



**REPORT TO: HEALTH AND SOCIAL CARE INTEGRATION JOINT BOARD –  
14 DECEMBER 2022**

**REPORT ON: DUNDEE IJB PROPERTY STRATEGY**

**REPORT BY: CHIEF FINANCE OFFICER**

**REPORT NO: DIJB84-2022**

## **1.0 PURPOSE OF REPORT**

1.1 This strategy, which is attached as Appendix 1 sets out the ambitions for Dundee health and social care provision to develop premises that enable and support health and social care services where citizens are able to access the services they need within their own community. Equitable access to healthcare, social care and social work services is a vital part of tackling inequalities in need and outcomes associated with poverty, poor social circumstances and protected characteristics and is a requirement of public bodies under the Equality Act (2010) and Fairer Scotland Duty (2018).

## **2.0 RECOMMENDATIONS**

It is recommended that the Integration Joint Board (IJB):

2.1 Approves the IJB Property Strategy as outlined in this report.

2.2 Instructs the Chief Officer to bring back progress reports to the IJB on an annual basis.

## **3.0 FINANCIAL IMPLICATIONS**

3.1 The costs associated with the work will be funded through a combination of mechanisms and funding sources including Government capital funds and specific funding held by the IJB (eg GP Premises funding). As neither property budgets or capital budgets are delegated to the IJB, the IJB will need the support of NHS Tayside and Dundee City Council to deliver the strategy.

## **4.0 MAIN TEXT**

4.1 Dundee City Council and NHS Tayside collectively own, lease or otherwise utilise a significant amount of property, as detailed in Appendix 2. Following the establishment of the Dundee Integration Joint Board (the IJB) and the Health and Social Care Partnership (the HSCP), there is an opportunity and clear need to review the approach taken to strategic planning and utilisation of the estate available to the Partnership, to support the aims of integration and delivery of effective, efficient health and social care services in Dundee.

4.2 A Property Strategy sub-group has been established for the IJB to develop this strategy with the following objectives:

- To gain best value from our use of property

- To ensure that health and social care services are provided in and from accessible, sustainable and fit-for-purpose, modern buildings
- To ensure that health and social care services are provided from premises that create environments that support trauma informed ways of working and reducing inequalities (including protected characteristics, fairness and wider health and social work inequalities)
- To enhance provision of health and social care services in local communities
- To ensure that health and social care services are provided from environments that ensure the wellbeing of our workforce
- To rationalise our estate in order to reinvest savings into frontline services

4.3 The work on the property strategy outlines a range of actions which include the need to:

- Agree a process for loans, leases and funded modifications.
- Agree a programme of works in relation to GP premises, within the context of their local community
- Look at areas that are underserved and explore options
- Build on existing work to use clinical space more creatively
- Scope out the clinical space requirements for planned care provision in the community
- Replace Constitution House
- Scope out space requirements for community-based services
- Scope out the need for clinical space within care homes and day services
- Grow partnership shared work spaces and opportunities for coworking in Dundee as a key part of our premises strategy
- Identify IT solutions to some of the barriers to partnership working

4.4 Considerable progress has been made to invest in premises that will support us to deliver our Strategic Commissioning plan. Work undertaken to date or in progress includes:

- Opening of the Crescent Local Care Centre
- Development of a new business case to meet the needs of the Non-Acute Care in Dundee Programme including the reprovision of accommodation at the Kingsway Care Centre, Royal Victoria Hospital.
- The refurbishment of Broughty Ferry Health Centre (phase 1 complete and phase 2 being scoped)
- The development of clinical space at MacKinnon Health Centre
- The development of a Community Wellbeing Centre in the city centre
- Expansion of the car park at Westgate Health Centre
- A number of small projects in GP practices to increase clinical capacity

4.5 While we have been able to progress much of our action plan by making use of existing space and through our development programme there is however a need to create buildings to support this work. These projects are outlined in appendix 3 Dundee 5 Year Plan.

## **5.0 POLICY IMPLICATIONS**

5.1 This report has been subject to an Integrated Impact Assessment to identify impacts on Equality & Diversity, Fairness & Poverty, Environment and Corporate Risk. An impact, positive or negative, on one or more of these issues was identified. An appropriate senior manager has checked and agreed with this assessment. A copy of the Integrated Impact Assessment showing the impacts and accompanying benefits of / mitigating factors for them is included as an Appendix to this report.

## **6.0 RISK ASSESSMENT**

6.1 A full risk assessment will be produced as each initiative is brought forward for approval.

## 7.0 CONSULTATIONS

7.1 The Chief (Finance) Officer and the Clerk were consulted in the preparation of this report.

The document was circulated to the following colleagues and groups for review and comment:

- Cluster Leads include GP Sub members 28 July 2022
- DHCSP Management 5 August 2022
- Primary Care & Infrastructure Plan Group 19 August 2022
- Property Strategy Short Working Life Group 23 August 2022
- David Shaw 7 August 2022
- Dundee HSCP Primary Care Clinical Management Team 19 August 2022
- Dave Berry 8 September 2022

The work programme will include consultation with the citizens of Dundee.

## 8.0 DIRECTIONS

The Integration Joint Board requires a mechanism to action its strategic commissioning plans and this is provided for in sections 26 to 28 of the Public Bodies (Joint Working) (Scotland) Act 2014. This mechanism takes the form of binding directions from the Integration Joint Board to one or both of Dundee City Council and NHS Tayside.

Direction Required to Dundee City Council, NHS Tayside or Both	Direction to:	
	1. No Direction Required	x
	2. Dundee City Council	
	3. NHS Tayside	
	4. Dundee City Council and NHS Tayside	

## 9.0 BACKGROUND PAPERS

9.1 The GP Premises Strategy provides the list of documents that have informed this strategy.

Vicky Irons  
Chief Officer

DATE: 23 November 2022

### REPORT AUTHORS

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**Dundee  
Integration Joint Board  
Property Strategy**

**2022-2025**

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## **Introduction by Chief Officer**

This strategy sets out the ambitions for Dundee health and social care provision to develop premises that enable and support health and social care services where citizens are able to access the services they need within their own community. Equitable access to healthcare, social care and social work services is a vital part of tackling inequalities in need and outcomes associated with poverty, poor social circumstances and protected characteristics and is a requirement of public bodies under the Equality Act (2010) and Fairer Scotland Duty (2018).

Dundee HSCP believes that by working together across organisations citizens will have access to the information and support they need to live a fulfilled life. This includes moving to a locality based model, where general practice is part of a wider health and social care ecosystem enabling people to live independently, safely and well in their communities for as long as possible. Other strategic priorities are tackling health inequalities, enhancing early intervention and prevention and developing models of support / pathways of care that are personalised and support positive outcomes. The details are set out in the Dundee Health & Social Care Partnership Strategic and Commissioning Plan 2019-2022 and extension 2022-2023 and this Strategy outlines how our use of premises will support the delivery of those services.

## 1. Introduction and Current Position

The Scottish Government's Financial Planning Guidance for Health and Social Care Integration states that:

*“The Chief Officer of the Integration Joint Board is recommended to consult with the Local Authority and Health Board partners to make best use of existing resources and develop capital programmes. The Integration Joint Board should identify the asset requirements to support the Strategic Plan. This will enable the Chief Officer to identify capital investment projects, or business cases to submit to the Health Board and Local Authority for consideration as part of the capital planning processes, recognising that partnership discussion would be required at an early stage if a project was jointly funded.”*

Dundee City Council and NHS Tayside collectively own, lease or otherwise utilise a significant amount of property across the city where health and social care functions are carried out. Following the establishment of the Dundee Integration Joint Board (the IJB) and the Health and Social Care Partnership (the HSCP), there is an opportunity and clear need to review the approach taken to strategic planning and utilisation of the estate available to the Partnership, to support the aims of integration and delivery of effective, efficient health and social care services in Dundee

In the absence of a collated Health and Social Care strategy, funding allocations from Dundee City Council and NHS Tayside's respective capital plans have until now focussed on individual projects or minor works allocations which have been developed and agreed through the partner bodies own governance systems. The development of the property strategy will enable the health and social care property needs to be considered alongside other non-delegated services requirements by the partner bodies as they make informed decisions about their capital investment priorities.

A Property Strategy sub-group has been established for the IJB, led by the Head of Service, Health and Community Care and supported by key stakeholders from the HSCP, 3<sup>rd</sup> sector partners, Dundee City Council and NHS Tayside. The review and implementation of the Property Strategy for the IJB will inform the work of this group going forward.

## 2. Objectives

The key objectives of the Property Strategy are:

- To gain best value from our use of property
- To ensure that health and social care services are provided in and from accessible, sustainable and fit- for-purpose, modern buildings
- To ensure that health and social care services are provided from premises that create environments that support trauma informed ways of working and reducing inequalities (including protected characteristics, fairness and



- wider health and social work inequalities)
- To enhance provision of health and social care services in local communities
  - To ensure that health and social care services are provided from environments that ensure the wellbeing of our workforce
  - To rationalise our estate in order to reinvest savings into frontline services
  - To share our intentions for external scrutiny

### 3. Principles

A number of principles will be adopted in implementation of the Property Strategy, namely:

1. **Designing and delivering services to meet the needs of citizens, carers and communities:**  
For example, in ensuring that decisions regarding the utilisation of property support delivery of the IJB's Strategic Plan, and that our services are based in sustainable premises.
2. **Being open and showing that we are fair when allocating resources:**  
Ensuring significant decisions as to resource allocation are taken in the appropriate public forum - through either the IJB, Council or Health Board decision making structure – and are subject to a clear strategic or operational business need being articulated and assessment of impact of fairness and equality.
3. **Delivering services to people in their local communities: and,**  
A fundamental aim of the Public Bodies (Joint Working) (Scotland) Act 2014 is to increase the amount of health and social care services delivered in people's own homes and communities as opposed to institutional or residential settings. Supports can be offered in a range of settings such a community settings, cafes and pop up events. We will look to progress these more modern methods of working.
4. **Making best use of the assets available to us:**  
We will seek to effectively manage our assets, and rationalise our estate where appropriate. For example, by co-locating health and social care services where this would be of benefit to patients, service users and carers.

### 4. Strategic Context

#### Strategic Plan and National Policy

The National Clinical Strategy for Scotland 2016 outlines that the vision for health and social care services in Scotland up to 2030 includes '*planning and delivery of primary care services around individual communities*' and further recognises that *essentially a collaborative endeavour* with 'multidisciplinary teams required to deliver effective care'. The refocusing of the GP role as expert medical generalists builds on core strengths of general practice. This will mean tasks currently done by the GP can be carried out by members of the wider primary care team. The contract delivery is underpinned by a Memorandum of Understanding, now in its second iteration, which runs until 31 March 2023.

