

Telford and Wrekin CCG Primary Care Strategic Estates Plan June 2016



Stronger GP services are the cornerstone of delivering a new deal for primary care, to support this, the CCG needs to support investment in infrastructure to enable the improvement and expansion of joined-up out of hospital care for patients.

“Despite the strong reputation of UK primary care, it is increasingly recognised that the traditional small, independent ‘corner shop’ model of general practice and community pharmacy can no longer fully meet the needs of patients.

Practices will need to be linked in networks, federations or large practices (‘super-practices’) or as part of multi-speciality community providers. This will enable them to provide a wider range of services, to offer better opportunities for staff development and training, and to work more effectively with commissioners, specialists, hospitals and social services.”

Source: The future of primary care: Creating teams for tomorrow
Report by the Primary Care Workforce Commission

Background and Scope

- In June 2015, the Department of Health published a Local Estates Strategic Framework for Commissioners in which it set out the expectations of the NHS to achieve the efficiencies required in the Five Year Forward View and confirmed that this needed to include strategic estates planning
- Planning and managing estate is clearly an essential component of delivering transformational change and it is especially important that this is considered strategically across the local health system in order to ensure that maximum benefits are seen by both commissioners and providers alike. All CCG's are expected to have plans in place which cover primary and community estate; however estates planning needs to be integrated in order to deliver the best health care services locally
- This Primary Care Estates Plan (PDEP) has been produced by Telford and Wrekin CCG Primary Care Commissioning team in conjunction with NHS Property Services(NHSPS) and NHS England with input from Telford & Wrekin Council. A number of the property opportunities contained within this document are at outline proposal stage only and are subject to further development e.g. public engagement, formal business planning and therefore any costs and benefits set out in this document are indicative only, and subject to further planning and viability testing
- This document is currently restricted to the Telford & Wrekin CCG NHS Primary Care Estate. A more detailed review by the CCG of the wider NHS Estates is due for completion during 2016
- The Primary Care Estate is owned by a number of stakeholders, including third party developers, NHS Property Services, private landlords and GPs

Contents

1	Executive summary	6
2	Proposed timeline for final strategy	8
3	CCG drivers and challenges	10
4	Overview of the current Primary Care Estate	16
5	Local Development Plan and opportunities	21
6	Individual Practice challenges and opportunities	28
7	6-Facet Survey recommendations	34
8	Primary Care Estates and Technology Transformation Fund	36
9	Recommendations and next steps	38

1. Executive Summary

Executive Summary

Telford & Wrekin CCG

GP Primary Care Estates Plan 2016

This paper provides a summary of the local CCG Primary Care Estate Plan and proposals to support the NHS 5 year forward view:

CCG Drivers and Challenges

- The population of Telford & Wrekin is projected to grow from 167,000 (2011 census) to 198,000 by 2031, an increase of 31,000
- Currently at 180,000 the CCG is already under pressure to provide services to cater for the population growth
- The CCG needs to provide support for the delivery of the Primary Care Delegated Commissioning Strategy, Primary Care Needs Assessment, Five Year Forward View, Future Fit, Community Fit and GP Forward View.
- There is a requirement to improve primary care estate to accommodate future housing growth and future provision of care

Overview of the current Estate

- 18 GP practices in 27 buildings (including 9 branch surgeries)
- Key areas of housing development have been identified in the emerging Local Development Plan, new areas of housing have been considered as part of the Estate Plan to ensure GP services can accommodate future population growth
- The review of Primary Care Estate was undertaken during the period from October 2015 to February 2016 and was completed in collaboration with representatives from NHS Property Services, NHS England and Telford & Wrekin Council Planning Department

- The condition, location and utilisation of the Estate is very mixed
- A series of Facet Surveys was undertaken across all properties to further clarify opportunities and challenges associated with the current Estate. The Facet Survey looked at 6 areas – physical condition, statutory compliance, space utilisation, functional suitability, quality and environmental management
- The CCG are working with existing practices to ensure there are appropriate premises in the community to ensure they have the ability to continue to deliver additional community based services

Local Development Plan and Opportunities

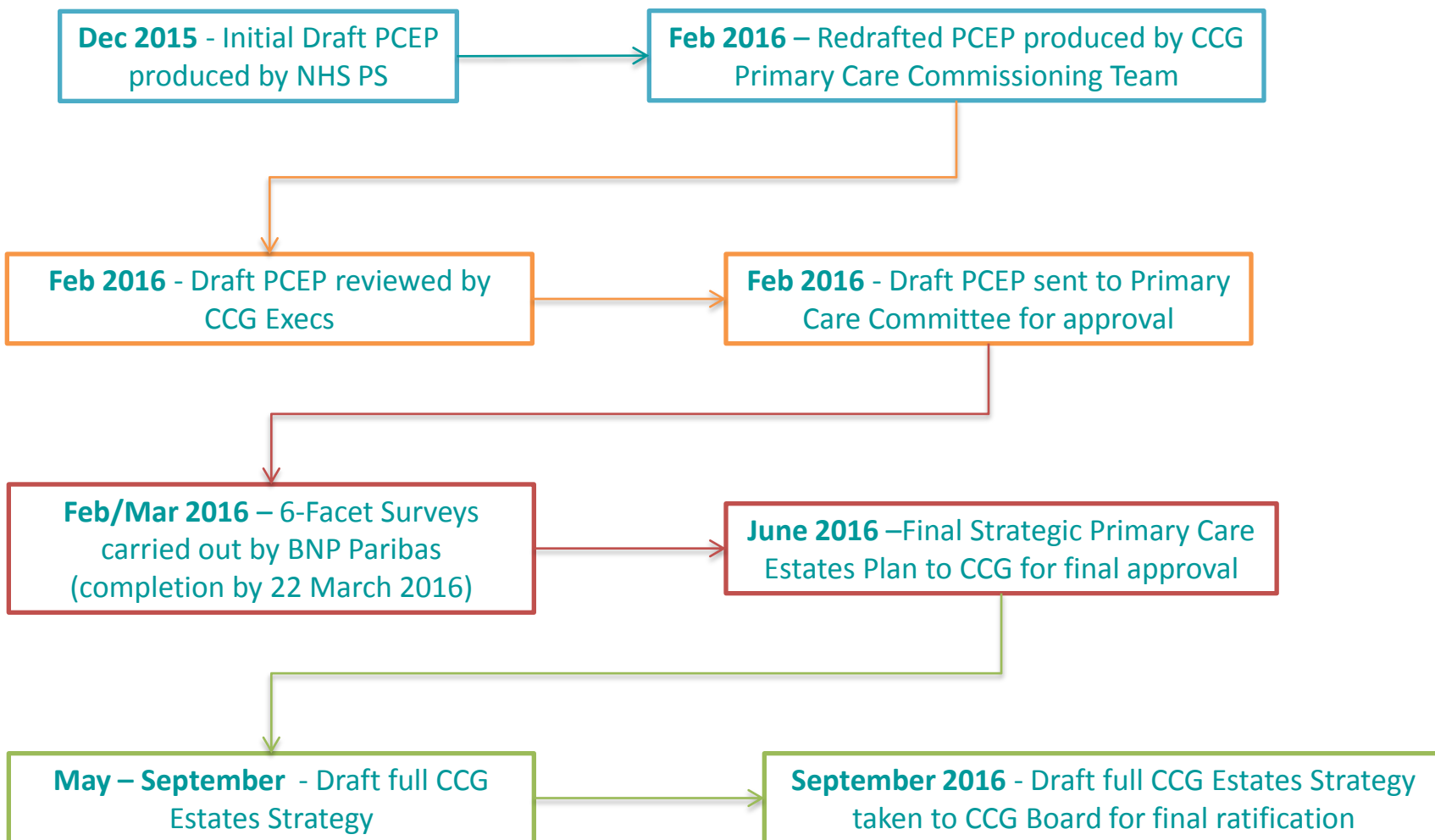
- Primary Care Commissioning team are working closely with the Telford Council Planning department as well as NHS England and NHS Property Services (NHS PS) to explore viable options to meet planned housing growth
- A piece of work needs to be completed by NHS PS during 2016 in order to determine any disposal opportunities and financial efficiencies to be gained from this

