK Spending Review has provided greater clarity over our allocations for the next four years, enabling us to set out a new pipeline to deliver the infrastructure Scotland needs. However, without full financial levers and borrowing powers, we are doing that within a constrained funding envelope.

The UK Autumn Budget, published in November 2025, reduced Scotland's CDEL block grant by 0.3 per cent in real terms by 2029-30 (on current inflation assumptions). This is compounded by historic real-terms cuts to our block grant by the previous UK Government. Combined with inflation-driven cost increases, the 2025 Medium Term Financial Strategy showed that without urgent reprioritisation there would be a capital shortfall of £2.1 billion by 2029-30.

Rising construction costs, up almost 30 per cent since pre-pandemic levels, combined with additional investment demand, supply-chain disruptions and workforce shortages, all placed significant cost pressures on the capital programmes set out in our 2021 Infrastructure Investment Plan.

Public sector investment provides the construction sector with a steady stream of projects enabling them to support employment, invest in equipment and skills development. To better understand the deliverability of our plans we are working with Scottish Futures Trust (SFT) to better understand Scotland's construction market capacity. Initial analysis includes the known pipelines of construction activity in Scotland and identifies specific challenges of large-scale projects on the construction capacity in a sector or region. Through effective planning and delivery, and early market engagement, the market will be able to deliver the plans set out in this pipeline. However, there are ongoing pressures to supply chains and risks to market capacity. These include specific risks associated with the delivery of construction projects in rural areas due to labour constraints and logistics. The analysis of market capacity will continue to provide improved insights and best support the Infrastructure Delivery Pipeline.

Revenue Funding – making the most of public investment

The Scottish Government will continue to deploy revenue-funded models where these clearly enhance value for money, affordability and the certainty of infrastructure investment over the medium term. This approach remains grounded in the fiscal parameters set out in the Medium-Term Financial Strategy and the constraints on capital, requiring careful and coordinated sequencing between resource-funded and capital-funded interventions. We believe there is good rationale for exploring the use of these models in the context of our constrained fiscal environment, as they will unlock additional investment to support our economy and deliver sustainable public services.

Mutual Investment Model

Primary and Community Care Investment Programme

We are actively exploring the use of private financing structures to support the delivery of primary care facilities. Our expectation is that, through a Mutual Investment Model (MIM), a significant programme of community health centres can be delivered over the coming decade.

To support the Health and Social Care Service Renewal Framework, our aim is to form a primary care programme that supports the health and wellbeing needs of local communities, ensures the long-term resilience of the service and its property estate, and provides the necessary capacity in support of a continued shift towards community-focused care. Our ambition is to support this transition by creating a network of local care and wellbeing centres across Scotland, building on our comprehensive coverage of existing primary and community care centres. A first tranche of investment will progress through the development of three initial projects. These will create and pilot a standardised approach towards design and procurement which will be used to improve the efficiency of delivery of all future schemes. The three projects, selected for their health, population demographic and estate needs, will be in the following areas:

1. Port Glasgow
2. East Calder and East Livingston
3. Cowdenbeath and Lochgelly

Other projects for inclusion in the first tranche:

- South/West Edinburgh
- Edinburgh City
- Cumbernauld area of Lanarkshire
- Hamilton area of Lanarkshire
- South Glasgow, Langside
- East Dunbartonshire
- West area of Ayr
- Inverness and Nairn
- Kincardine

Funding for the above twelve schemes is likely to have a capital (design and construction) value of over £500 million. Furthermore, once this first tranche of projects enters the design stage, then further iterations can develop with a greater focus on smaller health centres in more rural parts of the country.

Any deployment of MIM would be to deliver additional investment over and above constrained capital budgets assessed to be necessary to meet our investment ambitions. It would remain subject to full business case development and robust value for money assessment, informed by specialist advice from the Scottish Futures Trust.

Colleges

Subject to the conclusions of the Scottish Funding Council's (SFC) 10-year College Infrastructure Investment Plan (CIIP), expected in 2026, and informed by the associated business case, Ministers may also bring forward a revenue-funded programme to support the provision of further education in Scotland. This would be aligned with the vision and principles of the Learning Estate Strategy. The development of the CIIP by SFC with the college sector is being supported by the Scottish Futures Trust.

