



**Bedfordshire, Luton  
and Milton Keynes**  
Integrated Care Board



# **BLMK Primary Care Estates Prioritisation Criteria**

## LEVEL OF NEED – TOTAL OF 45% OF SCORE

Community Health Need	Community Demographics	Supporting Infrastructure	State of the Estate
<b>10%</b>	<b>7.5%</b>	<b>7.5%</b>	<b>20%</b>
<p><b>For all schemes:</b> (PCN level – RAG rating from SHAPE database)</p> <p>Red – 10 points Amber – 5 points Green – 0 points</p>	<p><b>For all schemes:</b> (PCN level – RAG rating from SHAPE database)</p> <p>Red – 7.5 points Amber – 5 points Green – 0 points</p>	<p><b>For all schemes:</b> (PCN level – RAG rating from SHAPE database)</p> <p>Red – 7.5 points Amber – 5 points Green – 0 points</p>	<p><b>For PCN schemes:</b> (PCN level – RAG rating from SHAPE database)</p> <p>Red – 20 points Amber – 15 points Green – 0 points</p> <p><b>For Practice schemes:</b> Patients per m<sup>2</sup> NIA &lt;30 patients/ m<sup>2</sup> - 10 points 22-30 patients/m<sup>2</sup> - 5 points</p> <p><b>AND</b> Expected patients per m<sup>2</sup> NIA as result of housing growth in next 5 years &lt;30 patients/m<sup>2</sup> - 5 points</p> <p><b>AND</b> Building age &amp; condition &gt; 60 years and/or evidence of poor building condition impacting on quality/ performance of patient care – 5 points</p>

**Community Health Need** – indicators relating to prevalence of Cancer, CHD, COPD, Dementia, Depression, Diabetes, LD, MH, Obesity and Stroke & TIA

**Community Demographics** – IMD for GP Contractual Area, Ethnic Minorities, Registered patients ages 65+ proportion, Acorn Urban Adversity Classification, Population change next 5 years, residential population growth 1-5 years, Life expectancy at age 65

**Supporting Infrastructure** – GPs aged 60+, GP single-handed practices, Patients per GP FTE, Patients per total clinical staff FTE

**State of the Estate** – Patients per m<sup>2</sup> NIA, Patients per clinical room, Clinical staff FTE per clinical room, Building age, Overall condition, Overall functionality

## ACHIEVABILITY AND VALUE OF PROPOSED SOLUTION – TOTAL OF 55% OF SCORE

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Affordability	Value for Money (VfM)	Deliverability	Resilience & Sustainability	Workforce development	Quality of Patient Experience
15%	10%	7.5%	7.5%	10%	5%
<p>Direct revenue impact (rent &amp; rates) is cost-neutral / net saving to ICB – 15 points</p> <p>OR</p> <p>Low direct revenue impact (&lt;£50k p.a. for first five years) – 10 points</p> <p>OR</p> <p>High initial direct revenue impact but with expected reducing costs in future years, which will increase affordability – 5 points</p> <p>High direct revenue impact to ICB (&gt;50k p.a.) – 0 points</p>	<p>Revenue impact significantly offset by S106 / other opportunity enabling good VfM AND/OR Improves utilisation (and VfM) of existing asset – 10 points</p> <p>OR</p> <p>Evidence that scheme will directly support delivery of service transformation expected to deliver cash-releasing benefits to system to support revenue impact (e.g. new approaches to urgent care delivery, prevention/PHM, LTC management) – 7.5 points</p>	<p>Scheme is part of wider development (e.g. housing development), with professionals on-board and significant resources available to support delivery – 7.5 points</p> <p>OR</p> <p>Enabling funding available to support appointment of professionals to support delivery – 5 points</p>	<p>Expected to help to prevent situation arising which would cause a risk to patient continuity of care/ safety – 7.5 points</p> <p>OR</p> <p>Enables a more efficient &amp; resilient business model (e.g. supports practice merger, co-location of operational/ clinical teams) – 7.5 points</p>	<p>Directly supports continuation/expansion of practice/PCN training role (as confirmed by Workforce Team) – 10 points</p> <p>OR</p> <p>Evidence scheme will directly support recruitment/ retention issues – 7.5 points</p>	<p>Scheme will improve quality and safety of patient experience through improved service accommodation, e.g. will improve compliance with HBNs/HTMs, Equality Act, CQC – 5 points</p> <p>AND/OR</p> <p>Evidence scheme will directly support continuation of high achievement/ improvements for patient access (e.g. practice workforce and service improvement plan for utilising any additional premises capacity to increase appointment availability / extend opening hours.) – 5 points</p>

The above criteria were applied to all of the schemes in the prioritisation process, additional risk factors around specific schemes were also taken into consideration to provide the final list of approved schemes.

# Glossary

Abbreviation	
PCN	Primary Care Network
RAG rating	Red Amber Green rating
SHAPE database	Strategic Health Asset Planning and Evaluation – <a href="http://www.shapeatlas.net">www.shapeatlas.net</a>
NIA	Net Internal Area
IMD	Index of Multiple Deprivation
CHD	Chronic Heart Disease
LD	Learning Disability
MH	Mental Health
TIA	Transient ischemic attack
FTE	Full time equivalent
PHM	Population Health Management
LTC	Long Term Conditions
HBN	Health Building Notes
HTM	Health Technical Memoranda