

**ANGUS COUNCIL**

**ANGUS COUNCIL .....6th November 1997**

**COMMUNITY RESOURCE CENTRE DEVELOPMENTS  
FORFAR DRAFT OUTLINE BUSINESS CASE**

**REPORT BY THE CHIEF EXECUTIVE, THE DIRECTOR OF LAW &  
ADMINISTRATION AND THE DIRECTOR OF SOCIAL WORK**

**ABSTRACT**

The vision for the future of community care services in Angus is to have linked community health and social care services. This will be achieved by a commitment to the alignment and integration of health and social care services within a number of Community Resource Centres.

The first development will be in Forfar and this report provides members with information on the draft outline business case for the Forfar development.

**1 RECOMMENDATIONS**

It is recommended that the Council

- i) approves the contents of the Draft Outline Business Case as a basis for public consultation.
- ii) agrees to participate in a programme of public consultation relating to the proposals in the Draft Outline Business Case
- iii) participates in the editing of the final document to be submitted to the Scottish Office
- iv) notes that there should be no additional financial implications to the Council arising from this initiative

**2 FORFAR COMMUNITY RESOURCE CENTRE DEVELOPMENT**

Members will recall the Strategic Perspective Document outlining the concept and principles which will guide the development of Community

Resource Centres in Angus. This was presented to the Policy and Resources Committee in Report No. 826/97 9th September 1997.

It was noted in the strategic perspective paper that work would be progressed in the first instance to prepare an outline business case for the Forfar Community Resource Centre. The final draft of the outline business case has now been completed. A copy of the draft outline business case is available in the members lounge.

The purpose of this report is to summarise the essential elements of the outline business case.

Members should note that four options were considered in relation to the Forfar development. The preferred option within the outline business case is option 2 i.e. the siting of a number of the elements of the community resource centre on the existing Whitehills Hospital site. The development of the Community Resource Centre would involve the demolition of the existing facilities on the site and new build elements to provide the essential elements of the Community Resource Centre.

The Forfar Community Resource Centre will include in-patient facilities comprising "community beds" managed by primary care with associated services, maternity beds with delivery facilities and NHS continuing care beds.

Initially it is anticipated that one general practitioner practice will be located on the main site of the Community Resource Centre

A specialist palliative care wing is proposed with enhanced space standards, family bedrooms, and a dayroom/conservatory.

A broad range of outpatient services will be provided within multi functional clinical areas with associated treatment rooms and diagnostics suite. Allied to clinics will be Physiotherapy services, Occupational Therapy, Speech Therapy, Chiropody and Dentistry.

A minor injuries/casualty service will be available with out of hours cover and will be available for minor operations not requiring general anaesthetic and endoscopy. The service will be a low tech, high quality minor injuries unit which will be nurse led and will aim to provide a 24 hours facility with medical input from primary care.

Diagnostic capability will be limited to plain X-Ray facilities and consideration will be given to the use of telemedicine.

The Community Resource Centre will offer day services incorporating personal care and social support.

Day hospital care will be offered to older people with mental health needs, adults with mental health needs and people with terminal illnesses. In keeping with the shift to provide localised services within community based facilities the service will cater for people who have previously been supported in long stay hospital settings. These proposals have essentially emanated for the work of the Mental Health Strategy for Angus.

Day services will also be provided for people with physical disabilities.

Provision has been made for individual and multi-agency team accommodation within the Resource Centre. The Community Resource Centre will also encompass a conference room and training rooms.

Community facilities will be offered to community groups and agencies, self help groups, and advocacy and campaigning groups.

A further element of the Community Resource Centre is the essential links with residential care and very sheltered housing. It is proposed that Beechhill residential care home for older people which presently accommodates 24 people will be reconfigured through refurbishment and conversion of the existing building to provide accommodation and support for 16 people with dementia together with day care facilities ie 8 places service for people with dementia.

Within the grounds of Beechhill, very sheltered housing will be developed as new build for 16 people.

