

Agenda Item

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Title/Subject: Intermediate Care Facility
Meeting: Integration Joint Board
Date: 6 September 2019
Submitted By: Head of Planning & Economic Development
Action: For Decision

1. INTRODUCTION

- 1.1. The purpose of the report is to advise on the consideration of options and give recommendations to progress the delivery of an intermediate care home facility.

2. RECOMMENDATIONS

It is recommended that the Integration Joint Board (IJB) agrees:

- 2.1. that the intermediate care facility be located within a site in the western half of the Falkirk Community Hospital site;
- 2.2. to undertake the next stages of appraisal in conjunction with NHS Forth Valley linked to the Falkirk Community Hospital master planning process, and
- 2.3. to request a report back to a future meeting with finalised proposals

3. BACKGROUND

- 3.1. Intermediate care services are currently being provided at the Summerford care home, and a recent upgrade of this property has allowed this care to continue to be provided in the short term. However, to provide a longer term sustainable intermediate care solution, it has been confirmed that a new build facility is required. Based on a previous feasibility study, the Council has allocated capital funds of circa £3.7m for a new build intermediate care facility.

4. CONSIDERATIONS

- 4.1. The focus of this report is to confirm the IJB's preferred location for the new build intermediate care facility to serve the Falkirk Partnership area.
- 4.2. During 2017 a number of potential sites were appraised by the Council's Development Services, in liaison with officers from IJB. The sites appraised included:



- Falkirk Community Hospital
- Summerford Care Home (adjacent)
- Rossvail, Camelon
- Denny town centre (Phase 2)
- King Street Social Work Office, Stenhousemuir
- Grahamston House
- Falkirk Gateway
- Cunningham House, Grangemouth

This work has been reviewed and updated to consider sites across the Falkirk Council area in order to confirm the most suitable site.

- 4.3. Following the site option appraisal and taking account of factors such as transport, access, size, development potential for the facility, it remains the view that that the optimal site is located at the Falkirk Community Hospital.
- 4.4. Intermediate care is supported by a range of multidisciplinary inputs, social work and social care, occupational therapy, community mental health and GP inputs. It can be provided as an alternative to admission to hospital, or provide further assessment and rehabilitation, following discharge from hospital. The location of a new intermediate care facility within the site of the community hospital has significant benefits including the scope to pool resources, streamline communication, and optimise health and social care integration.
- 4.5. In addition to the operational and care benefits, the community hospital site is centrally located within the largest conurbation with the Falkirk Partnership area, and has good transport links to all surrounding areas. It is acknowledged that, over the longer term some services from the community hospital site may need to relocate. However the central location of the proposed site allows ready access to these ancillary services.
- 4.6. Previously Site 3 on the attached plan of the community hospital site was identified as a potential location. This is an existing car park area and is close to the main vehicular and pedestrian access in the North West corner. Further consideration will be given to combining Sites 1 and 3 to establish if this can provide capacity for further development. Site 6 may also have the potential for the development of the facility and will be included within the appraisal.
- 4.7. It is acknowledged that the community hospital is to be subject to a master planning exercise for the wider site. It is appropriate at this stage to update and conclude the appraisal of the sites within the context of the master planning work taking place to ensure compatibility of activities on the site.
- 4.8. Alternative proposals for location of the new intermediate care facility on a site owned by Falkirk Council have been considered should the community hospital site not prove feasible. The appraisal of Council owned sites identified an alternative site, located adjacent to Grahamston House.

However, further detailed appraisal work would be required to confirm the feasibility of this site. For reasons of distance from support facilities, quality of environment, and accessibility to transport links, this is not the first choice site. The potential for this site to be considered can be maintained pending the outcome of the feasibility work on the community hospital option.

- 4.9. The Council's in house design team has developed a brief, following discussions and meetings with IJB staff. Subsequent feasibility work established the cost of the proposal at £3.7m. This estimated cost excluded land purchase and any commuted sums arising from the planning consent. Due to the time that has elapsed, the process of developing the brief and final specification for the facility needs to be re-established, and further, more detailed appraisal work undertaken. It is proposed that this work be put underway.
- 4.10. Further discussions with NHS Forth Valley will also be necessary to consider the optimum terms and process to finalise the land transaction in a way that meets the shared objectives of the Council and NHSFV.

5. IMPLICATIONS

Finance Implications

Falkirk Council has agreed an allocation of £3.7m in its General Services Capital Programme for the provision of the intermediate care facility. Further work will be necessary to finalise the capital costs and associated revenue implications of this development and will be the subject of a further report to the Board.

Resource Implications

An estimate of the staffing and other resource implications of the facility on the IJB or partners will be undertaken and reported to the Board.

