

**TROWBRIDGE GP PREMISES DEVELOPMENT UPDATE**  
**TROWBRIDGE AREA BOARD 15 MAY 2014**

**CONTEXT:**

GPs own their own surgery premises.

GPs have rent reimbursed for providing the GP contracted services for their registered patient populations from NHS England (who hold the GPs Contracts).

NHS Property Services (a limited company owned by the Department of Health) are the owners of the land for development and NHS facilities as transferred from the previous Primary Care Trust.

The Clinical Commissioning Group is responsible for commissioning local services over and above GP services, such as community, hospital or mental health services.

***(as legislated by the Health and Social Care Act 2012)***

A meeting was held on 2nd April with GPs from the four surgeries; Colin Kay, Chair of the Trowbridge Campus Shadow Board; Lance Allan, Town Clerk, Trowbridge Town Council; NHS England Wiltshire Clinical Commissioning Group to update on all the town developments.

**1. ADCROFT SURGERY AND BRADFORD ROAD SURGERY DEVELOPMENT UPDATE**

This refers to the merger of the two practices (Adcroft Surgery and Bradford Road Surgery) based on the need to upgrade Bradford Road Surgery premises (as they do not meet CQC requirements currently).

An Outline Business Case was signed off by Wiltshire PCT 2011, which describes the financial cap which can not be exceeded. Based on their current combined list size of 23,400, this would attract upto 1,416 sqm. Taking into account the 691sqm that represents the current Adcroft building, this leaves an additional 725sqm for development. If the extension proceeds at 980sqm (latest indicative plans), a difference of -255sqm, this will have to be taken into account in the Campus Development Plans (below).

NHS England is supporting previous agreements made by PCT Boards on premises developments within financial frameworks. However, NHS Property Services (owners of the land for development as transferred from PCT) are reviewing all premises developments nationally. The OBC has been with them since November 2013. NHSE need NHS Property Services agreement to proceed, to then reconfirm the agreement and funding. A response is being urgently requested.

The GPs need to apply for detailed planning permission. Outline consent was given over 3 years ago.

Once the GPs updated Business Case has been approved by NHS England for rental reimbursement, they can go to the market for developers. It is estimated that it will take 18 months to completion from approval.

**2. TROWBRIDGE TOWN GROWTH**

Widbrook Surgery is within the NHS England agreed space allocation for their list size in the current position.

If Lovemead Surgery was built today (list size at 16,600), they would attract 1,125m2 and their current building is 559m2. This means that 566m2 is available for the development, in order meet their current need. The practice has highlighted the pressure they face managing current list size and providing services within constraints of the building.

For the number of homes already approved, based on 2.3 per household, an additional 9,200 people will come into the area. Based on an additional 9,200 population, this would equate to a further space requirement of up to 750m2 for the town.

There is also further housing allocations expected 2014 to be constructed up to 2026.

### 3. CAMPUS DEVELOPMENT

There is agreement from the local GPs, NHS England and the Clinical Commissioning Group that the model of the proposed campus meets the vision of delivering health services with the new model of general practice and delivering at services at scale i.e. for the town population rather than by individual surgeries, with 7 day working; and promoting individual responsibilities for health and wellbeing.

This would be in addition to the existing premises offering GP services.

GPs and CCG and NHS England agreed this approach and vision and are working with Council colleagues to pursue the inclusion of health facilities within the campus developments.

The assumption is that if health facilities are included in the campus development, the funding stream for revenue would come from the NHS for the agreed space. The Council will have a rental agreement with the tenants (the practice/s) and NHS England will fund rent reimbursement to the practice/s based on the agreed Business Case and subject to 3 yearly District Valuer rent reviews. The CCG would be responsible for the wider community services in the Hub.

The space for GPs within the Campus Development would consist of:

- the current additional space for Lovemead +566m2
- the town growth of +750m2
- adjustment for larger Adcroft build -255m2

Therefore, the reimbursed area for GP in the campus would be a 1,061m2, subject to final figures for Adcroft.

The Practices may decide to commission a larger build than this, to support provision of other service and/or other commissioners may decide to fund additional space within the Campus for delivery of health related services.

NHS England has stressed that at this stage, whilst they support the concept of the Health and Social care Hub model, any financial support is based on the production and consideration of a fully developed 'Outline Business Case', assurance from the District Valuer regarding value for money and affordability within the overall financial resources.

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29.04.14