

FIRRHILL HEALTH & SOCIAL CARE CENTRE PROJECT GROUP

Notes of Meeting held on Monday 23rd July at St Roque

Present

Colin Briggs (ECHP)	Heather Levy
Steven Whitton (ECHP)	Campbell Kerr (NHSIL)
Avis McFarlane (Craiglockhart Practice)	James Cowan (Firrhill Practice)
Ruth Law (Craiglockhart Practice)	

Apologies

Aileen Kenny (ECHP)	Claire Flanagan (NHSIL)
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1. Notes from Previous Meeting on 8th November 2011

The notes were approved.

2. Project Update

(i) Approval of Initial Agreement

Confirmation that the SGHD Capital Investment Group had approved the IA had been received by NHSIL on 6th June.

(ii) Provisional Programme

CK gave a provisional timeline for the project. Significant lengths of time would be spent in obtaining approvals from the relevant NHSIL and SG committees. An optimum time span of 6 months would be expected for each version of the Business Case.

NHSIL had confirmed that the Firrhill project would be bundled together with similar primary care projects in Muirhouse and Blackburn which meant that an integrated approval process would be required. This would mean that progress on Firrhill was to a large extent dependent on the approval of the other two projects.

Work on the Outline Business case would commence in September once the Blackburn IA was approved. The OBC should take around three months to conclude which would allow time for detailed design work and public consultation.

Hub South East Scotland would perform the role of developer, once a New Project Request for all three projects was issued by NHSIL. The hub process assumed that the Stage 1 report to support the OBC would be completed within 90 days of the New Project request. The Stage 2 report provided the contractual information necessary for the approval of a full business case. HubSE would seek planning consent during this stage.

Given the uncertainties outlined above, it was impossible to be precise on the expected completion date but assuming a site start in Spring 2014 the Centre could be open one year later.

There was no guarantee at this stage that the final project would be affordable, but the hub process would allow NHSIL to take a view on this at a relatively early stage.

(ii) Hub Strategic Support Project

NHSL had agreed to commission HubSE to conduct preparatory work on all three of the primary care projects that were in the hub DBFM development pipeline. This would enable initial design work and indicative costings to be produced in advance of the Outline Business Case stage.

Design

Gareth Hoskins Architects had been commissioned by HubSE to undertake this project and Gordon Gibb had already visited the site and met with JC. No initial designs had been received to date, although a meeting with GHA would take place later this week.

It was noted that the appointment of GHA to undertake the feasibility work did not commit the project to engaging them to design the building. Input from the group would be sought before a formal appointment was made.

GG had also asked for additional guidance on the project brief before producing any designs. He had been advised by SW that the number of on site car parking spaces should be maximised.

An Initial Design Statement had been developed earlier in the year in order to comply with SCIM conditions on capital projects. This had been produced with help from A&DS and then sent to the SG along with the IA.

HL had not been involved in creation of the Design Statement. SW explained that much of the contents were generic to all primary care centres.

Action: SW to send the Design Statement to HL

Once the concept designs were produced, HubSE would be able to produce an affordability assessment for the project which would set a maximum cap on the project cost.

(iii) Cllr Rust Motion to the Health, Social Care and Housing Committee

HL had led a deputation to the June HSC&H Committee which had resulted in Cllr Rust submitting a motion deploring delays in delivering the Centre and the lack of proactive community engagement on the project. A report on this topic had now been requested for the following committee meeting in September.

It was clear that much of the delay in the past had arisen because of factors beyond the control of the CHP, as decisions taken at NHSL and SG level had meant that the project could not be approved. At the same time it was acknowledged that it was important to be realistic about timescales and obstacles to delivery and communicate this information effectively to the wider community.

The issue could be further discussed at the CHP Sub on 1st August and HL was invited to attend this meeting.

Action: SW to produce draft report and send to CB by 27/7

3. Review of Accommodation Schedule

The latest accommodation schedule was reviewed. This included a number of workstations for Council staff which remained uncertain. The CHP was keen that this offer was taken up and CB planned to discuss this with CEC Corporate Property soon.

Action: CB to meet with MS

The main change the IA was submitted to NHSL in September 2011 was the inclusion of the office base for the South Edinburgh OPMHT. This service had been redesigned in the intervening period. There was also the option of locating the city wide Behavioural Service and a small Day Centre in the building. Apart from the day care element, the service was entirely domiciliary. Further information on how the service would be operated would be

The size of the OPMHT was of some concern as it would create additional pressures on the site. At the same time this was an important service that needed to be located in the community.

4. Oxfangs Surgery Lease

In view of the likely timescales for completing this project it was now clear that an agreement to extend the lease would be necessary. The landlord had suggested that some interest had been expressed in the building by third parties but was still prepared to look upon the request for an extension.

5. The Next Steps

It was agreed that a design workshop would be organised for late August which would provide an opportunity for GHA to present basic design options for the site footprint. HL would advise SW on invitations to other community representatives.

CB would explore with West Lothian how the production of the Blackburn business case could be co-ordinated with the other two bundled CHP projects.

6. Site Valuation

CK reported that he had received a valuation of the site from the DV of £360K which would be included as a project cost in the Business Case. It was anticipated that this would be met by the use of hub enabling funds.

7. Date of Next Meeting

To be confirmed on either 10th or 24th September at 2.00pm