Alongside the move to multidisciplinary teams, the National Code of Practice for GP Premises 2018 recommends moving general practice towards a service model that does not require GPs to own their premises. To support this transition, the Scottish Government has established a *GP Premises Sustainability Funding to assist* those who no longer wish to own or lease premises themselves. This is part of the Scottish Government's long term strategy that 'no GP contractor will need to enter a lease with a private landlord'. In turn, this will remove a significant barrier to GP recruitment.

Other national policies steer the direction; for example, the six Public Health Priorities (2018) and can shine a light on the Scottish Government direction of travel; for example, the vision set out in Housing to 2040.

These national policies are reflected in the Dundee Integration Joint Board's Strategic and Commissioning Plan 2019-2022 *Strategic Commissioning Plan and Strategic and Commissioning Plan Extension 2022-2023*. This sets the direction for the Partnership by identifying four strategic priorities.

- Strategic Priority 1 Health Inequalities
- Strategic Priority 2 Early Intervention and Prevention
- Strategic Priority 3 Locality Working and Engaging with Communities
- Strategic Priority 4 Models of Support, Pathways of Care

The strategy is underpinned by a range of Strategic Commissioning plans which sets out a wide-ranging transformation programme. eg A Caring Dundee 2 and the Learning Disability and Autism Strategic and Commissioning Plan

It is within this context that the objectives and principles of our Property Strategy have been developed, and within which decisions relating to use of property and assets will be taken.

## **5. Strategic Needs Assessment**

Dundee Health and Social Care Partnership have undertaken a Strategic Needs Assessment. This highlights the challenges ahead with an ageing population and significant pockets of deprivation within the city. The impact of the current cost of living crisis is emerging and likely to be significant. The challenges for the City have been further exacerbated by the recent Covid 19 Pandemic.

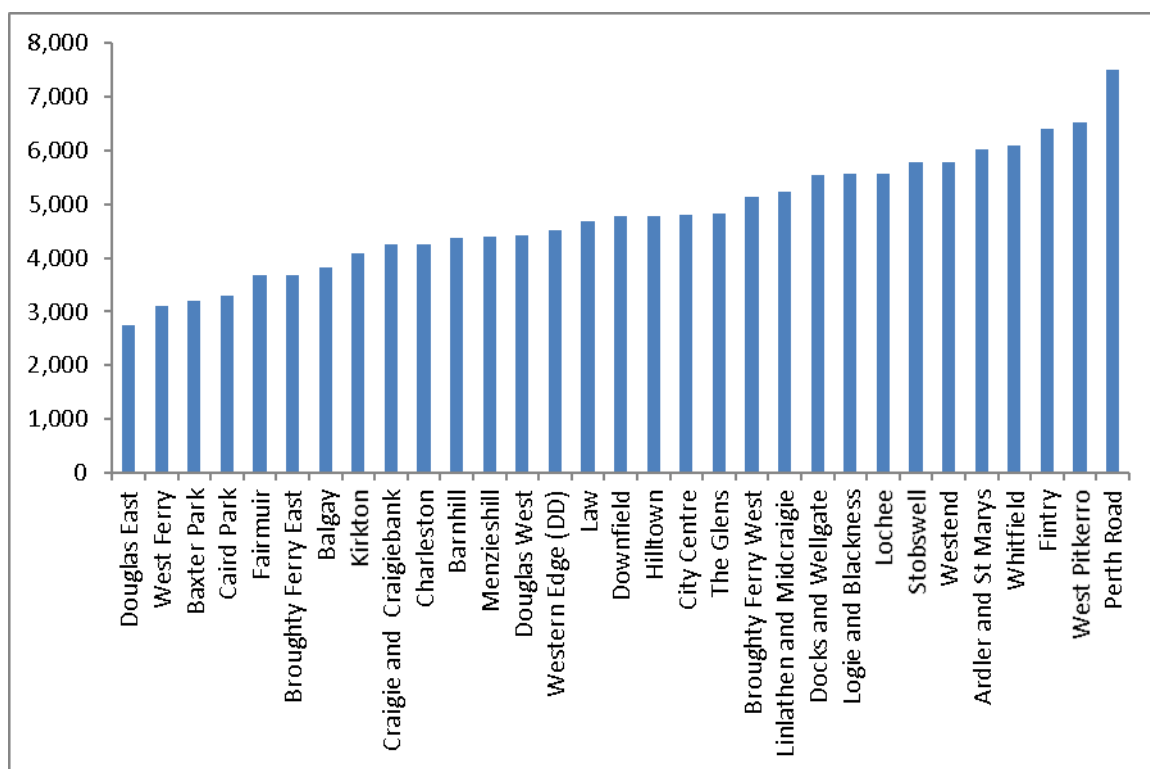
In terms of aging the population of older people is slightly lower than the Scottish

Average at 17% but due to the levels of deprivation many people experience age related issues at a chronologically earlier age. Although lower than the Scottish Average there is an expectation of an increase of 45% in the population aged over 75 years by 2037.

In Dundee there are 188 SIMD data zones of which 70 are ranked within the 20% most deprived in Scotland. (Source SNA).

Only 3 of the 8 Local Community Planning Partnership areas have lower rates than Scotland as a whole for people aged 16-64 who have one or more health condition. Only 1 of the 8 LCPP areas has lower rates than Scotland as a whole for people aged 65+ who have one or more health condition. The Strategic Needs Assessment (SNA) noted the East End and Lochee are the LCPP areas with the highest levels of deprivation and have the highest rates of people experiencing multiple health conditions compared with the more affluent parts of Dundee and Scotland.

The DHSCP Strategic Needs Assessment (SNA) highlights that long term conditions prevalence is higher in Dundee compared with Scotland and the prevalence of 4 long term conditions (cancer, diabetes, depression and asthma) has increased in Dundee. The most predominant conditions are hypertension, diabetes, depression and asthma. The graph below shows.....



In addition, there is a significant level of house building currently underway and also planned for the future, on the edges of the city boundaries. The direct impact of this on a wide range of services is not yet known nor is the impact such population shifts (if any) across the city may have on existing and planned health and social care facilities and infrastructure.

Using information from the Dundee Strategic Housing Investment Plan 2019-2024, the map below shows the new housing planned for Dundee in relation to general practice locations. The boundaries between NHS and Council services are not coterminous.

The Tay Strategic Plan identifies the regeneration/priority areas as:

- Hilltown
- Whitfield
- Lochee
- Mill O'Mains

## 6. Our Transformation Programme

In order to address the challenges outlined in the DHSCP Strategic Needs Assessment we have a wide ranging Transformation Programme. This is outlined in detail in the Dundee Integration Joint Board's Strategic and Commissioning Plan 2019-2022 and Strategic and Commissioning Plan Extension 2022-2023. A key characteristic of this programme is redesign of services, looking at what services the Council and Health Board deliver, how they are delivered, and where services are delivered from. Fundamental to such redesign activity is consideration of how our use of property supports service delivery and achieving the aims of the transformation programme.

- *Primary Care Improvement Plan*  
This plan seeks to modernise Primary Care services based around General Practice and taking a multidisciplinary approach. To make the vision a reality, and to support the role of the GP, Integration Authorities have a statutory role in commissioning primary care services and service redesign that will deliver the primary care improvement plan with its *six priority services*:
  1. Vaccination Transformation Programme
  2. Pharmacotherapy
  3. Community Treatment and Care Services (CTAC)
  4. Urgent Care
  5. Additional Professional Roles (eg First Contact Physiotherapy and Mental Health & Well Being)
  6. Community Link Workers
- *Reshaping Non-Acute Care*  
This transformation programme seeks to modernise the way in which inpatient, outpatient and community services are provided across a range of care pathways:
  1. Frailty
  2. Stroke
  3. Neurodisability
  4. Specialist palliative care.

- *Urgent and Unscheduled Care*  
This programme seeks in collaboration with NHS Tayside and Perth and Angus Health and social care partnerships to transform the way in which our population access urgent care. Key workstreams are:
  1. Discharge without Delay
  2. Virtual Capacity
  3. Care Closer to Home
  4. Community Focussed Integrated Care
- *Planned Care*  
This programme seeks in collaboration with NHS Tayside and Perth and Angus Health and social care partnerships to transform the way in which our population access planned care. Key workstreams are:
  1. Service development with a focus on Patient initiated return, early recovery after surgery, day surgery, DCAQ and waiting list management.
  2. Out Patient redesign incorporating digital solutions and data for delivery.
  3. Ref Guide – Referral guidance system housing condition specific referral algorithms.
- *Drug Death Action Plan for Change (Dundee Partnership)*  
This programme outlines the actions agreed in response to the Dundee Drug Commission report Responding to Substance Use with Kindness and Compassion and subsequent review report. The Action Plan for Change is currently being revised through the Dundee Alcohol and Drug Partnership with a view to developing a single prioritised strategic framework and supporting delivery plan for drug and alcohol recovery. This will respond not only to the recommendations of the Drug Commission but also reflect our local needs assessment and response to national policy and standards.
- *Living Life Well - Tayside Mental Health & Wellbeing Strategy (Tayside Mental Health Alliance)*  
The Dundee Mental Health and wellbeing strategy?

A cross cutting theme across the transformation programme is the further opportunities presented by digital solutions which enable Mobile Working and work to integrate health and social care information systems, which are critical to the delivery of our strategic plan and better use of property across the HSCP. This work is very much dependent on both IT infrastructure and premises and should consider the needs of all sectors. Dundee City Council continues to develop hybrid working arrangements for its services which will see a continued commitment to providing flexible working arrangements from home, in the workplace and in the community.

One service delivered by DVVA, currently commissioned by the H&SCP has provided a new front door for supports to older people, not necessarily centred around GP and Clinical settings or the first Contact Team. Making use of DIALOP as a new front door for people accessing supports that don't necessarily meet H&SC

eligibility criteria.

## 7. Links to Partner Organisation Strategies

The Property Strategy of the Dundee IJB does not sit in isolation, and is linked closely to both the Council's Capital Plan 2023-28 and NHS Tayside's Property and Asset Management Strategy 2015-2020. Both of these strategies are focussed on making best use of the significant assets owned by the Council and Health Board, which is in line with the principles and objectives outlined in this document.

### **Tay Strategic Plan 2016-2036**

NHS Tayside's has set out its response to the national vision with the Tay Strategic Plan 2016-2036. This plan, reviewed every 4 years, centres on place and how quality of place is really important for people's quality of life. It states '*community, healthcare, education and sporting facilities are best located at the heart of the communities they serve*' and is an ambition shared in Dundee's property strategy. The plan mentions Dundee's target of 480 new homes per year. Based on an occupation of 2.16 people, that is an additional 1036 people per year.

