

Select Committee on Health and Adult Social Care - 27th January 2011

Report of the Director of Community Engagement and Primary Care

The development of new health facilities in Lye and Pensnett.

1.0 Purpose of Report

1.1 To update Members on the development of new health facilities in Lye and Pensnett.

2.0 Background

Lye

2.1 In March 2005, Dudley South Primary Care Trust (PCT) identified the need for a new facility to serve the Lye area of Dudley borough and within its Strategic Service Development Plan (SSDP) this was given a High priority rating. As a result NHS Dudley have worked with their Local Improvement Finance Trust (LIFT) Dudley Infracare LIFT Ltd (DIL) to develop a proposal for building a new health facility to meet the health needs of the local population of Lye.

2.2 The new facility will provide replacement accommodation for:

- The Limes Surgery currently located in High Street, Lye;
- Dr. Killin and Partner (Pedmore Road Surgery) currently located in Pedmore Road, Lye;
- Dr Prashara currently located in Chapel Street, Lye; and
- Health for Lyfe, the health 'shop' currently located in a parade of shops off the High Street, Lye.

The centre will also have space available to deliver an extended range of health services within the community, which can be delivered via generic consulting/examination space. Provision has also been made for space that can be utilised by the local community such as meeting space for local community groups, pharmacy and café. The schedule of accommodation has just been revised and the total accommodation required amounts to 3,252m². The scheme will provide a range of services comprising:

- Accommodation for three GP Practices (The Limes, Prashara, Killin);
- PCT Treatment ~ Generically scaled, including but not restricted to:
 - Primary Care Counselling;
 - Physiotherapy;

- Podiatry;
- Speech and Language Therapy;
- Phlebotomy;
- Midwifery (post and ante natal);
- Community nursing team;
- Third party space including a commercial pharmacy and café;

2.3 The chosen location for this scheme is on land at the rear of the High Street in Lye. Associated car parking will be located on an existing car park directly to the east of Clinic Dive. The car park will be improved as part of the proposed development. The site proposed for the development of the Health Centre is currently in the ownership of Dudley Metropolitan Borough Council (DMBC).

2.4 There will be many benefits accrued from providing a new health facility within Lye; the main benefits to be realised as a result of this development are as follows:

- Provide health services to an area with high deprivation and within a priority neighbourhood;
- The new scheme will support the regeneration of the area;
- It will provide the public with easily-accessible (off High Street) access to health services;
- A new facility will provide modern GP premises for three GP practices;
- It provides increased opportunities for the community use of health facilities;
- GP 's and the PCT will be able to provide a wider range of services as they will not be limited by existing premises e.g. mobile breast screening service
- It will provide improved links with SureStart;
- The Centre will provide purpose-built and designed accommodation that meets space and statutory standards;
- It offer the opportunity to achieve a more efficient use of space through the provision of flexible accommodation that can be shared by the whole health community.

2.5 Local consultation for the proposed Lye scheme was carried out from April 2009 until the end of July 2009. A questionnaire was designed through consultation with local stakeholders, including Dudley MBC and the Lye and Wollescote Community Partnership and posted out to 8,277 households, identified from GP practice lists taken from three surgeries in the local area. The key message from the consultation was that the local community would like to see a number of specific services provided including podiatry and blood testing services. NHS Dudley have listened to the feedback provided and it is the intention that podiatry and blood testing services will be available at the new Centre.

2.6 As the scheme develops, further consultation and engagement with local stakeholders will take place and NHS Dudley have a strategy in place to support this process.

2.7 NHS Dudley are currently committed to developing this scheme however there are a number of issues that need to be resolved before the scheme can be finalised and approved such as ensuring the scheme is affordable for NHS Dudley and the whole health economy.

Pensnett

2.8 High Oak Surgery in Pensnett was set up by Dudley South PCT as a Pilot scheme during 2003 in response to needs identified within the local community for a GP Surgery which would specifically serve the neighbourhood of Pensnett. The Pilot was due to end in 2008; however, Pensnett was designated by Dudley PCT as a suitable location for the development of a full GP Service under the Equitable Access in Primary Care Initiative (EAPC).

