



Meeting of East Renfrewshire Health and Social Care Partnership	Integration Joint Board
Held on	1 June 2016
Agenda Item	10
Title	Eastwood Health and Care Centre
<p>Summary</p> <p>This report advises the members of the Integration Joint Board of the development of Eastwood Health and Care Centre and preparation to move the GP practices, health and social care services and headquarters staff to the new building. The report includes an overview of the strategy for the building including social enterprise, arts and environment elements. The various travel options for patients, service users and staff and public information are detailed in the report. The new Centre offers flexible modern accommodation for health and care services and has been designed to create a sense of wellbeing for the people who use it.</p>	
Presented by	Candy Millard, Head of Strategic Services
<p>Action Required</p> <p>The Integration Joint Board is asked to note the contents of the report.</p>	
<p>Implications checklist – check box if applicable and include detail in report</p> <p> <input checked="" type="checkbox"/> Financial <input type="checkbox"/> Policy <input type="checkbox"/> Legal <input checked="" type="checkbox"/> Equalities <input type="checkbox"/> Efficient Government <input checked="" type="checkbox"/> Staffing <input checked="" type="checkbox"/> Property <input checked="" type="checkbox"/> IT </p>	

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EAST RENFREWSHIRE INTEGRATION JOINT BOARD

1 JUNE 2016

Report by Chief Officer

EASTWOOD HEALTH AND CARE CENTRE

PURPOSE OF REPORT

1. This report advises the members of the Integration Joint Board of the development of Eastwood Health and Care Centre and preparation to move the GP practices, health and social care services and headquarters staff to the new building. The report includes an overview of the strategy for the building including social enterprise, arts and environment elements. The various travel options for patients, service users and staff and public information are detailed in the report.

RECOMMENDATION

2. The Integration Joint Board is asked to note the contents of the report

BACKGROUND

3. In 2011 the former Community Health and Care Partnership began work to scope the replacement of Clarkston Clinic. This included exploring the potential for an integrated health and care facility serving the Eastwood population, replacing a range of buildings whose layout, design, size and location did not lend themselves to development or expansion to provide modern health and social care services. This initial planning work was successful in attracting NHS capital funding through the Hub initiative and East Renfrewshire Capital funding.
4. The CHCP worked closely with the Council's property and technical services to source nine suitable, affordable and accessible sites in the Eastwood area. The former Isobel Mair School site at Drumby Crescent was selected as the site for the new Centre following a detailed option appraisal.
5. Scottish Futures Trust chose Eastwood Health and Care Centre to act as a design reference project for future health and care facilities. Two competing design teams worked with health and care staff, GPs and Public Partnership Forum representatives to develop plans for the new centre. Following this process Gareth Hoskins Architects, an award winning Scottish company, was selected to take forward the final design of the new Centre.
6. Morgan Sindall commenced building of the new Centre in December 2014 and handover of the building is anticipated by end May 2016. The building should be open to the public by the end of July.

REPORT

Services

7. HSCP, hosted and outreach services operating in the building will include:
 - Physiotherapy & Podiatry
 - Adult & Older People's Mental Health
 - Children & Families Services (speech and language therapy, immunisation)
 - Outreach and HSCP clinics (anticoagulation, addictions, leg ulcer)
 - Health Improvement (smoking cessation,)
8. The following GP practices are relocating to the Eastwood Health and Care Centre:
 - Clarkston Medical Centre (2 Practices), Busby Road, Clarkston
 - MacLean Medical Practice (Muirend site only), Clarkston Road, Muirend
 - Giffnock Medical Practice (to be Eastwoodmains Practice), Fenwick Road, Giffnock
 - Elmwood Practice, 3 Elmwood Avenue, Newton Mearns

