

London Borough of Bromley

PART 1 - PUBLIC

Decision Maker: HEALTH SCRUTINY SUB-COMMITTEE

Date: 17th October 2018

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

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

Contact Officer: Mark Cheung, Programme Director - Integrated Care Systems, NHS Bromley CCG and Project Senior Responsible Officer
Tel: 020 3930 0100 E-mail: broccg.contactus@nhs.uk

Chief Officer: Dr Angela Bhan, Chief Officer. NHS Bromley Clinical Commissioning Group

Ward: Bromley Town

1. Reason for report

1.1 This report provides an update to the Sub-Committee on developments in the planning and approval of this key strategic project. This was previously the subject of an Update and Briefing Report to the Sub-Committee meeting on 16th June 2017.

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. N/A
 2. BBB Priority: Supporting Independence. N/A
-

Financial

1. Cost of proposal: Estimated cost The current estimate of the capital costs of the scheme is £12.9m plus some £400k of non recurring project costs
 2. Ongoing costs: Recurring cost. £9,750M (CCG commissioned clinical services) giving an estimated post development net recurrent revenue impact of £259k
 3. Budget head/performance centre: NHS Bromley CCG
 4. Total current budget for this head: £N/A
 5. Source of funding: NHS Capital; possible S106 Funding contribution to capital costs
-

Staff

1. Number of staff (current and additional): To be confirmed.
 2. If from existing staff resources, number of staff hours: N/A
-

Legal

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

Customer Impact

1. Estimated number of users/beneficiaries (current and projected): 500 plus per day
-

Ward Councillor Views

1. Have Ward Councillors been asked for comments? Yes.
2. Summary of Ward Councillors comments: A briefing for local Ward Councillors was held on the 24th November, 2017, including a brief presentation on the scheme by the CCG's Project Senior Responsible Officer, Mark Cheung. Councillors welcomed the development of a new purpose designed Health and Wellbeing Centre in a convenient town centre site with ready access to public transport. The planned inclusion of the relocated Dysart GP Surgery, which is suffering from serious overcrowding and non-compliant facilities, was particularly welcomed, given the continuing growth in local housing developments and the associated population growth.

3. COMMENTARY

3.1 Background

- 3.1.1 The strategic case for a third Centre, complementing the role of the **Beckenham Beacon** and the planned **Orpington Health and Wellbeing Centre**, and serving some 100,000 people in and adjacent to Bromley Town centre, was one of the key proposals of the CCG-LBB jointly developed **Bromley Out of Hospital Transformation Strategy**.
- 3.1.2 The Centre will play a major role in providing coordinated care for patients via integrated services and will be one of the three “hubs” underpinning the new **Integrated Care Networks (“ICNs”)**, with each ICN serving roughly a third of the London Borough of Bromley population.
- 3.1.3 It will also offer significant primary care services for the residents of Bromley, including a **Primary Care Access Hub**, and the relocation of the **Dysart Medical Practice** from its current cramped accommodation in an adapted residential property in Ravensbourne Road, Bromley.

3.2 Project Status

- 3.2.1 Following approval of the CCG’s bid for central capital funding support, the **Strategic Outline Case** was approved in December 2016 by the CCG’s Clinical Executive.
- 3.2.2 The **Project Initiation Document** (“PID”), the first formal stage of the NHS Business Case development process, was approved by the NHS Executive in June 2017.
- 3.2.3 The **Post-PID Full Options Appraisal** was approved by the NHS Executive in October, 2017. This stage identifies the potential sites and procurement/delivery options for the scheme and evaluates them against a set of both financial and non-financial criteria, in order to determine a shortlist and then a preferred option. A longlist of Site options had been identified in an externally sourced professional property consultancy report and these were the subject of detailed evaluation by a multi-disciplinary Evaluation Panel, which included London Borough of Bromley participation. This concluded that the **32 Masons Hill, Bromley** site should be the preferred option. This was confirmed in subsequent detailed financial appraisal.
- 3.2.4 The **Outline Business Case** is now in preparation and this is scheduled for completion and submission for approval by the NHS Executive in November, 2018.
- 3.2.5 Once approved, the **Full Business Case** stage will be completed, leading to financial close.