The proposed functional content of the Community Resource Centre is:

- *GP Inpatient Facility* - 18 Beds
- *Specialist Palliative Care* - 4 Bed
- *Older People Medical Inpatient Facility* - 20 Beds
- *Old age Psychiatry Inpatient Facility* - 20 Beds
- *Outpatient Facility* - 12 Rooms
- *Minor Injuries/Casualty* - Treatment Room/ 2 Consulting Rooms
- *Minor Procedure/Operations* - Treatment Room/

- *Diagnostics* - Surgery  
X-Ray Suite (Plain X-Ray)
- *Day Hospital (Adult Mental Health)* - 15/20 Places
- *Day Services (People with Physical Disabilities)* - 16 Places
- *Office Accommodation - (Joint Health and Social Work Locality Assessment and Support Teams)* - 21 Rooms
- *Office Accommodation - (Trust Staff)* - 22 Rooms
- *Office Accommodation - (Social Work)* - 2 Rooms
- *Office Accommodation - (Professions Allied to Medicine Services)* - 6 Rooms
- *Medical Records* - Filing/ Storage Room
- *Conference/Training/Meeting* - Conference Room/ 4 Training/ Meeting Rooms
- *Support Services (including Kitchen)*
- *GP Practice Premises* - 7 Consulting Rooms/  
4 Treatment Rooms/  
Offices/ Reception  
etc
- *Beechhill - Residential Care (Dementia)* - 16 Places
- *Day Care (Older people with Dementia)* - 8 Places
- *Laundry Services*
- *Very Sheltered Housing (Frail Older people)* - 16 Places

Whilst the developments outlined above focus on facilities it is essential to re-emphasise the principle described in the strategic perspective document which is to align and integrate health and social care services to improve services for people in Angus. The resource centre in Forfar will operate on the basis of integrated health and social work assessment teams and support services.

The outline business case will be submitted to the Scottish Office in November 1997 and thereafter proceed to public consultation and to full business case development. It is the intention of the local core project group to progress the Montrose Community Resource Centre proposals and if possible taken these forward to the full business case stage of development within the same timescale as the Forfar development.

The financial framework for the Forfar Developments in relation to Option 2 is attached as an appendix. Members are asked to refer to the full document for information on the other three options. It is based

on an overall Capital Cost of £11,188,000. This cost may be offset by Capital receipts, when realised.

### **3 FINANCIAL IMPLICATIONS**

The financial implications arising from this report are clearly detailed in the Outline Business Case.

The funding of the Capital Costs of the scheme are still under deliberation. It is envisaged that the costs to the Council will be met from Revenue sources through rent or lease charges. All additional revenue costs will be met by funding transferred from DSS and Tayside Health within community care strategic developments.

VAT has been included in the costings - where appropriate - because the Health Authorities are not able to reclaim VAT. This contrasts with the accounting arrangements for local government.

The specific impact on the Council of these developments will be reported on an ongoing basis to the relevant committees.

### **4 CONSULTATION**

The Director of Finance and the Director of Housing have been consulted in the preparation of this Report.

### **5 CONCLUSION**

This report has provided members with a summary of the essential elements which are included in the Draft Outline Business Case for the Development of the Forfar Community Resource Centre.

This project will be the first stage on the development of the integrated health and social care services throughout Angus.

A B Watson  
Chief Executive

C A Coull  
Director of Law & Administration

W B Robertson  
Director of Social Work

29 October 1997

## NOTE

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied on to any material extent in preparing this report.

**Capital Costs**Forfar Community  
Resource Centre**Whitehills New Development**

Description	Capital cost		
	Excluding VAT £	VAT @ 17.5% £	Including VAT £
Whitehills New Build	8,067,803	1,411,866	9,479,669
Equipment	1,210,170	211,780	1,421,950
Fees	1,210,170	0	1,210,170
Beechhill	700,000	122,500	822,500
<b>Total</b>	<b>11,188,144</b>	<b>1,746,145</b>	<b>12,934,289</b>

**Notes**

- a) Fees assumed as 15% of building costs
- b) Equipment assumed at 15% of building costs
- c) New Build - costs pro rated
  - Floor space req'd 5,900
  - Floor space 7,207
- d) Land acquisition costs assumed to include fees
- e) Beechhill costs include fees

