

Meeting of
NHS Lanarkshire Board
25th August 2010

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Provision of a Maggie's Centre at Monklands Hospital

1. PURPOSE

This paper is to inform members of the NHS Lanarkshire Board of the ongoing discussions between NHS Lanarkshire and the Maggie's Centre Charity to provide a new-build Maggie's Centre at Monklands District General Hospital. Approval is sought to negotiate a lease for land on the Monklands site to enable the construction of a new Maggie's Centre to provide support for cancer patients, their carers and families.

2. INTRODUCTION

In 2008 the Cabinet Secretary approved in principle the establishment of a Cancer Centre for NHS Lanarkshire at Monklands Hospital. The form of the cancer centre is being considered as part of the implementation of the cancer strategy, and in conjunction with the Monklands site master plan and capital investment programme. Construction work is already underway at Monklands which will allow the concentration of inpatient clinical haematology in early 2011. In addition, the preferred location for the concentration of specialist lung oncology outpatient clinics is Monklands Hospital and this is the subject of a Board paper this month.

Whilst NHS Lanarkshire will continue to provide outpatient, daycase and inpatient services for the treatment of cancer across many specialties at all three acute sites, there will be an increase in attendances for cancer treatment at Monklands Hospital as a result of the specific development of a Cancer Centre on this site

In recognition of this direction of travel, and the Maggie's Centres commitment to establishing centres within the grounds of hospitals that see the greatest number of people affected by cancer, NHS Lanarkshire and Maggie's propose the creation of the purpose-built Maggie's Centre at Monklands. The Maggie's Centre based at Monklands Hospital, will continue to support everyone affected by cancer across the whole of Lanarkshire. It is hoped that with the increased cancer activity taking place on the Monklands site, Maggie's will be more easily accessible for a greater number of people. At this stage it is anticipated that the purpose built Maggie's Centre will replace the current Maggie's provision operating in the former residencies block at Wishaw General Hospital, however, this will be reviewed over time.

Discussions have now begun to identify a potential location consistent with the site master plan, and on heads of terms for a leasehold agreement.

3. CURRENT POSITION

The provision of space on the Monklands Hospital site will form part of a heads of terms with the Maggie's Centre.

While the heads of terms is still to be concluded and approved, it is considered that clarity of a site for the creation of a building would be of great benefit to the Maggie's Centre in their fundraising activities and provide clarity for future site planning. A potential site for the Maggie's Centre has been identified within the Monklands site. At this stage the NHS Board are requested to agree to the principle to make the site available with formal provision of the land occurring as part of the future agreement of a leasehold agreement.

Work was undertaken to explore an appropriate site within the hospital grounds of approximately 3000m². A Property Adviser has been consulted to assess a potential location. In selecting the identified site consideration has been given to the potential for future development/expansion of acute clinical services and impact on car parking and traffic management. It is therefore recommended that an area at the north-east corner of the site be designated for the potential construction of a Maggie's Centre. A sketch is attached as an Appendix to this paper.

The arrangements for the provision of land owned by the NHS are governed by the Property Transaction Handbook. The Handbook is mandatory and therefore engagement has been undertaken with the Central Legal Office, the Board's Property Adviser and the District Valuer. Following receipt of advice it is proposed that ownership of the proposed Hospice site be retained by NHS Lanarkshire and will be leased to Maggie's Centre Charity under a formal ground lease. The lease period will be 21 years incorporating a right to renew for a further 21 years. The site will be restricted for use as a Maggie's Centre. NHS Lanarkshire will retain an option to terminate the lease if the site is no longer used as a Maggie's Centre and either takes possession of the building or request that the site be cleared of all buildings and returned to its original condition at no expense to the Board. As NHS Lanarkshire will retain ownership of the land, and the building will be funded, built and operated by Maggie's, there are no additional costs to NHSL over and above those currently incurred through the capital charging regime.

The level of rent to be charged under the lease will require to be assessed and approved by the District Valuer and the Property Adviser. Advice has been obtained from the Central Legal Office confirming that the proposal arrangement will comply with the Property Transaction Handbook.

On conclusion of the leasehold agreement, a formal launch of a fundraising appeal will take place.

4. RECOMMENDATIONS

The NHS Lanarkshire Board are requested to:

- i) Agree in principle to the development of a Maggie's Centre at Monklands Hospital
- ii) Agree the principle of the availability of land at the Monklands Hospital site for the use by the Maggie's Centre and request that a formal lease be completed in accordance with the Property Transaction Handbook and, request future updates on progress in completing the development

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