### **NHS Tayside Asset Management Update 2020 to 2030**

The Asset Plan for Tayside sets out the *current state of primary care premises*, noting the required areas of change as:

- The sustainability of the number of practices
- The anticipated demand to assign leases and properties to the Board
- The significant number of services housed in poor/aged/inappropriate accommodation
- The likely demand for growth to be accommodated in practice with already high demand.

### **Dundee's Climate Action Plan (2019)**

This plan has set a pathway of transition to a net-zero and climate resilient future by 2045. This will be supported through the provision of community servicing GP premises enabling residents to live within a smaller carbon footprint. This influences the premises strategy in a number of ways. For example, access to the city centre for vehicles....etc.

### **Dundee City Plan 2022-2033**

Dundee's City Plan is a key part of the premises jigsaw as here the wider economic, environmental and social aspirations for Dundee are captured. It strengthens the case for Dundee's priorities to be a focus on *health inequalities and person centred care*. Dundee is also exploring a revitalising of the city centre to increase the footfall which is a consideration for the city centre located practices

## **8. Future Plans**

The long term vision of the IJB's Property Strategy is that the property estate available to the IJB will be utilised across the city for provision of health and social care services, with those properties being modern, fit for purpose premises which are utilised to their maximum potential.

There is a significant amount of work already undertaken or underway across the city to rationalise and modernise our property portfolio, including:

- Opening of the Crescent Local Care Centre
- Development of a new business case to meet the needs of the Non-Acute Care in Dundee Programme including the re-provision of accommodation at the Kingsway Care Centre, Royal Victoria Hospital.
- The refurbishment of Broughty Ferry Health Centre (phase 1 complete and phase 2 being scoped)
- The development of clinical space at MacKinnon Health Centre
- The development of a Community Wellbeing Centre in the city centre
- Expansion of the car park at Westgate Health Centre
- A number of small projects in GP practices to increase clinical capacity

## **9. Governance**

Overall responsibility for the implementation of the Dundee IJB Property Strategy rests with the Dundee IJB Property Strategy Group chaired by the Head of Service and with active input and collaboration from Dundee City Council and NHS Tayside.

Financial governance of all matters relating to property is through the existing governance and capital planning arrangements of the Council and Health Board, acting under direction from the Integration Joint Board. The equivalent function on behalf of the IJB is led by the Chief Officer: Finance and Resources, reporting to the IJB Finance and Audit Committee.

As the IJB does not own property of its own, decision making with regards to decommissioning, capital investment etc. rests with the Council and Health Board, albeit with appropriate reference to the needs of the IJB and any specific directions made to either body. An annual report on implementation of the property strategy will be provided to the IJB.

## **10. Monitoring and Scrutiny**

Monitoring and Scrutiny of the IJB's Property Strategy will be primarily carried out by the IJB Finance and Audit Committee, with reference to the full IJB where appropriate. Appropriate links will also be developed with the monitoring and scrutiny arrangements of the Council and Health Board as necessary.

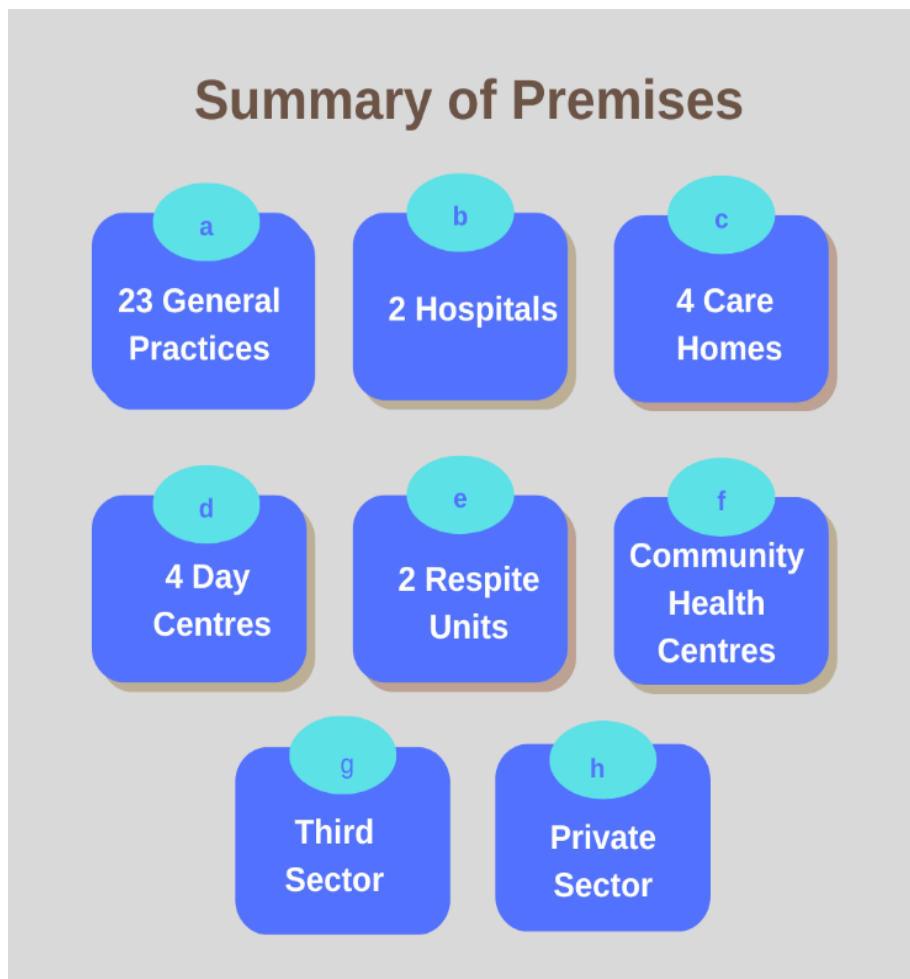
## 11. Stakeholder Engagement

One of our biggest strengths is our network of employees, partners and collaborators from across Dundee. We often collaborate with cross sector partners including the third and Independent Sector, community development trusts, local employers and community groups and we will continue to provide expertise, specialist skills and/ or capacity to our partners to facilitate the delivery of projects.

Drawing on our teams, we will continue to engage at a local level to ensure that projects are best placed to meet local need and enable local industries and communities to thrive.

## 12. The Current Position

We have undertaken an assessment of our premises as contained in Appendix 1 on this report. The key issues are the alignment with areas of population density and areas of deprivation with many areas being underserved, the condition of many of the assets and the premises not being fit for purpose.



Dundee has 23 GP practices with Community Services being provided, at least to some extent, from all of them. These practices are in a mixture of NHS Tayside owned and leased, or privately owned or leased buildings. In addition to those services that



are provided from GP practices we have a number of buildings.

We currently have two hospital facilities. These house a range of services for people with cognitive, mental health and physical health needs.

There are also four care homes, four day centres and two respite units.

Clinical community services are provided from a range of other buildings including those specific to that purpose, GP surgeries, and Community Health Centres.

A key partner is the third sector. This sector primarily rent/ lease office/service delivery space in Dundee

We have a range of commissioned services including care homes, respite services, and day services which are often provided in buildings owned by the operator. Social care and community capacity building services, although there has been a move towards colocation, are predominantly provided in rented accommodation across the city.

The intention of in developing this property strategy is to make better use of all the available accommodation across the city to support more locally delivered services, more integrated ways of working and fundamental shift the balance of care, while working within the limitations of the current estate.

General Practice provision in the city has not historically been aligned with localities with the patient population being drawn from across the city. While there has been a move towards a more locally based approach this will take some time to achieve. The current premises we have do not support this with a significant cluster of our GP practices in one area. Much of the estate that the Health and Social Care Partnership operate from has been assessed as requiring significant modernisation and in some cases it may not be economically viable to do this.

The analysis of Dundee premises also highlights many are not fit for purpose and is impacting on opportunities for change or innovation. There is need for remedial work to improve the space available and the amenity. Whilst we have been able to make some moves towards a more locally delivered service, our buildings do not necessarily support this and the current use is often based on historic use.

## **Key Strategic Issues**

Dundee Health and Social Care Partnership have outlined an ambitious change programme, as detailed above, to meet the needs of the city and delivering this will require premises that are in good condition, local to our population and fit for purpose.

## **Primary Care Improvement Plan**

The Primary Care Improvement Plan (PCIP) sets out how the six priority service areas agreed between the Scottish Government, the Scottish GP's Committee of the British Medical Association, Integration Authorities and NHS Boards. The focus for 2021-22 is pharmacotherapy, community treatment and care services and the

vaccination transformation programme. The remaining three areas being urgent care, additional professional roles e.g. First Contact Physiotherapists and Community Link Workers.

There are a number of challenges have emerged in relation to delivering these six priorities, including the modernising of Primary Care and the availability of space. All of which have been limiting factors in meeting the contractual obligations set out in the PCIP. The Dundee Health and Social Care Partnership GP Premises Strategy recognises these and makes a number of recommendations. Some progress has been made in accommodating services in recent months reflecting practices being able to return to normal service post Covid which has freed up some room capacity and as a result of smaller GP practices closing. A programme of works is underway which includes Broughty Ferry Health Centre refurbishment, MacKinnon Centre – change of room usage and Westgate Car Park extension. There are however a number of outstanding issues in relation to the premises and resolving these will support us to meet our obligations under the PCIP.

We need to

- Agree a process for loans, leases and funded modifications.
- Agree a programme of works in relation to GP premises, within the context of their local community
- Look at areas that are underserved and explore options

### **Reshaping Non-Acute Care**

The Kingsway Care Centre was originally constructed in 2013 as a commercial care home but was adapted in 2014 to become predominantly a health facility. It was identified as a temporary solution (two years) pending the construction of a new, purpose-built facility. The unit accommodates both male and female patients and consists of three inpatient assessment wards, two organic and one for functional patients.

All of the inpatient accommodation is on the ground floor with the first floors having been adapted to administration support accommodation. This accommodation provides a base for two community mental health teams, one post-diagnostic support team and a care home support team.

The administration support accommodation, whilst functional, is generally poor. Small bedrooms with en-suite bathrooms still in situ have been converted into two or three person offices.

There are significant risks associated with the inpatient accommodation. Whilst the majority of the wards benefit from single rooms, the remainder of the areas are, at best, poor in terms of meeting the needs of this patient group. The Care Commission and Mental Welfare Commission have identified serious risks in terms of patient observation and ligature points and significant capital investment would be required to fully address both issues.

A long-standing, and as yet unresolved issue, also exists with the leasing arrangements for the facility. As a result of the liquidation of the company that previously owned the unit, the current arrangement permits the service to occupy the facility on a rolling month-to-month basis with the risk of eviction at short notice ever present.

