

REPORT OF THE REPORT OF THE HEAD OF CAPITAL PROJECTS AND PREMISES MANAGEMENT

SOCIAL CARE, HEALTH AND INCLUSION OVERVIEW AND SCRUTINY COMMITTEE: - 8 NOVEMBER 2007

PREMISES DEVELOPMENT PROGRAMME

Executive Summary

A key remit for Wirral PCT is to provide a premises infrastructure to raise the level and range of medical services needed to keep pace with patient and public expectations for NHS services. The overall aim is to enhance the patient experience through improvements to the organisation of care and the quality of healthcare premises.

The PCT has three challenges to:

- ensure primary healthcare services can meet the changing expectations of patients and the public*
- ensure we shift the focus of services towards promoting good health as well as treating disease*
- manage long-term conditions e.g. diabetes, heart disease and obesity*

1. Background

- 1.1. Under the modernisation agenda, healthcare is being planned on an area-wide basis. Transfer of care from the acute to the primary care sector is taking place and healthcare professionals are developing new skills.
- 1.2. Patient and public expectations of NHS services has risen over the past five years and is continuing to rise with a culture of improved, convenient access and the demand for services to fit with peoples' lives. The provision of a limited range of primary medical services in limited premises, co-dependent on each aspect, does not easily facilitate the delivery of those requirements.
- 1.3. One of the biggest challenges facing primary care clinicians is continuing clinical development whilst delivering increasing patient-driven expectations for NHS services. Modern premises which are fit for purpose can be a true catalyst for clinical education, the knock on effect being greater opportunities for the future recruitment of primary care clinicians. Recruitment and retention of all levels of staff is paramount. An enhanced built environment can make a major contribution to staff comfort and well being.

2. Summary of premises Development programme

2.1. Build/refurbishment underway:

- Victoria Central Hospital Primary Care Centre (3 practices) – May 2009
- Eastham Clinic (PCT services) – Sept 2008
- **Total capital investment = £16.6million**

2.2. Build agreed/funding in place/consultation complete/ not yet started:

- The Orchard (Brombrough one practice) - December 2008
- Townfield (Prenton one practice) – February 2009
- Moreton (4 practices) - October 2009
- St George's Medical Centre (New Brighton one practice) – 2008
- **Total capital investment = £9.5million**

2.3. Potential schemes under discussion – will need consultation (completion dates are estimates):

- Warrens (Thingwall one practice on 3 sites) - Planning permission rejected.
- Heswall (one practice on 2 sites) - November 2009
- West Kirby Concourse (3 practices) – Summer 2010
- Wallasey Village (3/4 practices) – very early discussions – land to be identified/Joint location to be discussed – September 2009
- King's Lane, (Bebington 1/2 practices) - early discussions – no land identified as yet - 2009/10
- Cavendish (Birkenhead 1/2 practices) Land identified. Early discussions underway
- St Catherine's Hospital (3/4 practices + PCT services) - Dependent GP practice involvement/SHA approval/funding identification - 18 months for design/legals (minimum) 24 months build time (minimum) – 2010

2.4 Total potential future investment = £42.6 million

2.5 Completed during 2007:

- Parkfield Medical Centre, (New Ferry 2 practices)
- Paxton Medical Centre (one practice)
- **Total capital investment = £5.2million**

3 Financial/Staffing/Local Member Support Implications

3.1 The above information reflects a significant investment and commitment to a long term estates strategy. Since 1997 there has been £21.4 million invested in completed improved primary care premises on Wirral. Schemes to the value of £16.6 million are currently underway. Funding has been agreed for additional schemes to the value of £9.5million. Discussions are ongoing regarding a potential additional £42.6 million. If all these schemes come to fruition it will mean that by 2010 there will have been £90million invested in primary care premises in Wirral over a thirteen

year period. Such improvements provide local communities with the facilities needed to provide high class services.

4 Recommendation

That:

- (1) Members are asked to note the considerable improvements made and planned with regard to primary care estates with much improved facilities for patients.

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1 October 2007