

Report to: Lambeth Together Strategic Board

23 September 2020

Report Title	North Wood Group Practice Crown Dale Medical Centre – Modernisation, Refurbishment and Extension Project
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Summary	<p>Crown Dale Medical Centre (CDMC) is one of two sites of the North Wood Group Practice and is located at 61 Crown Dale, Norwood, London SE19 3NY.</p> <p>The practice currently has 5 partners and 9 salaried GPs and has a patient list of 17,042 (as of 1st July 2020).</p> <p>The practice is located on the road which borders the London Boroughs of Lambeth and Croydon. Approximately 70% of the patients reside in Lambeth and 30% in Croydon CDMC occupies a purpose-built surgery constructed in 1990, as well as ‘temporary’ portacabins located to the rear of the grounds.</p> <p>The current premises have, in various NHS premises audits, been classified as inadequate in size and of poor standard. This was also confirmed in a CQC visit in October 2014 and a recent infection control survey.</p> <p>The Practice has been the subject of a number of feasibility studies and options appraisals dating back to 2002 to provide the long-term solution for the Practice with a number of different funding sources explored without success.</p> <p>In 2016, CDMC applied for Estates and Technological Transformation Funding (ETTF) and were placed of the reserve schedule of pipeline projects eligible for ETTF.</p> <p>In October 2019, the previous Lambeth Clinical Commissioning Group were requested by the ETTF Programme Management Office to submit an updated application for ETTF. The application for ETTF was approved by the London Estates Primary Care Capital Panel (LEPCCP) to the value of £3m subject to approval of a Full Business Case.</p> <p>Over the period of the last eleven months the Project has been designed and developed to deliver:</p> <ul style="list-style-type: none"> The modernisation and refurbishment of existing consulting / treatment rooms to ensure compliance with statutory guidance The addition of four additional consulting rooms through the extension of the Practice Premises The reduction of space allocated to administration / back office functions to enable Agile / SMART working Introduction of dedicated space to undertake telephone consulting / triaging and video consulting Introduction of dedicated space for counselling / talking therapies / services The creation of a multi – purpose Group Room



The modernisation of reception / waiting area accompanied with improved access arrangements to the Practice

The extension of the Practice almost doubles the useable space for the Practice from circa 434m² to 799m² which is within the guidance set out in HBN11 – 1.

The Project fully meets the criteria for the approval of ETTF funding as described in the following table:

Description	Status/Comment
Improved access to effective care	Patients will benefit from the increased choice and access through flexible clinic types including a range of routine bookable, walk in and telephone consultations, as well as a move towards 'Digital Health' through the use of skype and email facilities.
Increased capacity for primary care services out of hospital	Patients will benefit from an improved facility for the provision of Primary Care Services, (including enhanced compliance with current infection control, HBN and HTM standards).
Commitment to a wider range of services as set out in the CCG's commissioning intentions to reduce unplanned admissions to hospital	Patients will also benefit from additional services the Practice propose to provide as part of the extension. Including, pharmacy technology, social prescriber, physio, dietician, OT and podiatrists. It will also include yoga and tai chi classes for the local community as well as educational sessions on healthy eating.
Increased training capacity	Training capacity will increase and allow the provision for GP trainees, undergraduate medical student training, pharmacy training, physician associate training and nurses.
Patient Growth	Future proof the site for any growth in list size and accommodate any overflow growth at the site.

The delivery of this scheme will deliver the following:

Increase in clinical room numbers		Increase in appointments
Consulting	Treatment	

	4	0	300 per week								
	<p>It is expected that the following additional services will be able to be offered:</p> <ul style="list-style-type: none"> Pharmacist Physiotherapy Dietician Podiatry OT Care-coordination <p>The following table illustrates the cost profile for the Project</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Building Contract</td> <td style="text-align: right;">£2,445,332.25</td> </tr> <tr> <td>NHS PS Professional Fees</td> <td style="text-align: right;">£377,984.00</td> </tr> <tr> <td>NHS PS Management Fees</td> <td style="text-align: right;">£99,595.00</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">£2,922,911.25</td> </tr> </table> <p>The total cost for the Project of £2,922,911.25 is within the funding envelope provided through ETTF and is fully inclusive of all professional fees and 15% contingency.</p> <p>Subject to Full Business Case Approval, the Project is scheduled to commence in November of this year and with a Practical Completion date of September 2021.</p> <p>The funding for the Project will be provided as “Funding Grant” to the Practice from NHSE and upon the basis that the Practice enter a new twenty-year Lease.</p> <p>Fundamental to the release of ETTF is that revenue costs remain neutral to the South East London Clinical Commissioning Group for the period on the new Lease through an agreement to abate the Lease Costs for the period of the Lease and with agreement of NHS Property Services not to apply for supplementary revenue / Lease Costs on account of the Capital Investment.</p> <p>The annual reimbursable rent costs are £129,452.00.</p>			Building Contract	£2,445,332.25	NHS PS Professional Fees	£377,984.00	NHS PS Management Fees	£99,595.00	Total	£2,922,911.25
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Recommendation(s)	<p>The Lambeth Together Strategic Board is requested to approve the Full Business Case and to recommend the approval to the South East London Commissioning Strategy Committee on 09/10/202; the South East London Primary Care Commissioning Committee on 15/10/2020; and, the London Estates Primary Care Capital Panel on 30/10/2020.</p>										