Next Steps:

- A full review of the wider NHS Estate and opportunities will form a key piece of work by June 2016
- The overall plan and opportunities should be endorsed by the CCG and NHS PS
- NHS PS, the Local Authority and Telford & Wrekin CCG to work together to develop action plans to bring forward the property opportunities outlined in the full report
- If approved the recommendations contained in the Estates Plan will form the work programme for future delivery

2. Proposed Timeline for Final Strategy

Proposed Timeline for Final Strategy



3. CCG Drivers and Challenges

Changes in Population, Profile, Growth and Future Planned Developments

- Telford and Wrekin CCG currently serves a GP registered population of just over 180,000. The main population is centred around the new town of Telford but extends into the surrounding rural areas and towns, including Newport on the Shropshire/Staffordshire border. Approximately 3.4% of the GP registered population reside outside the CCG boundary
- The draft Telford & Wrekin Local Plan 2011- 2031 states that the population of Telford is projected to grow from 167,000 in the 2011 census to 198,000 by 2031. An increase of 31,000
- The area has an increasingly ageing population - with an increase in the over 65s (in excess of 25%) in just 10 years. The demand for continued care closer to home for this cohort of patients is rapidly moving up the agenda locally
- The urban area of Telford will continue to take the majority of the borough's population growth, amounting to 13,400 homes (committed and allocated development)
- There is major development already taking place to the west of Telford in the Lawley and Lightmoor areas and the Local Plan proposes two further sustainable urban extensions to the east of Telford at Priorslee (1,100 homes) and Muxton (750 homes)

CCG Key Priorities – Primary Care

- The CCG has an initial Primary Care Delegated Commissioning Strategy and has now undertaken a Primary Care Needs Assessment to provide direction going forwards into 2016 and beyond. This Estates Plan is an important document which will provide information to support the Primary Care Needs Assessment and other on-going programmes of work
- The Primary Care Strategy states that GPs will lead innovatively staffed, multi-disciplinary teams, alongside traditional Primary Care Teams - with other health and social care professionals, including community nursing teams
- The Primary Care Strategy also details the CCG's plans to achieve excellence in the delivery of its primary care responsibilities. Currently the CCG areas of commitment for primary care are:
 - Engagement, Empowerment and Involvement – No decision about me
 - Sustainable Multi-disciplinary and seamless care pathways - Social prescribing
 - Patient Centred high quality and safe care
 - Care closer to home – admission avoidance
 - Improved Access for urgent and routine care
 - Reduced bureaucracy - Time to improve outcomes
 - Reduction in variation care and inequalities
 - Effective use of resources

CCG Drivers and Challenges

CCG Commissioning Priorities

- Develop a joint strategy for 'Building Resilient Communities'
- Implement Joint Grant framework for voluntary organisations with T&W Council
- Redesign model of care for people with Learning Disabilities
- Produce & deliver a joint Care/ Nursing Home Strategy
- Develop and implement an End of Life strategy – 'A Good Death'



- Improve MH crisis management as part of the MH project
- Procure new model for 111 & OOH to 'fit' our emerging model of 'Urgent Care'
- Design and implement Ambulatory Care model
- Redesign Intermediate Care

- Design a new sustainable model with, and for, Primary Care
- Design and implement effective multidisciplinary 'Case Management' for our most complex patients
- Design and implement a model for 'Locality Working structures' (TAP)
- Complete and implement the MSK model

- Complete programme of pathway redesign, including improvement of referral management and ensure we commission sufficient capacity to meet demand
- Deliver a Cancer project - 'One Stop Shop'/Fit for 2020' - by 2017 (better, quicker access to diagnostics etc)
- Redesign the IAPT model
- Redesign the MH model (inc CAMHS & Dementia)

CCG Key Priorities – Other

NHS Shropshire and Telford and Wrekin CCG Strategic Plan 2014/15 – 2018/19

The strategic plan provides a five year vision for both CCGs and the key priorities for Telford and Wrekin are listed below:

Access to Services

- Improved and timely access to services is a very real issue and one which the public sees as a high priority

Supporting vulnerable people

- Due to the increase in population of over 65s, the pattern of demand for services has shifted with a greater need for services that can support more complex health conditions and people with multiple long-term conditions to continue to live with dignity and independence at home and in the community; including the promotion of self-care, the development of e-solutions with patients and expansion of community rehabilitation and re-ablement