Culture

In parallel, we will examine the feasibility of revenue-funded delivery models for culture storage facilities for our national collecting bodies, with business cases considering whole life performance, climate commitments, and value for money. Decisions on these proposals will be aligned with Spending Review parameters in 2026.

Developing a programme approach to revenue finance

We have asked the Scottish Futures Trust to lead on engagement with the market across these sectors to determine the optimum procurement, financing and contracting strategy across any programme of investment.

Outcomes-based Funding

The Government continues to apply outcomes-based revenue funding models that leverage local authority borrowing or financial capacity where this offers faster delivery and earlier benefits than waiting for CDEL funding. The proposals below, and any others that our local authority partners bring to us, will require full business case appraisal (including affordability, value for money and supported borrowing assessments) before formal commitments are made.

Our Schools Estate

A business case for a new school investment programme that would succeed the current Learning Estate Investment Programme is currently being developed with the Scottish Futures Trust and COSLA. Subject to approval, this would provide a clear successor to the existing programme as it reaches completion.

Support for Island Communities

Our new National Islands Plan provides a targeted programme of actions and investments that are collectively aimed at advancing social, economic and cultural prosperity among island communities. Population retention and attraction is the key objective of the Plan, underscoring the Scottish Government's determination to sustain the long-term resilience of all our islands.

As we accelerate the transition to net zero, we recognise both the opportunities and unique challenges facing our island communities. These demand bold, collaborative action, leveraging the benefits of ScotWind and other developments. Close collaboration with all six island local authorities and impactful investments aligned with community priorities will be central to delivering the ambitions of the National Islands Plan across Scotland.

As part of this commitment, we will work with Shetland Islands Council, Orkney Islands Council, and Comhairle nan Eilean Siar, to agree a transformative mixed model funding package for social and economic infrastructure – an Accelerator Model.

This package needs to be both affordable and deliverable, designed to unlock opportunity and resilience for generations to come. It aims to deliver, among other things, an investment in net zero energy for public spaces, fixed link enhancements and improvements to infrastructure. This joint initiative should unlock hundreds of millions of investment in the three communities.

We aim to confirm this agreement as soon as possible, alongside the initial portfolio of projects commencing this year, incorporating staged value for money checkpoints and options for both public and private financing, marking a decisive step toward a fairer, greener, and more prosperous Scotland. Recognising the pace needed to support development, this year's Budget allocates a strong package of overall funding to help kick start that investment and Ministers are committed to establishing and participating in a formal programme of joint work with each of the three Councils this year to agree the projects and outcomes to be funded in this and future years.

Whilst future annual investment to each of the three Councils may vary from year to year according to the stage of various projects, the final investment via the Accelerator Model, will be equitable across the three areas.

The above sets out the funding and financing models we are considering for these programmes, delivery models will be appraised as part of the business cases for the different programmes of investment.

Private Investment in Infrastructure

Whilst this Pipeline focuses on public investment in public infrastructure, the private sector has a vital role to play in delivering the infrastructure Scotland needs. Work is underway to strengthen private sector investment activity and explore financing opportunities and instruments.

Our record funding for affordable housing over the next four years leverages private investment and we are working to identify practical opportunities to increase private investment in Scotland, particularly in energy and housing, including from institutional investors and local government pension schemes. In natural capital markets there continues to be strong interest from private investors in investing in high-integrity carbon credits to support our work in nature restoration.

Securing Private Sector Investment

InvestScotland

In November 2025, we launched 'InvestScotland', a new portal that showcases investment opportunities and information for investors and provides a single point of entry to government.

Scottish National Investment Bank (SNIB)

Since its launch in 2020, SNIB has committed £991 million of investment to 49 companies, crowding in over £1.4 billion of additional capital. This includes a range of infrastructure projects across Scotland mainly in offshore wind, energy and housing.