Building Design

9. The building has been designed to convey a sense of wellbeing to users of the centre. On entering the building there is an immediate point of welcome at the main reception with good visibility of the different clinical and GP service areas, which are clearly colour coded. Waiting areas have views to the outside courtyards of the building and are located close to clinical and service delivery rooms. There is also a shared 'social' space where people can sit for a longer period, with refreshments, and await collection, have a moment to themselves, or chat to volunteers in the information zone.
10. The central shared social space is designed such that it can be used (and combined with other adjacent resources such as community meeting spaces, toilets , feeding and adult change) to become a stand-alone community space allowing self-help and community support groups to come together for mutual support and events .
11. Clinical and service delivery areas have been designed to be flexible with a range of treatment, consulting and non-clinical rooms located together enabling services to expand or contract as required. HSCP services are located on the ground floor with GP practices and older adults mental health services located on the second floor.
12. The second floor will host the HSCP headquarters and base for staff working in the building and in the local Eastwood area. This space has been designed for agile working, with a variety of desks, quiet space, collaborative areas and meeting rooms. The layout encourages close and easy working between teams who are clustered together in ways that make operational sense.

Social Enterprise Café

13. The café situated in the central atrium will be run as a social enterprise offering a pathway to employment for some of our service users. This is in line with our strategic approach to day opportunities.
14. Following a procurement exercise Stephen Jacobs has been appointed. He is establishing a Community Interest Company for this project, which will both run the Greenhouse Café, and offer catering for meetings and functions in the Centre. Their vision is for a community space that uses the best of local food to produce high quality meals, brings together members of the community, particularly those who are at risk of isolation or disadvantage, is a focus point for community events, and provides trainee work programmes, volunteering and work experience opportunities

Arts and Environment

15. The theme of the Arts and Environment Strategy for the building 'Nature, Health and Healing – Bringing the Outside In'. The theme was chosen due the characteristics of the local area and links between nature and improved health and wellbeing. A key aim of the strategy is to work with local communities. A range of internal and external projects have been developed that involve local schools, community members and groups, as well as professional artists and staff. Local research has been undertaken that has unveiled the history of the site which, in turn, has influenced the artworks. The nature theme runs through the Centre including the names of larger meeting rooms.
16. Internal projects include:
- Nature themed artworks on waiting area walls
 - A community gallery area containing permanent frames to display local art – pupils from local schools have been engaged in workshops to provide exhibits for this area.
 - Bespoke treatment bed curtains designed by a textile artist working with pupils from Isabel Mair School, which give the image of trees surrounding the treatment beds.
 - Privacy film for windows within the Centre based on the external Ginkgo trees
 - Staff have been involved through a photography project funded from the NHS Staff Lottery Appeals Society which has also paid for freestanding exhibition boards
17. A brochure and other promotional materials will be created depicting the story behind the arts strategy and ongoing exhibitions and arts activity will be planned when the Centre is operational.
18. The project has attracted funding from the Green Exercise Partnership (GEP). The aim is to encourage use of outdoor spaces for walking and provide contemplative spaces as well as providing interesting artworks and planting in the centre grounds.
- Glade – an area where visitors and staff can sit surrounded by planting on a seat formed from a felled tree from Rouken Glen, inscribed with a short poem
 - Cluster – a sculptural artwork with signs depicting the links to nature within the site
 - Sandstone milestones – carved with poetry and Roman numerals – a reference to a Roman coin being found on the site
 - Additional planting e.g. Ginkgo Trees which are linked with health giving properties
 - Bee panels, Ginkgo panels and panels within raised beds depicting images of nature and poetry
 - Bird boxes in various sizes to attract wild birds
19. We intend to run volunteer led health walks from the Centre and have developed walking routes both within the grounds and 'Medal Routes' extending into the local area in partnership with Ramblers Scotland.

Commissioning Period and Move to Building

20. Prior to the building opening for business an eight week programme of equipping the building including furniture deliveries, pre-stocking, installation of specialist equipment takes place. Currie and Brown who oversaw the move into the new Queen Elizabeth University Hospital are supporting this process, which includes familiarisation visits for staff and services moving into the building. Each service, team and GP practice has a nominated Transfer Officer all of whom are actively planning for their service transfer. The main service moves have been phased over two weekends with GPs and patient facing services moving in on the second weekend to minimise disruption.

