

CAMBOURNE PARISH COUNCIL

District of South Cambridgeshire

Council Meeting 1st July 2014

Healthcare in Cambourne

Ian Burns, NHS Property Services and Dr J Koo, Monkfield Medical Practice will be in attendance for this item.

Ian Burns will give an update on the improvement of the building to provide enhanced facilities for the Medical Practice (please note he is not in a position to answer questions on the funding of the Medical Practice).

Below is the most recent correspondence from Ian Burns.

Tue 11/03/2014

Proposed increase of Health space at Sackville House, Cambourne

1 Background

The original Health facility at Sackville House was designed to provide sufficient capacity to meet the forecast population from the 3300 planned homes. The S106 only allowed for a plot of land to be sold to the NHS at market value. It was decided to provide the Health facility as part of a joint building, incorporating the library and Trading Standards. S106 funding was available toward the library but Cambs County Council provided the remaining capital for the building and the NHS provide around £550,000 for the full fit-out of the Health facility. The GP Practice entered into a 25 year lease at a full market rent, which is reimbursed by the NHS under the NHS Premises Costs Directions.

When discussions on the 950 dwelling expansion of Cambourne commenced, the option of expanding Health into the first floor office space was explored but rejected. At the time, the Council felt they needed to retain that space for their own uses. A second option of a second Health facility was considered unviable. A calculation was made of additional space required to provide the capacity needed to meet the community-based Health service needs of the new population and an extension was designed to provide that space. Much of the proposed extension actually reprovided office space, in order to free up existing space for clinical use in the original part of the Health facility. The cost estimate obtained, which formed the basis of S106 discussions, excluded fees and VAT and did not take into account additional revenue costs that would arise as a result of the extension.

By the time that building commenced on the 950 homes, the Council's circumstances had changed and they informed the NHS that the first floor office space could now be made available. By relocating office functions and reconfiguring the Health facility, we concluded that sufficient space could be created within the original building footprint, without the extension.

2 Outline of revised proposal

The revised proposal gives the additional space required, including an equivalent amount of clinical consulting space. The rent and running costs for the building

will not significantly increase whereas the large extension would have created a significant cost pressure. Additional capital funding would also have had to be found, to cover the professional fees and VAT elements.

This option also still allows for a potential extension at a later stage which may be required to meet further planned growth in Cambourne. The GP Practice have indicated that they would be willing to expand further in order to meet the further increase in population and this would be the more economical and viable option for the NHS than setting up a second Health facility.

Not proceeding with the extension designed in 2008 gives us the opportunity to design a better extension, with a more flexible design, that can provide the capacity for a further 2000 homes.

3 Original proposal

Two storey extension that provided 4 new clinical rooms plus expanded office space and replacement of a clinical room that would be lost in linking the extension to the original building at first floor level.

Total Gross area of extension 466 sm. Actual increase in clinical space 66 sm. Cost estimate £827500 exclusive of fees, final fit out and vat.

4 Revised proposal

Reconfiguration of existing Health space to provide 4 new clinical rooms 70 sm
Additional storage and waiting space

Relocate Community Health Staff and office functions into Office space in former Trading Standards offices 258 sm. The current Therapy staff office will become a multi-functional space of 41sm for meetings and for delivery of group services, particularly those for Children and families which there is high demand for in Cambourne due to the demographic profile.

Drawings just agreed, detailed specification and costing underway. Initial cost estimate £340k.

We are in discussion with Cambridgeshire County Council over the terms for taking the space within the former Trading Standards office. This element of the original building was funded from County funds, not S106, so a premium is being suggested in return for rent free accommodation. As yet, we have not agreed terms that are acceptable to both the County Council and NHS so we are not yet in a position to provide the full cost of the whole package.

5 Programme

Trading Standards have completed relocation to South Cambs Hall. Community Health staff to relocate to former Trading standard office w/c 28 April 2014

Alterations to Health facility to commence late May/early June. Phased works with final completion early September 2014.

Reconfiguration will be complete before the late autumn/winter period when demand on the Practice is highest.

6 Conclusion and recommendation

Whilst the growth of the Practice list size has slowed, they have reached the point where they have maximised utilisation of the existing space and configuration. Further staff appointments are planned later in the year in order to

continue to improve the service offered to Cambourne residents and so the proposed alterations do need to commence shortly.

Whilst the first tranche of the Health funding is being held by the County Council, we do need the second tranche to be released in order that the contract for the building works can be issued in time to meet the programme set out above. We acknowledge and understand that if the whole contribution cannot be legitimately used, then any unused balance can be reclaimed in due course by the Developers.

Tue 03/06/2014

Dear Liz

Sorry this is so late, I have been out of office. Might be useful for you to let me know dates of upcoming meetings so I can set reminders, although I hope this can be resolve very quickly

Update below;

The Community Health Services staff moved into the former Trading Standards office in April, enabling former offices in the Health part of Sackville House to be converted into extra clinical space.

The GP practice has completed its building tender for the alterations and is ready to appoint the building contractor immediately, but cannot do so until the 2nd tranche of S106 funding is released. The building project should be completed by late summer.

We are still not in a position to present the total cost of this package, including the payment for the Trading Standards Office, as we have still not received a valuation and Heads of terms for this space from Cambs County Council. We chased them on 28th May and they claim the delay is because, under their SFIs, they had to obtain a second valuation. They promised to try and get this by the end of this week.

The NHS has to make sure that the Council's proposal represents value for money. Our expectation, is that the total package should be lower than the figure originally agreed for the extension. Our suggestion, would be that any balance remaining should go towards future Health solution needed to mitigate the impact of the proposed Cambourne West Development.

The successful contractor has agreed to hold their price until the end of June, so the need for the Developer to release the second tranche is now becoming critical as the first tranche of £165k is insufficient to cover the costs of the works plus fees.

We would appreciate some immediate feedback on these points from the meeting.

Kind regards

Ian

[Ian Burns](#) | Area Strategic Estates Planner Eastern England

Tue 17/06/2014

Liz

Many thanks. I've pencilled in 1 July. Are you asking us to attend the PCT meeting or the pre-meet with the Developers? I have to be careful because I am not the NHS Commissioner of GP services, that is NHS England (not the Clinical Commissioning Group as I saw on a report on the Cambourne news blog). My role is to sort out the building and planning contribution issues. The Primary care Contract Manager for this area won't be able to attend as I know she'll be on holiday.

In regards to the Council's comments, I've suggested to the Developers that they release £140,000 of the funding to ensure that the Practice can appoint their builder by the end of this month. If they don't, then the building work on the surgery won't be completed by the autumn and they won't have space to accommodate new clinical staff that they need to have in place by then. This will mean we have £300,000 available for the conversion project.

We continue to chase the County Council for their proposal re the former Trading Standards Office. The person dealing with this is now on holiday until 24th June, so there is no way I will have details of the complete package by 1 July. Once I have the proposals, I have to go through our own governance processes and this in itself will take some time. I would therefore advise the Parish Council to change their stance otherwise they risk becoming the blocker themselves to increasing health capacity and improving service and I know that is the opposite of what they are seeking.

Kind regards

Ian

Ian Burns | Area Strategic Estates Planner Eastern England