

Health and Adult Social Care Scrutiny Committee - 28th March 2012

Report of the Chief Financial Officer NHS Dudley

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 following the first report to this Committee on 27th January 2011.

2.0 Background

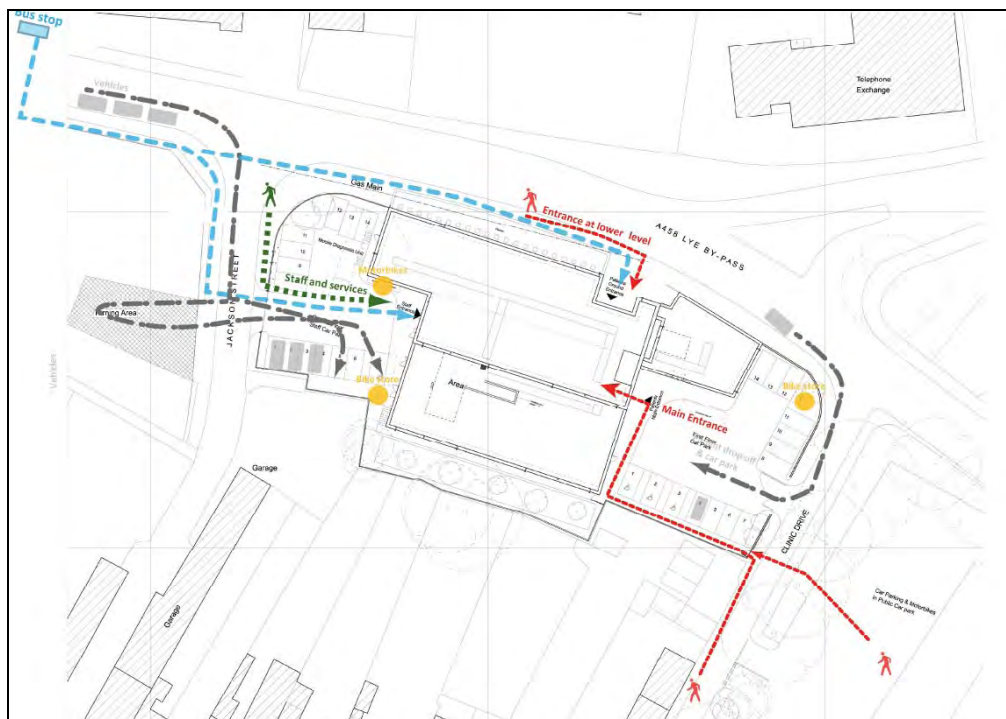
Lye

- 2.1 In March 2005, Dudley South 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 GP Practices located in the centre of Lye (at The Limes, Pedmore Road, and Chapel Street) and will also have space available to deliver an extended range of health services within the community (e.g. Counselling, Physiotherapy, Podiatry, Phlebotomy and Midwifery), which can be delivered via generic consulting/examination space. There is also space for the community nurses who were based in Health for Lyfe but since the last report have been relocated to temporary accommodation until the new centre is open. Provision has also been made for space that can be utilised by the local community such as meeting space and a pharmacy.
- 2.3 In the last report the scheme total area was 3,252m² since then a lot of work has been undertaken to review and refine the design to ensure that any space built will be utilised at least 80% of the time. We also received comments from the Strategic Health Authority who asked us to review the amount of circulation space and as a result we have reduced the total area to 2,485m².
- 2.4 The chosen location for this scheme is on land at the rear of the High Street in Lye in between Clinic Drive and Jackson Street. The site is currently in the ownership of Dudley Metropolitan Borough Council (DMBC) and is approximately 0.3 hectares and is currently unused and comprises of undulating grassland with some trees.

2.5 The following map shows the location of the new centre in relation to the existing practices. (A larger version can be seen in Appendix A).



2.6 The new health centre will comprise of a three storey building which will be located in the centre of the site. Due to the gradient of the site there will be two entrances to the centre. The main entrance will be on the upper ground floor and will be located on the Clinic Drive side of the site. The other public entrance will be on to the Lower Ground Floor and will be on the Lye bye pass side of the building. The staff entrance and access for deliveries will be on the Jackson Street side on the site. This is also where the mobile breast screening unit will be positioned when it is visiting the centre. The following diagrams show the location of the Centre, how the centre can be accessed and gives an impression of what the Centre will look like. (A larger version can be seen in Appendix B).