The Bank has committed £35 million of funding for the expansion of Aberdeen Harbour, the largest marine infrastructure project in the UK. This will strengthen Aberdeen's position as a key port hub for the UK's large-scale energy transition efforts, with the expanded South Harbour facility providing greater land and water access for offshore wind developers. Haventus, the owner of Ardersier Port, secured a £50 million credit facility from the Bank, as part of a £100 million joint credit facility with the National Wealth Fund (formerly UK Infrastructure Bank) to significantly increase the offshore wind port capacity, supporting the transition to net zero in Scotland and the UK. This is one of the largest industrial regeneration projects in the Highlands in decades and will re-establish the port as a major local employer, supporting and creating hundreds of jobs.

The Bank has committed up to £50 million to support the Pentland Floating Offshore Wind Farm off the coast of Dounreay, developed by funds managed by Copenhagen Infrastructure Partners P/S, alongside Great British Energy and the National Wealth Fund. This pioneering facility will generate enough green electricity to power up to 70,000 homes once operational. More than 1,000 jobs are expected to be created and supported throughout construction and operation. Highview, an energy storage pioneer, has secured £45 million from the Bank to enable the build of 'stability island', which will deliver crucial grid stability services. The business has secured £130 million in funding to begin work on a planned 3.2 GWh hybrid long-duration energy storage (LDES) solution to improve grid resilience across south-west Scotland.

Recent investments made by the Bank in housing, including a £50 million investment in Octopus Capital's Affordable Housing Fund, demonstrate the Bank's key role in attracting private investment to this sector in Scotland.

Enterprise agencies

In the last five years, our enterprise agencies have invested in capital projects across Scotland, crowding in additional capital and supporting job creation.

Scottish Enterprise (SE) has supported a significant number of projects expected to deliver around £4.6 billion of capital investment. This includes SE funding awards of over £89 million in Regional Selective Assistance capital investment grant support directly to Scottish businesses – expected to leverage a further £1.37 billion capital investment. Over the same period, SE has supported the creation or safeguarding of an estimated 90,000 jobs.

A key focus for SE over recent years has been the development of a significant site in Glasgow's Broomielaw. SE is seeking a private sector development partner to deliver a world class, sustainable mixed-use development comprising office, commercial, lab, residential, hotel and leisure uses, as well as dedicated public open space. This has the potential to leverage in about £150 million of private infrastructure investment in creating around 169,000 square metres of development, accommodating circa 4,800 FTEs.

SE has also been a key facilitator of AMIDS, a Glasgow City Region City Deal funded project (c.£39 million infrastructure investment), which helps Scotland's manufacturing sector by growing local, national and global manufacturing supply chain and acting as a magnet for advanced manufacturing companies to locate and invest in Scotland. The overall development value exceeds £200 million. SE also contributed significantly to the establishment of anchor institutions at the site, including National Manufacturing Institute Scotland (NMIS) and Medicine Manufacturing Innovation Centre (MMIC), and has now agreed a joint venture with a private sector developer to deliver the 75,000 square metres of consented development at an estimated £200 million gross development value.

Highlands and Islands Enterprise (HIE) has invested £254.6 million in capital projects with a total project cost of £1.24 billion since April 2021. These investments have attracted £986.7 million of funding, of which £846.4 million was leveraged from the private sector. The investments are forecast to support 3,368 jobs and, additionally, 5,160 employment opportunities (jobs that are not directly supported at the time of the investment but are enabled downstream), alongside an increase in turnover of £2.58 billion. Projects spanned new capital assets for businesses, communities and social enterprises to support innovation, productivity, community wealth building, and growth opportunities alongside investments by HIE in enabling property infrastructure to support regional economic development.

HIE is providing up to £10 million in grant funding for the Port of Nigg to increase capacity and capabilities, helping to attract new opportunities and investment. HIE is also providing up to £24 million in grant funding for Kishorn Port to expand the dry dock and develop land for manufacturing floating offshore wind foundations. This project is forecast to support up to 1,500 jobs, contributing significantly to the West Highland economy. Both projects form part of the Scottish Government's strategic

investment of up to £500 million over five years, which aims to support market certainty, create a highly productive, competitive offshore wind economy and support thousands of jobs, while leveraging significant private investment in the infrastructure and manufacturing facilities critical to growing the sector.

