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Bwrdd Iechyd Prifysgol
Abertawe Bro Morgannwg
University Health Board



Meeting Date	27th July 2018		Agenda Item	5ii
Report Title	Disposal of Coelbren Community Clinic			
Report Author	Fiona Edwards, Property Manager			
Report Sponsor	Siân Harrop-Griffiths, Director of Strategy			
Presented by	Siân Harrop-Griffiths, Director of Strategy			
Freedom of Information	Open			
Purpose of the Report	<p>To agree to the disposal of Coelbren Community Clinic.</p> <p>To include in the sale notice that the Health Board will ensure we consider a wider definition of “best value” – to include the sales price, financial and non-financial benefits.</p>			
Key Issues	<p>In March 2017 the Health Board agreed to the closure of the Dulais Valley General Medical Services (GMS) Practice branch surgery located within the Health Board owned community clinic in Coelbren village, Powys. The GMS service was the only clinical service being delivered from the premises and since the service was withdrawn on 30th April 2017 no further services have been delivered from that site and the building has remained closed.</p>			
Specific Action Required <i>(please ✓ one only)</i>	Information	Discussion	Assurance	Approval
				✓
Recommendations	<p>Members are asked to:</p> <ul style="list-style-type: none"> • APPROVE that Coelbren Clinic 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. • APPROVE the inclusion of criteria to be used to determine “best value” for all future land and property disposals. 			

DISPOSAL OF COELBREN COMMUNITY CLINIC

1. INTRODUCTION

Since the service was withdrawn on 30th April 2017 no further services have been delivered from that site and the building has remained closed.

The Primary and Community Services (PCS) Unit has undertaken some local engagement work with the community to consider options to develop the site into a wellness centre, linking with Powys Teaching Health Board and Local Third Sector providers. No firm plans materialised from this dialogue and significant underutilisation of the adjacent Health Board community clinic in Seven Sisters (Dulais Valley Primary Care Centre) has also been identified.

The PCS Unit has no future need to utilise the clinical space in Coelbren clinic and at its meeting on 22nd May 2018 the Investment Benefits Group endorsed that the capital asset should be declared surplus to requirements and disposed on the open market.

2. BACKGROUND

Coelbren Community Clinic was opened in 2012 following an ABMU Health Board funded capital rebuild on the site of the old clinic that was demolished to accommodate the new build. The Clinic housed a branch surgery of the local General Medical Services practice based in Seven Sisters (Dulais Valley Practice). Following prolonged General Medical Service sustainability issues the Board agreed to endorse the application from the General Medical Services Contractor to withdraw General Medical Services from the clinic on 30th April 2017 and to consolidate its operations in the main site in Seven Sisters. Since 1st May 2017 there have been no clinical services operating from the Coelbren site and the building remains closed.

The building is one of the premises serving the Upper Valleys cluster which has cross border residents from Powys and Hywel Dda Health Board areas. There are 4 GP Contractors (working across 8 sites) and five co-located Health Board owned / leased community clinic premises in the cluster area (Pontardawe Health Centre and Dulais Valley Health Centre (both 3rd Party Developer) and Ystalyfera Community Clinic, Resolven Health Centre and Glynneath Clinic (in Health Board ownership).

The Cluster (Appendix 1) is well provided for in terms of clinical delivery capacity which will be further enhanced when the new build Vale of Neath Health Centre is completed in 2019/20 (which will result in the closure of, and service relocation from, Resolven Clinic and Glynneath Health Centre). The Upper Valleys cluster has no need to access the clinical space available in Coelbren community clinic. Health Board community services are delivered in the nearby Dulais Valley Health centre (eg Podiatry, Physiotherapy, Pulmonary Rehabilitation, Midwifery and Health Visitor services). There is also spare capacity within Dulais Valley Primary Care Centre for further community / cluster service expansion in the future.

The General Medical Services contractor serving the Coelbren community has confirmed that it has no intentions of reopening a branch surgery in the Coelbren site.

3. GOVERNANCE AND RISK ISSUES

None

4. FINANCIAL IMPLICATIONS

There are potential earmarked schemes to be delivered from this sale.

The disposal of the property at £165k forms part of the 17/18 approved capital plan for the Health Board.

5. RECOMMENDATION

Members are asked to:

- **APPROVE** that Coelbren Clinic 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; and
- **APPROVE** the inclusion of criteria to determine "best value" for all future land and property disposals.

Governance and Assurance							
Link to corporate objectives <i>(please ✓)</i>	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
					✓		
Link to Health and Care Standards <i>(please ✓)</i>	Staying Healthy	Safe Care	Effective Care	Dignified Care	Timely Care	Individual Care	Staff and Resources
							✓
Quality, Safety and Patient Experience							
There are no direct implications on workforce in this report. However, specific impact, where relevant, will have been considered within individual reports referenced within this update.							
Financial Implications							
The disposal of the property at £165k forms part of the 17/18 approved capital plan for the Health Board. The property has been valued for the Open Market at £165,000. Closure of the clinic on the 30 th April 2017 released revenue savings from the caretaker function, the building running costs and maintenance £4.6k pa plus							

Business Rates £3.7k pa. There are no additional revenue savings as this clinic have been closed since 2017

Legal Implications (including equality and diversity assessment)

The disposal process will be run under the NHS Wales Estates Code in conjunction with NHS Wales Shared Services, which ensures the disposal is completed at best value.

Staffing Implications

There are no direct implications on workforce in this report. However, specific impact, where relevant, will have been considered within individual reports referenced within this update.

Long Term Implications (including the impact of the Well-being of Future Generations (Wales) Act 2015)

The clarification of criteria directly relate to the seven goals and five ways of working set out under the Act.

Report History

On 22nd May 2018 the Investment Benefits Group approved a paper for submission to declare the asset surplus to requirements.

Appendices

Appendix 1: Location map indicating the Coelbren Clinic is within the Powys boundary.

Appendix 1

**Coelbren community clinic located over the border in Coelbren,
Powys**