Impact on IJB Outcomes and Priorities

Provision of the intermediate care facility will make a significant contribution towards the local integration outcomes and principles agreed by the IJB.

Legal & Risk Implications

The proposal to progress the intermediate care facility at the community hospital site will require that terms for the land transaction be agreed in appropriate terms between the Council and NHSFV. Work on this will proceed once the agreement on site location is confirmed.

A risk matrix will be established for delivery of the intermediate care facility.

Consultation

Consultation on the proposal will take place internally with staff and with the wider public via the planning process.

Equalities Assessment

An equalities impact assessment will be completed at an appropriate stage for this facility.

6. CONCLUSIONS

- 6.1 The considerations outlined above highlight the merits of the location of the new intermediate care home on the site of Falkirk Community Hospital. This report provides a basis for decision making by the IJB to enable work to proceed on development of the intermediate care facility with a view to receiving a further report on how the scheme should be delivered at the Falkirk community hospital site.

Submitted by:

Author

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Date: 29 August 2019

List of Background Papers: The papers that may be referred to within the report or previous papers on the same or related subjects.

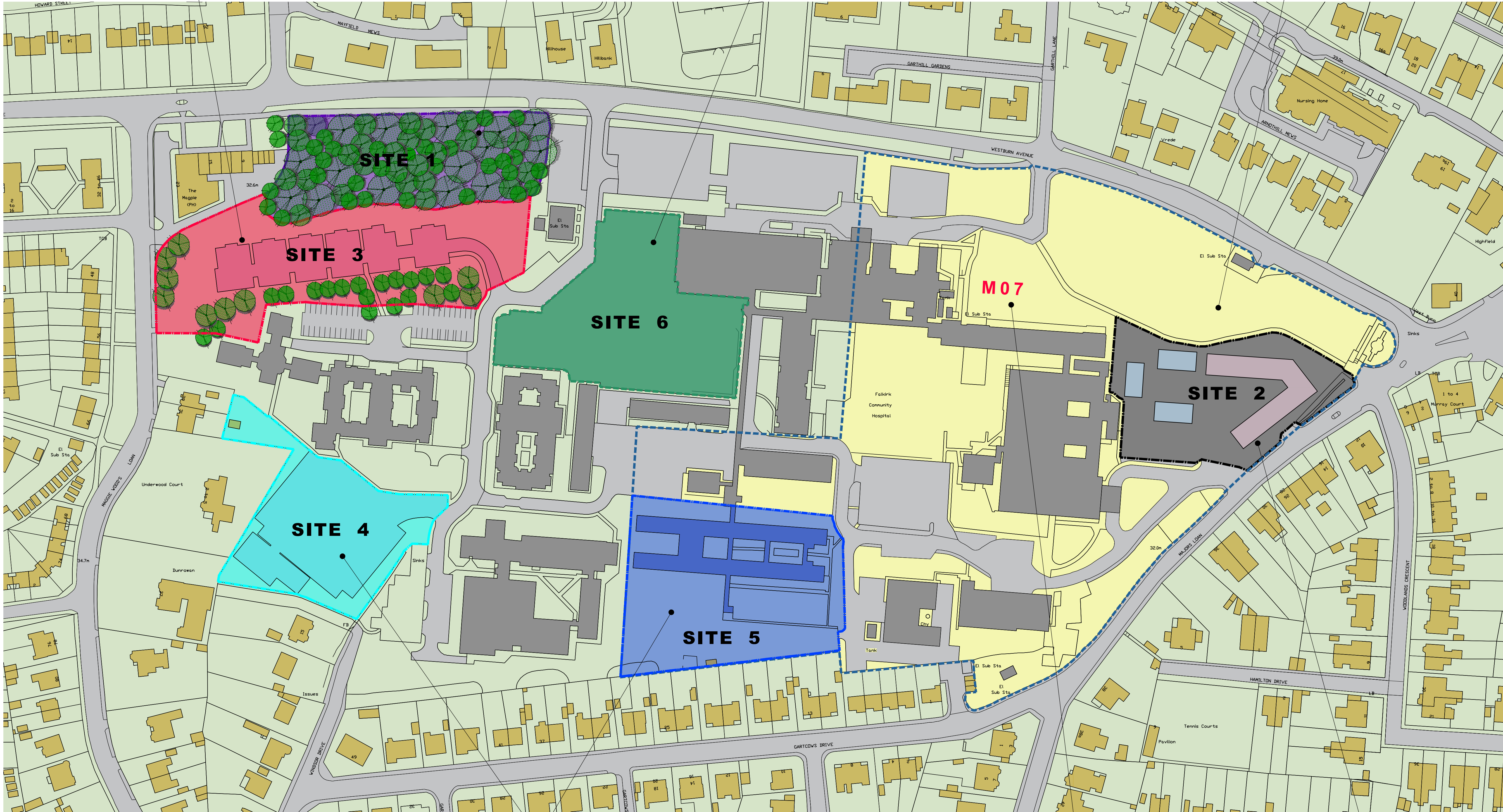


'SITE 3' identified by NHS Forth Valley in March 2017. Following site walk round by Ian Kinloch, (HNS Forth Valley) and Paul Noble (Falkirk Council Development Services), 'SITE 3' was identified as the preferred site for Falkirk Council's 'Intermediate Care Facility'. N.B. There are issues with this site that will restrict development - Sewer crosses the site and part of site is covered by a T.P.O.

'SITE 1' identified by NHS Forth Valley in June 2016. N.B. Site not suitable for redevelopment. Japanese knotweed exists within the site and the site is covered by a tree preservation order GN03 in the current local development plan.

'SITE 6' identified by Development Services in 2017 as an alternative to Site 3.

Most prominent part of the site retained for Forth Valley Health Trust Development



NOTES:
1. No Dimensions to be scaled from this drawing.
2. All dimensions shown on any drawing to be checked and verified on site by the contractor before any work commences. Contractor to ensure that all elements of the proposals will marry through with any existing levels where required.
3. All works to be carried out to The Building (Scotland) Regulations 2016 and all British Standards and Codes of Practice contained therein.
4. All drainage works to comply with The Building (Scotland) Regulations 2016 and BS EN 12056 and to the satisfaction of the Local Authority Building Standards Officers/Inspectors.
5. All electrical work to comply with BS7671:2001 and to the satisfaction of the Local Authority Building Standards Officers/Inspectors.