South of Scotland Enterprise (SOSE) has invested significantly in infrastructure across the South of Scotland over the same period, supporting capital projects worth more than £43 million and leveraging over £250 million of additional private and third-party investment. This activity has underpinned major developments, such as property acquisitions, enabled works at sites like Tweedbank and Chapelcross, and contributed to job creation and safeguarding, with around 10,000 jobs supported since SOSE's launch.

A new Infrastructure Delivery Pipeline for Scotland

This new Infrastructure Delivery Pipeline gives the construction sector and the public clarity on the major projects and programmes we will be investing in over the next four years.

The First Minister has been clear about this Government's priorities: growing the economy, eradicating child poverty, tackling climate change and delivering sustainable public services. These priorities form the basis for this pipeline, which sets out Scottish Government investment of £11.1 billion, as well as our plans to develop new revenue-funded programmes of investment. Key investments include:

- creating more affordable homes by investing £4.1 billion;
- targeted investment across the NHS estate, which will improve resilience and enable modernisation of both property and services. Our whole-system NHS infrastructure plan will consider need across all of Scotland, supporting continued safe and effective use of the existing estate and determination of longer-term investment priorities;
- confirming funding for completing all phases of work to dual the A9 and progressing with completion of the sections from Perth to Inverness;
- £1.2 billion investment in the period renewing our rail fleet and ferry vessels and associated enabling works;
- supporting justice and prisoner welfare through investing over £700 million in HMP Glasgow and the completion of HMP Highland;
- investing £519 million to deliver rail electrification in Fife and the Borders over the course of the Spending Review period; and
- investing £150 million over the next four years towards the replacement of two existing Marine Protection and Research Vessels, ensuring continuity of this capability, which represents a critical factor in safeguarding fish stocks and underpins a Scottish fishing industry which supports over 4,200 jobs.

The full list of projects and programmes included in the delivery pipeline is shown in **annex A**; the development and future pipelines can be found in **annex B**.

The Infrastructure Delivery Pipeline is a continuation of the pipeline set out in the 2021 Infrastructure Investment Plan and some projects and programmes listed in that plan are listed here as they near completion.

A few projects listed in the 2021 IIP have not been listed specifically in the new Pipeline. These are in the Health sector where, as the overall capital funding position remains challenging, the Scottish Government is working with all Health Boards to develop a whole system infrastructure plan (WSIP), rather than individual Boards developing business cases for future projects in isolation. This process will identify investment

priorities across NHS Scotland. Projects that had previously begun the business case process but were then paused, such as the remaining National Treatment Centres and the Gilbert Bain Hospital, will be considered as part of this whole system planning work, with priorities determined based on strategic needs assessment across the whole of the NHS estate.

Within the Transport sector, since the 2021 IIP the Scottish Government has published the second Strategic Transport Projects Review (STPR2) [Strategic Transport Projects Review 2 | Transport Scotland](#), a long-term framework for investment in transport infrastructure, which will guide long-term investment in Scotland's strategic transport network through its recommendations. This Infrastructure Delivery Pipeline includes transport projects and programmes which are being delivered and developed, aligned to the Scottish Government's whole portfolio of infrastructure investments, the Spending Review and STPR2.

The Infrastructure Delivery Pipeline is a live document, and new projects and programmes will be added to the pipeline at future updates, as investment plans are agreed.

Public sector organisations spend a significant proportion of their capital budgets maintaining and improving their asset base. The investment hierarchy stresses the importance of them doing so, to ensure we make best use of our assets. The proposed spend on capital maintenance is over £7 billion over the Scottish Spending Review period. This is in addition to the spending on the projects and programmes set out in the Infrastructure Delivery Pipeline.