- 2.8 On the site itself there will be provision for 28 car park spaces (4 of these will be designated as disabled spaces) and there will also be a drop-off point right outside the main entrance. The remaining car park provision for the centre will be provided through the use of the existing public car parks adjacent to the site. Provisions will also be made for cyclists.
- 2.9 There will be many benefits from providing a new health facility within Lye :
- Provision of 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;
 - Modern GP premises;
 - Increased opportunities for the community use of health facilities;
 - GP 's and the Clinical Commissioning Group will be able to offer a wider range of services as they will not be limited by existing premises e.g. mobile breast screening service
 - The Centre will provide purpose-built and designed accommodation that meets space and statutory standards;
 - It offers 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.
- 2.10 There has been a concerted effort to engage with local community on the proposed Health Centre in Lye. 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 the 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 has listened to the feedback provided and it is the intention that podiatry and blood testing (Phlebotomy) services will be available at the new Centre.
- 2.11 In March/April 2011 the local community were consulted on how they would like the health centre to look. Display boards of possible building and reception designs were displayed in prominent places in Lye including local practices, libraries and community centres. People were invited to fill in questionnaires to express their preferences. Two specific times were given also for the project team to present the scheme to the local population with an opportunity for any questions to be raised. In summary the results of the questionnaire showed that the local community want a building that is functional but comfortable and blends in with the local surroundings. The feedback received has been taken into consideration as the design has been developed.
- 2.12 In December 2011 a workshop was held to undertake a detailed review of the design and complete the Department of Health's *Achieving Excellence Design Evaluation Toolkit (AEDET)* and representatives from the GP practice (staff and patients) were invited to take part. As a result some useful feedback was

received and the designs were amended as a result. For example following comments from one patient representative the number of seats in the main waiting area has increased from 58 to 77.

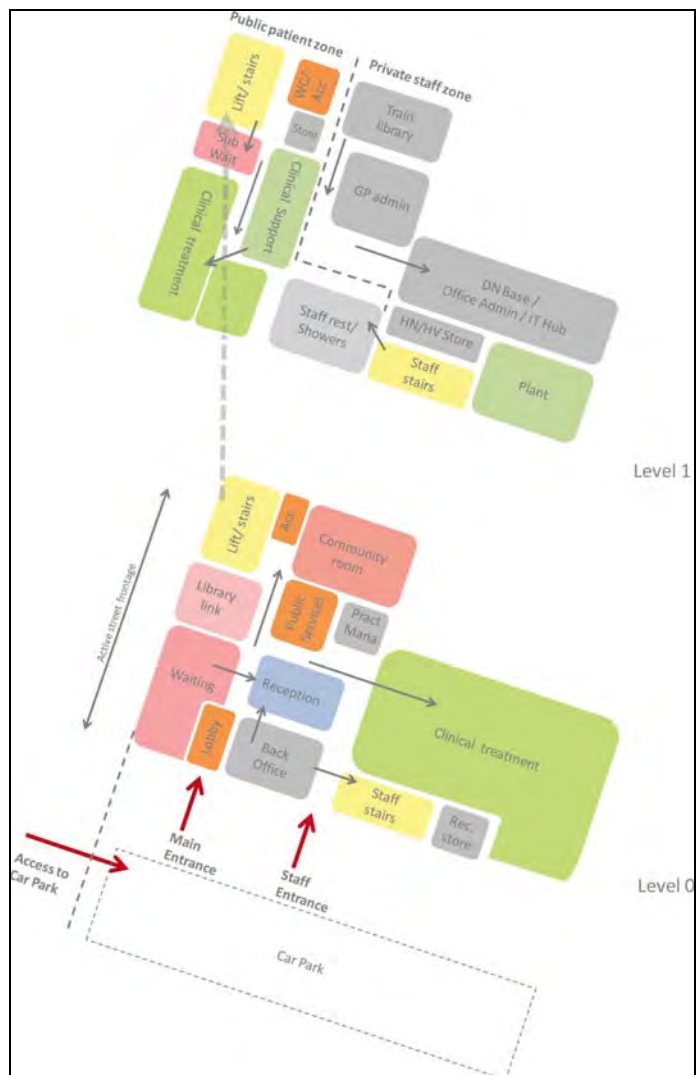
- 2.13 Staff from the GP practices have been involved in the development of the scheme and will continue to be involved as the scheme moves forward. They are in support of the scheme and its current design. As the scheme develops, further consultation and engagement with local stakeholders will take place and NHS Dudley has a strategy in place to support this process.
- 2.14 Due to the challenges associated with the site and the need to provide high quality health facilities balanced with the financial limits available to deliver the scheme, it has taken longer to develop the scheme than any of the parties involved would have anticipated. However we are now at a stage where the scheme is close to meeting NHS Dudley requirements of being affordable and offering value for money. As such NHS Dudley are still committed to developing the scheme and are now moving forward through a prescribed series of approval stages.

