

Report of the Assistant Director – Legal & Governance

## **Bootham Park Site Update Report**

### **Summary**

1. This report provides the Health and Adult Social Care Policy and Scrutiny Committee with an update on the Bootham Park site, the former Bootham Park Hospital, owned and currently being marketed for sale by NHS Property Services (NHSPS). The City of York Council (CYC) completed a consultation exercise that ended on the 11<sup>th</sup> October on a Site Development Master Plan in partnership with York Teaching Hospital NHS Foundation Trust (YTHT), indicating future uses for the site and its surrounding areas.

### **Background**

2. The former Bootham Park Hospital provided mental health and learning disability services in the Vale of York, delivered by Leeds and York Partnership NHS Foundation Trust (LYPFT). Initial concerns regarding the safety of the building and management risks in delivering the service highlighted in a 2013 Care Quality Commission (CQC) inspection.
3. Following an announced CQC visit in September 2015 of the psychiatric inpatient services, the inspection concluded that Bootham Park Hospital was not fit for purpose and services should be relocated. In October 2015 responsibility for services transferred from LYPFT to Tees, Esk and Wear Valleys NHS Foundation Trust (TEWV).
4. In October 2015 this Committee heard evidence from NHSPS S, LYPFT, TEWV, CQC and the Vale of York Clinical Commissioning Group (VYCCG) regarding the circumstances leading up to the closure of the Hospital. As a consequence the Committee wrote to the Secretary of State calling for an inquiry or urgent investigation into the Hospital's closure.

5. At the November 2015 meeting of this Committee, it was agreed that a review of the Bootham Park Hospital closure by this Committee be carried out. In 2016 this Committee completed a review that set out to:

“To understand the circumstances leading to the closure of Bootham Park Hospital, to establish what could have been done to avoid the gap in services in York, in Particular for in patients and their families, and identify any appropriate actions for relevant partners.”

6. A link to the Full Report and recommendations of the Bootham Park Hospital Scrutiny Review can be found under background documents of this report. Following the review Bootham Park Site became vacant and the NHSPS placed the site on the open market.
7. In addition to the letter sent in October to the Secretary of State, the Full Report of the review was also sent in support of the request for an inquiry, however the request was denied and Members expressed their disappointment of this outcome at a meeting in September 2016.

### **New Site Development Plan**

8. Despite not owning the Bootham Park site, the council and health partners in York continue to work together to make sure that any future development respects the site’s significance to the community and meets York’s needs.
9. After Securing government grant funding from the Cabinet Office One Public Estate programme (OPE), (which supports public bodies to use public land and property to boost economic growth, supply housing and regeneration, and integrated public services), YTHT hired IBI Group and a project manager using the OPE funding to develop a Master Plan study of the Bootham site and the land along the Northern edge of the former hospital owned by YTHT and a car/ coach park immediately to the east of the former hospital site owned by CYC, see figure 1.

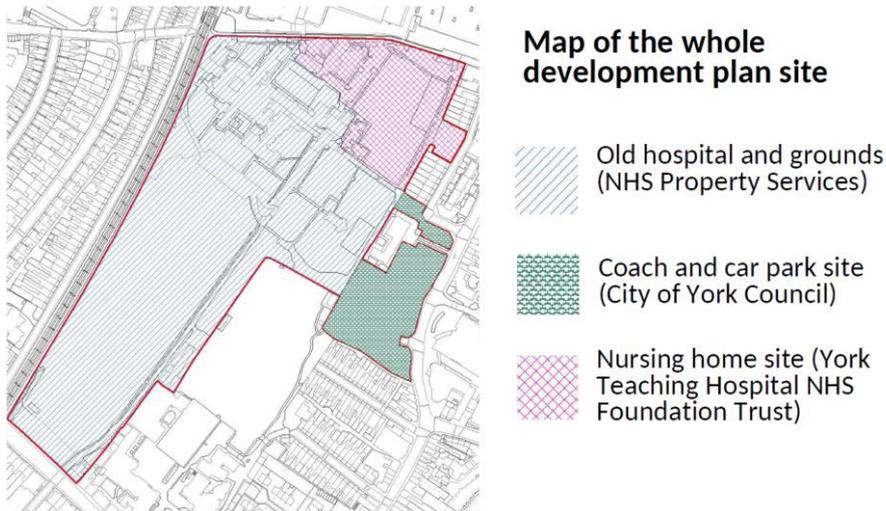


figure 1

10. An outline brief was written in March 2018 entitled “A New Life for the Bootham Park Site” this sought to commission a jointly supported “tested in public” Master Plan to enhance the re-use value of the site with the key message being that the site is in the heart of the city and, subject to sensitive and imaginative redevelopment, is a valuable asset that should be realised for the social and economic benefit of York namely:
- Provision for facilities which benefit the York Teaching Hospital Trust next door
  - Potential for shared ownership, microflat dwellings for key work accommodation
  - Continued use of the site for health use
  - Improved emergency transport access to the Hospital site via a new road
  - A new public park
11. In July 2018 the Chair of this Committee wrote to Rt Hon Matt Hancock MP, Secretary of State for Health on a cross party basis in support of the site Development Plan for Bootham Park and the proposal for a delay in the sale process.
12. The letter requested that sufficient time be given to develop a more detailed business case on how the site could be used to benefit the health and wellbeing of local people. The Chair stated in his letter that key health and care organisations and York resident’s deserved a strong voice in deciding the future uses for the valuable and historic facility, after the city clearly stated that a continuing health and care use should be found for at least part of the site