Tackling Child Poverty

We are committed to delivering on the ambitious targets set through the Child Poverty (Scotland) Act 2017, supporting children and families to thrive. Wide-ranging infrastructure investment is essential to our national mission on child poverty. From investing in the energy efficiency of our homes, to our public transport networks and supporting businesses to create new jobs, the projects and programmes in this pipeline will underpin our efforts to tackle and reduce child poverty in Scotland.

Scotland needs warm, affordable homes and we are supporting that with up to £4.9 billion of investment of which £4.1 billion will be public sector investment over the next four years. As part of this, we will work collaboratively with the Scottish National Investment Bank (SNIB) to accelerate housing investment, leverage additional private investment and boost overall housing supply.

This investment will work to leverage additional new private sector investment to support the delivery of 36,000 affordable homes, and is expected to provide a warm, safe home for up to 24,000 children. This represents a significant contribution to our child poverty mission by helping families to leave unsuitable temporary accommodation. We will attract new entrants to the affordable housing sector in Scotland, including through fund-based approaches that can utilise public capital efficiently. Working alongside SNIB, we will unlock large-scale strategic opportunities that provide both quality new homes and build new communities.

Growing the Economy

Infrastructure investment is recognised as a driver for economic growth with an estimated yield of up to £2 for every pound invested. It supports productivity, innovation and competitiveness by improving connectivity, enabling access to markets and strengthening regional economies. Investment in transport, digital networks and energy systems helps to unlock private capital, attract international investment and support high-value sectors.

Our investments will support industrial growth, decarbonisation of our industries and the development of new technologies – our Pipeline includes investment to decarbonise how we heat our homes and businesses, develop new low-carbon technologies, and decarbonise our transport networks. Sustained and targeted investment in gigabit-capable fibre networks will further strengthen Scotland’s digital infrastructure, enabling innovation, digital adoption and new economic activity. We are investing in regional economies the length and breadth of Scotland: our housing investment will benefit communities across Scotland, and our major capital investments in the health and prison services will bring work to construction firms and small medium enterprises from Glasgow to the Islands.

Climate Change

The transition to a net zero and climate-resilient Scotland will transform our economy and society, and investment in infrastructure is key to enabling this progress. The public and private sectors must work together if we are to achieve our climate change ambitions – by building net zero infrastructure which will support the decarbonisation of our economy and society, and by climate-proofing our existing infrastructure. The move to net zero and climate adaptation is not all about higher costs. The Climate Change Committee suggests that there will be benefits that, in aggregate, outweigh the costs.

In the next four years, as part of taking forward the policies set out in our Climate Change Plan, we will invest £110 million in peatland restoration and £186 million in woodland creation. We will also support decarbonisation of buildings via the £1.3 billion Heat in Buildings programme, and we will invest £1.4 billion in our Low Carbon and Sustainable Travel Programme.

High Quality and Sustainable Public Services

Our vision is a Scotland where everyone has access to efficient, high-quality and effective services. This pipeline includes investment in our health, justice and education estates to deliver those services. In addition to this, the Public Service Reform Strategy sets out our commitment to a more efficient, joined up and preventative system, showing how we will significantly increase the pace and scale of reform to deliver that vision.

Public sector reform will see us driving up efficiency, moving away from solely ‘bricks and mortar’ solutions to digital provision supported by AI, utilising the public estate to its full potential by delivering over £50 million of benefits from the Single Scottish Estate programme and carrying out essential maintenance to ensure safe and efficient operations.

Annex A – Infrastructure Delivery Pipeline

Projects over £5 million and programmes over £20 million with agreed outline business cases (or equivalent) and agreed funding.

List of projects and programmes

Where a project is part of a wider programme of investment it sits just below the programme entry, indented. All programmes are marked as programmes or funds. Full information about each of the projects and programmes in the Infrastructure Delivery Pipeline can be found in the [Supporting Documents Section](#).

