

**Agenda Item 15**

Report to: (Board/Sub-Committee): Primary Care Commissioning Committee

Date of Meeting: 30th July 2019

Subject: Update on Keelby General Practice Premises Development

Presented by: Julie Wilson, Assistant Director Programme Delivery & Co-Commissioning

**STATUS OF THE REPORT *(auto check relevant box****)*

For Information

For Discussion

For Approval / Ratification

Report Exempt from Public Disclosure  No  Yes

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| **PURPOSE OF REPORT:** | The Roxton Practice currently operate general practice services from a branch surgery within Keelby. Their current premises are in need of significant development and, as a result, they have considered a number of options for future provision. These options are set out within the attached outline business case and include:   * ‘do nothing’ * redevelop existing building * close premises in Keelby and relocate services to Immingham * new build.   The practice’s preferred option is for a new purpose built centre, located within a proposed new housing development with convenience store, the development of which they intend to fund themselves. The case was brought for consideration by the Primary Care Commissioning Committee previously due to the fact that it will result in an increase to revenue costs that the CCG will need to fund, i.e. rent reimbursement and rates increase is likely to result in an additional £25k per year (the current rent reimbursement is £19,402.08).  Other considerations for the CCG are the likely impact of the existing premises being vacated and the potential for continuing to fund void space. NHS Property Services do have an option to dispose of buildings, but this requires confirmation from the CCG that those premises are no longer required for healthcare.  It should be noted that an NHS England template for a capital business case has been used for this case, as this covers the key elements of the case that need to be considered to support a decision by the CCG. However, there is no request for capital funding.  The Committee has previously approved this increase in revenue, in principle, and the proposal is being brought back for ratification now that the development is entering into public consultation and initial outline planning phase (the timeline is set out on page 7 of the attached).  Further detail regarding the practice premises development will be brought back to a future meeting as the development progresses. |
| **Recommendations:** | The Committee is asked to:   * Ratify the approval in principle to the increased revenue associated with this proposal, now that the development is entering public consultation and outline planning phase |
| **Sub Committee Process and Assurance:** | N/A |
| ***Implications:*** |  |
| **Risk Assurance Framework Implications:** | There is a risk to delivery of services within Keelby if the issues with the premises are not addressed. |
| **Legal Implications:** | N/A |
| **Equality Impact Assessment implications:** | An Equality Impact Analysis/Assessment is not required for this report  An Equality Impact Analysis/Assessment has been completed and approved by the EIA  Panel. As a result of performing the analysis/assessment there are no actions arising  from the analysis/assessment  An Equality Impact Analysis/Assessment has been completed and there are actions arising  from the analysis/assessment and these are included in section \_\_\_\_ of the enclosed report |
| **Finance Implications:** | This development will increase the rent and rates reimbursement by the CCG. It is expected that this will be equivalent to approximately £25k per annum, on top of the £19k currently paid for the existing premises.  The CCG will need to have further conversations with NHS Property Services regarding the future use of the building to mitigate risk of funding void space. |
| **Quality Implications:** | This report details a positive impact on quality.  The proposal put forwards, if agreed, would have a positive impact in terms of enabling providers to meet safe staffing targets. Retention and recruitment is forecast to be improved, which would have a positive impact on the safe delivery of local services.  This report details a neutral impact on quality.  The report will not make any impact on experience, safety or effectiveness.  This report details a negative impact on quality.  The report details the need for budgets to be significantly reduced. It is clear that the report summarises that quality will be negatively impacted by this as decisions to remove services/provide a lower level of provision to solely meet the ‘must do’s’ of provision in terms of meeting people’s needs has to be made. It is forecast that service user experience will be negatively impacted by this position. |
| **Procurement Decisions/Implications *(Care Contracting Committee):*** | The developers will determine the appropriate route for securing a contractor to build the premises. |
| **Engagement Implications:** | The PPG has expressed dissatisfaction with the current premises.  At a public consultation event held in early July 2019 there was support for this proposal. |
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| **Conflicts of Interest** | *Have all conflicts and potential conflicts of interest been appropriately declared and entered in registers which are publicly available?*  Yes  No  There is a conflict of interest for Dr Ekta Elston, who is a partner at the Roxton Practice. |
| **Links to CCG’s Strategic Objectives** | Sustainable services  Empowering people  Supporting communities  Delivering a fit for purpose organisation |
| **NHS Constitution:** | <https://www.gov.uk/government/publications/the-nhs-constitution-for-england>  Supports access to services. |
| **Appendices / attachments** | Outline business case. |