Increasing life expectancy & reducing health inequalities

- Improved health and life expectancy for all - narrowing the gaps between the best and worst health outcomes
- Renewed focus on reducing and managing CVD and cancer, supporting more people to live independently and self care

Encouraging healthier lifestyles

- Reducing levels of obesity, alcohol abuse and smoking related admissions

CCG Key Priorities – Other

Future Fit

- In order to address some key challenges, Telford & Wrekin CCG, Shropshire CCG, Shrewsbury and Telford Hospital Trust, Shropshire Health and Community Trust and Powys LHB are undertaking a clinical service review, engaging with patient populations. The review will focus on acute and community health services in Shropshire and Telford & Wrekin

Goals of Future Fit

- A service pattern that will attract the best staff and be sustainable clinically and economically for the foreseeable future
- A coherent service pattern coordinated across all care provision that delivers the right care in the right place at the right time, first time
- A service which supports care closer to home and minimises the need to go to hospital
- A service that meets the distinct needs of both rural and urban populations across Shropshire, Telford, and Wrekin and in Wales, and which anticipates changing needs over time

Health and Wellbeing (Better Care Fund)

- The Better Care Fund represents an opportunity to transform the local and social care landscape with a commitment to focus on:
 - Prevention
 - Early Intervention
 - Building Community resilience
 - Independent living

4. Overview of the Current Primary Care Estate

Current Primary Care Estate

- The current Primary Care Estate in Telford & Wrekin is made up of **18 GP practices**, with an additional **9 branch surgeries** and is located throughout the CCG area **within 27 buildings**
- The current Estate is owned by a number of stakeholders, including third party developers, NHS Property Services, private landlords and GPs themselves
- In November 2015, the CCG and NHS England undertook a GP Premises Audit in order to establish the existing, current and future capacity of the current GP Estate. As a result of this, further work was identified and a series of 6-Facet Surveys was commissioned by NHS Property Services which were completed during March 2016
- The Facet Surveys covered 6 areas and revealed a range of issues across the current Primary Care Estate, together with a summary of remedial costs to rectify any issues identified:
 - physical condition
 - statutory compliance
 - space utilisation
 - functional suitability
 - quality
 - environmental management

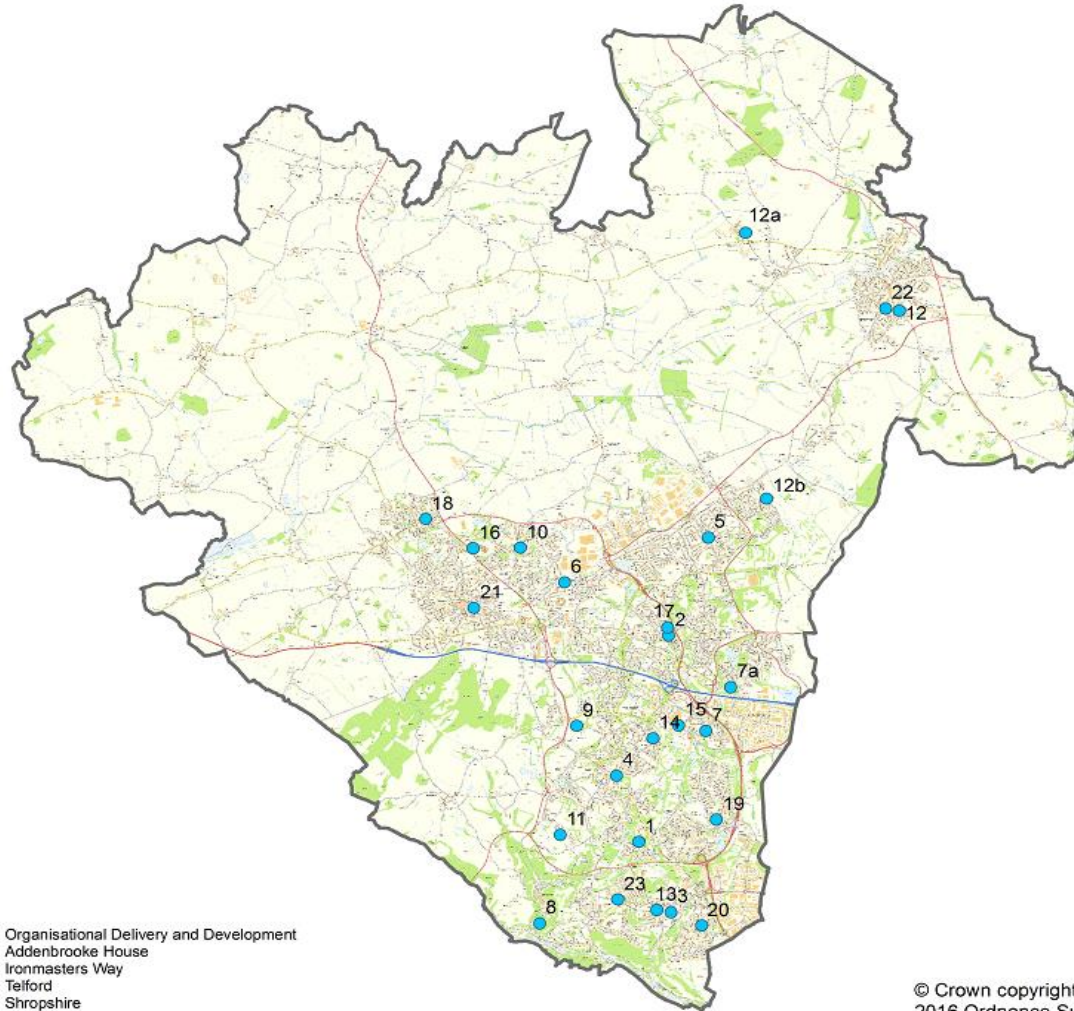
Population and GP Practice Provision

- The map on the following page provides a pictorial summary of the population of Telford and Wrekin and where the GP Practices are. The GP practices are defined by the blue spots
- The next map shows the GP registered population density, identified by the yellow and red spots. This information is also available at individual Practice level and has been shared with the relevant GP Practices
- It can be seen from the density map that the majority of the population reside to the Central and South of the CCG area, with a cluster around Newport in the North East. The remainder of the population who reside within the geography of the CCG are equally spread across the more rural areas
- The CCG has also defined that 3.4% of the population does not reside within the geography of the CCG but in neighbouring CCG areas e.g. Shropshire CCG, Staffordshire and Surrounds CCG as well as South East Staffordshire and Seisdon Peninsula CCG
- Section 5 of this document, develops this map further and identifies the areas of new housing development which are either approved or proposed