It is likely, should the leasing arrangement be resolved and the risks noted above addressed, that this facility will remain operational for another 3-5 years, pending the delivery of the new facility.

- **Royal Victoria Hospital**

This site has been used to deliver health services since 1899 when the original building was officially opened as a “Home for the Incurables”. The main buildings still in use currently dates back around 50 years and was designed for the delivery of health services at that time.

The hospital consists of a range of disparate buildings on multiple levels,] some connected by elevated walkways. It includes, the Centre for Brain Injury Rehabilitation, the Roxburghe House Specialist Palliative Care Unit, a Day Hospital for Frailty Services and four in-patient wards.

These wards accommodate three assessment and rehabilitation units and a specialist stroke assessment and rehabilitation unit.

The hospital also provides an administration support base for a range of community services including the Dundee Enhanced Community Support (Acute) Service.

The Roxburghe House specialist palliative care unit is the most modern of the buildings on the site and is in reasonable condition.

Similar to the Kingsway Care Centre, the administration support areas are adapted bedrooms and day rooms and whilst functional, do not provide a suitable base to support the delivery of community services.

The Frailty Services day hospital and assessment and rehabilitation wards are poor and, having been assessed internally, are unlikely to meet even minimum Health Improvement Scotland standards.

The adapted area that currently accommodates the Centre for Brain Injury Rehabilitation service is generally recognised as some of the poorest quality accommodation in Tayside. Significant capital investment would be required for the buildings and infrastructure on this site to achieve even minimum compliance and offer facilities appropriate for the delivery of modern health services.

While the accommodation for specialist palliative care services is in good condition and fit for purpose the service delivery model is co-dependent with the other services and will require to move with them.

We need to

- Replace Kingsway Care Centre and Royal Victoria Hospital

## **Urgent and Unscheduled Care**

In order to support the delivery of urgent care at home we require suitable community premises to deliver the service from. We have developed two enhanced care at home teams and an Urgent Care Home team. While an interim solution has been identified in RVH for the West End Enhanced Care at Home team we still have inadequate space for the East team.

We need to

- Identify premises for the Urgent Care at Home team East
- Identify premises for the Urgent Care Home team
- Consider the longer term solution once the plan for Royal Victoria Hospital emerges

## **Planned Care**

As the way in which we deliver planned care becomes more community focussed there will be increased pressure on our clinical space in the community. While we have sought to be more creative in how and when we use space this is likely to be an ongoing challenge.

We need to

- Build on existing work to use clinical space more creatively
- Scope out the clinical space requirements for planned care provision in the community

## **Drug Death Action Plan for Change (Dundee Partnership) Living Life Well - Tayside Mental Health & Wellbeing Strategy**

We need to

- Replace Constitution House
- Scope out space requirements for community based services

## **Support Services and Administrative/Management Functions**

Within the Partnership there are a number of staff who work in supporting and managerial roles, primarily within Finance, Business Support and Strategy and Performance Services but also including managers of operational services and clerical and administrative staff. These staff are primarily based in Claverhouse and 5 City Square but also access other office bases across the city on an infrequent basis. As a consequence of the pandemic the vast majority of these staff have spent significant proportions of their time over the last 2 years working from home utilising digital technology. Whilst office remobilisation has commenced across the workforce, at the present time it remains unclear what models of working will emerge

for this staff group and the demand this will place on available properties. As with operational services, there is a close connection between the property strategy and digital strategy moving forward.

While it is not clear exactly what model will emerge it is clear that the pandemic has changed the way in which we work. It is likely that these support functions will require less individual workspaces, but will also require access to collaborative work space for informal working, meetings and activities such as the delivery of learning and organisational development activities. Property is also required the supports and enables public access for activities relating to co-production and engagement. Accessible venues that can accommodate larger numbers of people are limited and often have to be sourced from the third and private sector. Again, the pandemic and emerging digital options have impacted significantly on the use of these types of space over the last 2 years and there is not yet a clear understanding of models of working/property demand that will be adopted going forward.

Due the nature and complexity of health and social care, the property portfolio must support collaborative working across wider community planning partners. Shared spaces with partners in Children and Families, Neighbourhood Services and Acute Health Services are important to support opportunities for whole system working across strategic planning, finance and business support functions.

## **Care Homes**

A range of permanent care, intermediate care, respite care and day services are provided from within the following buildings. These are:

- Janet Brougham
- Menzieshill House
- Turriff House
- Oakland Day Centre
- MacKinnon Centre
- White Top Centre

These buildings while generally fit for purpose but as we integrate our service models we need to

We need to

- Scope out the need for clinical space within care homes and day services

## **The Third Sector**

The third sector are a key partner our models of care and face challenges with premises. The legal framework including the asset transfer process is complex and difficult to navigate many struggle with. Co working offers a solution, offers financial

benefits and results in integrated teams sharing a wide range of expertise towards a more coordinated model of service delivery.

We need to

- Grow partnership shared work spaces and opportunities for coworking in Dundee as a key part of our premises strategy
- Identify IT solutions to some of the barriers to partnership working

## **The Independent Sector**

The care home private and voluntary sector have been consulted as part of this document and asked to consider requirements. The Dundee Independent Sector lead shared that as premises are privately owned or rented they make full use of all space they have to meet the requirements of the residents and families they serve. They have standards to meet in terms of regulation and inspection which includes residents having opportunities for social and health needs met both within the care home, and out with in their local communities. Space within the care environment is usually at a premium for this reason, but all strive to link with local communities. Some older voluntary care homes which are not purpose built have struggled to meet care inspectorate standards over the past few years and have closed as a result. This has meant that in Dundee we have a several purpose built care homes which can accommodate a large amount of residents.

## **Conclusion**

Dundee City Council and NHS Tayside collectively own, lease or otherwise utilise a significant amount of property. There is a clear need to review the approach taken to strategic planning and utilisation of the estate available to the Partnership, to support the aims of integration and delivery of effective, efficient health and social care services in Dundee.

In looking do this we have sought to ensure we gain best value from our use of property and to ensure that health and social care services are provided in and from accessible, sustainable and fit- for-purpose, modern buildings. We would want to ensure that health and social care services are provided from premises that create environments that support trauma informed ways of working and reducing inequalities (including protected characteristics, fairness and wider health and social work inequalities) as well as supporting the health and wellbeing of our workforce.

In looking at how we do this the property strategy outlines a range of actions which aim to make better use of the estate we currently use, create sustainability and identify gaps. From this we have developed an action plan of prioritised developments. Much has been achieved with other projects in progress and we will seek to continue to develop and deliver on this action plan over the next three years.

Site Name	Area	Ownership	GIA	Address 1	Address 2	Postcode	Locality	Type / Use / Status	Current Users
<b>HSCP Accommodation</b>									
Alloway Centre	Dundee	NHS	1525	1 Alloway Place	Dundee	DD4 8UA	East End	Multi Service	Adult Community Mental Health Teams
Broughty Ferry Health Centre	Dundee	NHS	908	103 Brown Street	Broughty Ferry	DD5 1EP	Ferry	Health Centre	Community Services/GP
Constitution House	Dundee	NHS	1395	55 Constitution Road	Dundee	DD1 1LB	Coldside	Multi Service	Substance Use Services
Dundonald Centre	Dundee	NHS	673	Unit 9a Manhattan Works	Dundonald St	DD3 7PY	Maryfield	Multi Service	Adult Mental Health Services
Hawkhill Day Centre	Dundee	NHS	369	Peddie Street	Dundee	DD1 5LS	West End	Clinic	Learning Disability Services
Kings Cross	Dundee	NHS	17560	274 Clepington Road	Dundee	DD3 8EA	Coldside	Multi Service	Community Services
Kingsway Care Centre	Dundee	Private	4898	7 Kings Cross Road	Dundee	DD2 3PT	Lochee	Multi Service Hospital	Older Peoples Mental Health
Lochee Health Centre	Dundee	NHS	658	Marshall Street	Lochee	DD2 3BR	Lochee	Health Centre	Community Services/GP
Maryfield House	Dundee	NHS	3806	Mains Loan	Dundee	DD4 7AA	Maryfield	Offices	Finance
Ninewells Hospital	Dundee	NHS	212898	Ninewells Avenue	Dundee	DD1 9SY	West End	Acute Hospital	Discharge Hub, Sexual Health Services, MFE, Liaison Team,
Royal Victoria Hospital	Dundee	NHS	17067	Jedburgh Road	Dundee	DD2 1SP	West End	Multi Service Hospital	In patient, out patient and community services
Ryehill Health Centre	Dundee	NHS	1294	St Peter Street	Dundee	DD1 4JH	West End	Health Centre	Community Services
The Corner Administration	Dundee	City Development	105	18 Dock St	Dundee	DD1 3DP	Maryfield	Offices	
The Corner Young Peoples Health Service	Dundee	City Development	122	13 Shore Tce	Dundee	DD1 3DP	Maryfield	Multi Service	Young People
The Crescent	Dundee	City Development		71 Lothian Crescent	Dundee	DD4 0HU	North East	Multi Service	Community Services/GP
Wallacetown Health Centre	Dundee	NHS	2766	Lyon Street	Dundee	DD4 6RB	Maryfield	Health Centre	Community Services/GP
Wedderburn House	Dundee	NHS	2237	1 Edward Street	Dundee	DD1 5NS	West End	Clinic	Adult Mental Health Services
Westgate Health Centre	Dundee	NHS	1564	Charleston Drive	Dundee	DD2 4AD	Lochee	Health Centre	Community Services/GP
Roxburghe House	Dundee	NHS		Jedburgh Road	Dundee	DD2 1SP	West End	Multi Service Hospital	In patient, out patient and community services
Mackinnon Centre	Dundee	City Development		491 Brook Street	Broughty Ferry	DD5 2DZ	Ferry	Day Service and Respite Unit	Adult Services
Turriff House RHE	Dundee	City Development		4 Rannoch Road	Dundee	DD3 8RB	Strathmartine	Residential Care	Older Peoples Services
Wellgate Day Centre	Dundee	City Development		Ladywell Avenue	Dundee	DD1 2LA	Maryfield	Day Centre	Learning Disability Services
Oakland Day Care Centre	Dundee	City Development		33 Morven Terrace	Dundee	DD2 2JU	West End	Day Centre	Older Peoples Services
Employment Support Service	Dundee	Other		Dunsinane Avenue	Dundee	DD2 3PN	Lochee	Supported Employment	Learning Disability Services
White Top Centre	Dundee	City Development		Westfield Avenue	Dundee	DD1 4JT	West End	Day Centre and Respite Unit	Learning Disability Services
Friarfield House	Dundee	City Development		Barrack Street	Dundee	DD1 1PQ	Maryfield	Office	
DAILCEC	Dundee	City Development		Charles Bowman Avenue	Claverhouse West Industrial Estate	DD4 9UB	North East	Office and Joint Store	Community Services and Joint Store
Menzieshill House RHE	Dundee	City Development		201 Earn Crescent	Dundee	DD2 4GD	Lochee	Residential Care	Older Peoples Services
Social Work Offices Claverhouse Ind Park East	Dundee	City Development		Jack Martin Way	Dundee	DD4 9FF	North East	Office	Various
Janet Brougham RHE	Dundee	City Development		1 Banchory Road	Dundee	DD4 7BS	North East	Residential Care	Older Peoples Services
Unit G Records Store	Dundee	City Development		Unit G Records Store	Dundee		North East	Multiple	Community Meals Service
West District Housing Office	Dundee	City Development		West District Housing Office	Dundee		Lochee	Multiple	Social Care Response Service/Telecare
5 City Square	Dundee	City Development		5 City Square	Dundee		Maryfield	Office	Various

