

**Borders NHS Board****PROPERTY – SURPLUS & DISPOSAL****Aim**

This paper advises the Board on a property which is currently considered to be surplus to requirements and applicable for disposal. In addition Board is advised on exploratory work currently underway which, within the short to medium term, may result in further property rationalisation.

**Background**

Primary and Community Services capital investment over recent years has been focussed on the redevelopment and extension of the Health Centre at Jedburgh and the replacement, with new build facilities, of no longer fit for purpose properties within the towns of Lauder and Galashiels. The completion of the new facility at Lauder provides an opportunity to dispose of the former District Nurses House which has, since the closure of the Memorial Practice, served as the sole location for health service provision serving the Lauderdale community.

The Boards' aspirational target of 20% reduction of its property portfolio over a five year period has through the work of a BIST lead team, reporting to the Property Review Group, undertaken a space utilisation project which considers the commitment to properties predominately utilised for clinical staff offices, administrative and management staff. Through increased efficient utilisation of space it has been assessed that within the foreseeable future Newstead Head Quarters and Westgrove, Melrose, may be surplus to operational requirements. It is proposed that based on this initial review a market testing exercise is undertaken for both these sites before further work is progressed. On the establishment of a robust, fully funded and scheduled enabling works project, Board approval to declare such properties surplus to operational requirements will be sought.

**Summary**

The development of the replacement Community Health Centre within Lauder is nearing completion, hand over programmed for Friday 9<sup>th</sup> August 2013, with service transfer scheduled for late August. At this time the present Health Centre at Factors Park, Lauder, will have no further operational use. Consultation with Primary & Community Services has confirmed this viewpoint and has led to the undernoted property being categorised as surplus to requirements and available for disposal.

The space utilisation project has considered the space requirements for clinical staff offices, administrative and management staff and it is proposed, based on the results of this work, that a market testing exercise is undertaken for the sites of Newstead and Westgrove.

## Recommendation

The Board is asked to:-

- **declare** the property, namely, Factors Park, Lauder, surplus to requirements.
- **approve** the disposal of Factors Park, Lauder as per the NHS Scotland Property Transactions Handbook.
- **approve** the delegation of authority to approve/accept the best offer, to the Chair and/or Non Executive Director, the Chief Executive Officer and the Director of Finance.
- **support** the exploratory work which may within the foreseeable future permit the Board to declare Newstead and Westgrove surplus to requirements.

<b>Policy/Strategy Implications</b>	The above complies with current policies and strategies, including the Board's Property and Asset Management Strategy, Strategic Change Programme, Primary and Community Services Strategy
<b>Consultation</b>	The property rationalisation proposals have been considered and approved by the Strategy Group. Within Westgrove annexe SBC Staff share accommodation with NHSB staff in the provision of the Learning Disability service, on further development of the rationalisation plans there will be formal consultation with Scottish Borders Council.
<b>Consultation with Professional Committees</b>	Where applicable, there has been full consultation carried out.
<b>Risk Assessment</b>	
<b>Compliance with Board Policy requirements on Equality and Diversity</b>	Not applicable
<b>Resource/Staffing Implications</b>	The revenue implications have been assessed as affordable.

### Approved by

Name	Designation	Name	Designation
Calum Campbell	Chief Executive		

### Author(s)

Name	Designation	Name	Designation
David McLuckie	Director of Estates & Facilities		