

Report

Cabinet Member for Assets and Resources Cabinet Member for Culture and Leisure

Part 1

Date: 21 December 2021

Subject Land adjoining Ringland Health Centre

Purpose To seek approval from the Cabinet Member for Assets and the Cabinet Member for Culture and Leisure for the disposal of land adjoining Ringland Health Centre to the Aneurin Bevan University Health Board in order to develop the new Newport East Health and Wellbeing Centre.

Author Property Manager

Ward Ringland

Summary Agree to declare the land adjoining Ringland Health Centre surplus and dispose to the Health Board in order to develop the Newport East Health and Wellbeing Centre.

Proposal **That the land subject to this report be declared surplus and sold, on terms recommended by Newport Norse and agreed by the Head of Law and Regulation.**

Action by Acting Head of Regeneration, Investment and Housing

Timetable Immediate

This report was prepared after consultation with:

- Strategic Director - Place
- Head of Finance – Chief Finance Officer
- Head of Law and Regulation – Monitoring Officer
- Head of People and Business Change
- Acting Head of Regeneration, Investment and Housing
- Housing & Assets Manager
- Associate Director of Property Services, Newport Norse
- Associate Valuation and Estates Management, Newport Norse

Signed

Background

Aneurin Bevan University Health Board wish to develop health and wellbeing services to serve the east Newport area in alignment with a new model of health care provision. This will see the establishment of multi-disciplinary teams and processes, care navigation and place based integrated teams. Where suitable estate is available these models are developing successfully. However, in the case of east Newport available space within existing premises is limited and the new model of service provision cannot be achieved without the development of a new facility. The Health Board therefore propose to construct a new Health and Wellbeing centre on the existing Ringland Health Centre site utilising adjoining land which is in the ownership of Newport City Council, including the site of an existing MUGA facility.

Involvement

The Health Board have therefore approached the Council in order to secure the land required in consultation with the members and local stakeholders and consists of four main parts which include;

- Triangular parcel of landscaped area to the north of the site located at the front of the Health Centre comprising of a grassed embankment
- The car park which wraps around the existing Health Centre
- Grassed area of land located to the East of the site fronting onto Ringland Circle
- The Multi Use Games Area (MUGA) located to the south of the site to the rear of the Health Centre and Ringland Hub (open space)

The four parcels extend to a total site area of 1.43 acres.

Collaboration

There is a unique opportunity in Ringland to link health and well-being services provision with the Ringland Neighbourhood Hub which is the first multi-agency facility developed in the City. The existing community centre and library have been redeveloped into a state-of-the-art building which has dramatically improved flow and use of the available space.

Integration

The development of the new Health and Wellbeing Centre in conjunction with the established Ringland Hub will provide routes into employment, financial, housing and family support services. GPs and other health and social care professionals will be able to directly access non-clinical solutions to health issues that are often caused by people's social, financial or personal circumstances. This will help to 'de-medicalise' some conditions that are currently treated pharmacologically and will address people's needs in a more holistic way.

Prevention

The local Health Board has submitted a business case to Welsh Government for a preferred option to develop Integrated General Medical and Health and Well-being services whilst at the same time meeting the investment objectives of the project. The business case sets out a case for change and improvement of health service delivery which meets the new model of Health Care provision in Newport East and will provide high quality and effective primary, community, social care and well-being services for the residents of Newport.

This development is at the heart of future service delivery in the City. The facility will include a range of clinical services provided by the local Health Board, General Practitioner, Community Pharmacist and General Dental Practice services together with social care and Third Sector provision. The preferred way forward will allow the local population to access a broader range of integrated services, tailored to meet their specific needs, which should in turn improve the health of the population and address some of the significant health inequalities.

The new model of working is particularly welcome in the Newport east area due to severe recruitment difficulties and populations experiencing social deprivation and ill health.

Long Term

The new model of working will have positive health impacts on both current and future generations and the provision of new up to date facilities will provide much needed services now and will last well into the future.