#### Accommodation in Other Localities

Perth Royal Infirmary	Perth	NHST		Taymouth Terrace	Perth	PH1 1NX	Perth	PRI - admin corridor x 6 rooms	Hospital Dietetic Teams
Stracathro Hospital	Angus	NHST			Brechin	DD9 7QA	Angus	Stracathro - Dietetic department x	Hospital Dietetic Teams
Murray Royal Hospital	Perth	NHST		Muirhall Road	Perth	PH2 7BH	Perth	Murray Royal Hospital	Mental Health Dietetic Team
Whitehills Hospital	Angus	NHST		Station Road	Forfar	DD8 3DY	Angus	Whitehills Hospital - 2 rooms	Angus Community Dietetic Teams
Arbroath Infirmary	Angus	NHST		Rosemount Road	Arbroath	DD11 2AT	Angus	Arbroath Infirmary	Angus Community Dietetic Teams
Arbroath Medical Centre	Angus			7 Hill Place	Arbroath	DD11 1AD	Angus	Arbroath Practice	Angus Community Dietetic Teams
Links Health Centre	Angus	NHST		Marine Avenue	Montrose	DD10 8TR	Angus	Montrose H/C	Angus Community Dietetic Teams
Carnoustie Medical Group	Angus	NHST		Parkview Primary Care Centre, Barry Road	Carnoustie	DD7 7RB	Angus	Carnoustie H/C - dietetic office	Angus Community Dietetic Teams
Aberfeldy and Kinloch Rannoch Medial Practice	Perth	NHST		Taybridge Road	Aberfeldy	PH15 2BH	Perth	Aberfeldy H/C	P&K Community Dietetic Teams
Crieff Medical Centre	Perth			Community Nursers, King Street	Perth	PH7 3SA	Perth	Crieff H/C	P&K Community Dietetic Teams
St Margaret's Health Centre	Perth			St Margaret's Drive	Auchterarder	PH3 1JH	Perth	St Margarets Auchterarder	P&K Community Dietetic Teams
Ardblair Medical Practice	Perth			Ann Street, Blairgowries and Rattray	Blairgowrie	PH10 6EF	Perth	Blairgowrie CH	P&K Community Dietetic Teams
Loch Leven Health Centre	Perth			Muir's	Kinross	KY13 8FP	Perth	Kinross H/C	P&K Community Dietetic Teams
Cornhill Macmillan Centre PRI	Perth	NHS		Jeanfield Road	Perth	PH1 1NX	Perth	Multi Service Hospital	
Stracathro Macmillan Centre	Angus	NHS			Brechin	DD9 7QA	Angus	Day Service	Community Macmillan Services

#### GP surgeries used by a range of staff

Ancrum & Ancrum One Medical Centres	Dundee			12 / 14 Ancrum Road	Dundee	DD2 2HZ	West End	GP	Community Services/GP
Arthurstone Medical Centre (Erskine & Mill))	Dundee			39 Arthurstone Terrace	Dundee	DD4 6QY	Maryfield	GP	Community Services/GP
Coldside Medical Practice	Dundee			129 Strathmartine Road	Dundee	DD3 8DB	Coldside	GP	Community Services/GP
Douglas Medical Centre	Dundee			Balunie Avenue	Dundee	DD4 8XZ	East End	GP	Community Services/GP
Downfield Surgery	Dundee			325 Strathmartine Road	Dundee	DD3 8NE	Strathmartine	GP	Community Services/GP
Grove Medical Practice	Dundee			129 Dundee Road	Broughty Ferry	DD5 1DU	Ferry	GP	Community Services/GP
Hawkhill Medical Practice	Dundee			215 Hawkill	Dundee	DD1 5LA	West End	GP	Community Services/GP
Hillbank Health Centre	Dundee		40	1a Constitution Street	Dundee	DD3 6NF	Coldside	Health Centre	Community Services/GP
Invergowrie Medical Practice	Dundee			82 Main Street	Invergowrie	DD2 5AA	Perth	GP	Community Services/GP
Maryfield Medical Centre	Dundee			28 Mains Loan	Dundee	DD4 7AA	Maryfield	GP	Community Services/GP
Muirhead	Dundee			Liff Road	Muirhead	DD2 5NH	Angus	GP	Community Services/GP
Nethergate Medical Centre	Dundee	Medical Centre Scotland	529	2 Tay Square	Dundee	DD1 1PB	West End	GP	Community Services/GP
Park Avenue Medical Practice	Dundee			Park Avenue	Dundee	DD4 6PP	Maryfield	GP	Community Services/GP
Princes Street Surgery	Dundee			155 Princess Street	Dundee	DD4 6DG	Maryfield	GP	Community Services/GP
Taybank Surgery	Dundee			10 Robertson Street	Dundee	DD4 6EL	Maryfield	GP	Community Services/GP
Taycourt Surgery	Dundee			50 South Tay Street	Dundee	DD1 1PF	West End	GP	Community Services/GP

Terra Nova Medical Practice	Dundee			43 Dura Street	Dundee	DD4 6SW	Maryfield	GP	Community Services/GP
Cairn Centre	Dundee	Leased	98	12 Rattray Street	Dundee	DD1 1NA	Maryfield	Clinic	

#### Venues used by Social Care Teams

Alpin Glenesk	Dundee	City Development		5 Glenesk Avenue	Dundee	DD3 6AR	Coldside	Sheltered Housing	Social Care
Alva Square	Dundee	City Development		10 Alva Square	Dundee	DD3 6NR	Coldside	Sheltered Housing	Social Care
Balcarres	Dundee	City Development		12 Balcarres Terrace	Dundee	DD4 8QX	West End	Sheltered Housing	Social Care
Baluniefield	Dundee	City Development		211a Balunie Drive	Dundee	DD4 8UY	West End	Sheltered Housing	Social Care
Brington Place	Dundee	City Development		30 Brington Place	Dundee	DD4 7QF	East End	Sheltered Housing	Social Care
Clement Park/Tofthill	Dundee	City Development		14b Clement Park Place	Dundee	DD2 3JN	East End	Sheltered Housing	Social Care
Clepington Road	Dundee	City Development		218 Clepington Road	Dundee	DD3 8BG	Coldside	Sheltered Housing	Social Care
Clyde Place	Dundee	City Development		52 Tummell Place	Dundee	DD2 4EP	Lochee	Sheltered Housing	Social Care
Corso Street	Dundee	City Development		37 Blackness Avenue	Dundee	DD2 1EY	West End	Sheltered Housing	Social Care
Craigie Street	Dundee	City Development		6 Craigie Street	Dundee	DD4 6PF	Maryfield	Sheltered Housing	Social Care
Craigiebank	Dundee	City Development		103 Balgavies Avenue	Dundee	DD4 7QT	East End	Sheltered Housing	Social Care
Craigowan	Dundee	City Development		81a Craigowan Road	Dundee	DD2 4NJ	Lochee	Sheltered Housing	Social Care
Cullen Place	Dundee	City Development		69 Huntly Road	Dundee	DD4 7SY	East End	Sheltered Housing	Social Care
Dryburgh	Dundee	City Development		117 Langshaw Road	Dundee	DD2 2SB	Lochee	Sheltered Housing	Social Care
Fleming Gardens	Dundee	City Development		Hindmarsh Avenue	Dundee	DD3 7LX	Coldside	Sheltered Housing	Social Care
Forthill	Dundee	City Development		3a Forthill Drive	Dundee	DD5 3DY	Ferry	Sheltered Housing	Social Care
Garry Place	Dundee	City Development		78 Garry Place	Dundee	DD3 8QX	Strathmartine	Sheltered Housing	Social Care
Happyhillock	Dundee	City Development		54a Happyhillock Road	Dundee	DD4 8LL	East End	Sheltered Housing	Social Care
Hilltown/Hill Street	Dundee	City Development		51 Hill Street	Dundee	DD3 6QP	Coldside	Sheltered Housing	Social Care
Kirk Street	Dundee	City Development		Ground Fl., Adamson Crt	Dundee	DD2 3EE	Lochee	Sheltered Housing	Social Care
Kirkton	Dundee	City Development		7 Ulverston Terrace	Dundee	DD3 0AB	Strathmartine	Sheltered Housing	Social Care
Lawton Road	Dundee	City Development		11 Lawton Road	Dundee	DD3 6SZ	Coldside	Sheltered Housing	Social Care
Logie	Dundee	City Development		33 Lime Street	Dundee	DD2 2AQ	West End	Sheltered Housing	Social Care
Longhaugh	Dundee	City Development		45 Longhaugh Terrace	Dundee	DD4 9JN	North East	Sheltered Housing	Social Care
Mill O' Mains	Dundee	City Development		16 Foula Terrace	Dundee	DD4 9TB	North East	Sheltered Housing	Social Care
Moncur Crescent	Dundee	City Development		14 Hastings Place	Dundee	DD3 7SB	Coldside	Sheltered Housing	Social Care
Morven Terrace	Dundee	City Development		1b Morven Terrace	Dundee	DD2 2JU	West End	Sheltered Housing	Social Care
Powrie Place/Ann St	Dundee	City Development		3 Powrie Place	Dundee	DD1 2PQ	Coldside	Sheltered Housing	Social Care
St Columba Gardens	Dundee	City Development		25b St Columba Gardens	Dundee	DD3 8DA	Coldside	Sheltered Housing	Social Care
Tullideph	Dundee	City Development		40 Tullideph Place	Dundee	DD2 2PT	West End	Sheltered Housing	Social Care
Watson Street	Dundee	City Development		60 Watson Street	Dundee	DD4 6HE	Maryfield	Sheltered Housing	Social Care
Wedderburn	Dundee	City Development		3 Wedderburn Street	Dundee	DD3 8DA	Coldside	Sheltered Housing	Social Care
Wellgate	Dundee	City Development		24A King Street	Dundee	DD1 2JB	Maryfield	Sheltered Housing	Social Care
Whorterbank	Dundee	City Development		Burnside Court	Dundee	DD2 3AF	Lochee	Sheltered Housing	Social Care
Wolseley Street	Dundee	City Development		4 Strathmore Street	Dundee	DD4 7NH	East End	Sheltered Housing	Social Care
Pine Court	Dundee	Home Scotland		35 Logie Gardens	Dundee	DD2 2QB	West End	Sheltered Housing	Social Care
Muirlands	Dundee	Caledonia		12 Seafiel Lane	Dundee	DD1 4JZ	West End	Sheltered Housing	Social Care
Dickson Ave	Dundee	Caledonia		170 Dickson Ave	Dundee	DD2 4LW	Lochee	Sheltered Housing	Social Care
Magdalen Yard	Dundee	Caledonia		Magdalen Yard Road	Dundee	DD1 4LQ	West End	Sheltered Housing	Social Care
Waverley Court	Dundee	Hillcrest		31 Dundas Street, Broughty Ferry	Dundee	DD5 1EH	Ferry	Sheltered Housing	Social Care
Rockwell Gdns	Dundee	Bield		Rockwell Gardens	Dundee	DD3 6TW	Coldside	Sheltered Housing	Social Care
Wimberley Court	Dundee	Cairn		Wimberley Court, Victoria Road, Broughty Ferry	Dundee	DD5 1DA	Ferry	Sheltered Housing	Social Care