## Phasing of Capital Expenditure

### Whitehills New Development

Description	Capital Cost		
	Excluding VAT £	VAT @ 17.5% £	Including VAT £
Year 0	0	0	0
Year 1	5,594,072	767,183	6,361,255
Year 2	5,594,072	978,963	6,573,035
Year 3	0	0	0
Year 4	0	0	0
<b>TOTAL</b>	<b>11,188,144</b>	<b>1,746,145</b>	<b>12,934,289</b>

#### Notes

- a) Capital expenditure has been phased as follows:  
 1st year of construction = fees + land acquisition + 50% building costs  
 + 50% Beechhill costs  
 2nd year of construction = 50% of building costs + 50% Beechhill costs  
 + equipment costs
- b) Construction is assumed to start in Year 1



## Split of Capital Expenditure

### Whitehills New Development

Description	Capital Costs		
	Excluding VAT £	VAT @ 17.5% £	Including VAT £
Core Trust Services	5,607,869	868,141	6,476,010
Additional Trust Services	490,885	75,993	566,878
Assessment Teams	457,031	70,752	527,783
Conference/training Suite	65,000	10,063	75,063
WRVS	31,450	4,869	36,318
Office Accommodation	578,907	89,619	668,526
Support Accommodation	1,793,495	277,647	2,071,141
<b>Trust</b>	<b>9,024,636</b>	<b>1,397,083</b>	<b>10,421,719</b>
GP Services	603,264	93,390	696,654
Conference/training Suite	65,000	10,063	75,063
Support Accommodation	210,999	32,664	243,664
<b>GPs</b>	<b>879,263</b>	<b>136,117</b>	<b>1,015,380</b>
Beechill	700,000	122,500	822,500
Assessment Teams	152,344	23,584	175,928
Conference/training Suite	65,000	10,063	75,063
Physical Disabilities Day Centre	217,526	33,675	251,201
Social Work Offices	43,875	6,792	50,667
Support Accommodation	105,500	16,332	121,832
<b>Social Work</b>	<b>1,284,245</b>	<b>212,946</b>	<b>1,497,190</b>
<b>Total</b>	<b>11,188,144</b>	<b>1,746,145</b>	<b>12,934,289</b>

### Notes

- a) Assessment Team costs split 75% Trust, 25% Social Work
- b) Support Accommodation costs split 85% Trust, 10% GPs and 5% Social Work

## Capital Receipts

### Whitehills New Development

Description	Capital Receipt		
	Excluding VAT £	VAT @ 17.5% £	Including VAT £
Forfar Infirmary land value	200,00	0	200,000
demolition costs	(50,000)	0	(50,000)
Whitehills	0	0	0
Ravenswood	50,000	0	50,000
Lippen Care	500,000	0	500,000
<b>Total</b>	<b>700,000</b>	<b>0</b>	<b>700,000</b>

### Notes

- a) Receipts shown are assumed to be net of fees

## Phasing of Capital Receipts

### Whitehills New Development

Description	Capital Receipt		
	Excluding VAT £	VAT @ 17.5% £	Including VAT £
Year 0	0	0	0
Year 1	0	0	0
Year 2	700,000	0	700,000
Year 3	0	0	0
Year 4	0	0	0
<b>Total</b>	<b>700,000</b>	<b>0</b>	<b>700,000</b>

### Notes

- a) Receipts are assumed to be received in the Year the services are moved to the new facilities
- b) It is assumed that construction work will be completed in Year 2 and hence the services will move to the new facilities in Year 2

## Revenue Costings

### Summary

#### Revenue Costs

Description	Current 1996/97 £	Option 2 £
3RD PARTY INCOME	(160,154)	(135,154)
FIXED COSTS	1,093,337	1,240,927
SEMI VARIABLE COSTS	6,506,579	7,414,891
VARIABLE COSTS	167,357	184,520
TOTAL	7,607,118	8,705,184
Change in Revenue of this Service	0	1,098,066
Less Adjustment for shift in Mental Health Funding		(1,638,440)
Change in Revenue Costs		(540,374)

#### Note

- a) Changes in revenue occur in the year that the Trust move into the new resource centre:

Option 2 - Year 2

- b) Current costs represent the costs attributable to all partners in the project