

EAST AYRSHIRE COUNCIL

POLICY & RESOURCES COMMITTEE – 28 MARCH 2000

PROPOSED RELOCATION AND DEVELOPMENT OF HEALTHCARE FACILITIES WITHIN THE MAIN STREET DALMELLINGTON INDUSTRIAL COMPLEX

Report by Chief Executive

1. PURPOSE OF REPORT

- 1.1** To advise the Committee of an expression of interest from the Ayrshire and Arran Primary Care NHS Trust to relocate existing healthcare facilities and develop additional facilities within the Main Street Dalmellington Industrial Complex. Further, to seek the agreement of the Committee to support a bid by the Primary Health Care NHS Trust to the Scottish Executive Health Department to access funding which, if the bid was successful, would enable this project to proceed.

2. BACKGROUND

- 2.1** The 2 December 1999 meeting of this Committee agreed a report by the Chief Executive on the development of the Dalmellington Area Centre within the Main Street, Dalmellington Industrial Complex. Amongst other things the Committee at that time noted that a further report would be brought forward advising of the outcome of discussions with Strathclyde Police in relation to their potential involvement in the project through the incorporation of a local police office within the Area Centre. A separate report to this Committee (agenda item 22) advises of the positive outcome of these discussions and seeks approval to the detailed property matters which now require to be concluded.
- 2.2** The Committee will recall that the range of facilities and services which will now be located within the Dalmellington Area Centre, subject to approval of detailed property matters in relation to Strathclyde Police, are as follows:
- Local Police Station
 - Single public reception area for all services
 - Marriage and conference suite
 - Toilets available for public use
 - Local Office facilities including registration of births, deaths and marriages
 - Office accommodation for the Housing Area Team, Social Work staff and Community Education staff

- Telecottage providing access to information, communication technology, training and support
- Improved industrial space
- Car parking

2.3 The above facilities are incorporated within a wider redevelopment of the Dalmellington Industrial Complex by Development Services which include a telecottage for Information Communications Technology (ICT) training and the refurbishment of industrial units. Enterprise Ayrshire, Rechar II and, Social Inclusion Partnership are partners to the project.

3. PROPOSAL BY THE AYRSHIRE AND ARRAN PRIMARY CARE NHS TRUST

3.1 Primary Care facilities in Dalmellington have been identified by the Primary Health Care NHS Trust a priority for improvement. A full report highlighting health statistics which demonstrate the need for such a development within the Dalmellington area and providing information on the services proposed to be provided in the Dalmellington Industrial Complex by the Primary Care NHS Trust has been prepared by the Director of Estates and Facilities, Ayrshire and Arran Primary Health Care NHS Trust and is available to Members on request.

3.2 Primary Care facilities in Drongan have also been identified as a priority for improvement and proposals on the way forward in relation to Drongan are set out in a separate report to this Committee.

3.3 In relation to Dalmellington, the Primary Health Care NHS Trust has highlighted a number of difficulties which exist with the primary care accommodation and range of facilities presently available. Significantly, the existing accommodation located within the General Practice surgery is insufficient for the current limited range of services which can be provided. Additionally, there is general agreement that in moving towards the Primary Health Care NHS Trust's vision of community-based health systems, which integrate medical care and social services, there is a pressing need to extend the range of services presently available to the local community. This objective could not be met from the existing site of the General Practice surgery. Similarly, in relation to the Dental Practice, existing accommodation is not adequate and is poorly located on a steep hill.

3.4 Two significant factors have arisen which now present an opportunity for much improved primary healthcare facilities within Dalmellington.

3.5 The development of the Dalmellington Area Centre

3.5.1 Firstly, as the Committee is aware, the Council has purchased and is presently refurbishing the industrial unit at Main Street Dalmellington. This industrial unit is located within a relatively large site close to the heart of Dalmellington. On completion of refurbishment works, approximately half of the available space will be utilised by a combination of council services, the local police station and a telecottage. Under current proposals the remainder of the unit which is subdivided into 5 smaller units would be retained in its current use. Table 1 provides a summary of existing and agreed uses for the whole of the Dalmellington Complex.

Table 1 – Summary of Existing / Agreed Uses

USE	OCCUPIER	FLOORSPACE
Local Police Station	Strathclyde Police	84m ²
Council Office accommodation / local office	East Ayrshire Council	739m ² *
Telecottage	Ayrshire Electronic Communities	156m ²
Storage, Distribution and Sale of Books	International Booktown (Dalmellington) Ltd	248m ²
Storage and Re-Distribution of Furniture	Cumnock & Doon Valley Gift Furniture Scheme	189m ²
Training Facility	East Ayrshire Woodlands	424m ²
	TOTAL	1840m²*

*inclusive of mezzanine deck provision within refurbishment works, amounting to 109m².

