



Glasgow City Council

Contracts and Property Committee

Report by Director of Corporate Asset Management

Item 5

13th January 2022

Contact: Ian Robertson

Ext: 74570

**Proposed Acquisition of Pro-Indiviso share of proposed North East Health & Social Care Centre, Duke Street**

**Purpose of Report:**

To seek Committee's approval for the proposed acquisition of a pro indiviso share of the proposed North East Health & Social Care Hub, Duke Street on the terms as outlined in this report.

**Recommendations:**

It is recommended that the committee:

1. Notes the content of this report.
2. Approves the Council acquiring a pro indiviso share of the proposed North East Health & Social Care Hub, Duke Street as shown on the attached plan and on the terms contained within this report, and
3. Approves that the Director of Corporate Asset Management in consultation with the Director of Legal and Administration be authorised to conclude the acquisition and management agreement, and all other matters pertaining to the acquisition and to enter into necessary legal agreements on terms which are in the best interest of the Council.

Ward No(s): 9 - Calton

Citywide:

Local member(s) advised: Yes  No  consulted: Yes  No

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## **1.0 Introduction**

- 1.1 This report relates to the proposed development of the North East Health and Social Care Hub, Duke Street and the proposal to include the new Parkhead Library within the development.

## **2.0 Background**

- 2.1 At the Integration Joint Board of 21 March 2018 approval was given to the Initial Agreement for the proposal by the Health and Social Care Partnership (HSCP) to develop a new Hub building to serve the north east of the city. The intent of the new Hub being that it would bring together different parts of the service.
- 2.2 Subsequently officers identified the opportunity to relocate the Parkhead Library into the new centre and this was agreed with the HSCP Governance Board subject to the Council agreeing a contribution towards the development costs.
- 2.3 The City Administration Committee of 26 September 2019 subsequently approved an allocation of up to £2.5m from the Community Hub Fund by way of a contribution towards the cost of development of the new Hub. The City Administration Committee of 18<sup>th</sup> November 2021 subsequently approved the allocation of additional funding of £444,238 from the Community Hub Fund to meet an increase in development costs.
- 2.4 In order to regulate the Council's occupation terms were provisionally agreed for the Council to take a 60 year lease of space within the Hub for the Library at a nominal rent. The terms of the lease were authorised by the Contracts & Property Committee on 10<sup>th</sup> June 2021.
- 2.5 Following further discussions with NHS it has now been provisionally agreed that instead of the Council taking a lease of the space occupied by the Library, the Council will instead receive a 4.87% pro indiviso share of the overall property with the right to exclusive occupancy of the Library regulated by way of a management agreement. The pro indiviso share reflects the amount of space to be occupied by the Library relative to the overall size of the development.
- 2.6 This report therefore seeks consent to acquire a pro indiviso share of the development rather than taking a lease of part as previously authorised, subject to the payment of a total capital contribution of £2,944,238 towards the development as previously approved by the City Administration Committee.

### 3.0 The Benefits

- 3.1 The operational benefits for relocating the Parkhead Library to the new North East Hub are as outlined in the previous report. In property ownership terms the benefit in taking a pro indiviso share rather than a lease are that the Council would retain an interest in the property beyond the 60 year term agreed for the lease.

### 4.0 Policy and Resource Implications

Financial: Capital investment will be made from the existing Community Hubs Fund as previously authorised at City Administration Committee.

The Council will have an ongoing liability to meeting the running costs of the facility, such costs based on a pro rata share of the costs of the Hub.

Legal: All transactions will be subject to review and conclusion by Glasgow City Council's Corporate and Property Law section.

Common Good: The property is not owned by the Council and therefore there are no Common Good implications.

Personnel: There are no direct personnel implications

Procurement: Procurement will be in accordance with the Council's policies and procedures.

#### **Council Strategic Plan**

This project will satisfy the following aspects of the Council's strategic plan:

Partnership working with all those who can help us build a better Glasgow including third sector organisations and community groups

#### **A Healthier City**

Glasgow continues to face challenges in addressing the impact of poverty, deprivation, inequality and the impact that it has on our citizens' health. There is a specific focus in this

plan to address health to ensure that everyone can reach their full potential and take part in all the city has to offer in terms of job opportunities and good quality neighbourhoods.

10.2 Glasgow has a new Health and Social Care Partnership (HSCP) to transform and improve health and social care in the city. We will work with the HSCP to deliver our priorities.

### **Outcomes**

Glasgow is healthier.

Our services are focussed on prevention and early intervention.

Citizens and communities are more self-reliant for their health and wellbeing.

We have integrated services with health that support Glaswegians when they need it.

**Equality and socio-Economic Impacts:** An equality impact Assessment (EQIA) is not required for this project.

*Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.* This project will improve the Equality outcomes and an Equality Impact Assessment (EQIA) will be undertaken as an integral part of the Hub project.

*What are the potential equality impacts as a result of this report?* The proposal, if approved will ensure that all of the existing services provided from the current library are delivered from a more publically accessible building and will therefore have a positive impact on equality.

*Please highlight if the policy/proposal will help address socio-economic disadvantage.* The co-location of services will enable greater access to a full range of services and opportunities to support health, wellbeing, training and employment needs of citizens.

**Climate Impacts:**

*Does the proposal support any Climate Plan actions? Please specify:* The proposal itself does not however development itself supports the Climate Plan through the following actions:  
 No 24- Require Glasgow's Gold Hybrid plus 20% low and zero carbon generating technologies (LZCGT) or better, to be achieved for all new non-domestic development.  
 No 42- No gas heating systems in new buildings within the city boundary

*What are the potential climate impacts as a result of this proposal?* The proposed building is significantly more energy efficient than the existing building and has no reliance on gas heating systems.

*Will the proposal contribute to Glasgow's net zero carbon target?* The current design will offer zero-carbon heating by utilising air source heat pumps and utilising electricity generated by photovoltaic panels and green electricity from the grid. The building fabric includes passivhaus principles of high airtightness requirements and heat recovery from ventilation systems. Triple glazing is used throughout with a presumption towards using natural light and natural ventilation where possible.

**Privacy and Data Protection impacts:** N/A

## 5.0 Recommendations

It is recommended that the committee:

1. Notes the content of this report.
2. Approves the Council acquiring a pro indiviso share of the proposed North East Health & Social Care Hub, Duke Street as shown on the attached plan and on the terms contained within this report, and
3. Approves that the Director of City Development in consultation with the Director of Legal and Administration be authorised to conclude the acquisition and management agreement, and all other matters pertaining to the acquisition and to enter into necessary legal agreements on terms which are in the best interest of the Council.