As a result of the loss of the existing MUGA, the Health Board will re-provide a new facility at their own cost and to the Council's specification and as a result, this element of the land sale will transfer at the consideration of £1.

The remainder of the site to be sold will generate a capital receipt of £256,000 for the Council. The replacement MUGA will be located on land also in the ownership of the Council.

The purchase price has been agreed via an independent valuation report commissioned by the parties and undertaken by the District Valuer. The price agreed is representative of the market value of the site to be sold.

As the existing MUGA is considered 'open space' Public Notices will be required to be advertised and should any objections be received they will be reported back to the Cabinet Members for consideration.

The proposal meets the Well-being Goals as part of the Well-being of Future Generations Act. It will mean a healthier Wales as a result of improved Health and Wellbeing Services and allow a more responsible approach to Healthcare. It will allow services to become more resilient as they will become multi-disciplinary and more cohesive with other services provided in the area. It will also mean that services in East Newport will be greatly improved therefore having a positive impact on the local residents enabling prosperity and equality.

Financial Summary (Capital and Revenue)

	Current Income	Potential/Projected Income	Capital Receipt	Ongoing Costs
	£0	£0	£256,001	N/A
Notes				

Risks

Risk	Impact of Risk if it occurs* (H/M/L)	Probability of risk occurring (H/M/L)	What is the Council doing or what has it done to avoid the risk or reduce its effect	Who is responsible for dealing with the risk?
Failure to dispose of the asset will result in no capital receipt for the Council	L	L	Land and MUGA remain in Council ownership.	NCC and Newport Norse

* Taking account of proposed mitigation measures

Links to Council Policies and Priorities

The Council's corporate plan 2017-2022 provides a number of well-being objectives. The proposed disposal meets these objectives by increasing and improving health and wellbeing services in an area that currently suffers from deprivation and ill health. The proposed purchaser is the Health Board, which

by its very nature will enable people to be healthy, independent and resilient by being able to expand its services. The two parties involved are working cohesively to transfer surplus land to ensure services can be sustained and delivered in a more joined up way.

Options Available and considered

The Council could:

1. Declare the property surplus and dispose of the freehold title to earn a capital receipt of £256,001, therefore assisting the Health Board to deliver the new Centre on condition that as a result of the loss of the existing MUGA, the Health Board will re-provide a new facility at their own cost and to the Council's specification.
2. Retain the land and MUGA. NCC will continue to be responsible for any on-going maintenance costs.

Preferred Option and Why

Option 1 - Declare the property surplus and accept the freehold offer from the Health Board to benefit from a capital receipt of £256,001, which provides best value and will provide a significantly improved health and well-being offer to residents in east Newport. On the condition that as a result of the loss of the existing MUGA, the Health Board will re-provide a new facility at their own cost and to the Council's specification.

Comments of Chief Financial Officer

The land is being sold direct to the NHS and the value of it has been assessed by the District Valuer per the report. In that sense, it therefore provides value for money for that land and especially also given the developments that will also come about from the sale.

The capital receipt will go into Council capital resources and be used/allocated in due course in line with normal Council processes regarding its capital programme.

Comments of Monitoring Officer

The proposed action is in accordance with the Council's statutory powers to re-appropriate and dispose of land in accordance with sections 122 and 123 of the Local Government Act 1972. If the various parcels of Council-owned land adjacent to the site of the proposed Health and Well-being Centre are no longer required for operational services, then they can be declared surplus to requirements, re-appropriate for regeneration purposes and sold to ABUHB for the purposes of this scheme. If the MUGA is classed as public "open space" because it is used for the purposes of public recreation, then before this can be re-appropriated public notice of the proposals would need to be advertised in the newspaper for two consecutive weeks in accordance with section 122 (2A) of the 1972 Act and any objections would need to be considered before the decision can be confirmed. In addition, two weeks public notice would also have to be given of the intention to dispose of the MUGA, in accordance with section 123(2A) of the Act and any objections to the sale would also have to be considered first. It is assumed that the MUGA is not classified as a "playing field" for the purposes of the Playing Fields (Community Involvement in Disposal Decisions) (Wales) Measure 2010. If it did come within the definition of a "pitch" for the purposes of the Measure, then a more prescribed process of community consultation and engagement would have to be undertaken, instead of the public notice provisions in section 122(2A). In both cases, there will need to be an assessment of the impact of the sale of the MUGA in terms of play provision within the Ringland area in accordance with the Children & Families (Wales) Measure. However, as ABUHB have agreed to pay for a replacement MUGA on other Council land, then there should be no overall loss of play provision. Therefore, the disposal should not have any detrimental impact in terms of the duty to provide play areas, the Council's public sector equality duty or its socio-economic duty. The development of the Health and Well-being Centre is also consistent with the Council's strategic well-being and corporate plan objectives. The Council has a duty under section 123(2) of the 1972 Act to