Transport

21. As part of our Green Travel Plan in addition to the 300 parking spaces on site we are actively promoting the use of public and sustainable transport. There is significant provision of disabled and parent and child parking at the front of the building.
22. We have worked with Strathclyde Passenger Transport to plan a new 375 service to pass the sites of most of the GP practices moving into the Centre. The route has been planned to include the local areas where we expect the greatest demand for a bus service based on feedback from our travel survey. We will subsidise this new route and will test for six months, monitoring take up of both the 375 and impact on the existing 374 service, which passes the centre. Between the two services, there should be 2 buses per hour passing the new centre between 9:30am and 5.30pm. A new combined timetable for both services will be publicised prior to the move to the Centre.
23. In addition Community Transport East Renfrewshire operates “your wee red bus” which along with volunteer drivers can provide transport to medical appointments. Users need to be referred to the service from their GP surgery and they can then book appointments a week in advance by telephone. A drop off point is located at the front of the building.
24. The centre is close to the Williamwood Railway station and within walking distance of Clarkston Station (11 mins – 0.6miles), Clarkston Toll (10 mins – 0.4miles) and Eastwood Toll (13 mins – 0.7miles). Secure undercover cycle store, lockers and showers and are available for staff who wish to undertake active commuting.

Publicity

25. We are working with East Renfrewshire Council Corporate Communications to develop a comprehensive public information strategy for the new centre which we will implement in partnership with NHS Greater Glasgow and Clyde. This will include letters to every person registered with the practices moving to the centre and a brochure about the new Centre.

FINANCE AND EFFICIENCY

26. Existing revenue property budgets will be realigned to meet the running costs of the new building. Allowance has been made for a period of double running costs to facilitate the move to Eastwood Health & Care Centre and decant of services into Burnfield Avenue to facilitate required works to Barrhead Health & Care Centre. These and any further property implications will be reflected in the Property & Asset Strategy that will support the Financial Strategy for the IJB.
27. The building works have been funded through the capital programmes within East Renfrewshire Council and NHSGGC with the latter comprising funding via the hub funding route.
28. The subsidised 375 bus route has been costed at £1291 per week, which is £67,132 per annum.

IMPLICATIONS OF THE PROPOSAL

Staffing

29. The move to then new Eastwood Health and Care Centre will see a change to the base of over 250 HSCP staff.

Legal

30. Legal

Property

31. The HSCP is vacating the following sites to move to Eastwood Health and Care Centre:

- Clarkston Clinic. 56 Busby Road
- Clarkston Social Work Office, 60 Busby Road
- Eastwood Mental Health Resource Centre, 38 Seres Road
- East Renfrewshire HSCP, 1 Burnfield Avenue
- Social Work, Lygates House, 224 Ayr Road
- Lowndes Street, Barrhead

32. The IJB does not hold any capital assets but partner organisations have been asked to find alternative uses or dispose of the sites. NHSGGC has found a buyer for Seres Road is actively marketing Clarkston Clinic.

Equalities

33. The building has been designed to be dementia friendly. An Equality Impact Assessment is in the process of being completed.

IT

34. Over the last 3 years we have been issuing health and social care staff with laptops and smartphones so that they can have all the information about a person's care available to them wherever they are working with them, whether that is their own home, hospital or another care premises.

35. Our IT subgroup has worked hard to incorporate wifi and fixed point access to both Council and NHSGGC IT networks. As one of the first fully agile and integrated health and care buildings this has been challenging to achieve. We had hoped that users of both NHS and Council networks could share the same printers but this has not been proved technically possible.

CONCLUSIONS

36. The new Eastwood Health and Care Centre will offer flexible modern accommodation for health and care services. The building, which will act as preference design for future integrated facilities, has been designed to convey a sense of wellbeing to users of the centre and close and easy working between services.

RECOMMENDATIONS

37. The Integration Joint Board is asked to note the contents of the report.

REPORT AUTHOR AND PERSON TO CONTACT

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BACKGROUND PAPERS

KEY WORKS

Eastwood Health and Care Centre;