

**19 JANUARY 2023**

## **INVESTMENT IN PRIMARY CARE ESTATES IN BEDFORDSHIRE, LUTON AND MILTON KEYNES**

Many GP practices and Primary Care Networks (PCNs) across BLMK aspire to improve their premises to meet the growing needs of their local populations. These aspirations include, but are not limited to, the development of new premises, extensions to existing premises and the relocation and consolidation of existing surgeries to Integrated Health and Social Care Hubs.

To support these ambitions, Bedfordshire, Luton and Milton Keynes Integrated Care Board (BLMK ICB) intends to invest an additional £1.95m per annum in primary care estates. This represents a 22% increase in the ICB's investment in primary care and takes the full amount spent on primary care estates to just under £11m per annum by 2025/26.

This additional funding will enable twenty-three local projects to progress, with benefits for a wide range of communities across Bedford Borough, Central Bedfordshire, Luton and Milton Keynes.

The ICB's current revenue budget for primary care services was, unfortunately, not able to support all those GP practices and Primary Care Networks wishing to make improvements. The ICB carried out a robust prioritisation exercise, based on national criteria with aligned clinical leadership, to arrive at the list of the twenty-three schemes that can be supported. Details about the criteria against which decisions were made is set out on the ICB's website.

There were thirty schemes unable to be supported through this process. The ICB will work with partners to explore opportunities to progress these schemes and will continue to support practices and PCNs with addressing operational pressures as necessary.

Set out below are details of the decisions made about individual schemes.

## **BEDFORDSHIRE, LUTON AND MILTON KEYNES ICB**

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## BACKGROUND ON PRIMARY CARE ESTATES

On the 11 January 2023, an extraordinary meeting of the Primary Care Commissioning and Assurance Committee took place to discuss a prioritisation programme of primary care estates across Bedfordshire Luton and Milton Keynes. The decision of the Primary Care Commissioning and Assurance Committee will not be reconsidered or discussed at the next Integrated Care Board meeting on 27 January 2023.

The Committee meeting was held in public and was well attended by elected officials and residents. You can see the papers that went to the Committee [here](#). The Committee made the following resolutions. It:

- **Received** the outcome of the primary care estates prioritisation process.
- **Approved** the recommended list of schemes to be supported in principle, including the schemes with marginal revenue impact, even though the scores for some of these were lower than others, noting that individual business cases are required for final approval to be given and should the revenue impact become higher than expected it may not be possible to ultimately approve the business case for these schemes.
- **Approved** the recommended indicative budget of £1.95m to invest recurrently in primary care estates. £1.54m of this cost relates to schemes already committed / operational.
- **Supported** the alternative funding approach for the £1m revenue shortfall for the schemes as outlined by the Chief Financial Officer in the meeting and that primary care budget will be spent on primary care.
- **Noted** that these proposals enable circa £468k and £472.5k of the BAU capital to be directed towards primary care estates in 2022/23 and 2023/24 respectively (but noted the risk that delays to concluding the prioritisation process may cause some slippage with capital spend between years).

- **Requested** the Board and Finance and Investment Committee of the ICB to consider making additional revenue available for primary care estates as part of the 23/24 resource allocation process, noting that a Board seminar on primary care and the development of Fuller neighbourhoods will include discussion of primary care estates as an enabler of neighbourhood working and is planned for 24 February 2023.
- **Recognised** that there are other primary care providers with estates needs who are not within the 23 and we are committed to working with them and system partners on their needs.

## WHAT THIS MEANS FOR THE COMMUNITIES AND SERVICES ACROSS BLMK

The tables below list the schemes which will be supported in principle within each of the four “Places” across BLMK. All supported projects will still be subject to individual business case approval.

Based on the indicative budget identified, it has been agreed that the following estates schemes will be supported in principle:

Supported schemes			
Scheme	Place	Description	Rationale
Grove View Hub (Dunstable)	Central Bedfordshire	Relocation of Priory Gardens Surgery plus admin & clinical base for PCN within integrated Health & Care Hub. CBC are delivering the building, with Hospital Trust to hold the head lease.	Committed - in Delivery
Leighton Buzzard PCN	Central Bedfordshire	Extension to mini-Hub arrangements - 2 clinical rooms and admin base for ARRS roles - in Leighton Buzzard Health Centre	Already operational and being funded non-recurrently by ICB – this will enable the scheme to remain operational long-term
Priory Gardens	Central Bedfordshire	Request for extra space in Dunstable Health Centre from 1st Oct-31st March 2023 (3 ground	Very high score for scheme, supports practice being able

