
Date:

Briefing Note

22nd June 2018

Subject:

Shaw & Crompton Community Hub

For Discussion

Portfolio holder:

Cllr A Shah

Report of:

Peter Wood – Head of Strategic Assets & Facilities Management

Sign-off:

Helen Lockwood, Executive Director of Economy, Skills & Neighbourhoods

What is the Issue:

This briefing has been requested by Cllr D Williamson requesting an update to the Shaw & Crompton Community Hub project. This report provides detail on: -

- Strategic context and objectives
- Background to the schemes
- The current position
- Planned next steps

Recommendation:

For the Shaw and Crompton District Executive to note the content and current status of the Shaw & Crompton Community Hub project.

1. Background

- 1.1 In 2015 NHS England introduced the Estates & Technology Transformational Fund (ETTF) offering capital towards the cost of extending/improving existing primary care premises. At that time, due to the demise of Primary Care Trusts, NHS England (Greater Manchester) was responsible for the commissioning of primary care and managing ETTF Project Initiation Document bids from GP practices.
- 1.2 NHSE (GM) received 5 PIDs from Oldham which included the following schemes:
- Chadderton Alliance Hub
 - Shaw Crompton Hub
 - Saddleworth Hub
 - Block Lane Surgery extension
 - St Mary's Medical Centre and Springfield House Medical Centre combined new development

Due to the large number of bids received throughout Greater Manchester Clinical Commissioning Groups (CCGs) were asked to prioritise the schemes. GMHSCP requested that CCGs initially put forward the 'top 2' priority schemes, which were arrived at by means of completing GM Matrices.

- 1.3 The Chadderton Alliance Hub along with the Shaw Crompton Hub were prioritised by the CCG Management Executive Team, using the GM Matrix Tool, as the top 2 schemes.

Since 2016 the commissioning of GP practice services along with the budget has been transferred from NHS England to CCGs.

- 1.4 Schemes in both Chadderton and Shaw Crompton were originally identified as capital priorities for NHS Oldham Primary Care Trust (PCT) and featured as such in the 2007 Strategic Services Development Plan. They were to be the final Local Improvement Finance Trust (LIFT) developments within the Oldham PCT area but did not progress due to the demise of the LIFT programme in 2009.

2. Shaw & Crompton Community Hub

This scheme reflects the plan to relocate 2 GP practices, Oakgables Partnership and the Village) currently occupying NHS Property Services (NHSPS) owned Crompton Health Centre on High Street, which has limited economic, quality and fit for its purpose life remaining, to a council owned development site on Westway Shaw.

- The planned development may be eligible for an ETTF primary care capital grant, towards some of the scheme costs, which is available through the Greater Manchester Health & Social Care Partnership (GMHSCP).
- Revenue funding in the amount of £500k has been awarded to support the scheme to progress to an outline business case (OBC) and then full

business case (FBC), in order that an informed final decision can be made as to whether the development should go ahead.

2.1 Project Status

- Turner Townsend (TT), who sit on the NHS England Procurement framework, has produced draft scoping documentation/ Schedule of Accommodation reflecting the possible requirements of the practices, community and social care providers along with the additional requirements of the council. However, ETTF grant funding can only be awarded in relation to primary care (GP practices) providers although it is acknowledged that new care models are being introduced.
- Since the draft scoping document there has been little progress with regard to the OBC as the TT quote for the work was close to £500k with a possible increase in those costs dependent upon the final build cost of the scheme.

2.2 The CCG has recently met with the Oakgables Partnership Practice and explained the fact that one of the options in the development appraisal may be that the council takes ownership of the premises as well as site and that the practices lease accommodation from the council.

2.3 The practice informed the CCG that they were under the impression that they would own the premises rather than the council. The CCG informed the practice that both the Oakgables Partnership and the Village Practice would probably have to raise the funding to acquire the site and that any capital grant would not fully cover the cost of the primary care part of the development or any non GP practice areas.

It seems that the Oakgables Partnership were under the impression that the whole development would be covered by a capital grant. The CCG has reminded them that the Project Initiation Document (PID) reflected the fact that grant funding would not cover the cost of the whole of the primary care development and that any remainder funding would have to be provided from a source other than capital grant funding.

3. Next Steps

3.1 Since the draft scoping document was produced in November 2017, there has been little progress with regard to progressing both schemes to OBC and then FBC.

3.2 It has been suggested that OMBC considers developing the schemes as they will both more than likely be housed on council owned sites and there will no doubt be more services being delivered from the 'transformational' developments than those reflected in the GP contracts. Oldham Council has indicated to the CCG that it will consider all options once the CCG has completed the Full Business Case.

3.3 The initial NHS England recognition of each of the schemes was due to the fact that service delivery would be integrated and that collaboration between service

providers would result in improved care benefitting the patients and people of Oldham.

However, since 2016, there have been national NHS England issues due to the fact that the rules reflected in the Premises Costs Directions 2013 (PCD) relating to capital grants do not allow grant awards to be made for the purpose of new developments. The PCD have been under review for over 2 years and have still yet to be agreed. It is hoped that capital grants for new developments will then be available but in the meantime the CCG are being encourage to progress prioritised schemes to FBC.

- 3.4 The Westway site is less than 100 metres from the existing Crompton Health Centre and it makes sense to develop that site as originally planned since 2009. It must be noted that substantial PCT enabling funds were spent installing a new electrical sub-station to support the development of that site.
- 3.5 OMBC has advised it owns areas of land around Chadderton and a feasibility study has yet to be undertaken in relation to a development site incorporating the Hub or possibly a combined development. A number of sites have been highlighted by the Project Group including the old school site off Broadway and the previous Chadderton baths site.
- 3.6 NHS England supports progressing the priority 1 and 2 schemes through the FBC process to ensure that fully informed decisions can be made in respect of the proposed developments. Fortunately, funding has been secured to progress the business cases for both of the schemes. However, due to the extremely high cost of completing the business case by means of the NHS England Project National Procurement Framework which has resulted in FBCs costing close to £1m consideration is being given by the GMHSCP as to whether it should procure such partners locally. A GMHSCP meeting is to be held in June 2018 to discuss the way forward.
- 3.7 In response the CCG has sought 3 quotations from an NSH Framework with a view to appointing a consultant to undertake both an outline business case and a full business case for the project, which it is expected will take circa 9 to 12 months to complete. Thereafter, both the Council and the CCG will consider its options.
- 3.8 It is expected that both schemes must be completed by March 2020 in order to receive continued ETTF capital funding towards any approved development.

Lyn Brankin. Associate Director of Estates, Greater Manchester Health & Social Care Partnership.

Peter Wood. Head of Strategic Assets & Facilities Management (Oldham Council).

