

<b>Meeting of York Health &amp; Adult Social Care Policy &amp; Scrutiny Committee</b> <b>26<sup>th</sup> April 2016</b>	 <b>Vale of York</b> <b>Clinical Commissioning Group</b>										
<b>Unity Health Surgery</b>											
<b>Purpose of Report For Information</b>											
<b>1. Rationale</b> To inform York Health & Adult Social Care Policy & Scrutiny Committee of the national and local strategies and plans that support the proposed changes around Unity Health Surgery.											
<b>2. Strategic Initiative</b> <i>(double click and select 'checked' for relevant initiatives)</i> <table border="0" style="width: 100%;"> <tr> <td><input checked="" type="checkbox"/> Integration of care</td> <td><input type="checkbox"/> Planned care</td> </tr> <tr> <td><input checked="" type="checkbox"/> Person centred care</td> <td><input type="checkbox"/> Transforming MH and LD services</td> </tr> <tr> <td><input checked="" type="checkbox"/> Primary care reform</td> <td><input type="checkbox"/> Children and maternity</td> </tr> <tr> <td><input type="checkbox"/> Urgent care reform</td> <td><input type="checkbox"/> Cancer, palliative care and end of life care</td> </tr> <tr> <td><input type="checkbox"/> Effective and Efficient Organisation</td> <td><input checked="" type="checkbox"/> System resilience</td> </tr> </table>		<input checked="" type="checkbox"/> Integration of care	<input type="checkbox"/> Planned care	<input checked="" type="checkbox"/> Person centred care	<input type="checkbox"/> Transforming MH and LD services	<input checked="" type="checkbox"/> Primary care reform	<input type="checkbox"/> Children and maternity	<input type="checkbox"/> Urgent care reform	<input type="checkbox"/> Cancer, palliative care and end of life care	<input type="checkbox"/> Effective and Efficient Organisation	<input checked="" type="checkbox"/> System resilience
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<b>3. Local Authority Area</b> <table border="0" style="width: 100%;"> <tr> <td><input checked="" type="checkbox"/> CCG Footprint</td> <td><input type="checkbox"/> East Riding of Yorkshire Council</td> </tr> <tr> <td><input type="checkbox"/> City of York Council</td> <td><input type="checkbox"/> North Yorkshire County Council</td> </tr> </table>		<input checked="" type="checkbox"/> CCG Footprint	<input type="checkbox"/> East Riding of Yorkshire Council	<input type="checkbox"/> City of York Council	<input type="checkbox"/> North Yorkshire County Council						
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<b>4. Actions / Recommendations</b> n/a											
<b>5. Engagement with groups or committees</b> Unity Health has held initial patient engagement meetings regarding these plans. NHS Vale of York CCG has approved these plans at its Senior Management Team Meeting on 23 Feb 2016, and has reported on these plans at its Council of Representatives meeting and at its Primary Care Commissioning Committee.											
<b>6. Impact on Primary Care</b> This development supports the CCG's strategy and five-year plan to deliver more integrated and accessible health and care services to the local population. It will provide space and facilities enable providers to work together to improve services, and deliver a wider range of services closer to peoples' homes.											
<b>7. Significant issues for consideration</b> There will be an on-going need to consult with patients to ensure that services are developed to meet the needs of local residents.											
<b>8. Implementation</b> n/a											
<b>9. Monitoring</b> n/a											

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<b>10. Responsible Chief Officer and Title</b> n/a	<b>11. Report Author and Title</b> Louise Johnston, Managing Partner, Unity Health  Michael Ash-McMahon, Deputy Chief Finance Officer, NHS Vale of York CCG  Shaun Macey, Senior Innovation & Improvement Manager (Primary Care), NHS Vale of York CCG
<b>12. Annexes</b>  <b>Annexe 1</b> - Hull Road Surgery Consultation Event, St Thomas's Church, Osbaldwick, 1.30pm – 2.30pm Friday 15th April 2016. Concerns & Questions.	

### 1. Background

NHS Vale of York Clinical Commissioning Group (CCG) has recently approved an application from Unity Health for the development of a new Primary Care Health Centre which will be situated just off the Field Lane / Kimberlow Lane roundabout near the University's Heslington East Campus.

This report to the York Health & Adult Social Care Policy & Scrutiny Committee describes the rationale behind this decision in the context of the CCG's overarching strategies for the development of health and care services for our population. For more detailed information on the CCG's Integrated Operational Plan 2014-2019 please refer to the documentation here: <http://www.valeofyorkccg.nhs.uk/publications/5-year-plan/>

### 2. National and Local Strategies for the Development of Health and Care Premises

The NHS 'Five Year Forward View' strategy document that was published in October 2014 describes how the health service needs to change and adapt to meet the future needs of our patients, carers and citizens. A central theme that runs through this document is the development of new models of care that will enable groups of GP's to work collaboratively with nurses, other community health services, hospital specialists, mental health and social care to create integrated out-of-hospital care teams – providing more care closer to home for our population.

