

Decision Maker: HEALTH SCRUTINY SUB-COMMITTEE

Date: 16th March 2017

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 a further update on developments in the planning and approval of this key strategic project since the last report to the Health Scrutiny Sub-committee in February 2016.
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2. **RECOMMENDATION**

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

Impact on Vulnerable Adults and Children

1. Summary of Impact: The Orpington Health and Wellbeing Centre will provide a key service to vulnerable adults and children.
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Corporate Policy

1. Policy Status: Existing policy. N/A
 2. BBB Priority: Supporting Independence. Healthy Bromley.
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Financial

1. Cost of proposal: Estimated cost £10.796m (NHS Capital)
 2. Ongoing costs: Recurring cost. £6.485M (CCG commissioned clinical services) giving an estimated recurring revenue saving of £358K per annum
 3. Budget head/performance centre: NHS Bromley CCG
 4. Total current budget for this head: £N/A
 5. Source of funding: NHS Capital; S106 Funding £168K contribution to capital costs)
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Personnel

1. Number of staff (current and additional): c65 per day
 2. If from existing staff resources, number of staff hours: N/A
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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.
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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 Agreement

- 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 (NHS PS), the NHS property landlord and maintenance organisation, had previously agreed with Berkeley Homes the "Agreement for lease/Head Lease" and supporting documentation.
- 3.1.3 Following lengthy negotiations, NHS PS has also reached agreement with the Knoll Medical Practice, which will be transferring to the Centre, on the basis of a 25 year under-lease and an associated annual rental payment. The CCG and NHS England Primary Care Team have also agreed with the Practice:
- Transitional Funding
 - Premises Costs Reimbursement
 - Car Parking arrangements
- 3.1.4 All the contract documents were duly signed and exchanged by all parties to the agreement on Friday 3rd March, 2017
- 3.1.5 It had been previously planned that the Tubbenden Lane Branch Surgery of the Highland Medical Practice, Bromley, would also transfer to the new centre, but that practice decided to discontinue their participation. The additional GP Practice space in the new centre will therefore be the subject of a formal procurement process, led by the CCG, in advance of the completion of the development.
- 3.1.6 NHS PS will also grant under-leases to the other Clinical Services providers to be commissioned by the CCG via a competitive procurement process in 2018/19.
- 3.1.7 For wellbeing services providers, NHS PS will issue licenses rather than under leases, directly to the service providers to be commissioned by the CCG/London Borough of Bromley.

3.2 Full Business Case

- 3.2.1 The FBC updates and builds on key aspects of the project to confirm that the strategic, financial, economic, financial and management approval parameters established in the Outline Business Case have not been breached.
- 3.2.2 The Full Business Case has now been approved formally and signed off by the NHS Executive.

3.3 Project Plan

- 3.3.1 The key Project Milestones remain unchanged, despite the delayed completion of the Commercial Agreement negotiations. They are summarised in the following table:-

Milestone	Date
Execution of Agreements for lease	March 2017
Financial Close	March, 2017
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 estimated capital cost of £10.796m is being funded via the allocation of NHS capital funds to NHS Property Services.
- 5.2 Overall, the development is expected to deliver a £358k 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:	Impact on Vulnerable Adults and Children, Personnel, Procurement and Legal Implications
Background Documents: (Access via Contact Officer)	N/A