Practice locations

Key

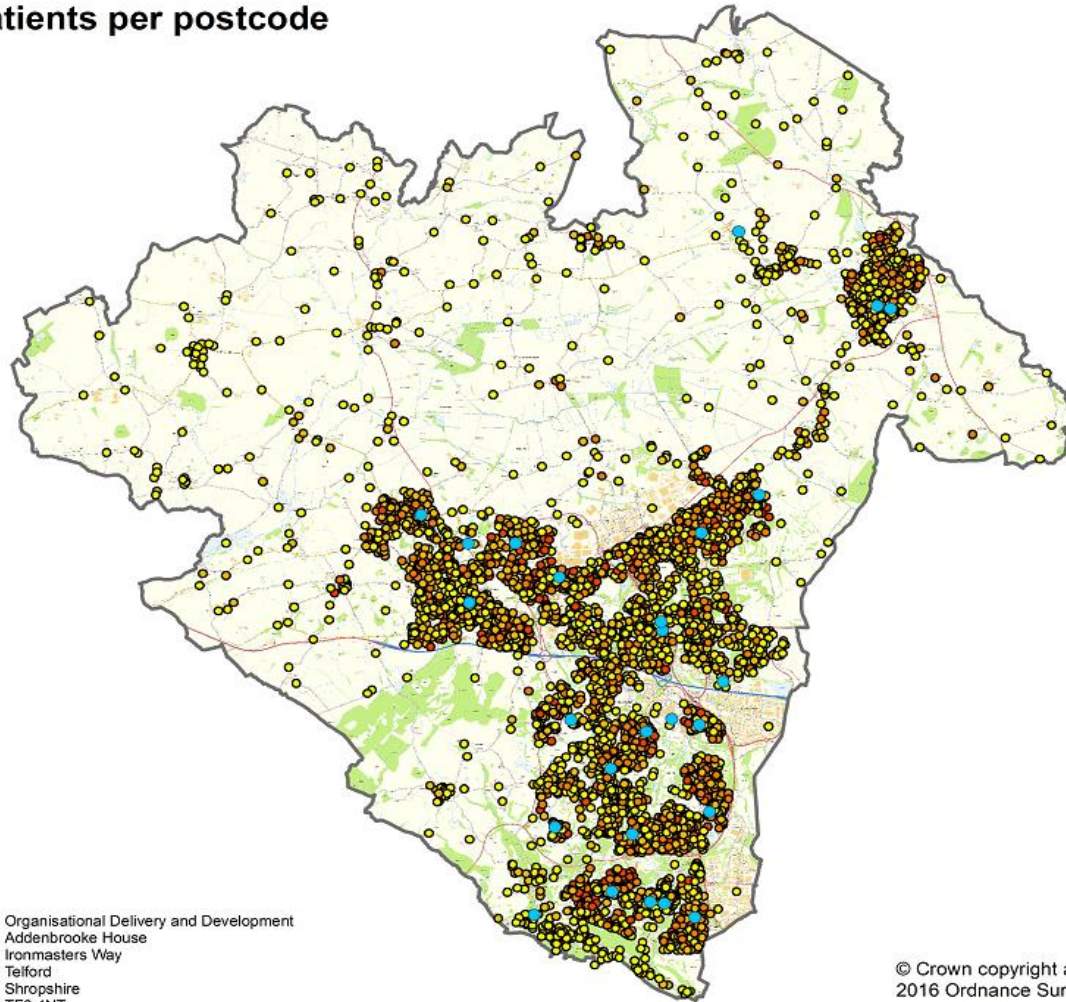
- 1 Aqueduct
- 2 Charlton
- 3 Court Street
- 4 Dawley
- 5 Donnington
- 6 Hadley
- 7 Hollinswood
- 7a Priorslee
- 8 Ironbridge
- 9 Lawley
- 10 Leegomery
- 11 Lightmoor
- 12 Linden Hall
- 12a Harper Adams
- 12b Muxton
- 13 Madeley
- 14 Malinslee
- 15 Malling (Telford)
- 16 Malling (Wrekin)
- 17 Oakengates
- 18 Shawbircb
- 19 Stirchley
- 20 Sutton Hill
- 21 Wellington
- 22 Wellington Road
- 23 Woodside



Organisational Delivery and Development
Addenbrooke House
Ironmasters Way
Telford
Shropshire
TF3 4NT

© Crown copyright and database rights
2016 Ordnance Survey 100019694

Total registered patients per postcode



Key

- 1 - 29
- 30 - 64
- 65 - 114
- 115 - 274
- 275 - 1941
- GP location



Organisational Delivery and Development
Addenbrooke House
Ironmasters Way
Telford
Shropshire
TF3 4NT

© Crown copyright and database rights
2016 Ordnance Survey 100019694

5. Local Development Plan and Opportunities

- The emerging Telford & Wrekin Local Plan contains site allocations for new housing and employment development as well as data relating to existing levels of committed development. Over the period of the Local Plan the Council expect to deliver around 15,555 new homes (committed and allocated developments) and 76 hectares of new employment land
- The CCG will work closely with Telford & Wrekin Council where key areas for consideration have been identified, including:
 - where there is significant development planned and the local GP practice(s) are deemed to have reached their current capacity in their existing premises
 - where there is a need to re-distribute existing provision or develop new provision to meet the growth in population
- The current Estate will need to change over the next five years to accommodate population increases and provide future proofing for the duration of the Local Plan up to 2031. The following are options that will need to be considered:
 - closing a site and moving activity elsewhere where there is spare capacity to reduce operating costs and free up capital for reinvestment
 - substantially consolidating activity on a site to reduce operating costs and release land for disposal and capital for reinvestment
 - replacing a number of poor quality buildings that are no longer fit for purpose with a new facility that can support a wider range of services
 - providing a new facility in a particular locality to meet changed models of care and service delivery
 - increasing the number of larger premises to accommodate Primary Care at Scale and giving consideration to the future of the current smaller estate
 - ensuring that all costs are recovered from 3rd Party users who are occupying space within Primary Care Estate properties
- The following map shows the layout of the current Estate, patient population densities and the planned housing developments across the CCG area