		floor rooms) until they move into the Hub	to take on additional trainees prior to relocation into Grove View Hub in April. Marginal financial impact.
Cranfield	Central Bedfordshire	New purpose-built compliant GP surgery, future proofed with extension capability as significant local housing developments reach completion. Expectation of full range of services & full-time opening to local patients.	Expected to be cost neutral recurrently due to developer capital contributions.
Greensand (Amphill)	Central Bedfordshire	Proposal to relocate ELFT within Amphill Health Centre building to free up rooms which could be converted into additional clinical rooms for severely constrained Greensand Surgery	Expected to have marginal financial impact recurrently, due to re-purposing of sessional space that ICB is already paying for.
Hillton PCN	Central Bedfordshire	Proposal to reconfigure space in Houghton Close surgery to create additional clinical rooms for ARRS staff	Expected to be cost neutral recurrently, due to re-purposing of space for which the practice already receives reimbursement from the ICB.
Flitwick Extra Care	Central Bedfordshire	Plans to construct two clinical rooms plus ancillary space within Flitwick Extra Care Housing for use by nearby GP practice (S106 funded).	Expected to be cost neutral recurrently due to s106 funding.
Biddenham	Bedford Borough	Move of De Parys Bromham branch and Linden Road Bromham branch to new build facility	Committed – in Delivery
Union Street	Bedford Borough	Urgent transfer of Goldington Avenue Surgery from Rothesay branch to Union Street (emergency scheme, delivered end of October 2022)	Delivered (since prioritisation process started)

North Bedford Hub	Bedford Borough	The De Parys Group relocation to Enhanced Services Centre (ESC) as part of an integrated Hub on the Bedford Health Village site	Committed - in Delivery
King Street	Bedford Borough	Partitioning of large hall on ground floor of Kempston clinic, plus installation of secondary means of escape to first floor of the clinic, to create three additional clinical rooms and additional admin rooms for practice	Panel considered that if this scheme did not progress, there is a high risk to patient continuity of care.
Kempston Hub	Bedford Borough	Relocation of 3 premises (1 GP Practice) into a primary care Hub in Kempston	Panel considered that if this scheme did not progress, there is a high risk to patient continuity of care.
Great Barford	Bedford Borough	Redevelopment of former school site to enable relocation of this exceptionally constrained practice & support them to absorb current/new housing growth	Panel considered that if this scheme did not progress, there is a high risk to patient continuity of care. Practice have already applied to close their list due to premises constraints and there is no other nearby practice providing primary care services to this community.
London Rd Surgery Additional Rooms	Bedford Borough	Proposal for practice to take on additional rooms in current premises to mitigate severe space constraints (and avoid liability for void costs) following ELFT vacating premises	Expected to be cost neutral recurrently, due to re-purposing of void space in building.
East Bedford PCN	Bedford Borough	Proposal for PCN to take on one void admin room and one clinic room in London Rd Health Centre for the PCN	Expected to be cost neutral recurrently, due to re-purposing of void space in building.

Phoenix Sunrisers	Luton	Continuation of PCN Hub base arrangements at Bramingham Park Medical Centre plus clinical room capacity	Already operational and being funded non-recurrently by ICB – this will enable the scheme to remain operational long-term
Hatters Health – immediate	Luton	Continuation of existing arrangements at Leagrave or relocation of PCN to Redgrave Gardens building for short-medium term.	Already operational and being funded non-recurrently by ICB – this will enable the scheme to remain operational long-term
Medics	Luton	Extension to PCN Hub base arrangements at Marsh Farm Health Centre	Already operational and being funded non-recurrently by ICB – this will enable the scheme to remain operational long-term
East MK Expansion Area	Milton Keynes	MK Council have secured £7.5m HIF funding to develop a health/community facility in expansion area. MK Council managing the delivery; expected in Q1 2024.	Expected to be cost neutral recurrently, due to HIF funding.
Westfield Rd	Milton Keynes	Proposal to extend surgery utilising S106 funding secured in relation to Newton Leys housing development; previously progressing with support from MKC Planning Dept but put on hold due to COVID.	Expected to be cost neutral recurrently due to s106 funding.
Watling Street PCN	Milton Keynes	Proposal to take on additional space at Stoney Health Centre for PCN use	Expected to be cost neutral recurrently, due to re-purposing of void space in building which ICB is already paying for.
Water Eaton	Milton Keynes	Proposal for practice to formally take on “void” space in the Health Centre for their exclusive use.	Expected to be cost neutral recurrently, due to re-purposing

			of void space in building.
Asplands Surgery	Milton Keynes	Extension & reconfiguration of premises funded via S106 funding	Expected to be cost neutral recurrently due to s106 funding.

The table below lists schemes which cannot be supported at this stage (**grouped by Place, not in order of priority**) as they are not affordable within the ICB's Primary Care Budget. The ICB will continue to seek further opportunities to bring some of these schemes forward, and/or re-scope them in an affordable way.