Transport

A9 Dualling Programme

- Tomatin to Moy
- Tay Crossing to Ballinluig
- Pitlochry to Killiecrankie

Major Roads Investment Programme

- A83 Rest and Be Thankful – Medium Term Solution
- M8 Woodside Viaduct Propping

Rail Services Improvement and Decarbonisation programme

- Borders Railway electrification and Fife electrification (Including Suburban Fleet Replacement and Dundee – Arbroath enhancements)
- Intercity fleet replacement and rail enhancement projects

Low Carbon and Sustainable Travel Programme

- Including active travel and bus infrastructure, zero emission buses and fleets, smartcard programme and electric vehicle charging infrastructure.

Vessels, Ports and Harbours

- Islay/ Little Minch vessels
- Lochboisdale/ Gasay Island port improvements
- Freight flex vessels – Northern Isles
- Small Vessel Replacement Programme Phase 1 incl. port upgrades
- Lord of the Isles (LOTI) replacement
- Port Ellen Harbour upgrade

Health

Scottish Ambulance Service – Ambulance Replacement Programme
Energy Efficiency investment programme
Radiotherapy replacement programme
NHS Greater Glasgow & Clyde – Radionuclide Dispensary
NHS Grampian – Baird & Anchor Hospitals
NHS Greater Glasgow & Clyde – QEUH Heating Manifold Replacement
NHS Greater Glasgow & Clyde – QEUH Rectification Works – Atrium cladding
Foxgrove (National Secure Adolescent Service)
NHS Forth Valley National Treatment Centre

Climate Action and Energy

Community and Renewable Energy Scheme (CARES) Programme
Modernise Recycling – Recycling Improvement Fund
Scottish Water Investment Programme

Culture

The Art Works at Granton

Economy

Connectivity programmes (including R100)
CMAL: completion of the new 100 metre ferries investment
Green Freeports (co-investment with UK Government)
Regeneration and Place Capital Programme
Cities Investment and Strategy (core deal) – co-investment with UK Government and Local Government
Cities Investment and Strategy (Corran Ferry) – co-investment with UK Government and Highland Council

Education

Dunfermline Learning Campus
Learning Estate Investment Programme

Housing

Affordable Housing Supply Programme
Heat in Buildings Programme
Cladding Remediation Programme

Justice

SPS – HMP Glasgow
SPS – HMP Highland
ESMCP Capital (joint investment programme with UKG)

Rural Affairs Land Reform and Islands

Peatland restoration programme
Woodland creation programme – Scottish Forestry
Marine Vessel Replacement Programme
Royal Botanic Gardens Edinburgh – Biomes Phase 1 – Energy Centre

Annex B – Development and Future Pipelines

A. Development Pipeline

Projects and programmes with OBC in development, programme/ project being further defined. The strategic outline case has been made and is a Government commitment.

These will be added to the Delivery Pipeline once Business Case and funding are agreed. To ensure protection of the public purse, where business cases and value for money considerations do not stack up projects may be stood down from the development or future pipelines.

Transport

A96 programme

- A96 Dualling Inverness to Nairn (including Nairn Bypass)
- A96 / A9 Inshes to Smithton
- A96 corridor

Major road investment programme

- M8 Woodside Viaduct – permanent intervention
- A83 Rest and Be Thankful – long term solution
- A90 Laurencekirk Junction Improvement Scheme
- A720 Sherriffhall Junction Improvement Scheme
- A9/A82 Longman Junction Improvement Scheme
- A75 and A77 road improvements (incl. Springholm and Crocketford bypasses)
- A737 Beith
- A82 Tarbet to Inverarnan

Rail services improvement and decarbonisation programme

- Rural rail renewal project (incl. Highland Mainline)

Vessels, ports and harbours investment programme

- Ardrossan redevelopment
- Gourock Dunoon Kilcreggan – vessels investment
- Gourock Port Improvement Works
- Small Vessels Replacement Programme Phase 2 including port upgrades and shore power connections
- Oban Berth Modifications
- Isle of Mull vessels
- Mallaig Port Improvements

Mass Transit schemes in Scotland's three largest cities: Aberdeen; Edinburgh and Glasgow

Proposals for Sound of Harris, Sound of Barra fixed link and fixed link between Mull and Scottish mainland.