SITE KEY:

- Identifies 'SITE 1'
- Identifies 'SITE 2'
- Identifies 'SITE 3'
- Identifies 'SITE 4'
- Identifies 'SITE 5'
- Identifies 'SITE 6'
- Identifies 'Development Opportunity - M07'

'Preliminary' Proposed Site Plan (1:1000 scale @ A1)

'SITE 4' & 'SITE 5' identified by NHS Forth Valley in March 2017 as possible sites for Falkirk Council's 'Intermediate Care Facility'. N.B. These sites are not preferred for the development.

Falkirk Council Local Development Plan 2015
Identifies this area of the community hospital site for redevelopment

Identified as Development Opportunity - M07

- Brownfield site formerly by Falkirk & District Royal Infirmary. Some infirmary buildings retained to form Falkirk Community Hospital.
- Proposed to involve consolidation of community hospital, with new build, on western part of site, with residential development on surplus land. Potential also for business/commercial element.
- Brief to be jointly prepared by Council and NHSFV to guide masterplan.
- School capacity issues to be addressed, with option to pre-zone site to Bantaskine PS with appropriate contributions.
- High quality frontages required to Westburn Avenue and Majors Loan, with retention / creation of avenue planting and stone walls / railings.
- Requirement for on-site open space as well as contribution to off-site upgrading.
- Potential flood risk associated with culverted watercourse to be investigated; high quality SUDS required.
- 15% affordable housing requirement.
- Developer contribution required towards A803 Corridor Improvements.

'SITE 2' identified by NHS Forth Valley in September 2016 for Falkirk Council's 'Intermediate Care Facility' and subsequently withdrawn as possible site by same in March 2017.

- Main building with Ancillary Areas, including Individual Rooms with En-suites.
- Independent 'Re-ablement' houses with Bedroom / Lounge, Kitchen & Bathroom.
- The site is ideally located adjacent to the community hospital, and in close proximity to Falkirk town centre.
- Prominent location on Majors Loan and adjacent to an existing hospital vehicular pedestrian access will facilitate the integration of the Care Facility with the local community.
- The building will form a frontage onto Majors Loan, providing an open outlook for residents, whilst enhancing the townscape along Majors Loan.

Revision	Date	Description
A	29.03.2017	Sites 3, 4 & 5 identified and notes pertaining to all site added; updated as necessary. 'Site Key' added. (GA)
B	31.03.2017	Notes amended. (GA)
C	20.08.2019	Site 6 and notes added. (LL)

PRELIMINARY

Falkirk Council
Development Services
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Social & Commercial Design

Proposed Intermediate Care Facility
at Falkirk Community Hospital Site
Westburn Avenue, Falkirk

Drawing Title:
Preliminary Proposed Site Plan
New Intermediate Care Facility

Project/Drawing Number: FAPR-7698/SK100	Scale: 1:1000 @ A1 Date: 28.02.17	Revision: C
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