2.9 The current surgery operates out of a temporary modular building rented by the PCT and located on a car park off the High Street in the ownership of DMBC. The current facilities are restricted and will not enable the new EAPC Practice to deliver its service obligations over the full contract period. In addition, there is no available space within which to co-locate any PCT services such as Community Nursing or other clinical services or therapies. Permanent healthcare facilities are seen as a cornerstone of the Pensnett Regeneration Strategy, which looks to develop the High Street and the immediate locality therein.

2.10 As a result NHS Dudley have again worked with DIL to develop a proposal for building a new health facility to meet the health needs of the local population of Pensnett and support the regeneration of the area.

2.11 The new facility will provide replacement accommodation for High Oak Surgery including DMBC's Library Services Library Link; provide purpose built accommodation for Dudley's Lymphoedema Services and office accommodation for community services. The Centre will also have space available to deliver an extended range of health services within the community which can be delivered via generic consulting/examination space. Provision has also been made for space that can be utilised by the local community such as a meeting space for local community groups. The schedule of accommodation has just been revised and the total accommodation required amounts to 1,353m². The scheme will provide a range of services comprising:

- Accommodation for High Oak Surgery;
- PCT Treatment ~ Generically scaled, including but not restricted to:
 - Lymphoedema;
 - Physiotherapy;
 - Podiatry;
 - Speech and Language Therapy;
 - Phlebotomy;
- Midwifery (post and ante natal);
- Community nursing team;
- Third party space.

- 2.12 A site has been chosen for this scheme however details are commercial in confidence at this stage until there is a formal option to purchase in place. Associated car parking will be provided on the site as part of the proposed development.
- 2.13 There will be many benefits of providing a new health facility within Pensnett. It is intended that the main benefits that will be realised as a result of this development will be as follows:
- Provide health services to an area with high deprivation and within a priority neighbourhood;
 - The new scheme will support the regeneration of the area;
 - It will provide the public with easily-accessible (off High Street) access to health services;
 - It will provide modern GP premises for High Oak Surgery;
 - There will be increased opportunities for the community use of health facilities;
 - GP 's and community-based staff will be able to provide a wider range of services to the local community as they will not be limited by their existing premises
 - Provides purpose-built/designed accommodation that meets space and statutory standards.
- 2.14 As the scheme develops NHS Dudley will consult and engage with local stakeholders and there is a strategy in place to support this process.
- 2.15 NHS Dudley are currently committed to developing this scheme however there are a number of issues that need to be resolved before the scheme can be finalised and approved such as ensuring the scheme is affordable for NHS Dudley and the whole health economy and securing a site which meets the necessary criteria.

Timescales

- 2.16 NHS Dudley are currently working towards producing the Outline Business Case (OBC) for both schemes in parallel and it is currently anticipated that the OBC will be submitted for approval to NHS Dudley's Board and the Strategic Health Authority in spring/summer 2011. The current programme sees the two schemes reaching Financial Close by the end of 2011 and construction starting in early 2012. Due to Pensnett Health Centre being smaller it is anticipate that the centre will be operational in late 2012 where Lye will not be operational until the summer 2013.

3.0 Finance

- 3.1 NHS Dudley has identified the development of both schemes as a priority in the recent revision of the Strategic Service Development Plan (SSDP) and revenue to support these schemes has been identified in NHS Dudley's Financial Plan.

4.0 Law

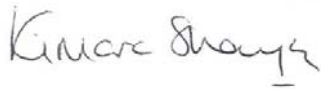
4.1 The legal requirements have been addressed.

5.0 Equality Impact

5.1 Impact assessments will be undertaken as part of the Outline Business Case.

6.0 Recommendation

6.1 That Members note the report



.....
Kimara Sharpe
Director of Community Engagement and Primary Care

Contact Officer: Julie Gunning
Telephone: 01384 3219691
Email: julie.gunning@dudley.nhs.uk