

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

This paper advises the Board on two properties which are seen to be surplus to operational requirements and have been reviewed as part of the Board's Estates Rationalisation Plan.

Background

Ongoing reviews of the NHS Borders Property Portfolio over the past two year period as part of the Space Utilisation Project have highlighted properties which would assist with NHS Borders Estates Rationalisation Plan. Consultation through the Property Disposal Group and Capital Management Team has confirmed the Board's ability to utilise its property holdings more efficiently resulting in the undernoted properties being categorised as surplus to requirements and available for declaration as being surplus.

Summary**Former Board Headquarters, Rushbank, Newstead**

This site contains three separate buildings and occupies what was formerly the infectious disease hospital for the central Borders area. Constructed in 1903 the complex was made up of five red sandstone buildings that were converted to offices on the closure of the site as a hospital, with a two storey extension which links into three of the original buildings being added in 1994.

A strategy to relocate all services and personnel operating from Newstead is currently being developed.

12-14 Roxburgh Street, Galashiels

This property comprises two adjoining two storey buildings and was formerly an engineering workshop and house arranged around a courtyard. This category C(S) listed property was converted to offices in 1996. A C(S) listed building is the lowest of the category of listings and generally applies to buildings which have local importance. Some planning restrictions will apply but these will be lesser than those buildings of a higher listing category.

There are planned moves in place which will vacate the existing service and personnel operating from 12-14 Roxburgh Street to other NHS Borders premises and it is expected that this site will be fully vacated by the end of February 2016.

Recommendation

The Board is asked to:

- **Declare** the property, namely, Former Board Headquarters, Rushbank, Newstead surplus to requirements.
- **Declare** the property, namely, 12-14 Roxburgh Street, Galashiels surplus to requirements.
- **Approve** the disposal of the properties noted within this paper in compliance with the NHS Scotland Property Transactions Handbook on completion of fully developed proposals to vacate both premises.
- **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.

Policy/Strategy Implications	The above complies with current policies and strategies, including the Board's Strategic Change Programme, Primary and Community Services Strategy
Consultation	The property included in the above has been presented to the Property Disposal Group and Capital Management Team at which all Clinical Boards and Support services are represented.
Consultation with Professional Committees	Where applicable, there has been full consultation carried out.
Risk Assessment	Not applicable
Compliance with Board Policy requirements on Equality and Diversity	Ensures the NHS Borders Board is compliant to the NHS Scotland Property Transactions handbook process for disposal of Board owned properties.
Resource/Staffing Implications	Recurring revenue savings can be achieved once these properties have been disposed.

Approved by

Name	Designation	Name	Designation
Carol Gillie	Director of Finance		

Author(s)

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