3.5.2 Through established officer liaison arrangements between the Council and the Primary Health Care NHS Trust the potential for joint working to relieve or ideally resolve the problems identified in paragraph 3.2 above has been investigated. The Primary Health Care NHS Trust has indicated that, in terms of the location of the Main Street Complex, i.e. being in a central location within the heart of Dalmellington, on a level easily accessible site, and on the main public transport route, this site represents the ideal situation for such a facility.

- 3.5.3** In considering the nature of the facility, the options open to the Primary Health Care NHS Trust range from, the provision of additional overspill accommodation to ease the difficulties within the existing General Practice surgery, to the relocation of the existing General Practice and Dental Surgeries with the further expansion of healthcare facilities to provide improved access to a full range of services such as mental health, physiotherapy and health promotion etc.
- 3.5.4** A draft schedule of accommodation for the fully integrated primary health care facility proposed within the complex has been provided by the Primary Health Care NHS Trust. This includes provision of GP consulting rooms, treatment room, podiatry room, dental surgery, dental work room, recovery room, attached staff base, records area and computer room. Further design work is required to determine the exact floor space requirements in light of the possible sharing of common facilities such as waiting, interview and communal staff rest areas, however, it is anticipated that the total floor space required by the Primary Health Care NHS Trust will be around 400m². There is also a proposal for the Ambulance Service to base a vehicle and paramedic staff within the complex. At present it is considered that space could be identified for this purpose adjacent to the accommodation proposed for Strathclyde Police.
- 3.5.5** The capacity of the Main Street Complex to accommodate the wider spectrum of facilities would undoubtedly represent the optimum solution for the local community, and has been investigated further. The conclusion from this exercise is that two options are available. The first option in terms of the wider site area the available land at the Main Street Complex is sufficient to provide for a new build extension to the existing building. The second option would be for the healthcare facilities to be located within part of the existing building envelope, fully integrated with the Police and Council Services. This later option would still provide for the retention of some potentially available industrial space.

3.6 Potential Funding Opportunity

- 3.6.1** The issue of funding is key to the viability of any of the options which might be available to the Primary Health Care NHS Trust in providing for improved healthcare facilities in Dalmellington. The limited capital budget available to the Trust is such that a new build within the Main Street Complex would represent around twice the total available capital spend for the whole of Ayrshire and Arran. Under such circumstances the Trust's preferred funding route would normally be through a revenue stream. However, this would require significant additional capital investment by the Council and as such this option has been discounted.

- 3.6.2** The preferred option for the Primary Health Care NHS Trust is to develop its facility within the existing building envelope. This option would lead to significant cost savings to the Primary Health Care NHS Trust and would thereby greatly improve the ability of the Trust to prepare a capital funding package to allow the development to proceed.
- 3.6.3** In this regard an important funding opportunity has arisen through the Scottish Executive Health Department's Primary and Community Care Premises Modernisation Programme. Bids to access this £12 million programme are presently being invited from Primary Health Care NHS Trusts and Island Health Boards and require to be submitted to the Scottish Executive by 14 April 2000. This funding is available for 2000/01 and 2001/02 to support the development of primary and community care projects.
- 3.6.4** The Primary Health Care NHS Trust considers that this partnership model which would provide a one-stop polyclinic combining primary healthcare, community and social services on the same site is at the leading edge of the primary care agenda and would stand an excellent chance of success in accessing the available funding.
- 3.6.5** It should be noted that whilst the Premises Modernisation Programme does not preclude the submission of capital funding bids for new build developments, experience has shown that given the limited size of the fund and the desire by the Scottish Executive to develop as many projects as possible, new build projects with their associated high capital costs have far less chance of success than refurbishment projects.
- 3.6.6** Committee is, therefore, asked to consider allocating an area of the existing Main Street Complex for use as a primary healthcare facility in order to maximise the opportunity for a significant investment through the Scottish Executive Health Department's Primary and Community Care Premises Modernisation Programme. Issues for consideration in relation to the Council's interests in these matters are considered in paragraph 4 below.