Health

Primary care investment programme including three initial projects: Port Glasgow, East Calder and East Livingston, and Cowdenbeath and Lochgelly

Primary care walk-in centres

NHS Lanarkshire – Monklands Hospital

NHS Western Isles – Barra and Vatersay Community Campus, St Brendan’s Hospital Replacement

NHS Highland – Belford Hospital (Lochaber)

NHS Lothian Re-provision of Eye Services

Education

Secure Care

Barra and Vatersay (Education element)

Fàs building at Sabhal Mòr Ostaig

Jordanhill School estate project

Rural Affairs Land Reform and Islands

RBGE Biomes Programme – Phase 2

Local Government

Islands Investment Programme

B. Future Pipeline**Interventions being explored to determine if there is a case for investment****Transport**

There are a number of local and regional transport infrastructure priorities where work is ongoing to establish whether there is a robust business case for the relevant project to progress to detailed development and delivery. Scottish Ministers (Transport Scotland) will continue to work with local and regional partners in the development of the supporting business cases, ensuring that the appropriate interventions are identified to deliver the policy outcomes for the communities they serve and they demonstrate the necessary value for money. Examples of this are Fort William Integrated Transport Plan, A801 Avon Gorge Road Improvements, local road or rail improvements to support the delivery and operation of the renewables energy sector. Also, third parties developing the case for investment in Borders Rail Extension, Newburgh, Winchburgh, Cove and Newtonhill rail stations.

Health

The Scottish Government is currently working with all Health Boards to develop a whole system infrastructure plan (WSIP), rather than individual Boards developing business cases for future projects in isolation. This process will identify investment priorities across NHS Scotland. Projects that had previously begun the business case process but were then paused, such as the remaining National Treatment Centres and the Gilbert Bain Hospital, will be considered as part of this whole system planning work with priorities determined based on strategic needs assessment across the whole of the NHS estate.

Economy and Gaelic

The availability of public and private lab space is an important factor in enabling the growth of the most innovative Life Sciences spinouts. Examples of Scottish Government investment that have leveraged enhancement of the Life Sciences in Scotland include the CPI Medicines Manufacturing Innovation Centre (MMIC) and the National Manufacturing Institute Scotland (NMIS).

Scottish Enterprise recently concluded a comprehensive and independent analysis of infrastructure supply and demand for lab space across the country. This identifies the various types of lab space that are available currently and matches these to an understanding of current and future requirements of start-up and scaling companies. The results will be published in the coming weeks and followed by guidance on early and comprehensive accommodation planning to support sustainable growth and operational readiness. Using this work as an evidence base, Scottish Enterprise will then lead a programme of activity to stimulate private sector investment into life sciences accommodation in key locations, to enable the growth, scaling and retention of life sciences companies

The 'Gaelic Capital Fund' allows support for infrastructure projects in education and community settings. The fund has been in place since 2009 and contributions from it have allowed establishment, development and growth of nursery and school settings for delivery of Gaelic Medium Education – such as the schools in Inverness, Fort William, Glasgow and Edinburgh. Community buildings such as Cnoc Soillier in South Uist and Cultralann Inverness have also benefited from the fund supporting places where Gaelic language can be spoken and taught. North Uist Historical Society which received funding to establish a Community Heritage Centre. Applications to the fund are considered yearly with businesses cases and value for money assessed at project level.

