

ANGUS COUNCIL

NEIGHBOURHOOD SERVICES COMMITTEE – 8 OCTOBER 2009

PROVISION OF HEALTH AND WELLBEING CENTRE, JUBILEE COURT, LETHAM

REPORT BY DIRECTOR OF NEIGHBOURHOOD SERVICES

ABSTRACT:

This report advises members of progress in regard to the provision of a healthcare facility at Jubilee Court, Letham.

1. RECOMMENDATION

1.1 It is recommended that the Committee

- (i) Agree to the conversion and extension of the former sheltered housing Tenancy Support Officer's property at Jubilee Court, the formation of a new access roadway to the facility and the provision of car parking in accordance with the development agreement between NHS Tayside and Angus Council
- (ii) Note that the overall estimated cost of the project is £305,000 with the costs being reimbursed in full by NHS Tayside in accordance with the development agreement.
- (iii) Agree, subject to Section 12 consent being received from Scottish Ministers, to the property being leased to NHS Tayside on a full repairing and insuring lease for a term of 40 years, with options for NHS Tayside to terminate the lease at 10 years and 25 years, at an initial rental of £3000 per annum for the first 5 years with five-yearly rent reviews being applied thereafter.

2. BACKGROUND

2.1 Reference is made to Report 243/04 submitted to the Housing Committee of 26 February 2004 and the Social Work and Health Committee of 22 April 2004 regarding the proposal to provide a healthcare facility in Letham. At that time the intention was to construct an extension to Jubilee Court to provide the accommodation.

2.2 Reference is also made to Report 260/06 submitted to the Housing Committee of 2 March 2006 and the Social Work and Health Committee of 18 April 2006 regarding revised proposals. Those proposals took account of the introduction in April 2005 of the new support service to sheltered housing tenants at Jubilee Court and the subsequent opportunity to convert and extend the resident Tenancy Support Officer's property which was surplus to requirements.

3. CURRENT POSITION

3.1 Following negotiations with NHS Tayside;

- (i) The layout of the facility has been amended to make better use of space.
- (ii) A new access road is proposed from Jubilee Park.
- (iii) The development agreement has been amended.
- (iv) The terms of the lease have been amended.

4. PROPOSALS

- 4.1 The facility will now comprise of a clinical room, two consulting rooms, waiting area and wheelchair accessible toilet on the ground floor, and office and staff accommodation on the first floor. Car parking for 8 vehicles is provided and an access roadway will be taken through the grounds of Jubilee Court from its south-west boundary at Jubilee Park.
- 4.2 The cost of the project has been estimated at £305,000 the costs to be reimbursed in full from a contribution from NHS Tayside in accordance with the development agreement.
- 4.3 The property will be leased to NHS Tayside on a full repairing and insuring lease for a term of 40 years, with options for NHS Tayside to terminate the lease at 10 years and 25 years, at an initial rental of £3000 per annum for the first 5 years with five-yearly rent reviews being applied thereafter.
- 4.4 Negotiations with NHS Tayside are virtually complete and with this approval tenders can be sought. NHS will approve the tender returns and a further report incorporating these tender returns will be presented to Committee in due course.
- 4.5 The completed property would remain on the Housing Revenue Account but would be leased to NHS Tayside. The Council's Corporate Services Property Division has indicated that based on a full repairing and insuring lease for a term of 40 years, with options for NHS Tayside to terminate the lease at 10 years and 25 years, subject to rent reviews every five years, the current initial market rental for the building in its current use would be £3000 per annum.
- 4.6 In preparing the open market valuation, account has been taken of the fact that the works include forming an access road and provision of car parking.

5. FINANCIAL IMPLICATIONS

- 5.1 The capital costs of the project will be reimbursed in full by NHS Tayside.
- 5.2 The professional fees of the Corporate Services Property Division are included in the costs to be reimbursed by NHS Tayside.
- 5.3 All ongoing revenue costs will be met by NHS Tayside.

6. HUMAN RIGHTS IMPLICATIONS

- 6.1 There are no Human Rights implications arising from this report.

7. EQUALITIES IMPLICATIONS

- 7.1 The issues dealt with in this report have been the subject of consideration from an equalities perspective (as required by legislation). An [equalities impact assessment](#) is not required.

8. SINGLE OUTCOME AGREEMENT

This report contributes to the following local outcome contained within the single Outcome Agreement for Angus

- We live longer healthier lives
- Our public services are high quality, continually improving, efficient and responsive to local people's needs.

9. CONSULTATION

- 9.1 The Chief Executive, Director of Corporate Services, Head of Finance, Head of Law and Administration, Head of Property and Director of Social Work and Health have been consulted in the preparation of this report

10. CONCLUSION

- 10.1 Previous reports had identified the need for the provision of enhanced healthcare facilities in Letham.
- 10.2 Following negotiations with NHS Tayside, the layout of the building, the access roadway to the facility and the terms of the development agreement and the lease have been amended.
- 10.3 The revised project continues to support the vision for Community Health Service Centres that address service objectives in rural areas.

RON ASHTON
DIRECTOR OF NEIGHBOURHOOD SERVICES

NOTE: The background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) which were relied on to any material extent in preparing the above report are:

- R243/04 Primary Care Premises Modernisation Programme Bid – Provision of Integrated Multi-Agency Social Work Facility in Letham.
- R260/06 Provision of Healthcare Facility at Jubilee Court, Letham.
- R168/08 Provision of Health and Wellbeing Centre, Jubilee Court, Letham – Tender List.

NS/AMcK/GB