#### Venues used by Health Inequalities Service

All DCC Community Centres	Dundee								Health Inequalities Service
All hostels and clients own tenancies	Dundee								Health Inequalities Service
Angus Housing Community Lounge	Dundee			Ormiston Crescent, Whitfield	Dundee	DD4 0UD	North East		Health Inequalities Service
Boots Pharmacy Albert St	Dundee			94 Albert Street	Dundee	DD4 6QH	Maryfield		Health Inequalities Service
Boots Pharmacy Lochee High st	Dundee			108 Lochee High Street	Lochee	DD2 3BL	Lochee		Health Inequalities Service
Boots Pharmacy Strathmartine Rd	Dundee			146 Strathmartine Road	Dundee	DD3 7SE	Coldside		Health Inequalities Service
Brooksbank Neighbourhood Centre	Dundee			Pitarlie Road, Mid Craigie Road	Dundee	DD4 8DG	East End		Health Inequalities Service
Carers Centre	Dundee			134 Seagate	Dundee	DD1 2HB	Maryfield		Health Inequalities Service
Charleston Community Centre	Dundee			66 Craigowan Road	Dundee	DD2 4NL	Lochee		Health Inequalities Service
Coldside Library	Dundee			150 Strathmartine Road	Dundee	DD3 7SE	Coldside		Health Inequalities Service
Community Justice	Dundee			Friarfield House, Barrack Street	Dundee	DD1 1PQ	Maryfield		Health Inequalities Service
The Crescent	Dundee			71 Lothian Crescent	Dundee	DD4 0HU	North East		Health Inequalities Service
Douglas Community Centre	Dundee			Balmoral Avenue	Dundee	DD4 8SD	East End		Health Inequalities Service
Families House at Grampian Gardens	Dundee			20 Grampian Gardens	Dundee	DD4 9QZ	North East		Health Inequalities Service
Finmill Centre	Dundee			Findcastle Street	Dundee	DD4 9EW	North East		Health Inequalities Service
Hilltown Community Centre	Dundee			15 Alexander Street	Dundee	DD3 7DL	Coldside		Health Inequalities Service
Jericho House	Dundee			36 Artillery Lane	Dundee	DD1 1PE	West End		Health Inequalities Service
Kirkton Community Centre	Dundee			Derwent Avenue	Dundee	DD3 0AX	Strathmartine		Health Inequalities Service
Landmark Hotel	Dundee			Kingsway West	Dundee	DD2 5JT	Lochee		Health Inequalities Service
Mckinnon Centre	Dundee			491 Brook Street	Broughty Ferry	DD5 2DZ	Ferry		Health Inequalities Service
Menzieshill Community Centre	Dundee			260 Dickson Avenue	Dundee	DD2 4TQ	Lochee		Health Inequalities Service



Mitchell Street Centre	Dundee		Mitchell Street	Dundee	DD2 2LJ	West End	Health Inequalities Service
Signpost Centre	Dundee		Lothian Crescent	Dundee	DD4 0SD	North East	Health Inequalities Service
St Mary's Community centre	Dundee		St Kilda Road	Dundee	DD3 9NH	Strathmartine	Health Inequalities Service
St Mary's Community Church	Dundee		37 St Kilda Road	Dundee	DD3 9ND	Strathmartine	Health Inequalities Service
Street Soccer	Dundee		South Road	Dundee	DD2 4SR	Lochee	Health Inequalities Service
The Hub - Lochee	Dundee		Highgate Centre, 118 High Street	Lochee	DD2 3BL	Lochee	Health Inequalities Service
The Hub - Pitkerro	Dundee		171 Pitkerro Road	Dundee	DD4 8ES	East End	Health Inequalities Service
The Wishart Centre	Dundee		50 Constable Road	Dundee	DD4 6AD	Maryfield	Health Inequalities Service
Wallacetown Health Centre	Dundee		Lyon Street	Dundee	DD4 6RB	Maryfield	Health Inequalities Service
Queens Hotel	Dundee		160 Nethergate	Dundee	DD1 4DU	West End	Health Inequalities Service



<b>Prioritised List of Capital Projects</b>				
	<b>Project</b>	<b>SA Moderated Score (out of 25)</b>	<b>Approx Value (where known)</b>	<b>Timescale required in (where known)</b>
<b>1</b>	Replacement for Constitution House			
<b>2</b>	Whitfield Expansion			
<b>3</b>	Health and Community Care Centre East			
<b>4</b>	Health and Community Care Centre West			
<b>5</b>	Wallacetown Health Centre Refurbishment			
<b>6</b>	Douglas Medical Centre Refurbishment			
<b>7</b>	Ryehill Refurbishment			
<b>8</b>	Turriff House Refurbishment			
<b>9</b>	Oakland Refurbishment			

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## Dundee Integration Joint Board IIA Screening Tool and IIA

Pre-Integrated Impact Assessment Screening.

NB For Dundee City Council Committees the Citrix Firmstep Process must be used.

This word document can be completed and information transferred to Firm Step if required.

<b>Title of Report/Project/Strategy</b>	DHSCP Property Strategy
<b>Lead Officer for Report/Project/Strategy</b>	Jenny Hill: Head of Health and Community Care
<b>Officer Completing the Screening Tool</b>	Jenny Hill
<b>Email address of Officer</b>	Jenny.hill@dundeecity.gov.uk
<b>List of colleagues contributing information for Screening and IIA</b>	Property Strategy Short Life Working Group
<b>Screening Completion Date</b>	22/11/22
<b>Senior Officer to be Notified on Completion of Screening Process</b>	Vicky Irons
<b>Email address of Senior Officer</b>	Vicky.irons@dundeecity.gov.uk

Is there a clear indication that an IIA is needed?			
<b>No/Not Sure</b>	Continue Screening Process <i>complete table below</i>	<b>X</b>	<b>Yes</b> Proceed to IIA- <i>section directly below not necessary- remove table</i>

Is the purpose of the Committee document any of the following? <i>NB When yes to any of the following proceed to IIA document.</i>			
	No		Yes
A major Strategy/Plan, Policy or Action Plan		<i>Continue with Screening Process</i>	<i>Proceed directly to IIA</i>
An area or partnership-wide Plan		<i>Continue with Screening Process</i>	<i>Proceed directly to IIA</i>
A Plan, programme or Strategy that sets the framework for future development consents		<i>Continue with Screening Process</i>	<i>Proceed directly to IIA</i>
The setting up of a body such as a Commission or Working Group		<i>Continue with Screening Process</i>	<i>Proceed directly to IIA</i>
An update to a Plan		<i>Continue with Screening Process</i>	<i>Proceed directly to IIA</i>

**There a number of reports which do not automatically require an IIA.** If your report does not automatically require an IIA you should consider if an IIA is needed by completing the checklist.

**These include:** An annual report or progress report on an existing plan. A service redesign. A report on a survey, or stating the results of research.

Minutes, e.g. of Sub-Committees. A minor contract that does not impact on the wellbeing of the public. An appointment, e.g. councillors to outside bodies, Senior officers, or independent chairs. Ongoing Revenue expenditure monitoring. Notification of proposed tenders.

**Only complete the checklist on the following page whenever your report does not automatically require an Integrated Impact Assessment.**