secure the best price reasonably obtainable for the land. An independent valuation has been fixed for the other parcels of land, to secure open market value, and consideration is being provided for the transfer of the MUGA site through the equivalent costs of a replacement facility. In any event, the Council is able to have regard to the wider social and economic benefits of the scheme in accordance with the General Disposal Consent.

Comments of Head of People and Business Change

The development of the new Newport East Health and Wellbeing Centre as part of the existing Ringland Hub has the potential to provide considerable social well-being benefits to communities in the area.

The report writer has fully considered the council's well-being objectives, the well-being goals and the sustainable development principle of the Well-being of Future Generations Act when developing this report.

From an HR perspective there are no staffing implications to this proposal.

Scrutiny Committees

N/A

Fairness and Equality Impact Assessment:

- **Wellbeing of Future Generation (Wales) Act**
- **Equality Act 2010**
- **Socio-economic Duty**
- **Welsh Language (Wales) Measure 2011**

Equalities Impact Assessment and the Equalities Act 2010

The Equality Act 2010 contains a Public Sector Equality Duty which came into force on 06 April 2011. The Act identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The new single duty aims to integrate consideration of equality and good relations into the regular business of public authorities. Compliance with the duty is a legal obligation and is intended to result in better informed decision-making and policy development and services that are more effective for users. In exercising its functions, the Council must have due regard to the need to: eliminate unlawful discrimination, harassment, victimisation and other conduct that is prohibited by the Act; advance equality of opportunity between persons who share a protected characteristic and those who do not; and foster good relations between persons who share a protected characteristic and those who do not. The Act is not overly prescriptive about the approach a public authority should take to ensure due regard, although it does set out that due regard to advancing equality involves: removing or minimising disadvantages suffered by people due to their protected characteristics; taking steps to meet the needs of people from protected groups where these differ from the need of other people; and encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

Children and Families (Wales) Measure

No consultation has taken place

Wellbeing of Future Generations (Wales) Act 2015

The author has given consideration to the Act throughout the background of the report. Consideration has also been given for the wellbeing objectives as allowing the Health Board to purchase the land will help improve services within the area. This will help improve the health of the individuals and local community who benefit and rely on these services.

Crime and Disorder Act 1998

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area.

Consultation

Consultation has taken place with relevant Council Officers, Ward Members will be invited to comment through the consultation process.

Where a Council proposes to dispose of land containing a playing field or part of a playing field, it must have regard to the Playing Fields (Community Involvement in Disposal Decisions) (Wales) Measure 2010 and comply with the procedure set out in the Playing Fields (Community Involvement in Disposal Decisions) (Wales) Regulations 2015. The Regulations require the Council to undertake a process of public consultation and to consider any responses prior to the making of a decision to dispose.

