

## CONFIDENTIAL

Operational Executive – 5 September 2016

Strategic Clinical Executive –

Primary care Sub-group – 24 August 2016

Primary care committee – 14 September

## GP property surveys

Lead Executive:	Chris Edwards
Lead Officer:	Jacqui Tuffnell
Lead GP:	Dr Jason Page
<b>Purpose:</b>	
<p>The purpose of this paper is to inform committees of the outcome of the 6 facet surveys undertaken by surveyors in May/June 2016 under instruction from NHS England and facilitated by NHS property services. The paper also informs committees of the outcome of the 2 utilisation reviews undertaken at Clifton/St Anns and Blyth Road practices.</p>	
<b>Background:</b>	
<p>In January 2016, CCGs were advised that funding was available within NHS England to undertake surveys of GP practices to better inform estates strategies and enable CCGs to be in an improved position for any capital bid processes. NHS England asked NHS property services and CHP to lead the process on their behalf and to liaise with CCGs for practice information.</p> <p>The surveys and utilisation reviews were undertaken in Rotherham in May/June 2016 and the reports started to be received in July/August 2016. The executive summary along with a risk indication of areas requiring attention is attached to this paper.</p>	
<b>Analysis of key issues and of risks</b>	
<p>The utilisation reviews indicate that there is still scope for better use of Clifton and St Anns facility with an overall 42% utilisation using the full opening hours i.e. 8-6.30pm. The review clearly indicates that there are times of day when it is very busy however clinical rooms are used for non-clinical functions and hours of working require review before consideration of additional provision. There are also some significant maintenance issues requiring attention at this facility which the GPs need to address via their landlord.</p> <p>The Blyth Road review found similar to Clifton and St Anns however significantly higher utilisation during mornings in particular. In addition to this a number of significant maintenance issues require attention at this facility and as a GP owned facility, consideration needs to be given to the investment required given the facility is struggling for space. It is recommended that the practice considers discussions with Maltby Service Centre to establish if there could be a potential relocation into purpose built facilities with the benefits of shared functions e.g. 1 reception, 1 pharmacy, ability to share clinical rooms for phlebotomy etc. It is unlikely that all functions could be contained within Maltby Service Centre however Blyth Road could be converted into administrative/meeting facilities for the combined practices.</p>	

Now the CCG is aware of maintenance issues from the survey, there is a responsibility to ensure these are rectified as it is a contractual requirement. Where NHS property services are the landlord, a discussion has already taken place with NHS property services to ensure these works are undertaken as soon as feasible. Both high priorities are within NHS property services buildings. It is still in our strategy to retain the Treeton building long term therefore NHS property services will be undertaking this work. However, in our estates strategy, there is an expectation that Rosehill will be reviewed and following receipt of this survey it is anticipated that this will be escalated to complete and make a recommendation to the Primary Care Committee.

For other practices there are significant backlog maintenance issues as identified on the reports. It is the responsibility of the practices to ensure their buildings are fit for purpose. These issues need to be addressed by discussion with their landlord if the landlord is responsible for the relevant maintenance requirement or where it is GP responsibility or GP owned premise, this needs resolution by the GP practice. Practices can apply to the capital fund for financial support however to date, the details of the fund have not been announced and it is likely to be highly over-subscribed once it is announced, given that all practices have been subject to the same survey process.

It will pose a risk to the CCG if this work is not completed. There is likely to be significant issues raised by practices in relation to funding these required works. The surveys also did not cover branch sites which poses an issue as there may be significantly more issues at the branches than main sites.

**Financial Implications:**

Potential cost of undertaking additional surveys for branch sites.  
Anticipated issues from practices

**Human Resource Implications:**

N/A

**Procurement:**

N/A.

**Recommendations:**

The committee is asked to support notification to practices of the required works with an agreement of when works to be completed based on severity of issue.