Pensnett

- 2.15 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).
- 2.16 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 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.
- 2.17 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.
- 2.18 The new facility will provide replacement accommodation for the High Oak Surgery including Dudley MBC Library Services' Library Link and will also have space available to deliver an extended range of health services within the community (e.g. Physiotherapy, Outpatient Outreach Clinics, Phlebotomy and Midwifery), which can be delivered via generic consulting/examination space. Provision has also been made for meeting space that can be utilised by the local community.
- 2.19 In the last report the scheme total area was 1,353m² which included space for Lymphodema Services. However since the last report the service has become a social enterprise and has found alternative accommodation. Due to this and following some design refinement the total areas for the scheme is now 1,109 m².



2.23 All the Practice's clinical space along with the reception, main waiting area, Library Link and Community Room will be located on the ground floor. (Level 0) On the first floor (Level 1) will be clinical space for the delivery of the extended range of health services within the community along with all the supporting office accommodation for the GP practice, District Nurses and Health Visitors. This is illustrated on the following diagram (A larger version can be seen in Appendix F).



2.24 There will be many benefits of providing a new health facility within Pensnett:

- Provision of 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;
- 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.

2.25 There has been a concerted effort to engage with local community on the proposed Health Centre in Pensnett. In July/August 2011 the local community were consulted on how they would like the health centre to look. Display boards of possible building and reception designs were displayed in prominent places in Pensnett including local practices, Pharmacy, libraries and community centres. People were invited to fill in questionnaires to express their preferences. All the information was also put on NHS Dudley's website and people were able to complete the questionnaire on line. In summary the results of the questionnaire showed that the local community want a building that is civic, contemporary and colourful. The feedback received has been taken into consideration as the design has been developed.

2.26 In December 2011 a workshop was held to undertake a detailed review of the design and complete the Department of Health's *Achieving Excellence Design Evaluation Toolkit (AEDET)* and representatives from the GP practice (staff and patients) were invited to takepart. As a result some useful feedback was received and the designs were ammended as a result. For example the size of the drop off point has been increased.

2.27 Staff from High Oak Surgery have been involved in the development of the scheme and will continue to be involved as the scheme moves forward and they are in support of the scheme and its current design. As the scheme develops, further consultation and engagement with local stakeholders will take place and NHS Dudley has a strategy in place to support this process.

2.28 Due to the challenges asociated with the site and the need to provide high quality health facilities balanced with the financial limits available to deliver the scheme it has taken longer to develop the scheme than any of the parties involved would have anticipated. However we are now at a stage where the scheme is close to meeting NHS Dudley requirements of being affordable and offering value for money. As such NHS Dudley is still committed to developing the scheme and is now moving forward through a prescribed series of approval stages.

Timescales

2.29 The planning application for Pensnett Health Centre was submitted on 17th February 2012 and Lye's application will be submitted in March 2012. NHS Dudley are currently working towards producing the Stage 1/Outline Business Case (OBC) for both schemes in parallel and it is currently anticipated that the OBC will be submitted for approval in spring/summer 2012. The current programme sees the two schemes reaching Financial Close by spring 2013 and construction starting in late spring 2013. Due to Pensnett Health Centre being smaller it is anticipated that the centre will be operational in spring 2014 where Lye will not be operational until the summer/autumn 2014.