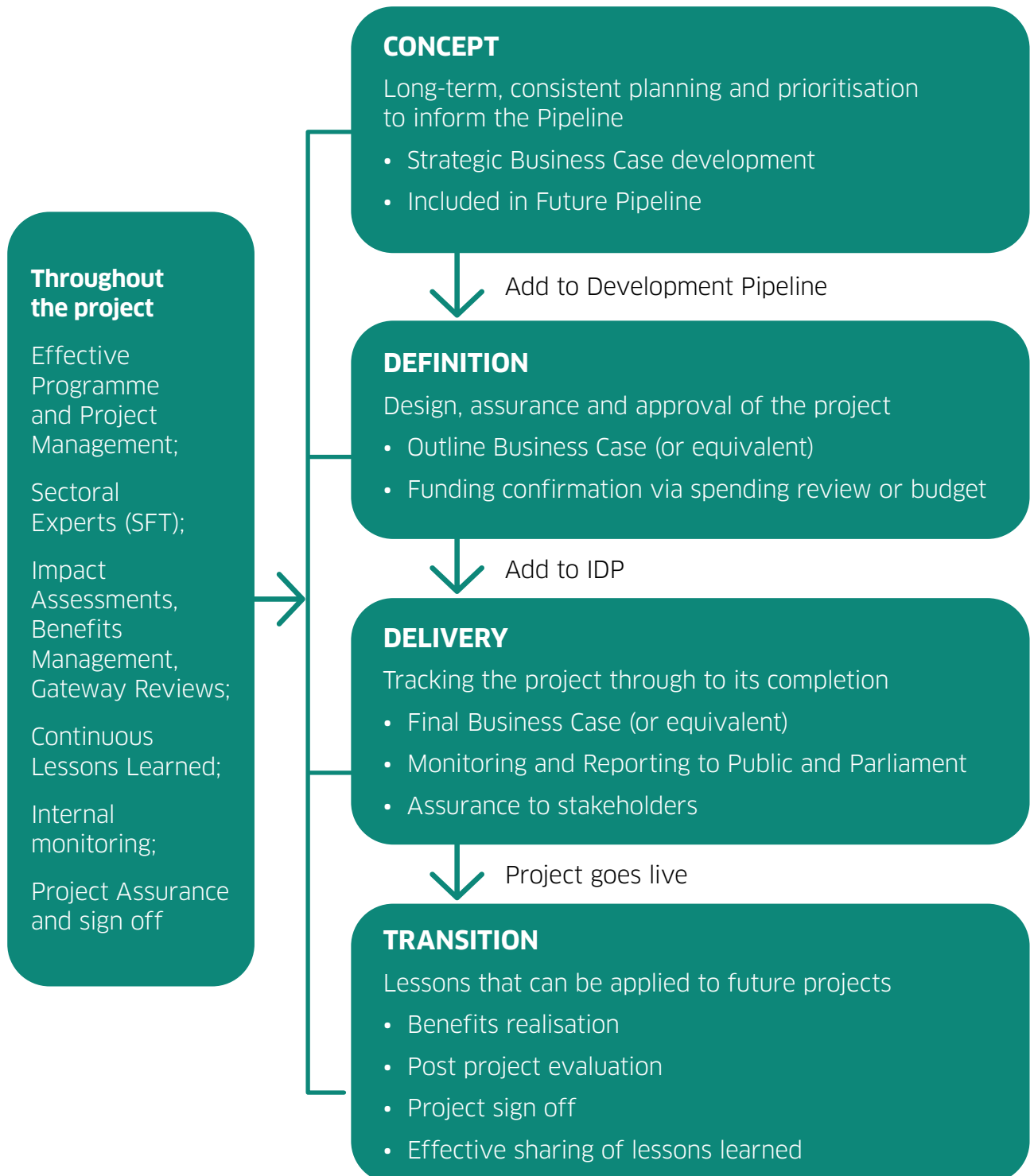
Education

The Scottish Funding Council (SFC) is working with the sector to develop a 10-year College Infrastructure Investment Plan due autumn 2026, supported by the Scottish Futures Trust. This includes consideration of local and regional infrastructure priorities and how to progress these within the strategic context of the developing Plan. SFC continues to work closely with colleges such as Forth Valley and Dundee and Angus as they progress work on options to address their local priorities

Schools infrastructure investment programme (successor to the Learning Estate Investment Programme) – including potential investment in special schools. This will focus on addressing schools remaining in poor condition and continue to improve the overall condition of our school estate in collaboration with our partners in local government.

Annex C – Pipeline decision-making process

Project progression from Future Pipeline to Development Pipeline to Infrastructure Delivery Pipeline to Go Live



To ensure protection of the public purse, where business case and value for money considerations do not stack up projects **may be stood down** from the Future Pipelines.



Scottish Government
Riaghaltas na h-Alba

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