## Dundee Integration Joint Board IIA Screening Tool and IIA

**Screening Checklist for IIA Completion. When yes to any of the following proceed to IIA document**

<b>Will the policy impact on anyone in relation to any of the Protected Characteristics?</b> <i>Age; Disability; Gender Reassignment; Marriage &amp; Civil Partnerships; Pregnancy &amp; Maternity; Race / Ethnicity; Religion or Belief; Sex; Sexual Orientation.</i>	
<input type="checkbox"/> <b>No</b> Continue Screening Process	<input type="checkbox"/> <b>Yes</b> Proceed to IIA
<b>Will the policy impact on People's Human Rights?</b> <i>For more information on Human Rights visit: <a href="https://www.scottishhumanrights.com">https://www.scottishhumanrights.com</a></i>	
<input type="checkbox"/> <b>No</b> Continue Screening Process	<input type="checkbox"/> <b>Yes</b> Proceed to IIA
<b>Will the policy impact on anyone residing in a Community Regeneration Area (CRA)?</b> <i>Within the 15% most deprived areas in Scotland according to the 2020 Scottish Index of Multiple Deprivation.</i>	
<input type="checkbox"/> <b>No</b> Continue Screening Process	<input type="checkbox"/> <b>Yes</b> Proceed to IIA
<b>Will the policy impact on anyone in more vulnerable types of households?</b> <i>Lone parent families (especially single female parents); households with a greater number of children and/or young children; pensioner households (single or couple)</i>	
<input type="checkbox"/> <b>No</b> Continue Screening Process	<input type="checkbox"/> <b>Yes</b> Proceed to IIA
<b>Will the policy impact on anyone experiencing the following issues?</b> <i>Unskilled or unemployed and of working age; serious and enduring mental health; homelessness (potential homelessness); drug and/or alcohol.</i>	
<input type="checkbox"/> <b>No</b> Continue Screening Process	<input type="checkbox"/> <b>Yes</b> Proceed to IIA
<b>Will the policy impact on anyone in the following more vulnerable groups?</b> <i>Offenders and ex-offenders; looked after children and care leavers; carers.</i>	
<input type="checkbox"/> <b>No</b> Continue Screening Process	<input type="checkbox"/> <b>Yes</b> Proceed to IIA
<b>Will the policy impact on any of the following?</b> <i>Employment; education &amp; skills; benefit advice / income maximisation; childcare; affordability and accessibility of services.</i>	
<input type="checkbox"/> <b>No</b> Continue Screening Process	<input type="checkbox"/> <b>Yes</b> Proceed to IIA
<b>Will the policy impact on Climate Change or Resource Use?</b> <i>Mitigating greenhouse gases; adapting to the effects of climate change. or Energy efficiency &amp; consumption; prevention, reduction, re-use, recovery or recycling waste; sustainable procurement.</i>	
<input type="checkbox"/> <b>No</b> Continue Screening Process	<input type="checkbox"/> <b>Yes</b> Proceed to IIA
<b>Will the policy impact on Transport?</b> <i>Accessible transport provision; sustainable modes of transport.</i>	
<input type="checkbox"/> <b>No</b> Continue Screening Process	<input type="checkbox"/> <b>Yes</b> Proceed to IIA
<b>Will the policy impact on the Natural Environment?</b> <i>Air, land or water quality; biodiversity; open and green spaces.</i>	
<input type="checkbox"/> <b>No</b> Continue Screening Process	<input type="checkbox"/> <b>Yes</b> Proceed to IIA
<b>Will the policy impact on the Built Environment?</b> <i>Built heritage; housing.</i>	
<input type="checkbox"/> <b>No</b> Continue Screening Process	<input type="checkbox"/> <b>Yes</b> Proceed to IIA
<b>Will the policy impact on any of the Corporate Risk factors?</b> <i>Political / reputational risk Economic / financial sustainability / security &amp; equipment risks, Social impact / safety of staff &amp; clients Technological / Business or service interruption Environmental Risk Fulfilling legal / statutory obligations Adequacy of staffing levels &amp; competence</i>	
<input type="checkbox"/> <b>No</b> Continue Screening Process	<input type="checkbox"/> <b>Yes</b> Proceed to IIA
<p><i>When no to everything above contact 'Senior Officer to be Notified on Completion' and present a copy of this Screening tool with IJB Report. Otherwise proceed to IIA.</i></p> <p>* Transfer information into the Firm Step Process when report is progressing to Council Committee.</p>	

The following document includes all questions in DCC IIA- The Dundee City Council IIA Guidance document can be found [here](#).

## Dundee Integration Joint Board IIA Screening Tool and IIA

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<b>Document Title</b>	Property Strategy 2022-2025
<b>IJB Report Number</b>	
<b>Document Type</b>	Strategy
<b>New or Existing Document?</b>	New
<b>Document Description</b>	Property strategy
<b>Intended Outcome</b>	To support service delivery through better use of assets and capital planning
<b>Planned Implementation Date</b>	2022
<b>Planned End Date</b>	2025
<b>How the proposal will be monitored and how frequently</b>	Annually
<b>Planned IIA review dates</b>	November 23
<b>IIA Completion Date</b>	
<b>Anticipated date of IJB</b>	15 <sup>th</sup> December 2022

**Summary of Activities undertaken as part of information gathering and assessment of potential impacts including local involvement, research and meeting discussions.**

<b>Officer</b>	<b>People/groups</b>	<b>Activity/Activities</b>	<b>Date</b>
Jenny Hill	Property SLWG	Involvement of stakeholders including statutory services/third and independent sector	Ongoing

The Property Strategy is an essential to fully implement actions based on Dundee HSCP Strategic Plan (2019-22, extension document 23). Consultation and involvement related to this SCP has informed progress.

Additional work is underway with public and specific protected characteristic groups and workforce to inform implementation of GP Premises Strategy. Involvement work relating to 2023 Strategic Plan will additionally inform progress of Property Strategy.

## Dundee Integration Joint Board IIA Screening Tool and IIA

### Equality and Fairness Impact Assessment Conclusion

*(complete after considering impacts through completing questions on next pages)*

This strategy sets out the ambitions for Dundee health and social care provision to develop premises that enable and support health and social care services where citizens are able to access the services they need within their own community. Equitable access to healthcare, social care and social work services is a vital part of tackling inequalities in need and outcomes associated with poverty, poor social circumstances and protected characteristics and is a requirement of public bodies under the Equality Act (2010) and Fairer Scotland Duty (2018).

The property Strategy is based on movement towards a locally-based model of provision, where general practice is part of a wider health and social care system that is expected to provide the best support and care in local communities.

The conclusion of the assessment is that the Property Strategy supports the delivery of the DHSCP strategic and commissioning plan through better use of buildings and premises to support people in their home area. As the strategy aims to enable and support health and social care services to deliver services which target health inequalities and provide services closer to where people live this will have a positive impact on equality and fairness.

*When assessing impacts throughout this document an explanation is required when a positive, negative or not known impact is selected. There may be positive and negative impacts for the protected group described. For not known this should indicate if further research is needed and if not, why not. When there is No Impact identified, no narrative is required.*

### Equality, Diversity & Human Rights

Age	Yes/No		Explanation, assessment and any potential mitigations
Positive	yes		The intention of this strategy is to use our assets better to meet the ambitions set out in our strategic plan and provide services closer to where people are. Some older people may find travel difficult so it will help that there will be less distance from individuals' homes to the premises they have to visit for Health Care and Social Care and less need for a shorter journey for bus, taxi or car transport. If the premises have more professional/practitioners of different types it could mean fewer visits if appointments arranged consecutively.
No Impact			
Negative			
Not Known			
Disability	Yes/No		Explanation, assessment and potential mitigations
Positive	yes		The intention of this strategy is to use our assets better to meet our strategic plan and provide services closer to where people are. It will help people with poor mobility as there will be less distance from individuals' homes to the premises they have to visit for Health Care and Social Care and mean a shorter journey for bus, taxi or car transport. If the premises have more professional/practitioners of different types it could mean fewer visits if appointments are arranged consecutively.
No Impact			
Negative			
Not Known			
Gender Reassignment	Yes/No		Explanation, assessment and potential mitigations
Positive			
No Impact	Yes		
Negative			
Not Known			



## Dundee Integration Joint Board IIA Screening Tool and IIA

Marriage & Civil Partnership	Yes/No		Explanation, assessment and potential mitigations
Positive			
No Impact	YES		
Negative			
Not Known			
Race & Ethnicity	Yes/No		Explanation, assessment and potential mitigations
Positive			
No Impact	YES		
Negative			
Not Known			
Religion & Belief	Yes	No	Explanation, assessment and potential mitigations
Positive			
No Impact	YES		
Negative			
Not Known			

Sex	Yes	No	Explanation, assessment and potential mitigations
Positive			
No Impact	YES		
Negative			
Not Known			
Sexual Orientation	Yes	No	Explanation, assessment and potential mitigations
Positive			
No Impact	YES		
Negative			
Not Known			

**Describe any Human Rights impacts not already covered in the Equality section above.**

NA

**Fairness & Poverty Geography – Describe how individuals, families and communities are affected in each area- particular consideration is needed where there are previously identified areas of deprivation.**

**Explain Impact / Mitigations / Unknowns** (Note: this section of the record asks for a single, collective narrative for each of positive, negative, or not known given as a response in one or more areas)

Strathmartine (Ardler, St. Mary's & Kirkton)	Yes	No	Explanation, assessment and potential mitigations
Positive	Yes		Plans will be made to provide services and supports from the most appropriate bases in each area meaning that many people will be able to access support for their health and care needs closer to home.
No Impact			
Negative			
Not Known			
Lochee (Lochee Beechwood, Charleston & Menzieshill)	Yes	No	Care will be taken to ensure the most appropriate/most needed supports and services are available to people in communities who need them
Positive	yes		
No Impact			
Negative			
Coldside (Hilltown, Fairmuir & Coldside)	Yes	No	
Positive	yes		
No Impact			
Negative			
Maryfield (Stobswell & City Centre)	Yes	No	

## Dundee Integration Joint Board IIA Screening Tool and IIA

Positive	yes		most including consideration of impact of Health Inequalities
No Impact			
Negative			
Not Known			
<b>North East (Whitfield, Fintry &amp; Mill O'Mains)</b>	<b>Yes</b>	<b>No</b>	
Positive	yes		
No Impact			
Negative			
Not Known			
<b>East End (Mid Craigie, Linlathen &amp; Douglas)</b>	<b>Yes</b>	<b>No</b>	
Positive	yes		
No Impact			
Negative			
Not Known			
<b>The Ferry</b>	<b>Yes</b>	<b>No</b>	
Positive	yes		
No Impact			
Negative			
Not Known			
<b>West End</b>	<b>Yes</b>	<b>No</b>	
Positive	yes		
No Impact			
Negative			
Not Known			

<b>Household Group-</b> <i>consider the impact on households and families may have the following people included.</i>			
<b>Looked After Children &amp; Care Leavers</b>	<b>Yes</b>	<b>No</b>	<b>Explanation, assessment and any potential mitigations</b>
Positive			
No Impact	yes		
Negative			
Not Known			
<b>Carers</b>	<b>Yes</b>	<b>No</b>	<b>Explanation, assessment and potential mitigations</b>
Positive	yes		Support and services will be provided closer to the carer's home and closer to the home of those they care for meaning less travel.
No Impact			
Negative			
Not Known			
<b>Lone Parent Families</b>	<b>Yes</b>	<b>No</b>	<b>Explanation, assessment and potential mitigations</b>
Positive	YES		Support and services will be provided closer to the family home meaning less travel, less travel costs and taking less time.
No Impact	YES		
Negative			
Not Known			
<b>Households of Single Female with Children</b>	<b>Yes</b>	<b>No</b>	<b>Explanation, assessment and any potential mitigations</b>
Positive	YES		Support and services will be provided closer to the family home meaning less travel, less travel costs and taking less time.
No Impact			
Negative			
Not Known			
<b>Young Children and/or Greater Number of Children</b>	<b>Yes</b>	<b>No</b>	<b>Explanation, assessment and potential mitigations</b>
Positive	Yes		Supports and services will be provided closer to the family home meaning less travel, less travel costs and taking less time.
No Impact			
Negative			
Not Known			
<b>Pensioners – single / couple</b>	<b>Yes</b>	<b>No</b>	<b>Explanation, assessment and potential mitigations</b>
Positive	yes		
No Impact			

