

ICB Primary Care Commissioning Committee

Date of meeting	14 September 2023
Title of paper	Haverthwaite Surgery Premises - High Level Options Appraisal
Presented by	Sarah Bloy, Head of Primary Care
Author	Sarah Bloy, Head of Primary Care
Agenda item	6d
Confidential	No

Executive summary		
<p>Haverthwaite Surgery in Backbarrow, South Cumbria, has contacted the ICB in respect of some issues with their existing premises. This paper provides a very high-level options appraisal. The practice has indicated their preferred option is to relocate to different premises and this paper seeks indicative ICB support to progress this option.</p>		
Advise, Assure or Alert		
<p>Alert the committee:</p> <ul style="list-style-type: none"> - to the current situation with regards to the premises used by the Haverthwaite Practice <p>Advise the committee:</p> <ul style="list-style-type: none"> - on the options available to the ICB 		
Recommendations		
<p>The Primary Care Commissioning Committee is asked to:</p> <ol style="list-style-type: none"> 1. Note the current situation with regards to the premises used by Haverthwaite Surgery and the potential options the practice has to ensure it meets its' contractual obligations. 2. Provide indicative support for a relocation as one of the options to secure premises for the delivery of primary medical services in Backbarrow. 3. Note that the committee will receive a business case at the October meeting in respect of the practice's intent. 		
Which Strategic Objective/s does the report contribute to		Tick
1	Improve quality, including safety, clinical outcomes, and patient experience	X
2	To equalise opportunities and clinical outcomes across the area	
3	Make working in Lancashire and South Cumbria an attractive and desirable option for existing and potential employees	
4	Meet financial targets and deliver improved productivity	
5	Meet national and locally determined performance standards and targets	X
6	To develop and implement ambitious, deliverable strategies	

Implications				
	Yes	No	N/A	Comments
Associated risks	*			<i>To follow in full options appraisal.</i>
Are associated risks detailed on the ICB Risk Register?		*		
Financial Implications	*			Included in section 3.3.3
Where paper has been discussed (list other committees/forums that have discussed this paper)				
Meeting	Date		Outcomes	
Primary Medical Services Group	20 July 2023 and 17 August 2023.		Suggested additions to the options	
Primary Medical Service Working Group	23 August 2023		Agreement of the preferred option	
Primary Care Commissioning Committee (Part 2)	10 August 2023		Request for recommendation from Group and suggested content	
Conflicts of interest associated with this report				
Not applicable				
Impact assessments				
	Yes	No	N/A	Comments
Quality impact assessment completed			X	
Equality impact assessment completed			X	
Data privacy impact assessment completed			X	

Report authorised by:	Craig Harris, Chief of Strategy, Commissioning and Integration
------------------------------	--

ICB Primary Care Commissioning Committee

14 September 2023

Haverthwaite Surgery Premises - High Level Options Appraisal

1. Purpose

- 1.1 The purpose of this paper is to inform the Committee of the current premises situation at Haverthwaite Surgery, to confirm ICB and practice responsibilities and to present a high-level options appraisal for consideration.
- 1.2 A full options appraisal including any associated interim measures, will be presented to the Committee in October.

2. Introduction

- 2.1 Haverthwaite Surgery (A82650) is a general practice (GP) holding a General Medical Services (GMS) contract located in Backbarrow, a small village near Ulverston. It is part of the Grange and Lakes Primary Care Network (PCN).
- 2.2 The practice is located in purpose-built premises, built in 1999. Though there are no quality or immediate safety concerns the premises are not currently at the standard that are expected for the delivery of primary medical services.
- 2.3 Under the GMS contract the contract holder is responsible for ensuring that the premises used for the provision of services under the contract are suitable for the delivery of services under the contract and sufficient to meet the reasonable needs of the contractor's patients. The minimum standards for practice premises is set out in schedule 2 of the National Health Service (General Medical Services – Premises Costs) Directions.
- 2.4 The ICB has engaged in conversations with the practice to understand what their plan is in order to meet this contractual requirement.
- 2.5 The ICB is responsible for reimbursing the rent of primary medical services providers for any eligible space up to a value set by the District Valuer. The current rent that is reimbursed is £33,900 per annum. The level of rent is low reflecting the current state of repair of the premises. If the premises were brought up to standard the ICBs financial obligations would be in the region of £50,000 to £55,000 per annum.

3. Potential options

- 3.1 From conversations with the practice there are two potential options available:
 - Investment in the current premises
 - Relocation of the practice

3.2 Investment in the current premises:

- 3.2.1 Practices are able to apply to the ICB for an improvement grant which are funded through the limited capital budget the ICB receives.
- 3.2.2 To qualify for an improvement, grant a practice must have a signed lease in place with their landlord. Due to an historic dispute, there is no lease in place. It is unlikely that the dispute will be resolved without legal action being initiated by one of the parties.

3.3 Relocation of the practice

- 3.3.1 The proposal that the practice has presented to the ICB is for a relocation of the premises to an alternative site that is still within the village of Backbarrow.
- 3.3.2 The practice has secured a private landlord who is willing to develop a new premises in exchange for a 10–15-year lease.
- 3.3.3 There are no NHS capital costs associated with this option. The rental reimbursement rate is likely to be in region of £60,000 per annum.
- 3.3.4 The practice has requested indicative ICB support for a relocation to inform the development of a full business case to accompany an application for a relocation and any interim measures.

4. Conclusion

- 4.1 Haverthwaite surgery is currently in premises that does not meet the required contractual standards. The ICB have, therefore, sought assurances on how the practice proposes to meet these requirements. The practice has confirmed that they are seeking to relocate premises.

5. Recommendations

- 5.1 The committee is requested to:
 - 5.1.1 Note the current situation with regards to the premises used by Haverthwaite Surgery and the potential options the practice has to ensure it meets its' contractual obligations.
 - 5.1.2 Provide indicative support for a relocation as one of the options to secure premises for the delivery of primary medical services in Backbarrow.
 - 5.1.3 Note that the committee will receive a business case at the October meeting in respect of the practice's intent.

Sarah Bloy

September 2023