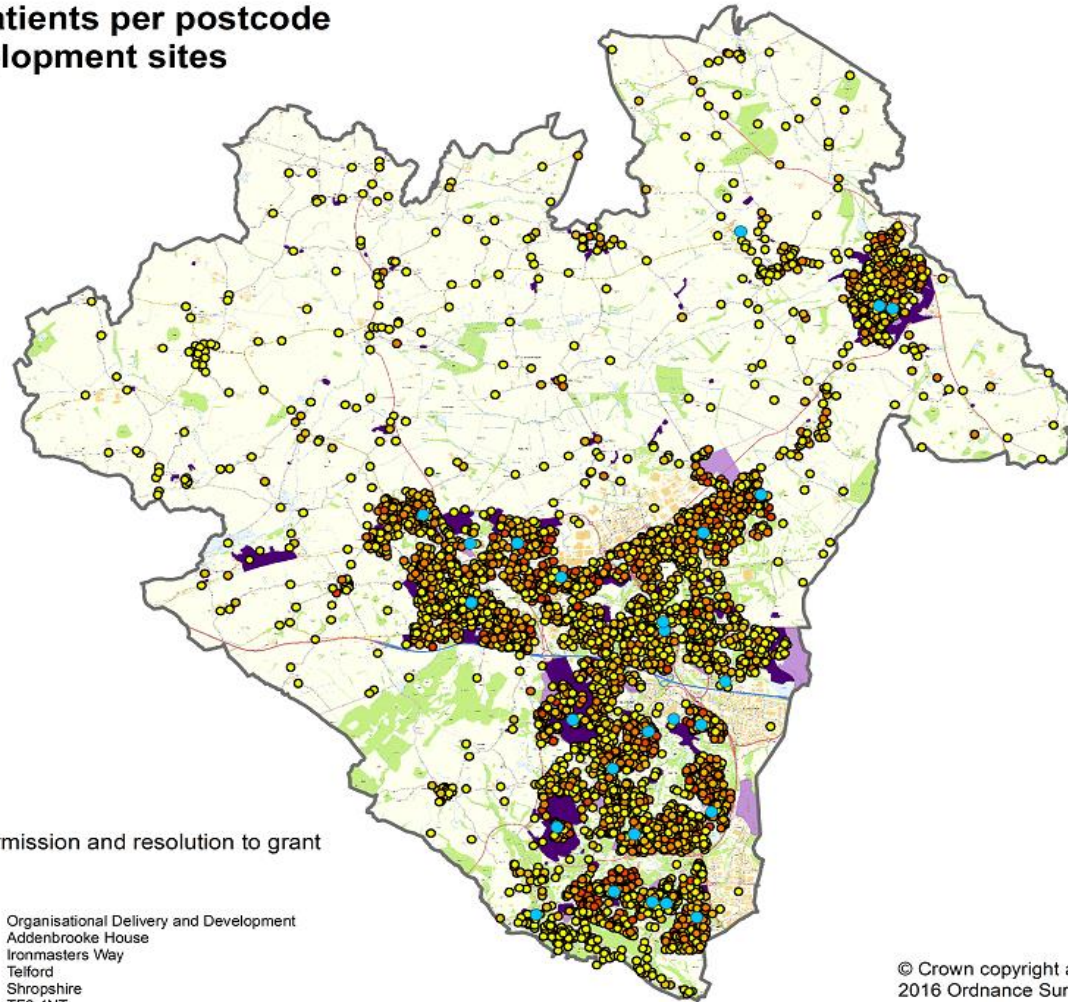
Local Development Plan and Opportunities

Total registered patients per postcode with housing development sites

Key

- 1 - 29
- 30 - 64
- 65 - 114
- 115 - 274
- 275 - 1941
- GP location

- Sites with planning permission and resolution to grant
- Housing Allocations



Organisational Delivery and Development
Addenbrooke House
Ironmasters Way
Telford
Shropshire
TF3 4NT

© Crown copyright and database rights
2016 Ordnance Survey 100019694

- The tables on the pages 24 and 25 show housing developments with planning permission granted and resolution to grant - due for building by 2018-2019
- The developments listed below – also shown in the tables - are Strategic Urban Extensions in the Local Plan with additional housing allocations already agreed and with planning permissions in process of being approved. All are due for build out between 2017-2020
 - H1 Wyevale
 - H2 Priorslee
 - H10 The Hem
 - H17b Lawley West (Phase 8-10)
- The population increase figures shown in the following tables - especially for the Strategic Urban Extensions noted above - are a conservative estimate but could be as much as 30% higher depending on the final mix of housing agreed between the developers and the Council Planning office

