

EAST AYRSHIRE COUNCIL

EMERGENCY POWERS COMMITTEE – 12 DECEMBER 2005

PROPOSED NEW HEALTH CARE AND LOCAL OFFICE/LIBRARY FACILITIES - CROSSHOUSE

Report by Chief Executive

1 PURPOSE OF REPORT

- 1.1 To seek Committee authority to proceed with the undernoted proposals:-
- (i) To confirm the Council's support in relation to a bid being submitted by NHS Ayrshire and Arran to the Scottish Executive Health Department in connection with the Primary and Community Care Premises Modernisation Programme – Joint Working Projects seeking funding to undertake a new development within Crosshouse comprising a new Medical Centre, Local Office and Library.
 - (ii) To make available land, identified in the plan annexed, located at Annandale Gardens, Crosshouse and situated adjacent to Crosshouse Nursery School/Community Centre, for the purpose of constructing the proposed new development.
 - (iii) To contribute a Capital sum towards the project commensurate with the funding which has been allocated within the 2006/07 Capital Programme for the relocation of Crosshouse Library and introduction of a new Local office.

2 BACKGROUND

- 2.1 The Scottish Executive Health Department are inviting bids from NHS Boards for ring-fenced capital funds available during 2006/07 and 2007/08 to support joint working projects between NHS and Local Authorities and/or other public sector agencies and/or the voluntary sector.
- 2.2 NHS Ayrshire and Arran have identified Primary Health Care facilities in Crosshouse as a priority for improvement.
- 2.3 The existing Primary Care accommodation located within the general practice surgery in Crosshouse is considered to be inadequate for patients, staff and community needs. The main problem is lack of space which inevitably means that the full range of required health care services cannot be delivered. There are also significant deficiencies with the existing premises infrastructure and overall environment especially in relation to meeting disability discrimination legislation.

- 2.4 The provision of a local office within Crosshouse and replacement of the local library facilities, which are presently situated within a rented shop unit, are currently under consideration following a report which was submitted to the Corporate Governance Committee of 10 February 2004 whereby authority to market a site at Gatehead Road, Crosshouse, as a development opportunity linking this to the provision of a new local office and library facility was granted. The lease of the existing library is due to expire on 5 April 2007.
- 2.5 The development opportunity at Gatehead Road has been marketed and discussions are ongoing with two potential developers although these have been put on hold as a result of the NHS Ayrshire and Arran enquiry.

3. CURRENT POSITION

- 3.1 NHS Ayrshire and Arran in consultation with the Council have prepared the appropriate bid documents and outline plans to enable a bid for funding to be submitted to the Scottish Executive Health Department.
- 3.2 The Scottish Executive require the bid to be signed off jointly by NHS Boards and Local Authorities confirming their commitment to the project.

4. LEGAL IMPLICATIONS

- 4.1 The site upon which the proposed development will be located is within Council ownership and the proposal would be to enter into a lease agreement with NHS Ayrshire & Arran which would regulate each party's responsibilities in relation to the completed facility.

5. FINANCIAL IMPLICATIONS

- 5.1 The Council has allocated £295K within the 2006/07 Capital Programme for the relocation of Crosshouse Library and introduction of a new local office. The proposal would be to contribute this sum as a funding contribution towards the proposed project on the basis that all fitting-out costs associated with the Council facilities will be included within the total project costs.
- 5.2 Revenue costs will comprise service charges incorporating all running costs which will be apportioned between both parties in a manner similar to the arrangements which have been put in place in connection with the Drongan Area Centre. There will be revenue costs associated with the establishment of the new local office but, at the present time, these are not quantified.

6. POLICY IMPLICATIONS

- 6.1 The proposals contained within this report are consistent with the arrangements in place for providing joint health/public services to people requiring community-based services in East Ayrshire.

7. CONCLUSION

- 7.1 If the bid is successful, this project would provide a new joint venture facility which will enable residents within Crosshouse to access a wide range of services at one location with associated benefits and, given the availability of potential funding under the Scottish Executive Scottish Health Department's Primary and Community Care Premises Modernisation Programme, together with the need to improve existing health care facilities in Crosshouse, it is considered that it merits support, as detailed in the report, and further investigation.
- 7.2 Further cost saving/added value benefits will be obtained by combining both projects as both parties will be able to share common facilities, e.g. interview meeting rooms, etc. which would require to be provided separately if individual buildings were provided. The existing Community Centre will also benefit from improved access arrangements and car parking facilities.

8. RECOMMENDATIONS

- 8.1 It is recommended that the Committee:-
- i. Confirm the Council's support for the creation of a new development within Crosshouse comprising a new medical centre, local office and library/learning unit, and their support for the funding bid which NHS Ayrshire & Arran propose to submit to the Scottish Executive Health Department in connection with the Primary and Community Care Premises Modernisation Programme;
 - ii. Agree to make available land at Annandale Gardens, Crosshouse, and situated adjacent to Crosshouse Nursery School/Community Centre for the purpose of constructing the new development and authorise the Executive Director of Development and Property Services to enter into detailed negotiations with NHS Ayrshire & Arran on the basis of the arrangements proposed;
 - iii. Agree to contribute a Capital sum towards the project, commensurate with the funding which has been allocated within the 2006/07 Capital Programme for the relocation of Crosshouse Library and new local office;
 - iv. Note that a further report on the outcome of these negotiations will be submitted to a future meeting of the Policy and Resources Committee; and
 - v. Otherwise note the content of this report.

Fiona Lees
Chief Executive
FL/SMcV/MB
9 December 2005

BACKGROUND PAPERS

Letter dated 25 October 2005 from Dr Hamish Wilson, Head of Primary Care Division, Health Dept, Scottish Executive, providing details of the Primary and Community Care Premises Modernisation Programme 2006/07 and 2007/08: Joint Working Projects – Invitation to Bid.

For further information on this report, please contact Sam McVie, Principal Surveyor, Property Unit - Tel: 01563 576099.

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