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.
- 3.2 The Stage 1/OBC will outline in detail the financial elements associated with the schemes and this business case will have to be approved by the necessary statutory bodies (e.g Clinical Commissioning Group, Black Country Cluster Board and the Strategic Health Authority). After this further work will be undertaken to develop the detail of the schemes and the Stage 2/Final Business Case will be produced which will contain the final financial position. This will also have to be approved by the appropriate statutory bodies. It will not be until after this process has been followed that any contracts will be signed by any parties (Financial Close) committing them financially to the schemes.

4.0 Law

4.1 The legal requirements have been addressed.

5.0 Equality Impact

5.1 An Equality Impact Assessment has been undertaken on the schemes, these have been reviewed and updated at key milestones.

6.0 Recommendation

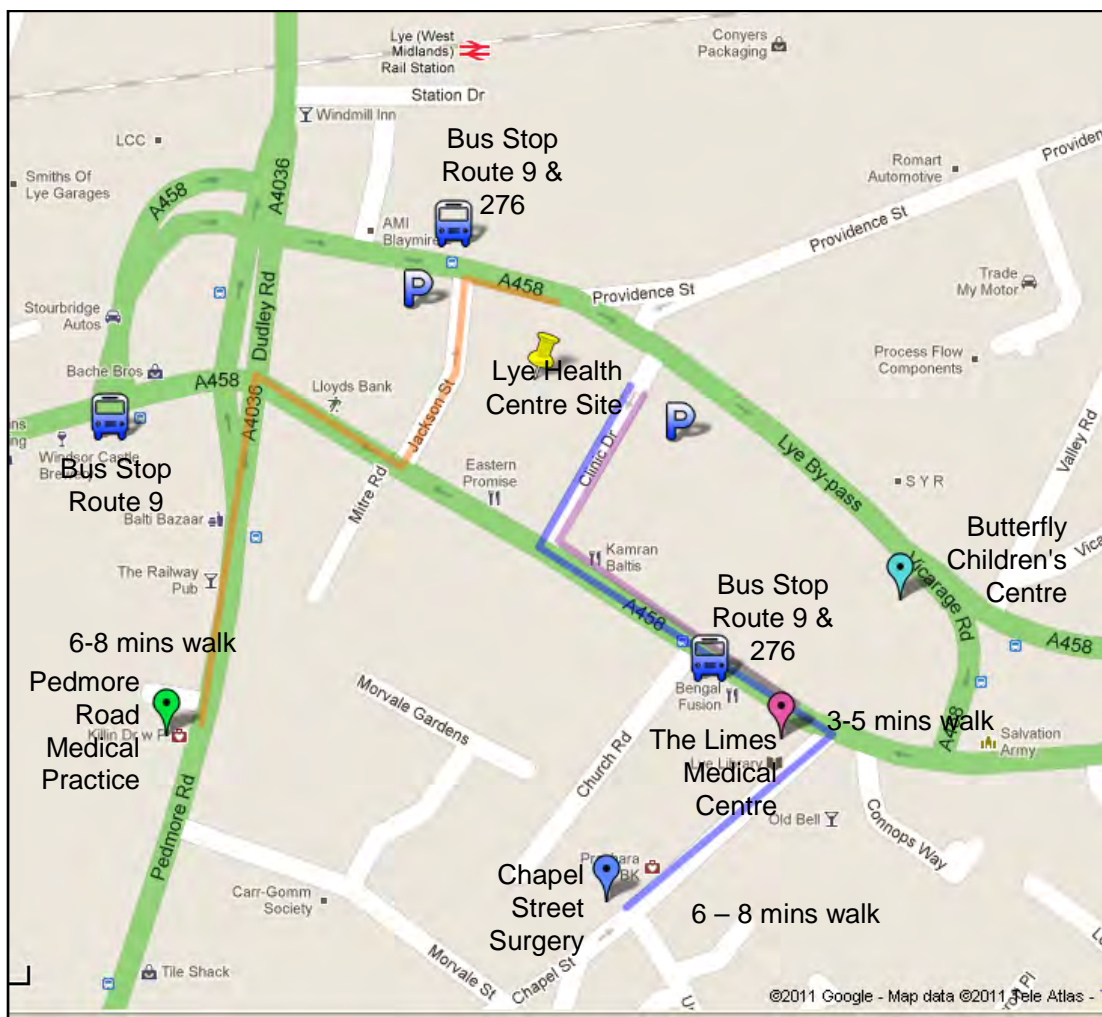
6.1 That Members note the report.



