

**Adult with Complex Needs/Low Secure Unit  
Caird House, Hamilton**

## **1. Introduction**

Standard Business Cases for Adults with Complex Needs in both North and South Lanarkshire including the provision of a Low Secure Unit in South Lanarkshire were presented to the NHS Lanarkshire Capital Investment Group on 10 March 2006.

Duncan Davis Architects were subsequently appointed in May 2006 to lead the design team for proposed new developments which were to be located at Coathill Hospital, Coatbridge and Caird House, Hamilton.

Since the approval of these Business Cases a combination of factors, including the passage of time and in particular changes to the design of the facility to ensure the most effective use of the land at Beckford Lodge / Caird House, have resulted in the proposed cost of Caird House breaching NHS Lanarkshire's £5m. delegated limited for the approval of Capital Projects.

This has resulted in a requirement to produce Outline and Full Business Cases which must be submitted to the NHSL Board and subsequently the Scottish Executive Health Department Capital Investment Group for approval to proceed with these developments.

## **2. Update on Capital Costs**

Armour Construction Consultants on behalf of Duncan Davis Architects have prepared a probable cost estimate for the provision of the Caird House facility and the Capital Costs of the project including V.A.T., Fees and Optimism Bias will be approx. £7.4m.

## **3. Outline Business Case**

Further work is required to complete the Outline Business Case focusing on affordability in both revenue and capital terms. This will be progressed over the next few weeks to allow submission to the NHS Lanarkshire July Board meeting. It is the considered view that only once the Board has had an opportunity to view and approve the Outline Business Case that any approach is made to South Lanarkshire Council in regard to Planning Approval. In this regard a briefing to SLC elected members and senior officials is taking place on the 26<sup>th</sup> of June 2007.

## **4. Conclusion**

The Board are asked to note the above position.

**Alan Lawrie  
Director of South Lanarkshire CHP**