

NHS Rotherham Clinical Commissioning Group

Primary Care Sub Group – 28 April 2021

Primary Care Committee – 12 May 2021

Waverley medical centre update

Lead Executive:	Wendy Allott, Chief Finance Officer
Lead Officer:	Jacqui Tuffnell, Head of Commissioning
Lead GP:	Dr Avanathi Gunasekera, SCE Lead for Primary Care

Purpose:

To update the committee on the progress of the Waverley medical centre scheme and share the proposed build plans for the centre.

Background:

In 2015, the Primary Care Committee approved a proposal to support the development of a medical centre in the Waverley area of Rotherham. Since this time, unfortunately the initial plan for a medical centre to be developed by Harworth/Dransfield properties has not been able to proceed. Therefore, Rotherham CCG applied to the South Yorkshire and Bassetlaw (SYB) Integrated Care System (ICS) capital scheme for funding in 2018 and this request is progressing with an expected decision in Autumn 2021.

As part of the application for funding from the SYB ICS fund, the scheme has to progress to the stage of being able to commence therefore significant work has been ongoing with Harworth estates. Enclosed are the plans for the medical centre which will be part of the Olive Lane development at Waverley.

The scheme is being planned as a Section 2 capital scheme. As the CCG is not able, in its statutory duties to hold leases (other than for buildings for its own staff) or own buildings. This means that to progress the scheme and as part of Rotherham place we are progressing the scheme with Rotherham Metropolitan Borough Council (RMBC) who it is proposed will act as Landlord for the medical services provider. Detailed discussions are ongoing with RMBC (proposed landlord), Harworth (the developer) and The Gate (the provider) to agree Heads of Terms for the arrangements.

Primary Care Delegation Responsibility:

Does this paper relate to Rotherham CCG or delegated business?

Rotherham CCG	
Delegated	X
Both Rotherham CCG and delegated	

Please indicate which area of delegated responsibility this paper covers:

Commissioning, procurement and management of GMS,PMS and APMS contracts including taking contractual action	X
Newly designed enhanced services (including DES)	
Local incentive schemes	
Discretionary payments	
Commissioning urgent care for out of area registered patients	
Planning Primary medical care services (PMCS)	
Managing practices with CQC / quality concerns	
Decisions on premise cost directions	
Planning the commissioning of PMCS	
Manage the delegated allocation for commissioning of PMCS	
Assurance to the governing body on the quality and safety of PMCS	

Please indicate which of the Delegated Duties Decisions this paper requires:-

Delegated Duties – iii – Decisions in relation to the establishment of new GP practices (including branch surgeries) and closures of GP practices.	X
Delegated Duties – iv – Decisions about ‘discretionary payments’.	
Delegated Duties – v – Decisions about commissioning urgent care (including home visits as required) for out of area registered patients.	
Delegated Duties – b – The approval of practice mergers.	

Analysis of key issues and of risks

This paper is to update the committee of the progress of the Waverley scheme and provide sight of the proposed plans. The plans have now been submitted to Rotherham Metropolitan Council (RMBC) for planning permission. The previous scheme submission was supported and no significant issues are anticipated with the new application.

The Gate are the procured provider for medical services at the new Waverley medical centre. The Gate are involved in the monthly project meetings.

Key risks are associated with:

Planning permission – clearly for the scheme to proceed, planning permission is critical, as outlined, no objections are expected and the previous application submitted was successful. The medical centre is part of a wider ‘Olive Lane’ scheme which includes a supermarket, number of shops (including a pharmacy) and a gym

Section 2 – as outlined, as CCGs are not allowed to own property or hold leases, the scheme is subject to achieving terms for RMBC to act as landlord for at least 35 years

Funding approval – if ultimately the scheme is not approved we continue to have a significant issue with capacity for general practice in the Waverley area.

Patient, Public and Stakeholder Involvement:

Regular communications are ongoing with the Waverley community group to keep them updated of the plans and revisions. Regular dialogue is also taking place with the council and there is a monthly stakeholder meeting to keep the project on track.

Equality Impact:

A further equality impact assessment will be undertaken if the business justification case proceeds.

Financial Implications:

There will be some small revenue implications associated with the building however the rent for the building will be 'peppercorn' for the first 35 years if the building is funded by the NHS capital monies. RCCG has identified funding for the full revenue costs of the Waverley Medical Centre.

Human Resource Implications:

N/A

Procurement Advice:

Advice has been taken including legal advice in relation to this development

Data Protection Impact Assessment:

N/A

Approval history:

Not applicable

Recommendations:

To note the current status of the Waverley project and the build plans for the centre.

Paper is for information