

Briefing Note on Issues included in the Forward Plan Issue 2004 /05

SERVICE AREA: Corporate Services

Report ref	Report title
Cor -04/05-78	Dollis Hill House: proposals for its restoration and adaptation into a health centre and facility for the community
<p>Summary</p> <p><u>Background</u></p> <p><i>Please refer to the Briefing Note which was on the agenda of the meeting of the FPSC on 06 January 2005.</i></p> <p><u>Proposal</u></p> <p>Brent Teaching Primary Care Trust (the tPCT) has expressed an interest in acquiring Dollis Hill House for use as a health centre with community facilities. The location suits the tPCT's needs for an additional health centre in the Dollis Hill area. Discussions between the tPCT's architects and English Heritage over restoration works to the existing building and the construction of an extension (to make the building viable) have been very encouraging.</p> <p>The tPCT is aware of the Council's requirement – and also the wish of the Dollis Hill House Trust – for the House to contain areas which the general public can access and use and the tPCT is willing to provide such facilities provided that the House is properly managed and security is not compromised.</p> <p>The tPCT is currently working on its designs and firming up costs of the project. Details of the transaction between the Council and the tPCT have yet to be finalised but in the event the project proceeds it is likely that the property transaction will be:</p> <ul style="list-style-type: none">• the sale of a 125 year lease on the House at a peppercorn ground rent• the payment of a modest premium to the Council• Lease covenants restricting user and protecting long term the community use and public rights of access to parts of the building <p>Consultation during 2004 was via the Dollis Hill House Trust. It is proposed to widen this to other Gladstone Park user groups and local residents at an appropriate time.</p>	

Project Update

The tPCT Dollis Hill House Project Board presented its business case for the Dollis Hill House project to the tPCT Main Board earlier in February 2005. Whilst the architect's presentation of the scheme impressed the Main Board, the Project Board's business case was not well received. Concerns were raised over:

- The capital cost of restoring and extending Dollis Hill House – compared with other options viz; alternative, cheaper sites, or the cost of upgrading and extending existing GP surgeries
- The *real* need for the extra health facilities in the Dollis Hill and Dudden Hill ward area
- Exposure to revenue losses on the community areas in the building

The Main Board instructed the Project Board to carry out further work on the business case to address the above and re-present to the Main Board at a future meeting.

Members of the Project Board - including Brent Council's representative - met on Friday 18 February 2005 to consider the Main Board's instruction and the work required before reverting to the Main Board. It was agreed that the work required would make it difficult to meet the March meeting and so the Project Board is now targeting the May 2005 meeting of the tPCT's Main Board for a decision on the project. This delay will impact on the Council's timescale for taking a report to the Executive outlining the property deal.

Nature of Decision to be taken / Intended Outcome

To approve the sale of a long lease on Dollis Hill House to the tPCT for the provision of a health centre and facility for the community.

Timescale for Decision

In light of the delay in the tPCT's Main Board considering the project, a report to the Council's Executive will now be deferred until June or July 2005.

Contact Details

Marcus Perry – Corporate Property Services: 020-8937-1330
Shaun Faulkner – Parks Service: 020-8937-5619
Bernard Diamant – Director of Corporate Services: 020-8937-1440