## Dundee Integration Joint Board IIA Screening Tool and IIA

Negative			Supports and services will be provided closer to their home meaning less travel, less travel costs and taking less time.
Not Known			
<b>Unskilled Workers and Unemployed</b>	<b>Yes</b>	<b>No</b>	<b>Explanation, assessment and any potential mitigations</b>
Positive	<b>YES</b>		Supports and services will be provided closer to their home meaning less travel, less travel costs and taking less time.
No Impact	<b>Yes</b>		
Negative			
Not Known			
<b>Serious &amp; Enduring Mental Health</b>	<b>Yes</b>	<b>No</b>	<b>Explanation, assessment and potential mitigations</b>
Positive			
No Impact	<b>yes</b>		
Negative			
Not Known			
<b>Homeless</b>	<b>Yes</b>	<b>No</b>	<b>Explanation, assessment and potential mitigations</b>
Positive			
No Impact	<b>yes</b>		
Negative			
Not Known			
<b>Households of Single Female with Children</b>	<b>Yes</b>	<b>No</b>	<b>Explanation, assessment and any potential mitigations</b>
Positive			
No Impact	<b>yes</b>		
Negative			
Not Known			
<b>Drug and/or Alcohol</b>	<b>Yes</b>	<b>No</b>	<b>Explanation, assessment and any potential mitigations</b>
Positive	<b>yes</b>		A key priority of this strategy is the replacement of Constitution House as recommended in the Drug Commission Report. Services for this group will be provided closer to their home and in a way which is expected to enhance overall care and wellbeing.
No Impact			
Negative			
Not Known			
<b>Offenders and Ex-Offenders</b>	<b>Yes</b>	<b>No</b>	<b>Explanation, assessment and any potential mitigations</b>
Positive			
No Impact	<b>yes</b>		
Negative			
Not Known			

## Dundee Integration Joint Board IIA Screening Tool and IIA

<b>Socio-Economic Disadvantage-</b> <i>consider if the following circumstances/ conditions may be impacted</i>			
<b>Employment Status</b>	Y	N	<b>Explanation, assessment and any potential mitigations</b>
Positive			
No Impact	y		
Negative			
Not Known			
<b>Education &amp; Skills</b>	Y	N	<b>Explanation, assessment and any potential mitigations</b>
Positive			
No Impact	y		
Negative			
Not Known			
<b>Income</b>	Y	N	<b>Explanation, assessment and any potential mitigations</b>
Positive			
No Impact	Y		
Negative			
Not Known			
<b>Fuel Poverty</b>	Y	N	<b>Explanation, assessment and any potential mitigations</b>
Positive			
No Impact	Y		
Negative			
Not Known			
<b>Caring Responsibilities (including Childcare)</b>	Y	N	<b>Explanation, assessment and any potential mitigations</b>
Positive	Y		
No Impact			
Negative			
Not Known			
<b>Affordability &amp; Accessibility of Services</b>	Y	N	<b>Explanation, assessment and any potential mitigations</b>
Positive	Y		
No Impact			
Negative			
Not Known			

<b>Inequalities of Outcome-</b> <i>consider if the following may be impacted</i>			
<b>Connectivity / Internet Access</b>	Yes	No	<b>Explanation, assessment and any potential mitigations</b>
Positive	yes		
No Impact			
Negative			
Not Known			
<b>Income / Benefit Advice / Income Maximisation</b>	Yes	No	<b>Explanation, assessment and any potential mitigations</b>
Positive			
No Impact	yes		
Negative			
Not Known			
<b>Employment Opportunities</b>	Yes	No	<b>Explanation, assessment and any potential mitigations</b>
Positive			
No Impact	yes		
Negative			
Not Known			
<b>Education</b>	Yes	No	<b>Explanation, assessment and any potential mitigations</b>
Positive			
No Impact	yes		
Negative			

## Dundee Integration Joint Board IIA Screening Tool and IIA

Not Known			
<b>Health</b>	<b>Yes</b>	<b>No</b>	<b>Explanation, assessment and any potential mitigations</b>
Positive	<b>Yes</b>		This supports the strategic objectives of the HSCP by better use of buildings. The effective use of buildings will support good access to health care and support.
No Impact			
Negative			
Not Known			
<b>Life Expectancy</b>	<b>Yes</b>	<b>No</b>	<b>Explanation, assessment and any potential mitigations</b>
Positive			<b>Providing facilities closer to the patient's home, may encourage more uptake of preventative health care improving life expectancy.</b>
No Impact	<b>Yes</b>		
Negative			
Not Known			
<b>Mental Health</b>	<b>Yes</b>	<b>No</b>	<b>Explanation, assessment and any potential mitigations</b>
Positive	<b>Yes</b>		It is anticipated that the locally based services will be accessible and encourage confidence for all who access them including those who may have mental health concerns.
No Impact			
Negative			
Not Known			
<b>Overweight / Obesity</b>	<b>Yes</b>	<b>No</b>	<b>Explanation, assessment and any potential mitigations</b>
Positive			
No Impact	<b>yes</b>		
Negative			
Not Known			
<b>Child Health</b>	<b>Yes</b>	<b>No</b>	<b>Explanation, assessment and any potential mitigations</b>
Positive	<b>yes</b>		Locally based provision will have advantages for children and their families.
No Impact			
Negative			
Not Known			
<b>Neighbourhood Satisfaction</b>	<b>Yes</b>	<b>No</b>	<b>Explanation, assessment and any potential mitigations</b>
Positive			
No Impact	<b>yes</b>		
Negative			
Not Known			
<b>Transport</b>	<b>Yes</b>	<b>No</b>	<b>Explanation, assessment and any potential mitigations</b>
Positive			
No Impact	<b>yes</b>		
Negative			
Not Known			

<b>Environment- Climate Change</b>			
<b>Mitigating Greenhouse Gases</b>	<b>Y</b>	<b>N</b>	<b>Explanation, assessment and any potential mitigations</b>
Positive	<b>y</b>		There may be a small positive impact on fuel use to attend premises or for practitioners visiting nearer to their building base.
No Impact			
Negative			
Not Known			
<b>Adapting to the Effects of Climate Change</b>	<b>Y</b>	<b>N</b>	<b>Explanation, assessment and any potential mitigations</b>
Positive			
No Impact	<b>y</b>		
Negative			
Not Known			

## Dundee Integration Joint Board IIA Screening Tool and IIA

Resource Use			
<b>Energy Efficiency and Consumption</b>	Y	N	Explanation, assessment and any potential mitigations
Positive			The work would in due course involve consultation with Zero Waste Scotland
No Impact	Y		
Negative			
Not Known			
<b>Prevention, Reduction, Re-use, Recovery, or Recycling of Waste</b>	Y	N	Explanation, assessment and any potential mitigations
Positive			Consultation would happen in due course with Green Space initiative
No Impact	Y		
Negative			
Not Known			
<b>Sustainable Procurement</b>	Y	N	Explanation, assessment and any potential mitigations
Positive			
No Impact	Y		
Negative			
Not Known			

Transport			
<b>Accessible Transport Provision</b>	Y	N	Explanation, assessment and any potential mitigations
Positive			
No Impact	Y		
Negative			
Not Known			
<b>Sustainable Modes of Transport</b>	Y	N	Explanation, assessment and any potential mitigations
Positive			
No Impact	Y		
Negative			
Not Known			

<b>Air, Land and Water Quality</b>	Y	N	Explanation, assessment and any potential mitigations
Positive			
No Impact	Y		
Negative			
Not Known			
<b>Biodiversity</b>	Y	N	Explanation, assessment and any potential mitigations
Positive			
No Impact	Y		
Negative			
Not Known			
<b>Open and Green Spaces</b>	Y	N	Explanation, assessment and any potential mitigations
Positive			
No Impact	Y		
Negative			
Not Known			

Built Environment			
<b>Built Heritage</b>	Y	N	Explanation, assessment and any potential mitigations
Positive			
No Impact	Y		
Negative			
Not Known			
<b>Housing</b>	Y	N	Explanation, assessment and any potential mitigations
Positive			
No Impact	Y		
Negative			
Not Known			

## Dundee Integration Joint Board IIA Screening Tool and IIA

There is a requirement to assess plans that are likely to have significant environmental effects. SEA provides economic, social and environmental benefits to current and future generations. Use the [SEA flowchart](#) to determine whether your proposal requires SEA.

Strategic Environmental Assessment- SELECT One of the following statements		
X	No further action is required as it does not qualify as a Plan, Programme or Strategy as defined by the Environmental Assessment (Scotland) Act 2005	<i>(No further response needed)</i>
	It has been determined that the proposal will have no or minimal environmental effects. The reason(s) for this determination are set out in the following SEA pre-screening determination section	<i>SEA Pre-Screening Determination: Explain how you made the determination that the Plan, Programme or Strategy will have no or minimal negative environmental effect:</i>
	Screening has determined that the proposal is unlikely to have any significant environmental effects. The reason(s) for this determination are set out in the Screening Report, a copy of which will be available to view at <a href="http://www.dundee.gov.uk/cplanning/sea">www.dundee.gov.uk/cplanning/sea</a>	<i>Insert the 'Summary of Environmental Effects' from your SEA screening report</i>
	Screening has determined that the proposal is likely to have significant environmental effects and as a consequence an environmental assessment is necessary. A Scoping Report, which will determine the scope of the environmental assessment is being prepared for submission to the statutory Consultation Authorities for consideration	<i>Insert the 'Summary of Environmental Effects' from your SEA screening report</i>
	Screening determined that the proposal was likely to have significant environmental effects and as a consequence an environmental assessment was necessary. An Environmental Report has been prepared for submission to the statutory Consultation Authorities together with a draft Plan, Programme or Strategy for consideration. A copy of the Environmental Report will be available to view at <a href="http://www.dundee.gov.uk/cplanning/sea">www.dundee.gov.uk/cplanning/sea</a>	<i>Environmental Implications: Describe the implications of the proposal on the characteristics identified:</i>
		<i>Proposed Mitigating Actions: Describe any mitigating actions which you propose to take to overcome negative impacts or implications:</i>

A copy of this document (or when no IIA is needed, the screening tool) must accompany relevant draft IJB Reports at IJB Pre-Agenda stage and at IJB. It should accompany IJB papers and should be published with relevant IJB Report.

Following IJB agreement of report contact [Joyce.barclay@dundee.gov.uk](mailto:Joyce.barclay@dundee.gov.uk) to post IIA on DHSCP website.

**NB Corporate Risk- is addressed in IJB reports**

<b>Administrative Use</b>	<i>Provide a link to relevant IJB Agenda for IJB Report including Agenda record page numbers where report is found.</i>
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