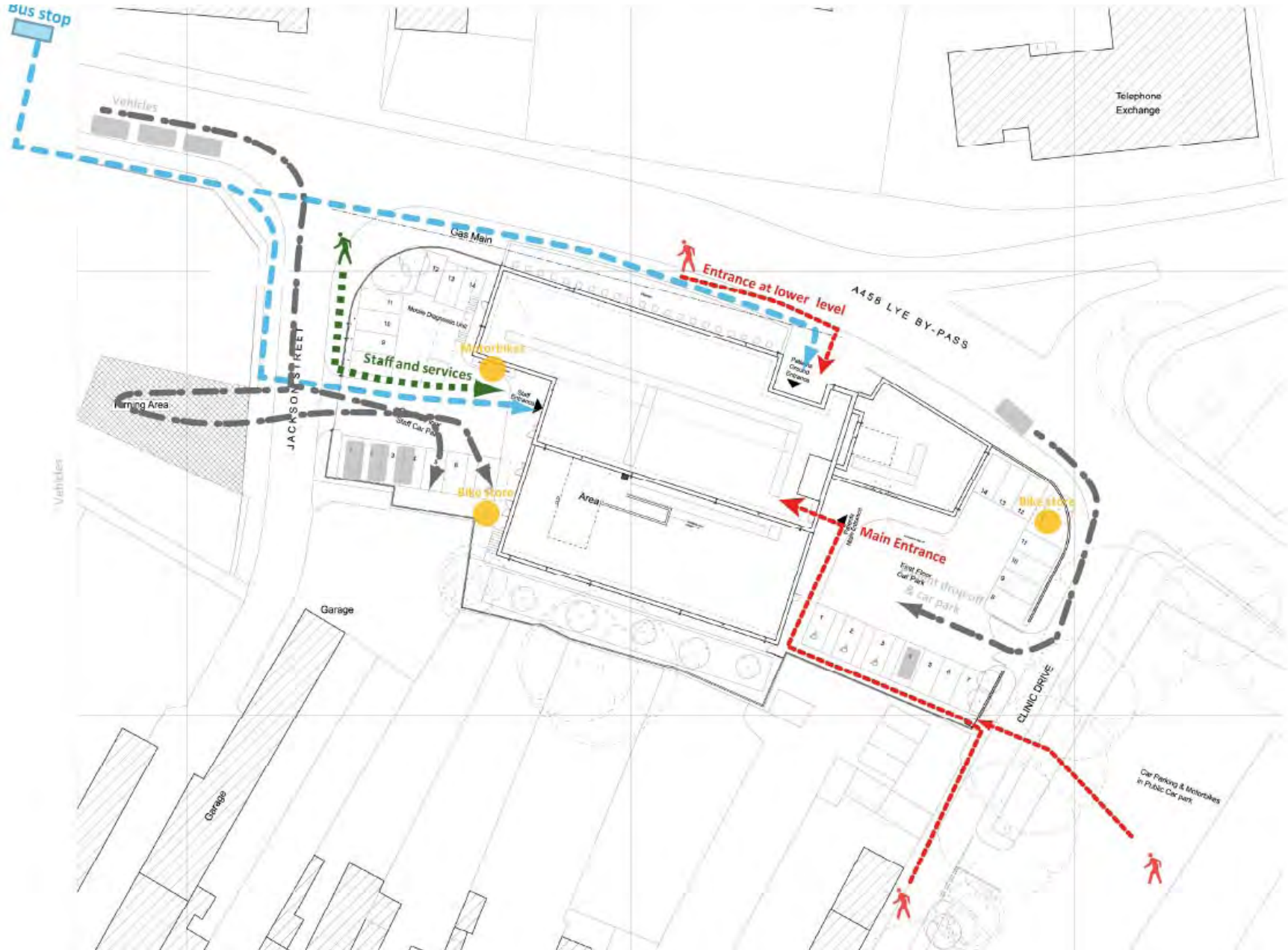
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Appendix A - Lye Health Centre Location



Appendix B - Lye Health Centre Access



Appendix C – Lye Health Centre Adjacencies



Appendix D - Pensnett Health Centre Location



Appendix F – Pensnett Health Centre Adjacencies