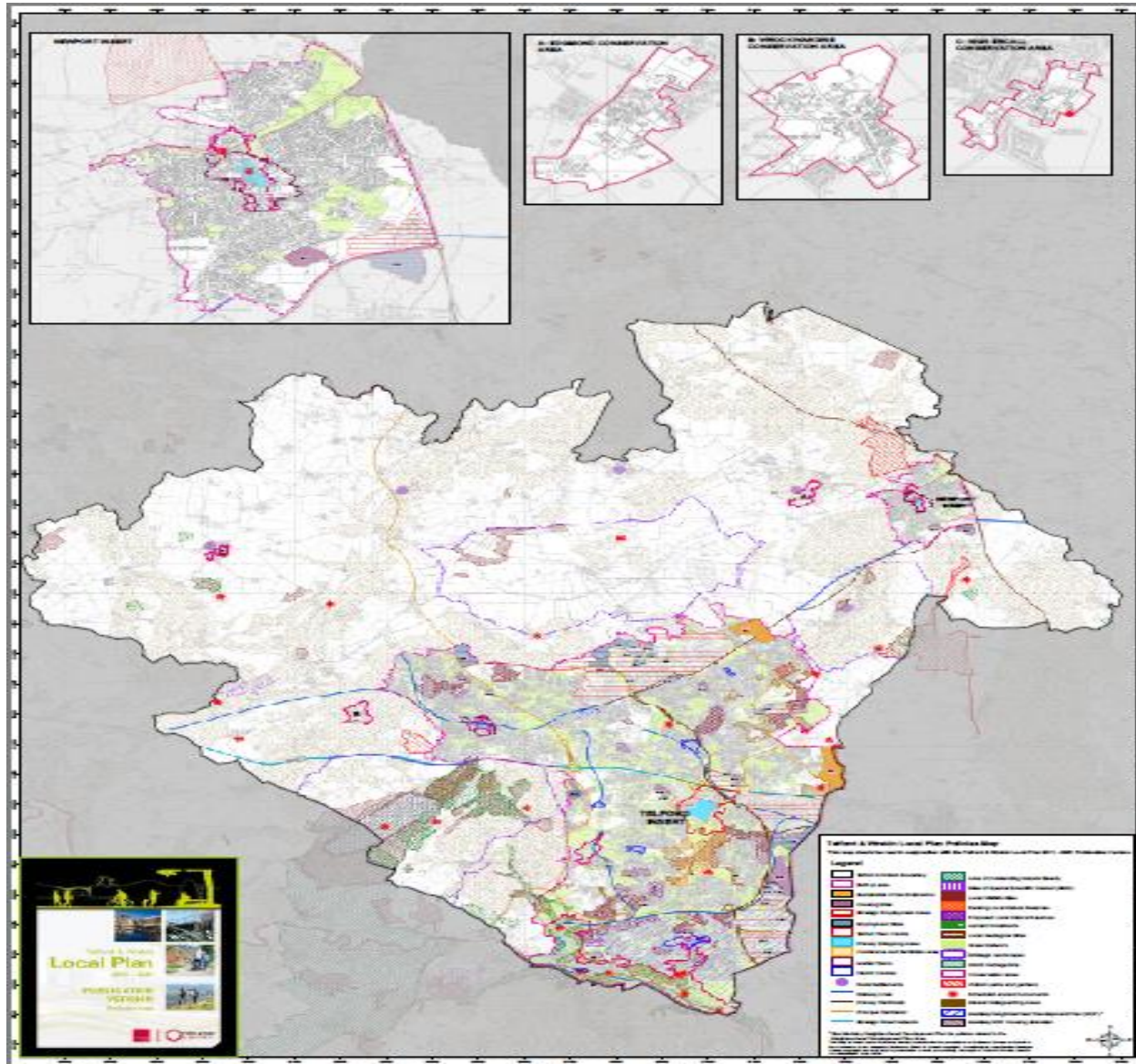
Local Development Plan and Opportunities

Housing Developments Planned	Estimated population (No of houses x 2.4 people / household)	Current local GP provision <i>Whilst other GP practices may cover these areas, the nearest and most likely practices to be effected have been identified</i>	Challenges / Opportunities
H1 Land at Muxton	1800	Linden Hall Surgery (Muxton Branch site) Donnington MP Wellington Road Surgery	These practices have been contacted to ensure that they have the capacity to register these additional patients
H2 Woodhouse, Priorslee	2640	Hollinswood & Priorslee Practice (branch) Shifnal & Priorslee Practice (branch – Shropshire CCG)	Priorslee Practice has submitted a transformation bid to extend their surgery to enable them to provide services to these additional patients
H3 Sutherland School	295	Donnington Medical Practice	Donnington have confirmed that they are able to provide additional capacity to register additional patients
H4 Plot D, Pool Hill Road	96	Dawley Medical Practice	Dawley have been granted additional rent for an extension to current premises due for completion Nov 2016 and therefore should be able to register these additional patients
H5 Beeches Hospital	254	Ironbridge Medical Practice Woodside Medical Practice	Ironbridge is restricted by the current premises, however Woodside has been extended recently and should be able to register these additional patents. The practices have been contacted to confirm this
H6 Former Madeley Court School	130	Trinity Healthcare Partnership (Madeley branch) Court Street Medical Practice Sutton Hill Medical Practice Woodside Medical Practices	These practices have been contacted to ensure that they have the capacity to register these additional patients
H7 Former Phoenix School	480	Dawley Medical Practice Trinity Healthcare Partnership (Aqueduct branch)	Dawley have been granted additional rent for an extension to current premises due for completion Nov 2016. These practices have been contacted to ensure that they have the capacity to register these additional patients
H8 Former Charlton School	396	Shawbirch Medical Practice Malling Health Wrekin PRH Wellington Medical Practice	Shawbirch has submitted a transformation bid to enable them to register additional patients. The new build for Shawbirch is large enough to house the current Malling Wrekin Practice as well

Local Development Plan and Opportunities

Housing Developments Planned	Estimated population (No of houses x 2.4 people / household)	Current local GP provision <i>Whilst other GP practices may cover these areas, the nearest and most likely practices to be effected have been identified</i>	Challenges and Opportunities
H9 Former Swan Centre	50	Stirchley MP	The practice has been contacted to ensure that they have the capacity to register these additional patients
H10 Land at the Hem	720	Stirchley MP	The practice has been contacted to ensure that they have the capacity to register these additional patients
H11 Land at Holyhead Road	96	Malling Telford Charlton Medical Practice Hollinswood & Priorslee Practice (branch) Oakengates Medical Practice	Practices should jointly be able to register these additional patients. There is also a practice in Shropshire who provides GMS in Priorslee
H12 Land North of Priorslee Roundabout	168	Malling Telford Charlton Medical Practice Hollinswood & Priorslee Practice (branch) Oakengates Medical Practice	Practices should jointly be able to register these additional patients. There is also a practice in Shropshire who provides GMS in Priorslee
H13 Land South of Springfield Industrial Estate, Newport	288	Wellington Road Surgery Linden Hall Surgery	The practice has been contacted to ensure that they have the capacity to register these additional patients
H14 Former Blessed Robert Johnson School	120	Shawbirch Medical Practice Malling, Wrekin	Wellington Trinity
H15 Land off Majestic Way, Aqueduct	96	Dawley Medical Practice Trinity Healthcare Partnership (Aqueduct branch) Woodside Medical Practice	Shawbirch has submitted a transformation bid to enable them to register additional patients. The other practices have been contacted to ensure that they have the capacity to register these additional patients
H16 Old Park 2, Park Lane (next to E18 on map)	168	Hollinswood & Priorslee Practice Malling Telford	Trinity Dawley MP
H17 Lawley West (Phase 7)	600	Lawley MP	These practices have been contacted to ensure that they have the capacity to register these additional patients
H17b Lawley West (Phase 8-10)	4000	Lawley MP	Lawley has submitted a transformation bid which is currently prioritised as high

