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NATIONAL BLOOD TRANSFUSION SERVICE

Note of a meeting held on 7th June 1978 to consider which part or parts of the Lister, Elstree site should be purchased.

PRESENT: Mr Draper (Chairman)  
Sir William Maycock  
Dr Richard Lane  
Dr Waiter (part)  
Mr Littlewood  
Mr M A Harris  
Mr Dutton  
Mr Brennan

The meeting considered the offer of land at Elstree contained in the Lister Institute's letter dated 26th May 1978, the offer being conditional on the early surrender of the main BGRL building at Chelsea.

It was agreed to proceed on the basis that no more land should be purchased than was absolutely necessary and three options were identified and subsequently examined. It was recognised that any offers which might subsequently be made must be on the basis of an official valuation.

Of the three options only two:-

- (a) the acquisition of all land and property to the SW of a line separating Lister Ridge and the main entrance on the one hand, from the cottages, stable block and Lister Croft on the other,
- (b) the acquisition of the whole site,

were regarded as viable in view of the location of the existing BPL buildings in the centre of the site and the nature of the terrain.

The possibility of excluding Lister Lodge and the adjoining paddock from the block of land to be purchased was considered but this was felt to be inadvisable since the Lodge was situated very close to where future BPL development would most probably take place.

It was agreed that there were a number of Lister Buildings scattered about the site which would be needed to continue existing services to the BPL one of the most important being the building in which the testing of human rabies immunoglobulin took place. Other buildings could be used as temporary overspill during the development of BPL and some would be needed to house activities which might be transferred from BGRL at Chelsea. Some of the stabling and animal houses would also provide a most useful addition to BPL facilities.

Of the domestic property, a need was identified for 9 of the cottages. The cottages were served by a sewerage plant which also served other buildings on the site. The Local Authority were thought to be interested in the purchase of all or some of the cottages but they had apparently intimated that they were not willing to take over the maintenance and operation of the sewerage plant. It was agreed that the Local Authority might be asked to dedicate certain cottages for the use of BPL staff but there was no certainty that they would do so.

The general suitability of the Elstree site as a place on which to develop the Blood Products Laboratory was examined. It was once felt to be somewhat isolated for this purpose but it was now considered that it would be difficult to find a better site. It was recognised that not all the site was equally suitable for development due to the nature of the terrain but it was considered that to exclude from purchase those parts of the site least suitable for development and would not significantly reduce the purchase price.

It was pointed out that there was every advantage in developing BPL activities on the Elstree site because, for some years, the existing blood products plant would have to continue to operate while new plant was being built and brought into production. The problems of this stage would be greatly magnified if the two operations were separated. The eventual requirement of land arising from the development of BPL to the standards laid down by the Medicines Inspectorate would almost certainly be far greater than the land occupied at present and past experience has shown how costly future development could become if it had to be fitted into a confined site. Quite apart from the medium and long term requirements, there was an immediate requirement for more land if the "stop gap" development of BPL was to go ahead.

It was agreed that if the site was examined piece by piece a case could be made out for not purchasing this or that portion. Nevertheless, it was felt that the whole site should be purchased since to exclude these pieces of land would not significantly reduce the price. Furthermore, developments might take place in these areas which might be inimical to the development of a blood products manufacturing plant where very stringent requirements have to be made.

It was agreed to make a submission to Ministers on this basis.

Also, before any land was purchased, Mr Littlewood would arrange for the Official Valuer to provide the estimate of the value of the Lister Elstree site and also the value of the reversion of the BGRL lease. It was considered that there would be no difficulty in obtaining planning permission for future development of BPL which was consistent with the existing activities carried out on the Lister site. Although there was little doubt about the suitability of the Elstree site for building, in view of the number of buildings already erected upon it, the usual precautionary survey would have to be carried out.

DHSS  
June 1978

H/B 13/9 23A

NOTICE OF A MEETING TO BE HELD AT 2pm ON  
WEDNESDAY 7th JUNE IN ROOM 1202 HAMBRIAL  
HOUSE TO CONSIDER WHICH PART OR PARTS OF  
THE LISTER INSTITUTE, BISTREE SITE, THE  
DEPARTMENT SHOULD ACQUIRE.

Distribution:

Mr Draper  
Sir William Maycock  
Dr Lene  
Dr Waiter  
Mr Littlewood (HB A)  
Mr M A Harris  
Mr Dutton  
Mr Brennan ✓

GRO-C

5TH June 1978

T E DUTTON  
Room 1208 Hamb. House  
Ext

GRO-C

Mr Dutton GRO-C 13/6 My recollection was that we finally decided to  
 cc Mr Draper by the lot.  
 Mr Littlewood

Note of the Meeting held on 7 June 1978.

1. To avoid misunderstandings arising later I would point out that my understanding of the conclusions reached at the meeting are in accord with paras 6 and 9 of Mr Littlewood's minute of 8 June. The note of the meeting is therefore incorrect in concluding that we should necessarily purchase the whole site, and in particular all of the cottages and all the NE portion of the site. These issues remain to be resolved in the light of advice from the D.V. including the interest of the local authority in the cottages.

GRO-C

12.6.78.

M.A. HARRIS

FB2C Rm 316 GTS X GRO-C

cc Mr Toyden for inf.