

# NHS Rotherham Clinical Commissioning Group

**Draft and in strictest confidence**

Operational Executive – 9 November 2018

Strategic Clinical Executive – 14 November 2018

**Primary Care Committee – 28 November 2018**

## Waverley Medical Centre update

Lead Executive:	Chris Edwards, Chief Officer
Lead Officer:	Jacqui Tuffnell, Head of Commissioning
Lead GP:	Dr Avanthi Gunasekera, SCE GP Lead Primary Care

### **Purpose:**

To consider the delays and mitigation relating to the building of the Waverley Centre and consider the next steps.

### **Background:**

In 2015, an options appraisal was undertaken in relation to the health needs in the Treeton/Waverley area of Rotherham as a significant housing development had commenced placing pressure on the Treeton medical practice. Prior to this, it had been expected that Treeton would pursue a new practice on land adjoining its current site however there were difficulties in proceeding with the scheme and Treeton withdrew from the build.

The options appraisal concluded that a new medical centre was required and to base this within the new Waverley site which was predicted at that time to have over 4000 new homes by 2025. RCCG therefore commenced working with the developers for the site in 2016 and the construction was planned to commence in September 2017 with an opening date of September 2018. Regular meetings took place with the developers in the absence of a Provider at that stage. In May 2017 RCCG were advised that the commencement of the building was delayed to Spring 2018.

As RCCG is unable to hold leases, it was also identified that the procurement process to identify a Provider for the new building would need to commence to enable the Provider to agree the lease. This process was undertaken in Autumn 2017 and the contract awarded in January 2018 to ensure the lease arrangements were resolved prior to building work commencing.

In March 2018, RCCG were advised that the building commencement would not commence until October 2018 with an opening date of October 2019 and there were issues between the developer and provider in relation to signing the lease. There were also issues raised in relation to an application the developer had made for grant funding being prolonged and had not been identified as a hurdle for the commencement of the build. RCCG facilitated meetings to resolve the lease issues which were finally concluded in sufficient time for the October 2018 build date to commence. A project plan providing assurance in relation to the project

commencement was provided in June 2018. RCCG were very clear regarding their disappointment in relation to this second delay and the impact on the population in this area and the GP practices who were operating from facilities unable to service high patient numbers.

There was no further contact from the developer or provider until late September 2018 when RCCG were advised by email, by the developer that the building commencement had moved to a March 2019 and onsite 22 June 2020. We were also advised by primary care colleagues that an application had been approved by NHSE to extend a practice in Handsworth to be able to manage the increasing numbers of patients registering with them from Waverley. Numbers are not clear for this practice however Treton's practice has increased by over 700 patients.

A meeting was therefore held with the developer to express concern regarding the delays in the Waverley scheme. RCCG was advised that the building work would commence in January 2019 with a completion of 10 April 2020. RCCG were also advised that the lease contains a back stop date (final date for completing the work) of 31 October 2020.

#### **Analysis of key issues and of risks**

The main developer for Waverley, Harworth Estates has provided full detail of the build arrangements for the Waverley site to provide confidence that the site will be occupied (Appendix A).

Discussions have taken place with the council who have confirmed that the school is at planning stage and they are confident that they will commence building work as planned with an occupation date of September 2020. This will secure more interest in the housing. The council have also confirmed that the Section 106 clearly requires a medical provision on occupation of the 915<sup>th</sup> house. At present there are 780 occupied houses and a further 404 are under construction. A further 400 houses are planned and offers received. In accordance of the terms of the Section 106, next year the developer will be required to provide medical provision.

Delays in the building work are impacting the viability of a service for the procured provider i.e. The Gateway. Patients are registering with other practices and are less likely to move to the new practice. To mitigate this, the developer has agreed to provide a location close to the newly built houses to set up arrangements in a temporary building to enable the provider to register and commence seeing patients.

The Gateway will start to register and manage patients via the Canklow practice.

If building work has not commenced by June 2019 the final backstop date of 31 October 2020 will not be achieved.

#### **Patient, Public and Stakeholder Involvement:**

Not applicable for this update.

#### **Equality Impact:**

Not applicable for this update.

#### **Financial Implications:**

None identified

**Human Resource Implications:**

N/A

**Procurement Advice:**

N/A.

**Data Protection Impact Assessment:**

N/A

**Approval history:**

**Recommendations:**

Note the contents of the report and agree the following:

To accept the delay in the building scheme for the medical centre at Waverley with the following conditions:

Developer to provide and fund appropriate accommodation to enable The Gateway to start to register and treat patients as per the Section 106 arrangement.

If work has not commenced on the new site by June 2019 RCGG to pursue an alternative scheme for the provision of a medical facility for this population.

**Paper is for Approval**