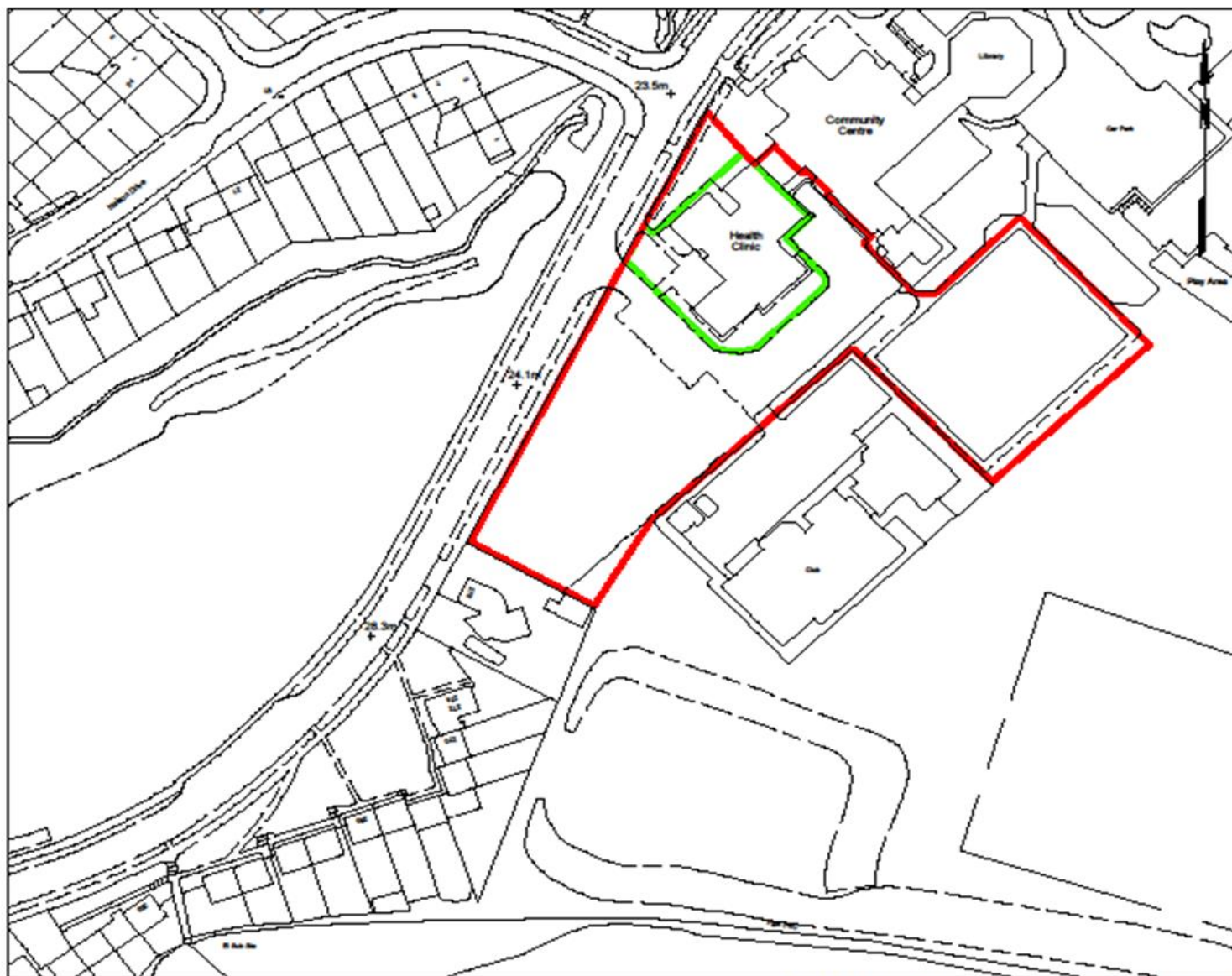
In accordance with the Regulations, the Council undertook a public consultation for a six-week period between 15 October 2021 and 26th November 2021.

As a result of the consultation, no responses were received from local residents or any other consultee.

Background Papers

Site Plan

Dated: 21 December 2021



File Ref: G:\AutoCAD LAPP\Red Line Plans\Aneurin Bevan\Ringland Health Centre_02S



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 Director
 Specialist Estates Services

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 NATIONAL GRID REFERENCE ST 258688

Cive Ball B&C (Hons) MRICS
 Head of Property
 Specialist Estates Services

Title
 Ringland Health Centre,
 Ringland,
 Newport

Scale
 1:1250 @ A4

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 CHLE

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