

Improving Primary Care in South Hornchurch as part of the Orchard Village Regeneration, Rainham

Purpose of briefing

To provide an update on the status of NHS England's and Havering CCG's business case to develop new 490m2 GP facility as part of the Orchard Village regeneration scheme

Background

The Orchard Village regeneration scheme, led by the Local Authority in conjunction with Circle Housing, has been underway for several years and is now almost complete. Prior to and during the project no formal consideration took place about how the primary care health needs of the increased number of residents will be addressed.

NHS England & Havering CCG commissioners, together with their partner, NHS Property Services Ltd have reviewed this situation. NHS England has subsequently agreed that a business case should be developed, which if approved, will enable commissioners to realise their longer term strategic direction for primary care. This includes the following elements:

- There are 53 GP practices in Havering with a total of 257,000 registered patients and an average list size of 4,850 patients as at October 2013. This figure is lower than that of the outer north east London area and England averages, which are 5,531 and 6,487 respectively. The borough of Havering has a large number of single handed/small practices. The future strategic direction is to bring together practices to work across large registered lists in order to provide economies of scale and better health outcomes and access to a wider range of services for patients.
- In the first quarter of 2014/15 three single-handed GPs have retired in Havering resulting in major changes in the distribution of patients in the borough. In each of these three cases the outcome of patient and stakeholder engagement has been to encourage other practices within the local area to increase in: size, number of clinical staff; breadth of services and to maximize the utilization and potential of existing fit for purpose premises rather than to procure a replacement practice. Further changes are anticipated.
- The unique situation in respect of the Orchard Village site is that there are currently no main surgeries within one mile of the site and the only surgery within this distance is a small branch surgery linked to a practice with its main site in Barking and Dagenham.
- The Orchard Village regeneration scheme is recognised as being the area of the highest priority and greatest need within the borough.

The business case will explore the option of commissioning a new GP practice within the scheme with sufficient space to meet the needs of a 5-6,000 patient registered list. NHS Property Services Ltd will be the owner of the long leasehold interest of the facility, as both NHS England and CCGs are unable to hold such property interests. This will address the needs of the high density population without existing service provision in the vicinity of South Hornchurch and Rainham wards, areas which are regarded as under-doctored.

This scheme will provide the residents of the Orchard Village estate with access to the full range of primary health care services offered from a GP surgery. These would be commissioned via an Alternative Provider Medical Services Contract and, through a process of patient engagement, consideration would be given to the specific needs of the local population. The scheme is also being designed with the needs of the wider population of South Hornchurch and Rainham in mind with easy access by public transport and some parking.

The Orchard Village regeneration scheme which is located on the border between the South Hornchurch and Rainham wards, has been identified and financially supported by Havering Local Authority and key stakeholders as being the area of the highest priority and greatest need within the borough.

Current position

NHS Property Services Ltd is currently finalising lease arrangements with Circle Housing.

The Outline Business Case will be submitted to NHS England's March Capital Pipeline Group, which is part of the governance arrangements that are required to assess matters such as the strategic intent, commissioner support, compliance with statutory and health building standards quality, feasibility and affordability of all GP premises proposed developments across London. It should then be recommended to a further committee in April 2015 for approval to proceed to a Full Business Case (FBC). The timetable for development, submission and approval of the FBC is September 2015, subject to the usual requirements of business cases being satisfied.

It is anticipated that following approval, there will be a minimum of a nine month period in which legal, premises design and fit out and service commissioning requirements will need to be completed.

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Submitted on behalf of NHS Property Services Ltd, Havering CCG & NHS England

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