

Greater Glasgow and Clyde NHS Board

Board Meeting

Tuesday 15th February 2011

Board Paper No. 2011/04

Director of Corporate Planning and Policy

DEVELOPMENT OF BLAWARTHILL HOSPITAL

Recommendation:

The Board is asked to approve:

- the formal notification to the developer that the required legal terms have not been met and that the planned commercial development of the site cannot now proceed;
- in principle the proposals to deliver the agreed social housing and to seek agreement with the City Council to site their planned 120 bed care home at the hospital subject to the necessary planning and land transactions coming forward for approval;
- a review of continuing care provision for the West area to be completed by the summer of 2011.

1. BACKGROUND AND PURPOSE

1.1 In November 2009 the Board's Performance Review Group approved the land transaction to redevelop the Blawarthill site. That transaction, with a commercial development company, delivered the Board's plan to see a redevelopment of the site from a stand alone frail elderly facility into a campus to include a range of health and social care services. The plan was jointly developed with Glasgow City Council and would have provided:

- 60 beds for NHS continuing care;
- 60 care home beds under contract to the City Council;
- 16 Very Sheltered Housing Units and 8 Disabled Access Housing Units.

1.2 This short paper updates the Board on issues which have arisen with the land transaction and sets out an alternative way forward.

2. ISSUES WITH THE TRANSACTION

2.1 A critical part of the legal transaction agreement with the developer was that they were required to have a partner to run the care home services approved through the City Council's procurement process. Southern Cross Health Care was approved through that process. However, in late 2010 Council and NHS Board Officers were informed that the developer and Southern Cross were no longer working in Partnership.

2.2 In formal legal terms this situation meant that the binding requirements and timescale of the concluded missive have not been met by the developer.

- 2.3 This outcome is extremely disappointing after such a prolonged period of planning. The next section of this paper outlines our proposals for an alternative way forward which would still achieve the development of the site for care services.

3. PROPOSED ALTERNATIVE WAY FORWARD

- 3.1 If the Board accepts the recommendation on the current development contract it will be important to indicate that we remain committed to the development of the site in a way which provides a range of care services to the local community. This section outlines our proposed approach to each of the three elements of the development.

3.2 Care Home Beds

There is a clear need for care home capacity to serve the community around Blawarthill Hospital and we remain committed to achieving such a development. In early 2008 the City Council approved proposals to develop a 120 bed care home in each of the then five CHCP areas. A site for the development for West Glasgow has not yet been approved and we have proposed to the Council that the development goes forward on the Blawarthill site, subject to the Board deciding not to proceed with the current development contract as recommended in this paper.

3.3 Social Housing

We have signalled our commitment to work with Yoker Housing Association to use best endeavours to ensure that the planned development proceeds if the Board accept the recommendation with regard to the current contract.

3.4 Continuing Care

There are a number of issues to consider in relation to the future of continuing care on the Blawarthill site if the Board accepts the recommendation with regard to the current contract. The current facilities in which the 60 beds are provided do not meet the required standards but the Board does not have capital identified to develop an NHS replacement; there are a number of planned changes to older people's beds, the new Change Fund policy indicates the NHS should more actively shift the balance of care from beds to community services and provides national bridging funding to achieve that aim with the clear direction of travel that recurring funding will be released by reducing acute beds. In the context of these changes we need a short review process to consider the future level, location and configuration of continuing care beds for the West. It is proposed this is concluded by the summer of 2011.

4. CONCLUSION

- 4.1 It is extremely disappointing that at this late stage the contract to deliver nursing home, continuing care and social housing on this site can now not be delivered as we had planned.
- 4.2 The local community has been fully supportive of the plans and if we are able to deliver on the proposals above there would still be development of significant new care services on the Blawarthill site.

Publication: The content of this Paper may be published following the meeting

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