4 ISSUES FOR CONSIDERATION

- 4.1** A significant issue for the Council should it be minded to allocate space within the existing Complex to the Primary Health Care NHS Trust is the need to ensure that the partnership funding already in place for the upgrading and refurbishment of the Complex is taken fully into consideration in the reconfiguration of the project. The Committee will recall that a substantial

funding package has been assembled on the basis of the combination of the uses detailed in Table 1 of this report. This funding package relates to the purchase costs of the site and buildings and also the re-roofing and re-cladding of the entire Complex. Table 2 below provides a summary of the agreed funding package.

Table 2 - Summary of Agreed Funding Package (Purchase and Phase 1 Costs)

1. TOTAL INDUSTRIAL COMPLEX COSTS	£690,000
2. FINANCIAL CONTRIBUTIONS	
2.1 Enterprise Ayrshire	£213,000
2.2 Social Inclusion Partnership	£ 90,000
2.3 ERDF Grant (40% of eligible costs)	£152,266
2.4 East Ayrshire Council	£234,734
TOTAL CONTRIBUTIONS	£690,000

- 4.2** The Policy and Resources Committee at their meeting held on 2 December 1999 also agreed to allocate capital expenditure of £344,700 from the Council's capital budget for 2000/2001 in order to allow the Phase 2 of the project to proceed.
- 4.3** The proposed location of the primary healthcare facility within the Main Street Complex is considered to be consistent with the objectives of Social Inclusion and there are, therefore, no issues in relation to the funding allocated to this project through the Social Inclusion Partnership.
- 4.4** In relation to both the funding allocated to this project by Enterprise Ayrshire and by Strathclyde have established that the partners are generally supportive providing there is an adjustment made for non eligible costs.
- 4.5** Committee will be aware that in relation to the funding provided by the Council £90,000 is being financed through a rental saving on the former lease and also a capital contribution of £144,734 from the Development Services approved capital programme. It is proposed that in the further detailed discussions required with the Primary Health Care NHS Trust in developing this project, an element of compensation is factored into the bid to the Scottish Executive which fairly reflects the capital expenditure incurred by the Development Services Committee.

4.6 On the basis of a proposal to allocate around 400m² of existing floorspace to the Primary Health Care NHS Trust it will be necessary to consider alternative suitable arrangement for some of the existing occupiers of the Complex. All of the existing tenants are projects supported by East Ayrshire Council and the Head of Economic Development has held preliminary discussions with each of them to assure them of the Council's careful consideration should this proposal be approved by the Council.

4.7 Clearly, the timescale by which all of these issues require to be resolved in advance of the deadline of 14 April 2000 will require concentrated effort and close collaboration with the Primary Health Care NHS Trust and other project partners. The Committee is, therefore, asked to agree in principle to the allocation of space for the purpose described in this report and to authorise officers to enter into detailed negotiations with the outcome being reported to the next meeting of the Policy and Resources Committee.

5 LEGAL IMPLICATIONS

5.1 None arising directly from this report.

6 POLICY IMPLICATIONS

6.1 The proposals contained within this report are consistent with the arrangements in place for joint health and social care for people requiring community based services in East Ayrshire.

7 FINANCIAL IMPLICATIONS

7.1 No additional financial support is proposed from the Council. The bid as proposed by the Primary Health Care NHS Trust would include an element of compensation to fairly reflect the capital expenditure incurred by the Council.

8 RECOMMENDATIONS

8.1 It is recommended that the Committee:-

- (i) agree in principle to the allocation of space within the Dalmellington Main Street Industrial Complex for use by the Ayrshire and Arran Primary Health Care NHS Trust for the provision of a fully integrated primary healthcare facility and support any subsequent funding bid which the Primary Health Care NHS Trust may submit in this respect;

- (ii) authorise the Chief Executive to enter into detailed negotiations with the Primary Health Care NHS Trust and other project partners on the basis of the partnership arrangements proposed;
- (iii) note that a further report on the outcome of these negotiations will be submitted to the next meeting of the Policy and Resources Committee; and
- (iv) otherwise note the content of this report.

David Montgomery
CHIEF EXECUTIVE
24 March 2000
FL/MO'R/AMD

BACKGROUND PAPERS

1. Letter dated 24 February 2000 from Agnes Robson, Director of Primary Care, Health Department, Scottish Executive providing details of the Primary and Community Care Premises Modernisation Programme.
2. Report dated 23 March 2000 by the Director of Estates and Facilities, Ayrshire and Arran Primary Care NHS Trust on proposed provision of health care facilities within East Ayrshire Council's Area Centre in Dalmellington.

Any person wishing to inspect the background papers listed above should telephone Martin O'Rourke on Tel No 01563 576213. Any person wishing further information on this report should contact Fiona Lees, Depute Chief Executive on Tel No 01563 576019.

AGENDA