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Bwrdd Iechyd Prifysgol  
Bae Abertawe  
Swansea Bay University  
Health Board



<b>Meeting Date</b>	<b>25<sup>th</sup> July 2019</b>		<b>Agenda Item</b>	<b>4.2</b>
<b>Report Title</b>	<b>Disposal of Glynneath Clinic and Resolven Health Centre</b>			
<b>Report Author</b>	Fiona Edwards, Property Manager			
<b>Report Sponsor</b>	Siân Harrop-Griffiths, Director of Strategy			
<b>Presented by</b>	Siân Harrop-Griffiths, Director of Strategy			
<b>Freedom of Information</b>	Open			
<b>Purpose of the Report</b>	This paper requests the Health Board to consider declaring both properties surplus to requirement and available for disposal on the open market.			
<b>Key Issues</b>	<p>The new Vale of Neath Primary Care Centre (VON PCC) is due to be completed and opened at the end of August 2019.</p> <p>The new development will replace existing GP surgeries in Glynneath &amp; Resolven with a purpose built, modern primary care centre, to improve the way care is delivered in the area.</p>			
<b>Specific Action Required</b> <i>(please ✓ one only)</i>	<b>Information</b>	<b>Discussion</b>	<b>Assurance</b>	<b>Approval</b>
				✓
<b>Recommendations</b>	<p>Members are asked to:</p> <ul style="list-style-type: none"> <li>• <b>APPROVE</b> that Glynneath Clinic &amp; Resolven Health Centre be declared surplus to requirements and available for disposal on the open market and that the Health Board's Common Seal be affixed to the conveyance document.</li> <li>• <b>NOTE</b> the guidance on disposals at a concessionary price and <b>NOTE</b> that the same criteria will now be applied to all future disposals on the open market including Coelbren Surgery, which has previously been declared surplus to requirements (Board min. ref. 142/18).</li> </ul>			

# **DISPOSAL OF GLYNNEATH CLINIC & RESOLVEN HEALTH CENTRE**

## **1. INTRODUCTION**

The new Vale of Neath Primary Care Centre (VON PCC) is due to be completed and opened at the end of August 2019.

The new development will replace existing GP surgeries in Glynneath & Resolven with a purpose built, modern primary care centre, to improve the way care is delivered in the area.

This paper requests the Health Board to consider declaring both properties surplus to requirement and available for disposal on the open market.

## **2. BACKGROUND**

The outcome of the consultation which ran between November and December 2011, was considered by the Community Health Council (CHC) at its meeting in January 2012 who agreed to support the proposal to proceed with the plans for an integrated Primary Healthcare Centre on the outskirts of Glynneath.

A report was submitted to the Health Board at its meeting on 26th January 2012 and it was resolved to support the development of a new Primary Care Centre and the subsequent disposal of Glynneath and Resolven health properties (min ref.11/12).

The Valuation Office Agency has set its opinion of value at £80,000 for Glynneath and £70,000 for Resolven, for disposal on the open market.

## **3. ASSESSMENT**

Through the disposal process for Fairwood Hospital, it was highlighted that social enterprises, whilst not being able to offer the highest bid, can provide beneficial services in kind to users of health, social services and community groups promoting health and well-being in line with the aims of the Well Being of Future Generations Act (WBFGA) & the seven well-being goals and supporting the work of the Public Service Board (PSBs).

Guidance provided by Estatecode Wales 2018 HBN 00-08, supports disposals at a concessionary price i.e. below Market Value, 'where the sale would achieve operational and/or wider public benefits that outweigh price considerations alone' but that 'where these can be quantified in monetary terms, and added to the "price", and the total then exceeds the market value, the best price has been secured and the sale can proceed'.

The Minister for Health and Social Services is required to give approval to the concessionary disposal price as being over the £100,000 threshold.

Health Boards generally are working through the impact of the WBFGA on property disposals but have yet to introduce any criteria to include the WBFGA within the tender sale, at the same time recognizing the compliance with Estatecode and to protect Health Boards from any potential challenges in awarding not to the highest bidder.

Specialist Estates Services advice currently is not to incorporate WBFGA criteria in the marketing details but if an interest of this nature were to be received, the WBFGA process could be triggered at that point.

NHS Wales Shared Services Partnership and Swansea Bay University Health Board have drafted a guide on the analysis of an 'undervalue' bid and the benefits offered. In order to receive consideration the bid must be accompanied by a business plan to include;

- Detailed project proposals
- Capital and revenue costs
- Detailed funding information and other sources of income
- Community support, benefits and evidence of sustainable development specifically referenced against the seven goals of The Well-being of Future Generations Act 2015
- Sustainability
- Project timescales

Any omitted information should be requested at the earliest opportunity and provided within 5 days of the closing date for bids. The bid will be analysed alongside other bids received and a decision will be taken by the Health Board following:-

- Verification of the financial information
- Consideration in relation to service delivery objectives
- Analysis of the project's contribution to meeting the Health Board's Wellbeing Objectives - referenced against the seven goals of The Well-being of Future Generations Act 2015
- Interview/presentation to enable the Health Board to seek clarity, further detail.
- Property status (occupied/vacant) value, priority of capital receipt, other bids received
- Confirmation that the disposal would be in line with Welsh Health Building Note 2018 – Estatecode Wales
- Specialist advice received from NWSSP – Specialist Estates Services and property agent acting.
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If appropriate an interview panel will be set up to interview the shortlisted bidders including:-

Joanne Abbott Davies – Assistant Director of Strategy & Partnerships.

Simon Davies – Assistant Director of Strategy – Capital.

Ian MacDonald – Head of Strategic Capital Finance

Clive Ball – Head of Property Specialist Estates Services.

#### **4. GOVERNANCE AND RISK ISSUES**

The governance issues are covered in the above section.

## 5. FINANCIAL IMPLICATIONS

The disposal of the properties at £150k forms part of the 2019/20 approved capital plan for the Health Board.

## 6. RECOMMENDATION

Members are asked to:

- **APPROVE** that Glynneath Clinic & Resolven Health Centre be declared surplus to requirements and available for disposal on the open market and that the Health Board's Common Seal be affixed to the conveyance document.
- **NOTE** the guidance on disposals at a concessionary price and **NOTE** that the same criteria will now be applied to all future disposals on the open market including Coelbren Surgery, which has previously been declared surplus to requirements (Board min. ref. 142/18).

Governance and Assurance					
Link to corporate objectives (please ✓)	Promoting and enabling healthier communities	Delivering excellent patient outcomes, experience and access	Demonstrating value and sustainability	Securing a fully engaged skilled workforce	Embedding effective governance and partnerships
		✓	✓		

<b>Link to Health and Care Standards</b> (please ✓)	Staying Healthy	Safe Care	Effective Care	Dignified Care	Timely Care	Individual Care	Staff and Resources
							✓
<b>Quality, Safety and Patient Experience</b>							
<b>Financial Implications</b>							
The disposal of the properties at £150k forms part of the 19/20 approved capital plan for the Health Board.							
<b>Legal Implications (including equality and diversity assessment)</b>							
The disposal process will be run under the NHS Wales Estates Code in conjunction with NHS Wales Shared Services, which ensures the disposals are completed at best value.							
<b>Staffing Implications</b>							
None							
<b>Long Term Implications (including the impact of the Well-being of Future Generations (Wales) Act 2015)</b>							
The clarification of criteria directly relate to the seven goals and five ways of working set out under the Act.							
<b>Report History</b>	On 25 <sup>th</sup> June 2019 the Investment Benefits Group approved a paper for submission to declare the asset surplus to requirements.						
<b>Appendices</b>	None						