

Primary Care Commissioning Committee

26 July 2017

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|--------------------------|---|---|-----------------|---|-----------------|---|--|
| Details | Part 1 | X | Part 2 | | Agenda Item No. | 5 | |
| Title of Paper: | Whitefield Update | | | | | | |
| Board Member: | Mike Woodhead, Interim Director of Finance | | | | | | |
| Author: | Amy Lepiorz, Deputy Director of Primary Care | | | | | | |
| Presenter: | Amy Lepiorz, Deputy Director of Primary Care | | | | | | |
| Please indicate: | For Decision | | For Information | X | For Discussion | | |
| Executive Summary | | | | | | | |
| Summary | | | | | | | |
| Risk | High | | Medium | X | Low | | |
| | Further delays to the project increase the time that services are being provided in a building that is not fit for purpose. There is also a financial risk associated with the revised costs. | | | | | | |
| Recommendations | The Primary Care Commissioning Committee is asked to: <ul style="list-style-type: none"> Note the content of the report | | | | | | |

Strategic themes

| | |
|---|---|
| To deliver improved outcomes and reduce health inequalities for patients through better preventative strategies | |
| To deliver service re-design in priority areas through innovation | |
| To develop primary care to become excellent and high performing commissioners | X |
| To develop the CCG leadership to work with the Local Authority to be excellent integrated commissioners | |
| To develop robust and effective working relationships with all stakeholders and partners to drive integrated commissioning | |
| To deliver long term financial sustainability through effective commissioning and innovative investment across the wider system | X |
| To develop and influence the provider landscape through development of a Locality Care Organisation (LCO) | |
| Equality Analysis Assessed? | Supports NHS Bury CCG Governance arrangements |

Whitefield Update

1. Introduction

- 1.1 The purpose of the paper is to update members on developments relating to the Whitefield scheme, following the decision made at the Primary Care Commissioning Committee's meeting in December 2016 regarding site selection.
- 1.2 Revised financial estimates and conversations with the local planning department have resulted in the need to revisit the decision made in December.

2. Background

- 2.1 The CCG, NHS Property Services and NHS England have been working on a project that would see a new health centre built to replace the existing Uplands Health Centre. The commissioning strategy for the building has previously been endorsed by the CCG and the main services to be provided from the new building are Primary Medical and Community Services.
- 2.2 During 2016 a non-financial appraisal of eight different options which would provide a fit for purpose estate were assessed. Three schemes were selected as being the most viable, as shown in the table below:

| OPTION | SCORE | RANK |
|---|-------|------|
| Partial new build incorporating Uplands House refurbishment (Option B2) | 786 | 1 |
| Total new build on the Wheatfield site | 772 | 2 |
| Total new build at rear of Uplands site (Option C) | 772 | 2 |

- 2.3 A financial appraisal was then undertaken (based on NHS Property Services' cost estimates) to select the most viable option. The results of this appraisal are shown below:

| Option | Capital Cost (£) | | | | Rank |
|---|------------------|----------|----------|----------|------|
| | | 25 Years | 20 Years | 15 Years | |
| Partial new build incorporating Uplands House refurbishment (Option B2) | 3,448,796 | 207,554 | 240,909 | 297,556 | 1 |
| Total new build on the Wheatfield site | 3,785,199 | 220,634 | 254,354 | 311,622 | 2 |
| Total new build at rear of Uplands site (Option C) | 3,923,202 | 236,492 | 274,590 | 339,294 | 3 |

- 2.4 The PCCC supported the recommendation to proceed with option B2- a partial new building incorporating Uplands House refurbishment.

3. Main Report

- 3.1 As the Whitefield Steering Group have progressed with the preferred option, NHSPS have revised their cost estimates and this has caused the financial viability of the preferred option to be questioned. More detailed financial information is current being produced but early estimates suggest the costs for the preferred option are likely to rise by circa £1.5m.
- 3.2 This is partly driven by the aspiration to retain the façade of Uplands House in the design of the preferred option. Conversations with the local planning department indicate that there is a significant risk that planning permission will be refused if the façade of Uplands House is not retained. It is therefore likely that the second preferred option, a total new build on the Wheatfield site, will need to be explored.
- 3.3 Movement to a new site will be subject to a patient engagement phase to ensure any decision made to relocate services is made with the due governance. It would also result in a contract variation for the Uplands Practice.
- 3.4 At this stage the PCCC are being made aware of the current situation. It is expected that a paper will be presented at the August committee advising of the latest situation with recommendations on next steps.

4. Recommendations

The Primary Care Commissioning Committee is asked to:

- Note the content of the report

Amy Lepiorz

Deputy Director of Primary Care

July 2017