13. The Chair expressed his views that the city needed and should plan for:
  - an urgent care centre located close to A&E. The best place to put this is being the Bootham Park Hospital site.
  - continuing residential, nursing and extra care accommodation delivered on the site to help meet the needs of our growing older persons' population, particularly those living with dementia.
  - homes for key workers to be located on the site, close to the hospital, enabling us to attract and retain health care staff to York by providing homes that they could afford.
  - a playing field / public park, given the historic parkland at Bootham Park. to turn this parkland into
  - improvements to the connections to York District Hospital - by foot, bicycle and bus –
  
14. The request for delay in selling the site was not taken forward by the Secretary of State.
  
15. In October 2018 a public consultation including a 1 day event and exhibition sessions held at York District Hospital, West Offices and the Citadel took place. An Online questionnaire and social media were also incorporated and resulted in an Open Community Brief which identified important themes and preferred uses of the site which included:
  - Resistance to the site not being used for the local population-for example hotels or upmarket housing
  - Clear support for improved playing facilities, although some scepticism about Bootham school taking any form of “ownership” of the front open spaces” was expressed
  - Main building seen as a “gem” and must be kept intact, setting and frontage also seen as important
  - Role of the site in developing mental health care and wellbeing seen as important
  - Therapeutic benefits of green space, sport, culture and the arts seen as important

- The value of the site for pedestrian and cycle routes, both now and in the future was seen as important.
- Broad support for more general affordable housing and the creation of homes for key workers and health staff.

16. Based on the consultation that took place in 2018, a Site Development Report was published in July 2019. The following is an indication from the report of what could be achieved on the combined site and was put out to consultation, open to residents and elected Members :

- 147 dwellings
- 52 key worker apartments
- New physiotherapy suite, medical training and research centre of excellence
- 70 bed care home
- 60 assisted living/supported living apartments
- New children's nursery
- 250 space multi storey car park
- extensive public open space

17. As the Site Development Report was being finalised, NHSPS announced the appointment of a preferred bidder for the Bootham Park hospital site in April 2019. CYC had hoped to discuss this report with the bidder but CYC were advised by NHSPS in July 2019, that discussions with the bidder been terminated and the site was once again placed on the market with a deadline for bids by the end of September.

18. CYC are currently reviewing the results of the final site development consultation and evaluating options available to the council to influence the future of the site. This will be reported to the Executive in the New Year.

### **Consultation**

19. No specific consultation has been undertaken or necessary on this update report.

### **Analysis**

20. Members are reminded that neither CYC or YTHT own the Bootham Park Site and NHSPS remain committed to a private sale and the desired use of the site reflected in the above Site Development Plan may not reflect the eventual use of the site by a future landlord of the site.

### **Options**

21. Whilst, officially, the survey monkey deadline for consultation on the Site Development Plan has expired, Members can still comment upon the health and wellbeing priorities and benefits (that might be achieved on the site through a comprehensive approach to development of the combined site at figure 1), or not (and just simply note the information).

### **Council Plan**

21. Following the recent local elections in York, the Council is currently consulting on a framework for a new Council Plan covering the four year period from 2019-2023.

### **Implications**

22. There are no Financial, Human Resources, Equalities, Legal, Crime and Disorder, IT, property or other implications arising from the recommendations in this report, which is for information.

### **Risk Management**

23. In compliance with the Council's risk management strategy, there are no known risks associated with the recommendations in this information report.

### **Recommendations**

24. Members are asked to note the report and consider whether they wish to comment upon the health and wellbeing benefits that might be achieved from a future development on the site and as set out in the Site Development Plan at paragraph 16. Comments from Members will be reported to Executive alongside the result of the consultation.

Reason: To keep the committee up to date with the ongoing developments of the Bootham Park site and its future use.

### **Contact Details**

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**Report Approved**  **Date** 09.10.19

**Wards Affected:** *List wards or tick box to indicate all*

**All**

**For further information please contact the author of the report**

### **Background Papers:**

Bootham Park Hospital, York Site Development Report

[https://www.york.gov.uk/info/20048/major\\_developments/2247/bootham\\_park\\_site](https://www.york.gov.uk/info/20048/major_developments/2247/bootham_park_site)

Bootham Park Open Briefing Notes

<https://myfutureyork.org/2018/11/22/bootham-park-open-briefing-notes/>

Bootham Park Hospital Scrutiny Review Final Report

<https://democracy.york.gov.uk/ielIssueDetails.aspx?Ild=47100&Opt=3>

### **Abbreviations**

A&E – Accidents and Emergency

CCG- Clinical Commissioning Group

CQC- Care Quality Commission

CYC- City of York Council

IBI Group- Intelligence, Buildings, and Infrastructure Group

MP- Member of Parliament

NHS- National Health Service

NHSPS- National Health Services Property Services (NHSPS)

LYPFT- Leeds and York partnership NHS Foundation Trust

TWEV- Tees Esk Wear Valleys NHS Trust

YTHT- York Teaching Hospital Trust