Local Development Plan and Opportunities



This map shows the housing allocations referenced in the tables on slides 24 & 25

6. Individual Practice Challenges and Opportunities

Individual Practice Challenges

At an individual Practice level, the CCG has identified the current challenges faced and opportunities for future development which are summarised as follows:

- **Charlton Medical Practice** (Priority: Low)
 - Charlton site has available space and agreement from landlord to build an extension – bid has been submitted as part of the transformation bid process, however is currently rated as a low priority
 - Future housing developments planned over the next 5 years and linked to the Oakengates area are small – only about 100x houses at Donnington/Priorslee
 - Neighbouring practice at Oakengates is not able to expand in current premises and therefore the CCG would encourage the 2 practices to work effectively together to make better use of the estate and the provision of services for all patients in the Oakengates area
- **Court Street Medical Practice** (Priority: Low)
 - This is a brand new building which has a lot of space capacity
 - Future housing developments linked to Madeley are small – only ~130 additional patients over the next 3-5 years
 - Trinity has a branch at Madeley and a more efficient use of finances would be for Court Street and Madeley to work collaboratively to deliver services to the population of Madeley
- **Dawley Medical Practice** (Priority: Low)
 - The CCG and NHS England have already approved an extension of the surgery to cover the expected increase in population locally. Building work was due to be completed by November 2016 but is currently being reviewed
 - There is a Local Plan housing allocation showing an additional 840x patients over the next 3-5 years around the Dawley, Lawley, Aqueduct and Old Park areas
- **Donnington Medical Practice** (Priority: Low)
 - Current main building is new. The Practice has confirmed that they can absorb additional registered patients on existing medical practice site
 - Limited scope for further expansion in a separate building used for Consulting rooms for Community based services which has planning permission for significant extension and forms part of the bid for transformation funds. Currently has a priority level as low
 - Future housing developments linked to Donnington are at Muxton and Trench - with an additional 2100x patients due to move into the area over the next 3-4 years
 - The Practice needs to also ensure that all costs for 3rd parties occupying the premises at Queens Road are recovered on an annual basis

Individual Practice Challenges

- **Hollinswood Medical Practice** (Branch Surgeries: *Priorslee and Holliwell*) (Priority: High (Priorslee))
 - Currently have 3 sites – a main surgery and 2 Branch sites (one of which is almost next door to the main surgery at Hollinswood)
 - There is a significant amount of house building activity planned around the Priorslee area with an additional 3000x patients anticipated to be moving to the area over the next 2-3 years. It is recognised that some of these patients will register with the other local surgery (which is a satellite of the Shifnal Practice – part of Shropshire CCG area)
 - The Practice has submitted a transformation bid to extend the premises at Priorslee which is currently rated as medium / high priority
 - There is only one development site closely linked to the Hollinswood and Holliwell Practices – additional 270x patients moving in to the area neighbouring the Telford Town Centre – but it is recognised that most of these patients will register with the Trinity (Malinslee) branch as it is closer
 - The CCG would recommend that the Practice releases one of the premises at Hollinswood/Holliwell and concentrates on 2 sites to deliver GMS services. Without this commitment the CCG would not support the development at the Priorslee site. The site no longer used for GMS could then be converted for car parking or other community based services
- **Ironbridge Medical Practice** (Priority: Medium)
 - Already at capacity in existing building with no current option to move elsewhere in the Gorge. The practice is currently considered their options
 - Remodelling of current interior and an exterior extension are currently being considered but are limited
 - Options of a possible merger with a larger Practice to provide a branch surgery with centralised admin function or a potential new build have also been considered
 - No formal plans have been discussed with the CCG
 - There is a Local Plan housing allocation at the Beeches Hospital site – additional 250+ patients - but it is recognised that the vast majority would register with the Woodside MP instead as it is closer
- **Lawley Medical Practice** (Priority: High)
 - Already over capacity for the existing building and risks are being highlighted
 - Significant building planned in the Lawley area. Next phases of the development are due to be built out over next 2-3 years with an additional 10,000 new patients due to move into the surrounding area. It is recognised that a proportion of these will register with other surgeries at Lightmoor, Dawley, Malinslee but the vast majority are likely to register with Lawley
 - Transformation bid has been submitted to extend the existing building and is currently prioritised as high
 - Practice is also in discussions with other practices to consolidate back office functions

Individual Practice Challenges

- **Linden Hall Surgery, Newport** (Branch Surgeries: *Muxton and Harper Adams*) (Priority: Low / Medium)
 - Limited scope to expand on any of the sites - although main site does have some very limited options
 - Significant housing developments already planned in surrounding Newport area will stretch current capacity . There is also additional housing development planned around the Muxton (Branch surgery) site too with an estimated 2000+ patients moving in to the area over the next 2-3 years
 - Neighbouring practice at Wellington Road and a “Cottage Hospital” facility also in Newport. Options should be considered on how these practices can work closer together to use the local estate more effectively
- **Malling Health - Telford** (Priority: Low)
 - Practice has a small registered list and limited walk-in access
 - Premises is restricted by the Town Centre location
 - Services are to be consulted upon to determine future provision therefore no recommendation for this site is made
- **Malling Health - Wrekin** (Priority: Medium/High)
 - The Malling Practice is currently located at the Princess Royal Hospital site within a temporary modular building which is not fit for purpose
 - The CCG has requested that this practice is removed from the hospital site and services are to be consulted upon to determine future provision
 - There is a recommendation that the Practice could be moved to be part of the new proposed development in line with the Shawbirch transformation bid proposal
 - Only significant housing developments near to the surgery are at the old Blessed Robert Johnson and Charlton School sites (additional 520x patients) over the next 3-5 years but it is recognised that the vast majority will register with Shawbirch
- **Oakengates Medical Practice** (Priority: Medium)
 - Constrained on current site with no availability of land for expansion
 - Future housing developments planned over the next 5 years and linked to the Oakengates area are small – only about 100x houses at Donnington / Priorslee side closest to Oakengates and these patients are more likely to register with Priorslee or Donnington anyway
 - There is a neighbouring practice at Charlton and the CCG would encourage the 2 practices to work effectively together to make better use of the estate and the provision of services for all patients in the Oakengates area
 - The CCG has not been approached by the Practice with any plans for development

