

Decision Maker: Health Scrutiny Sub-Committee

Date: 25th February, 2016

Decision Type: Non-Urgent Non-Executive Non-Key

Title: **ORPINGTON HEALTH AND WELLBEING CENTRE PROJECT:
UPDATE AND PROGRESS REPORT**

Contact Officer: Mark Cheung, Chief Financial Officer, NHS Bromley CCG and Project Senior Responsible Officer
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Chief Officer: Dr Angela Bhan, Chief Executive. NHS Bromley Clinical Commissioning Group

Ward: Orpington

1. Reason for report

- 1.1 This report provides an update on the most recent developments in the planning and approval of this key strategic project, and the key milestones leading to services commencement from the Centre.
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2. **RECOMMENDATION**

- 2.1 The Sub-committee is asked to note this report and agree that a further report should be submitted in due course.

Corporate Policy

1. Policy Status: Existing policy. NA
 2. BBB Priority: Supporting Independence. NA
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Financial

1. Cost of proposal: Estimated cost £10.378m (NHS Capital)
 2. Ongoing costs: Recurring cost. £6.485M (CCG commissioned clinical services)
 3. Budget head/performance centre: NHS Bromley CCG
 4. Total current budget for this head: £NA
 5. Source of funding: NHS Capital; S106 Funding £168K contribution to capital costs)
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Staff

1. Number of staff (current and additional): c65
 2. If from existing staff resources, number of staff hours: NA
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Legal

1. Legal Requirement: Non-statutory - Government guidance. NHS Planning and Financial Guidance
 2. Call-in: Call-in is not applicable. No Executive decision is required.
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Customer Impact

1. Estimated number of users/beneficiaries (current and projected): 500 per day
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Ward Councillor Views

1. Have Ward Councillors been asked for comments? Yes.
2. Summary of Ward Councillors comments: Not known

3. COMMENTARY

3.1 Commercial Agreements

- 3.1.1 As members will be aware, the Orpington Health and Wellbeing Centre (“H+WBC”) will occupy most of the ground and the whole of the 1st floor of the new Berkeley Homes development on the former Orpington Police Station Site, with the rest of the development providing residential units and basement residents’ car parking.
- 3.1.2 NHS Property Services, the NHS property landlord and maintenance organisation, has completed negotiations with Berkeley Homes and has agreed the “Agreement for lease/Head Lease” and supporting documentation, the highlights of which have been included in the H+WBC Full Business Case (see item 3.3 below)
- 3.1.3 In parallel, NHSPS has been in negotiations with the two GP Practices who will be transferring to the Centre on the basis of 25 year Under-Leases and an associated annual rental payment. The CCG and NHS England Primary Care Team have also been discussing with the Practices:-
- Transitional Funding
 - Premises Costs Reimbursement
- 3.1.4 It is now hoped that NHSPS will be able to conclude these negotiations by the 31st March 2016.

3.2 Detailed Design Phase

- 3.2.1 Following extensive User consultation, including patients and the community, as well as clinical service providers, this phase has been successfully completed and the detailed design documentation has been signed off as fully compliant by the relevant professional advisers covering:-
- Building and Design Quality
 - Fire Safety
 - Control of Infection
- 3.2.2 The completed suite of documentation comprising 1;50 scale layouts of every room and supporting Room Data Sheets have been signed off formally by the CCG’s Clinical Executive Committee.

3.3. Full Business Case

- 3.3.1 The FBC updates and builds on key aspects of the project to confirm that the strategic, economic, financial and management approval parameters established in the OBC have not been breached. The Commercial Agreements and output from the Detailed Design Phase are required for the FBC to evidence this.
- 3.3.2 The completed FBC was submitted to NHS England by the CCG on the 30th January 2016. It is currently subject to detailed assurance by the NHSE Projects Appraisal Unit (“PAU”) before being submitted for approval via the NHSE Capital Projects Governance structure.
- 3.3.3 The FBC, updated to take account of any detailed changes arising from the PAU appraisal process, will be submitted for formal local endorsement by the CCG Governing Body at its meeting on the 17th March 2016.

3.3.4 It is hoped that the Full Business Case in its final form will be approved formally by the NHS Executive at the end of March, 2016.

3.4 Revised Project Plan

3.4.1 A revised Project Plan has been prepared and incorporated in the FBC.

3.4.2 In summary, the key project milestones are as follows:-

Milestone	Date
FBC Approvals	March 2016
Execution of Agreements for lease	March 2016
Financial Close	April 2016
Berkeley Homes shell & core practical completion (longstop assumed)	June 2018
NHS PS fit-out complete	March 2019
Full services commencement	1 July 2019

4. POLICY IMPLICATIONS

4.1 The Orpington H+WBC Project derived primarily from the findings and priorities identified in the 2011 Joint Strategic Needs Assessment; the service focus and priorities were then heavily influenced by the findings of the Orpington Health Needs Assessment and have been further refined as a result of the development of the NHS Bromley CCG Strategic Plans, the NHS South East London Strategy and the Bromley Health and Wellbeing Board's Strategy.

4.2 From the outset it was planned that the Centre would bring together under one roof, in a highly accessible town centre location, a range of services including:-

- Primary Care
- Community
- Out-Patients
- Diagnostics, including X-Ray and Ultrasound
- Wellbeing services

4.3 The development of the Centre, in its priority town centre location, has been actively and consistently supported by the London Borough of Bromley and Jo Johnson MP

5. FINANCIAL IMPLICATIONS

5.1 The Centre will be funded via NHS capital funds which will be approved by the NHS Executive for NHS Property Services.

5.2 Overall, the development is expected to deliver a £356k recurring revenue saving to the health economy.

5.3 The CCG is also making provision for the non-recurring costs of the scheme's development, which include Project Management, Clinical services and equipment procurements, commissioning, premises double running and Primary Care transition costs

Non-Applicable Sections:	Legal and Personnel Implications
Background Documents: (Access via Contact Officer)	