

# ~NHS Rotherham Clinical Commissioning Group

IN STRICT CONFIDENCE

**Operational Executive – 6 February 2017**

Strategic Clinical Executive – 8 February 2017

Primary care committee – 8 March 2017

## Treeton/Waverley premises

Lead Executive:	Chris Edwards
Lead Officer:	Jacqui Tuffnell
Lead GP:	Dr Jason Page

### Purpose:

The purpose of this paper is to seek approval to utilise primary care underspend for essential works required at Treeton practice as a consequence of delays in the Waverley medical centre scheme.

### Background:

Treeton practice was identified for rebuild whilst Rotherham PCT existed. Unfortunately the scheme did not commence prior to NHS Property services taking over responsibility for all estate issues. The practice wanted to continue with the scheme on the basis of a GP owned facility however NHS Property services would only proceed if the project was an NHSP owned facility. Treeton were unwilling to proceed on this basis and this then led to a review to future proof medical facilities for the area given that building work had commenced on the Waverley site, two miles from Treeton which is intended to consist of 4000 new homes. The Primary Care Committee agreed to a new health centre being built on the Waverley site following an options appraisal. It was anticipated that this work would commence in January 2017 and be commissioned in January 2018 however due to issues related to HS2, developer joint venture arrangements, Meadowhall planning permission the scheme has been delayed and will not commence until September 2017 and will be longer than envisaged therefore we do not anticipate the new health centre opening until April 2019.

### Analysis of key issues and of risks

Waverley housing is now impacting on Treeton medical centre, the patient list has grown by over 500 patients in the last year and the current layout of the building is not assisting with managing this increase and with the flow of patients generally. The current layout of the building also presents issues in terms of patient privacy e.g. at reception. The practice has taken action and culled its list and is now operating to boundary which has seen 200 patients removed as they were not technically within boundary. Building work continues and the patients are registering with Treeton causing on-going pressure on capacity.

We could close the practice list but this would also impact on Treeton residents and Waverley residents would have to travel a minimum 4 miles to the nearest practice.

A portakabin could be utilised to provide temporary additional capacity however this does not resolve the longer term issue of insufficient capacity as the patients already registered with the practice may remain. This option also does nothing to address the flow and privacy issues for patients which will remain at the practice post Waverley opening.

We commissioned an estates specialist to review the flow of the practice to understand if any improvements could be made to the practice to support it both now and also in the longer term. An options report has been provided along with a cost benefit analysis.

Of the options only option 3 offers permanent significant additional clinical capacity beyond the current Practice maximum list size, however the cost of this scheme is currently felt to be restrictive and it is not clear whether once the Waverley development is completed this additional capacity will be permanently required. Option 1 may not address the full extent of the spike in demand which may be experienced between now and the new Waverley Health Centre being opened, however it offers a permanent improvement to the current general conditions for all patients and provides some additional clinical space.

In the commissioned cost benefit analysis, Option 1 ranks most highly.

**Financial Implications:**

The cost of the light refurbishment scheme (option 1) would be £95k

The cost of a portakabin to provide temporary accommodation until April 2019 would be in the region of £42k

Funding has been requested from primary care capital for the £95k refurbishment scheme

**Human Resource Implications:**

N/A

**Procurement:**

N/A – the practice will manage the project

**Recommendations:**

To approve the estates specialist light refurbishment scheme and to proceed at risk with spend pending confirmation of capital.