Schemes not supported at this stage		
Scheme	Place	Description
Caritas PCN	Bedford Borough	Progressing availability of two vacant administrative spaces in Queen's Park Health Centre.
Wootton Vale Healthy Living Centre	Bedford Borough	Development of new premises for surgery on adjacent Council-owned site, to replace the temporary building which the practice currently operates from
Harrold	Bedford Borough	Proposal to extend surgery utilising a combination of S106 funding and practice own funding (under expectation of increased notional rent reimbursement)
Shortstown	Bedford Borough	Potential option to lease at a "small" shell rent plus rates and services charge for empty unit attached to surgery to ensure expansion space for practice.
Wixams	Central Bedfordshire	Plans for new surgery in Wixams Town Centre - to operate as a branch surgery for up to 2 existing practices - one in Bedford Borough, one in Central Beds. Designs nearing completion. Proposal for construction to commence in 2023 if a partner agreed to forward fund S106 in exchange for rental agreement, otherwise delivery to be delayed until s106 funding is available to cover cost of delivery.
Caddington	Central Bedfordshire	Proposal to relocate surgery into vacant school building in Caddington

IV South PCN	Central Bedfordshire	Proposal to take on some of vacant dental space in Shefford Health Centre
Sandhills PCN	Central Bedfordshire	Proposal to secure space at Sandy Health Centre being vacated by ELFT & at additional office space Shannon Court via private landlord
Titan PCN	Central Bedfordshire	Exploring utilisation of non-GMS room at Toddington
Barton	Central Bedfordshire	Early exploration of a 5 Consulting room extension to help with practice & PCN constraints
Ivel Medical Centre	Central Bedfordshire	Proposal for practice to take on additional non-GMS space within the building
Relocation of Saffron Road Surgery into a Hub in Biggleswade	Central Bedfordshire	Relocation of up to 2 GP practices into Integrated Health & Social Care Hub.
Additional primary care facility in Houghton Regis Hub	Central Bedfordshire	Relocation of main Primary Care services to Integrated Health & Social Care Hub along with community, mental health and social care. Practice to retain some presence in Houghton Regis town centre.
Additional primary care facility in Leighton Buzzard Hub	Central Bedfordshire	Possible relocation of 1 GP Practice plus space for PCN services into Integrated Health & Social Care Hub along with community, mental health and social care
Relocation of up to 2/3 GP practices in Ampthill / Flitwick into a Hub	Central Bedfordshire	Consolidation of 2/3 GP practices into an Integrated Health & Care Hub along with community, mental health & social care, whilst retaining the rural practice "spokes".
eQuality	Luton	Refurbish space at Wigmore Health Centre to provide administrative space (3 rooms) and a clinical room
Lea Vale	Luton	Proposal to lease vacant office space in town centre, freeing up rooms in practice demise to convert to clinical use. Practice

		have already implemented at-risk and are requesting reimbursement of costs.
Farley Hill	Luton	New build facility to enable relocation of current constrained branch surgery. Site currently owned by Luton Borough Council - site up for sale. Practice intend to self-fund the capital in exchange for a higher level of notional rent reimbursement.
Oasis PCN	Luton	Exploring available admin and clinic space in Wigmore Lane Health Centre, NHSPS building.
Hatters Health PCN – portacabins	Luton	Installation of portacabins in car park of Oakley Surgery for minimum of 3 years
Oakley Surgery	Luton	Early scoping to consider extension to Oakley Surgery, as a means of addressing premises challenges across Hatters Health PCN for the longer term
Relocation of up to three town centre GP practices into a Hub	Luton	Relocation of up to 3 practices into new build Hub facility, along with range of community and mental health services
South West MK PCN	Milton Keynes	Fit-out of non-GMS area of Parkside
Cobbs Garden	Milton Keynes	Potential relocation of surgery into larger premises to accommodate increased list size
Fishermead – portacabin	Milton Keynes	Request for installation of a portacabin on premises land, due to premises constraints.
Red House	Milton Keynes	Proposed relocation of surgery into larger premises to accommodate increased list size (part-funded by s106)
Fishermead – extension	Milton Keynes	Request for extension to practice, due to premises constraints. Potential for sale & leaseback to 3PD landlord, with appetite for investment in extension.
The Bridge PCN	Milton Keynes	Proposal for PCN to take on space within Shipley Court as a base for ARRS roles

Westcroft	Milton Keynes	Request for additional space for practice, potentially by taking on extra space within Health Centre / extension
Hilltops	Milton Keynes	Lease renewal. Practice request to take on additional space in the building

## GLOSSARY OF TERMS

ARRS – Additional Role Reimbursement Scheme, such as Social Prescribing Link Workers, under which Primary Care Networks receive additional workforce funding

ICB – Integrated Care Board (successor organisation to CCG, effective from 1<sup>st</sup> July 2022)

GMS – General Medical Services contract

Non-GMS – area of GP practice building that is not used to support delivery of the GMS contract, and therefore the costs are not reimbursed to the GP practice provider

s106 – Section 106 funding, received from housing developers as contribution towards healthcare infrastructure for specific communities (i.e. where the developments are occurring).

PCN – Primary Care Network

ELFT – East London Foundation Trust

CBC – Central Bedfordshire Council

NHSPS – NHS Property Services

HIF – Housing Infrastructure Fund

3PD – Third Party Developer

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