

Midlothian Integration Joint Board



11 January 2018, 2.00 pm

Midlothian IJB Property Strategy

Executive summary

Item number:

This report explains the case for the IJB developing a strategy for its future property requirements. Whilst the IJB does not have any direct control over capital or housing revenue budgets it must give clear advice to Midlothian Council and NHS Lothian about investments needed to enable the IJB to fulfil its objectives regarding the delivery of health and social care.

Board members are asked to:

1. *Note this first version of a property strategy*
 2. *Agree to formal discussions with NHS Lothian and Midlothian Council with a view to developing this strategy within the finances available to both bodies*
 3. *Agree to receive a further more comprehensive strategy by June 2018*
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Property Strategy

1. Purpose

- 1.1 This report provides an overview of current properties in use by the local Health and Social Care Partnership and an indication of the future requirements including special needs housing.

2. Recommendations

- 2.1 The IJB is recommended to:

Note this first version of an IJB property Strategy

Agree that the issues raised in this strategy be discussed within the relevant forums in Midlothian Council and NHS Lothian.

Agree that a more developed strategy be presented at a future meeting of the IJB no later than early June 2017.

3. Background and main report

- 3.1 The delivery of the Midlothian Strategic Plan is dependent upon the successful design and implementation of its

Financial Strategy

Workforce Plan

Directions issued to NHS Lothian and Midlothian Council and

Property and Housing Strategy

- 3.2 Midlothian IJB has no direct role in commissioning capital projects. This remains the responsibility of Midlothian Council and NHS Lothian. As integrated services develop, issues surrounding property, including the use of existing buildings and plans for new builds, require close collaboration. Joint teams and multidisciplinary working with the voluntary and independent sector is increasingly the norm and this brings with it property-related challenges.

- 3.3 Alongside this, the growing population in Midlothian requires forward planning for facilities such as Health Centres and Dental Practices. As well as agreeing and managing capital and revenue costs there are other infrastructure considerations such as IT and telephony.

- 3.4 The drive towards the development of more sustainable health and care services is dependent of the provision of suitable housing for people with some form of special needs. The provision of extra care housing at Cowan Court and special needs housing for people with learning disabilities at Teviot Court are excellent examples of the role of housing in providing alternatives to residential or hospital based care.
- 3.5 Following discussions involving the Chief Officer, the Council Chief Executive, Kenneth Lawrie, and NHSL Deputy Chief Executive, Jim Crombie, both were supportive of the proposal that a Midlothian Health and Social Care Partnership Property Strategy be developed to inform the capital programmes of both organisations as well as the Midlothian Council Housing Strategy.
- 3.6 The key objectives of the strategy are to seek sufficient capital investment to enable the IJB to ensure it has:
- the capacity to respond to the growing population
 - the scope to develop more integrated services
 - new housing models to provide more cost-effective services
 - buildings which are fit for purpose

4. Policy Implications

- 4.1 The Public Bodies Act 2014 required IJBs to include a Housing Contribution Statement in its Strategic Plan in recognition of the critical role which housing has in the successful redesign of health and care services.

5. Equalities Implications

- 5.1 There are no specific equalities implications arising from this report in relation to the provision of public buildings such as Health Centres or Intermediate Care facilities. However the development of the Recovery Hub already agreed by Midlothian Council will help improve services to people with mental health needs, substance misuse needs and those involved in the criminal justice service.

6. Resource Implications

- 6.1 The capital resources required could only be provided by Midlothian Council and NHS Lothian while housing developments would need investment through the Housing Revenue Account. However the IJB has had a role in helping to secure Section 75 investments through developer contributions.
- 6.2 Any additional revenue implications arising from property developments would need to be considered and agreed by the IJB on a case by case basis.

7 Risks

- 7.1 There are a range of risks attached to failure to invest in properties for use by health and care services. These include financial risks through failure to provide more cost effective services such as extra care housing; risks to quality by remaining in buildings no longer fit for purpose such as intermediate care in Highbank; and inability to respond to growing demand such as health centre facilities.

8 Involving People

- 8.1 The development of this strategy has not yet been subject to formal discussion with colleagues in NHS Lothian and Midlothian Council. However in relation to specific issues such as extra care housing or health centre expansion there have been previous discussions with both the relevant staff groups and to some extent with the public.

9 Background Papers

Appendix 1 2018-21 Property Strategy

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