

# Primary Care Commissioning Committee

28 September 2016

<b>Details</b>	Part 1	<input checked="" type="checkbox"/>	Part 2	<input type="checkbox"/>	Agenda Item No.	6
Title of Paper:	Whitefield Health and Care Centre project update					
Board Member:	N/A					
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Presenter:	Mike Woodhead, Acting Chief Finance Officer					
Please indicate:	For Decision	<input type="checkbox"/>	For Information	<input checked="" type="checkbox"/>	For Discussion	<input type="checkbox"/>

## Executive Summary

<b>Summary</b>	The purpose of this paper is to update Members on progress with regards to the development of the Whitefield scheme.					
<b>Risk</b>	<b>High</b>	<input type="checkbox"/>	<b>Medium</b>	<input checked="" type="checkbox"/>	<b>Low</b>	<input type="checkbox"/>
	Please indicate <b>above</b> the overall level of risk associated with the paper then state here what the risks are and how this paper aims to address them. If the above summary itself is around managing risk etc. state "Included in Summary". <b>NB</b> Risks can include failure to act and lost opportunities.					
<b>Recommendations</b>	<p>The Committee is asked to:</p> <ul style="list-style-type: none"> <li>✓ Note the contents of this paper, particularly with regard to the revised timeframes for approval and delivery.</li> </ul>					

## Strategic themes

Deliver improvement in outcomes for patients	<input checked="" type="checkbox"/>
Deliver service improvement through system redesign in priority areas	<input checked="" type="checkbox"/>
Develop NHS Bury CCG and Primary Care capability as commissioners and leaders	<input type="checkbox"/>
Deliver through the Health and Wellbeing Board improved population health and reduction in inequalities	<input type="checkbox"/>
Deliver the CCG element of QUIPP through effective system management and working with partners and stakeholders and ensuring a culture with focus on quality, fostering innovation, improving health outcomes and reducing inequalities.	<input checked="" type="checkbox"/>
Equality Impact Assessed?	<input type="checkbox"/>
Supports NHS Bury CCG Governance arrangements	<input type="checkbox"/>

# Whitefield Health and Care Centre - Progress Update

## 1. Introduction and background

It is acknowledged that the Uplands Medical Practice currently delivers its services from sub-standard accommodation and that the longevity of the present facilities is limited. The key constraints on the building at present are the condition of the roof and that of the boiler. NHS Property Services (PS) have plans in place to mitigate any short term issues throughout the forthcoming Winter period. Nonetheless, it is proposed to develop a future-proofed, fit for purpose build which meets the aspirations laid down in Bury CCG's Five Year Strategic Plan and more recently, in Bury's Locality Plan.

The purpose of this paper is to update Members on progress with regards to development of the Whitefield scheme since the last update (22<sup>nd</sup> June 2016).

## 2. Project Timetable and Plan

Key milestones have previously been shared with Committee Members, however over the summer period a detailed review of the project has been undertaken by NHS PS colleagues. Given the complexities of the potential site, including topological issues coupled with onerous planning requirements, NHS PS have issued NHS Bury CCG with a revised programme for delivery of the scheme. Members will note that the revised timescales for project delivery has resulted in a delay in anticipated operationalization from Spring 2018 to Autumn 2018 (subject to all NHS England and NHS PS approval mechanisms). The revised key milestones for this phase of the project are set out in the table below for information.

Milestone	Date
PID Complete and Approved	July 2015
NHS PS Approval to draw down development costs	April 2016
Schedule of Accommodation Approved	20 <sup>th</sup> May 2016
Concept Design Approved (1:200)	27 <sup>th</sup> June 2016
NHS Bury CCG Governing Body Approval of OBC	April 2017
NHS England Approval of OBC – Capital Working Group	April 2017
NHS England Approval of OBC – Capital Steering Group	April 2017
Planning Application Outcome (12 weeks from March 17)	May 2017
NHS Bury CCG Governing Body Approval of FBC	July 2017
NHS England Approval of FBC – Capital Working Group	July 2017
NNS England Approval of FBC – Capital Steering Group	July 2017
Commence on Site (Estimated 60 week build)	September 2017
Practical Completion, Handover and Operationalisation	November 2018

The planning constraints at the Uplands site and the initial valuations of the Local Authority land are providing challenges from a financial point of view. Work is therefore underway to provide more

robust valuations of the properties and sites under consideration. Negotiate with the Local Authority is also taking place acknowledging the planning constraints and how these may affect the valuations currently being offered. This work will inform the financial modelling and allow the options appraisal to be completed.

Given the need to complete this important aspect of the scheme, design team activities and user group meetings have been suspended awaiting the results of the financial benefits section of the options appraisal. It is anticipated that this will be completed over the next few weeks.

### **3. Progress since last Update**

Whilst disappointed that there is a delay in the estimated handover of the new building from Spring 2018 to Autumn 2018 (subject to all NHS England and NHS PS approval mechanisms), the CCG is comfortable with the revised assumptions made by NHS PS and the reasoning behind their amended timeline. Members should note however, that several key activities have progressed/been completed concurrently to the issue of the revised timeline which are positive to the delivery of the programme. For information, these are as follow:

- ✓ Completion of the non-financial benefits appraisal;
- ✓ Updated Risk Register issued;
- ✓ Revised construction costs (including abnormals) have been calculated and issued;
- ✓ High level financial modelling of revenue consequences is underway;
- ✓ Project management fees have been negotiated with LIFTco;
- ✓ Draft Partnering Services Agreement (PSA) has been issued;
- ✓ Client Brief has been commenced by the CCG; and
- ✓ Stakeholder meetings with the Local Authority re Library service concerns have been held and discussions concluded.

### **4. Next Steps**

In addition, in line with the revised timeline several key activities are progressing as follow:

- ✓ Completion of financial benefits appraisal;
- ✓ Finalise PSA and appoint LIFTco;
- ✓ Finalise Client Brief and obtain user sign off to schedule of accommodation (SOA);
- ✓ Pre-Planning Application meeting to take place between NHS PS and Local Authority;
- ✓ Review revenue consequences affordability;
- ✓ Finalise Post PID Options appraisal;
- ✓ Commission of a Transport Impact Assessment to inform Accessibility Strategy; and
- ✓ Development of Outline Business Case (OBC) by NHS Bury CCG in conjunction with NHS England colleagues.

A summary of the outputs of this work will be shared with Committee Members for information in the next update paper.

### **5. Recommendations**

The Primary Care Commissioning Committee is asked to:

- ✓ Note the contents of this paper.

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