3.3 The 32 Masons Hill, Bromley Site

- 3.3.1 The preferred site, it is owned by Clarion Housing Group, and includes a residential development, as well as housing the **Bertha James Day Centre**. The latter is subject to a 999 year leasehold agreement between Clarion Group and the Council and is sub leased to Age Concern Ravensbourne who operate the Day Centre via a Board of Trustees.
- 3.3.2 The plan is for Clarion to redevelop the whole site to include enhanced residential provision, a replacement Day Centre and the new Health and Wellbeing Centre. The planning is being undertaken in close collaboration between the stakeholders:-

- Clarion Housing Group
- London Borough of Bromley
- Bertha James Day Centre Trustees
- NHS Bromley CCG

Levitt Bernstein are the scheme architects, jointly appointed by Clarion and the CCG and are leading the Design Team.

3.3.3 The site development plans have been discussed extensively with LBB Planners via the Pre-Planning Application Guidance process, and a number of amendments and improvements incorporated in the plans as a result. However, there remains concern over the proposed replacement tower block part of the development, as this narrowly falls outside the Borough's Tall Buildings zone.

3.3.4 As a result, the scheme has been referred to the GLA Planners and a full submission has now been forwarded to them by the Design Team, with a review meeting being scheduled shortly.

3.3.5 As a result of this additional step in the overall Planning Application Process, the submission of the latter has now been rescheduled to early 2019 from its previous October, 2018 target date.

3.4 Project Governance

3.4.1 The CCG established a multi-disciplinary Project Board which will steer the Project through to the completion of the Full Business Case and Financial Close. The Board is chaired by Mark Cheung, the Project SRO, and includes representatives from LBB, as well as other stakeholders.

3.4.2 In order to ensure the effective co-ordination of the overall site redevelopment and the input of the key stakeholders, the Project Board has established a Sub-Committee for this purpose, the membership of which includes Clarion, Bertha James Trustees and LBB members.

3.5 Communications and Engagement

3.5.1 An over-arching Communications and Engagement Strategy was approved by the Project Board in August, 2017.

3.5.2 Following approval of the Post-PID Full Option Appraisal, the Project Board, as reported to the Health Scrutiny Committee previously, has considered whether specific public consultation is required in respect of the Health and Wellbeing scheme. It has concluded that this is not justified or necessary, as the scheme is of modest size and the only specific relocation of services relates to the Dysart Medical Practice, for which there has already been widespread support.

3.5.3 As an alternative, an Engagement Plan has been developed and agreed by the Sub-Committee. This is specifically to address the communications and engagement issues arising in the period to the submission of the Planning Application i.e. Q1, 2019.

3.5.4 In the interim, informal consultation has taken place with a number of key stakeholders, including local councillors, Bertha James Day Centre Trustees, the Dysart Medical Practice and members of the CCG's Patients Advisory Group.

4. POLICY IMPLICATIONS

4.1 The Bromley H+WBC Project was one of the key proposals of the CCG-LBB jointly developed ***Bromley Out of Hospital Transformation Strategy***. It will operate as one of the three "Hubs" supporting the three Integrated Care Networks across the Borough.

4.2 It will bring together under one roof, in a highly accessible town centre location, a range of services including:-

- Primary Care
- Community
- Out-Patients
- Diagnostics
- Wellbeing services

4.3 It will have a particularly important role to play in helping to address the particular healthcare needs of the Bromley Town Centre population, for example the large and growing proportion of young families and children. It will also enable local healthcare provision to respond effectively to the projected population growth arising from the planned residential and commercial developments in Bromley Town Centre.

5. FINANCIAL IMPLICATIONS

5.1 The estimated capital cost of £12.9m will be funded in part via the allocation of NHS capital funds.

5.2 Overall, the development is expected to result in net additional recurring costs of £259K, for which the CCG has made provision in its forward financial planning.

5.3 The CCG will also be making provision for the non-recurring costs of the scheme's development, which include Project Management/design development and in time the Clinical services and equipment procurements.

6. LEGAL IMPLICATIONS

6.1 The proposed commercial and associated legal structure for the development has been discussed and agreed informally between the key stakeholders and will be the subject of formal proposals to the appropriate committees in due course.

6.2 The parties have already confirmed that the current LBB leasehold interest in the site will be maintained as part of the future arrangements.

Non-Applicable Sections:	Personnel Implications
Background Documents: (Access via Contact Officer)	Not Applicable.