In late 2014 the Government announced the Primary Care Transformation Fund which is a national, four-year, £1billion capital investment programme to help General Practice make

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improvements in premises and technology. NHS England's aim through this fund is to 'accelerate investment in infrastructure to enable the improvement and expansion of joined-up out of hospital care for patients'.

NHS Vale of York CCG is already working with partners across health and care services to support the development of these integrated teams through its Care Hub model, and underpinning this is a commitment to using key enablers around premises, information technology and the workforce to transform the way in which health and care services are provided to our local communities.

It should be noted, however, that the CCG is not in a position to mandate how General Practitioners use premises to provide their services. Across the country there are a number of models through which premises are used by GP's to deliver services – General Practice business partners may own their own premises, or they may choose to lease their premises from a private owner or NHS landlord. In this context, NHS Vale of York CCG will need to continue to work in partnership with General Practice and other health and care providers to understand and agree how both existing premises and new developments can be used in the most effective, flexible, affordable and sustainable ways. The responsibility for delivering this change sits across the CCG and provider organisations, and with support from NHS Property Services, this vision has started to be developed (and will evolve over the next five years) through the CCG's Interim Strategic Estates Plan.

### 3.Unity Health Application for the Development of a New Healthcare Centre

Unity Health submitted their application for a new surgery to NHS England in the 2015-2016 phase of the Primary Care Transformation Fund. In this application, the Practice clearly articulated their commitment to delivering the agenda contained in the NHS 'Five Year Forward View', and in particular:

- Improving access to Primary Care services
- Meeting changing patient needs
- Developing and providing new treatment options
- Developing partnerships with other health and care providers
- Developing and investing in preventative healthcare
- Working to deliver integrated out-of-hospital care

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The Practice also articulated the constraints and issues around its current premises at the University and Hull Road surgeries, including:

- Inadequate consulting space for number of GP's required to service the list size
- Lack of space to provide additional specialised services
- Lack of adequate storage, no dedicated dirty utility rooms, and lack of clinical hand washing in some rooms
- Lack of patient privacy in waiting areas and receptions
- Accessibility issues and limited parking provision, with space issues causing poor access statistics
- Room layouts compromising staff safety

Unity Health's concerns are reinforced by NHS Property Services who have confirmed that the Practice is the most in need of additional floor space, by a significant margin, across the CCG's total of 29 Practices. The Hull Road premises are also considered to have a low functional suitability, with poor access for disabled patients and limited capacity for improvement/development.

The Practice has worked hard to secure a sound financial package with the developer allowing them to present a cost-effective solution, which may not have been feasible or affordable for a similarly state-of-the-art facility elsewhere. However, the Practice's application to the CCG to support the increased revenue consequences of this development was based on the release of the notional rent currently funding the nearby Hull Road surgery and York Campus surgery. This was a key part of the proposed financial model, without which it is unlikely that the proposal would have been affordable and been met with support.

The CCG's assessment, having worked closely with both Unity Health and NHS England on this application, is that, although a small number of patients will have a longer distance to travel, the local community cannot miss this opportunity to develop a new, state of the art healthcare centre. The situations in which Practices are willing to make large scale changes, and in which funding is available to support these are becoming increasingly rare, and it is in this context that the CCG is enthusiastically supporting Unity Health's plans. The new premises will enable the Practice to develop additional services, and to work in partnership with other organisations to improve the quality, efficiency and accessibility of more integrated out-of-hospital care for local residents.

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There is a significant increase planned for York University's student population and coupled with Unity Health's concerns around the future statutory compliance of its Hull Road premises, the lack of parking adversely affecting accessibility, and NHS Property Services estimating that Unity Health is operating with significantly less clinical floor space than recommended, the retention of the Hull Road Surgery is not a viable option and does not present value for money for a local health economy in which patient demand is currently pressurising available budgets.

For Osbaldwick residents, the distance to the new surgery will be slightly greater (existing Hull Road Surgery to new build is less than 1km), and the CCG regrets any inconvenience to individual patients who may need to travel further and will endeavour to work with City of York Council colleagues to ensure that access from the Osbaldwick side of the Hull Road is safe for pedestrians. It is also understood that the site will be served by a new bus terminus located nearby.

The CCG will work closely with Unity Health to ensure that there is a smooth transition for patients as the Practice moves into its new premises, (planned March 2017).