Individual Practice Challenges

- **Shawbirch Medical Centre** (Priority: High)
 - At capacity currently in existing building
 - Significant housing development in both local Shawbirch area (old Maxell site) as well as further west (old sugar beet factory site @ Allscott), as well as on the old Blessed Robert Johnson School site and Charlton School site. Collectively, these developments will add ~4000 patients to the local area within the Shawbirch MP boundary over the next 2-4 years
 - Transformation bid received and currently prioritised as high
 - There is a recommendation that the Shawbirch transformation bid proposal also includes housing the Malling Health Wrekin Practice
- **Stirchley** (Priority: Low)
 - The practice have indicated that they could do some internal remodelling to provide a shared facility with other local Practices for their patients to attend Community based services locally and have submitted a transformation bid which is currently prioritised as low
 - New housing development planned over the next 3-5 years in the Halesfield area, and at the former Swan Centre site, will add an additional 1,000 patients in to the catchment for Stirchley who are not likely to register elsewhere
 - The Practice have not indicated any significant pressures to accommodate additional registered patients
- **Sutton Hill** (Priority: Low)
 - There are limited Local Plan housing allocations which would effect the Sutton Hill area and the practice has raised no concerns with the CCG with regard to future expansion
- **Trinity Healthcare – Malinslee** (Priority: Low)
(Branch Surgeries: *Aqueduct, Hadley, Leegomery, Lightmoor and Madeley*)
 - The Malinslee and Lightmoor sites are relatively new (less than 2 years)
 - With the exception of the above, all Branch surgeries would benefit from site surveys to establish what could be done to maximise utilisation and efficiency of available space
 - It is further recommended that Trinity Healthcare reduces the number of sites. There is potential for Madeley to work closer with Court Street which is a new building with spare capacity. Consideration should also be made for Leegomery and Hadley working from 1 site. Lightmoor site is small (only 1 consultation room at present) and the 6-Facet Survey recommended better utilisation of existing premises
 - There is a Local Plan housing allocation at Old Park (approximately an additional 170x patients) and it is expected that most of these will register with the Trinity Malinslee surgery as it is the closest one. Other options could include Hollinswood and Dawley

Individual Practice Challenges

- **Wellington Road Surgery, Newport** (Priority: Low/Medium)
 - Site was last expanded around 4-5 years ago but is now outgrowing this extension – especially with regard to the available car parking spaces
 - Significant housing developments already planned in surrounding Newport area will stretch current capacity
 - There is also additional housing development planned around the Muxton area too with an estimated 2000+ patients moving in to the area over the next 2-3 years
 - Neighbouring practice at Linden Hall and a “Cottage Hospital” facility also in Newport. Options should be considered on how these practices can work closer together to use the local estate more effectively
- **Wellington** (Priority: Low)
 - Practice have considered looking at Phase 2 expansion over the existing flat roof but no viable plans submitted to date
 - Only significant housing developments near to the surgery are at the old BRJ and Charlton School sites (additional 520x patients) but it is recognised that the vast majority of these will register with Shawbirch MP, Trinity (Leegomery) or Malling Wrekin sites rather than with Wellington MP
- **Woodside** (Priority: Low)
 - Relatively new build
 - There are Local Plan housing allocations at the former Madeley Court school site, Beeches Hospital site and around the Aqueduct area (additional 480x patients over the next 3-5 years) but it is recognised that most of these patients will register with other MPs as they are closer than Woodside

7. 6-Facet Survey Results

6-Facet Survey Results

- The results of the 6-Facet Surveys have now been shared with all Practices and items identified for Improvement Grant funding included areas, such as:
 - Replacement Fire Doors
 - Replacement windows/grilles
 - Floor coverings/window blind replacement for Infection Protection compliance
 - COSHH cabinet provision
 - Removal of asbestos containing materials
 - EICR Certification compliance
 - Replacement lighting in areas of Practices
 - DDA compliance issues
- Practices have been invited to confirm if they would be interested in receiving Improvement Grant funding later in the year, should such funding become available
- Those Practices who have confirmed their interest in receiving Improvement Grant funding have been recorded and will be notified when funding has been secured

8. Primary Care Estates and Technology Transformation Fund

Primary Care Estates and Technology Transformation Fund

The Primary Care Estates and Technology Fund (formerly the Transformation/Infrastructure Fund) is a multi-year, £1.2billion investment programme to help General Practice make improvements in premises and technology. It is part of the additional NHS funding, announced by the Government in December 2014, to enable the direction of travel set out in the [NHS Five Year Forward View](#)

- The CCG asked GP Practices in Telford and Wrekin to submit bids against the Primary Care Estates and Technology Transformation Fund . The deadline for the initial submission of bids from practices was 12th February 2016
- The CCG then carried out an initial review of the bids received and gave feedback and suggestions for improvements to strengthen the bids before final submission and formal assessment by the CCG
- The Primary Care Committee have assessed and prioritised the bids, using the draft Primary Care Estates Plan as a reference, and the bids are now due to be submitted to NHSE once the Primary Care Estates and Technology Transformation Fund portal opens in June 2016
- The bids will be considered on a National basis and successful bids will be notified to enable due diligence and formal business cases to be produced before funding can be granted

9. Recommendations and Next Steps

Having considered the content of this report, the following recommendations are made:

1. All practices affected by new housing developments have now confirmed that they are able to provide GMS services to the increased population
2. Lawley, Priorslee and Shawbirch are confirmed as the highest priority practices for development and confirm their status for the transformation bid process
3. To agree to the priority status for the remaining practices (pages 28 – 32)
4. CCG to confirm the future Estate required to deliver Community and Future Fit
5. Discussions to be held with practices to determine the future provision of Primary Care Services across localities to ensure optimum use of buildings
6. Hollinswood and Priorslee Medical Practice to consider reducing their current sites from 3 to 2
7. Primary Care Estate should be added to the Primary Care Risk Register until all actions have been completed
8. CCG to confirm the number of training practices required within the CCG
9. The CCG to continue to develop the wider CCG Estates plan and move to phase 2, to include community, social care and acute hospital estate – ensuring the most effective and efficient use of Health and Social Care Estate across Telford and Wrekin
10. To recommend the continued work to integrate the Local Authority Local Plan with the CCG Estates Strategy