



North East London

Estate update from the C&H primary care team

Partnership working with LBH

City and Hackney (C&H) primary care team (was CCG now ICB) has been working in partnership with LBH Strategic Property Services since 2018 to address long-standing areas of need in the primary care estate. Underpinned by section 256 funding (i.e. the CCG part-funded 2 x LBH estates posts with this arrangement ending Sep 2023), this work has involved:

- Capacity, advice and support in dealing with CHP and NHSPS to address issues with existing buildings and relocate practices into vacant space. Examples include moving Wick HC into the long empty ground floor at Kenworthy Road; design stages relating to the redevelopment of John Scott Health Centre (as well as securing S106 funding) and Somerford Grove/Barrett's Grove; temporary extension to Trowbridge Surgery (which was subsequently abandoned)
- Identification of unused sites within the LBH property portfolio for potential redevelopment as primary care facilities; this included Stamford Hill Library as well as the two big capital projects below
- Where sites have been identified, working to obtain capital funding (LBH has provided its own capital for Portico/Belfast) and with practices on the design of the developments (as part of the wider design team) and supporting the primary care team on governance around approval of reimbursable rent including provisional value for money assessments from the District Valuer
- Two significant capital projects now nearing completion (see details to the left) and a further project to refurbish 92 Well Street as a multi-agency homelessness hub and new home for the Greenhouse Homeless Practice



The Portico

New home for Lower Clapton Group Practice

Due to be completed Jan/Feb 2024

18 consulting rooms
6 treatment rooms
1 minor procedures room

Administrative, staff and patient accommodation and reception areas



Belfast Road

New home for Spring Hill Practice

Due to be completed Apr 2024

20 consulting rooms
3 treatment rooms
1 minor procedures room

Administrative, staff and patient accommodation and reception areas

Business cases for additional space

Circumstances where practices would like to take on or create additional space for service delivery under their core contract require commissioner (ICB) approval, principally for the increased revenue costs associated with rental reimbursement but in most cases also for additional IT equipment and associated infrastructure.

Requests of this nature can involve practices located in leased premises seeking to occupy vacant space in the same building (if and when this becomes available) or practices seeking to develop or reconfigure space within a partnership owned building. Both scenarios can have revenue implications for the ICB and the latter may also involve capital investment (normally through an Improvement Grant (IG) – see next slide).

When we were a CCG approval in principle of increased rental reimbursement associated with business cases has been relatively straight forward through the local Primary Care Commissioning Advisory Group. However, value for money reports from the District Valuer (DV) needed for final sign off often take several months resulting in delays to increased reimbursement. In the past, there has also been delays relating to provision of additional IT equipment and infrastructure due to the availability of capital funding and pressure on GP IT revenue budgets.

Due to its current financial situation the ICB has put a temporary hold on agreeing any new applications (which currently applies to the Greenhouse relocation).

Business cases approved since 2021

- F84015 Kingsmead – practice reconfigured parts of their building previously unused for service provision at own cost. CCG/ICB approved increased rental reimbursement.
- F84008 Barton House – practice occupied vacant space in their building, leased from NHSPS, resulting in increased rental reimbursement. Space used as clinical admin room facilitating more efficient use of consultation rooms.
- F84105 Lea Surgery – practice occupied vacant space in their building, leased from LBH, resulting in increased rental reimbursement. Again, new space facilitates more efficient use of consulting rooms.
- F84620 Wick HC – practice occupied two additional, previously vacant consultation rooms in Kenworthy Road. Additional rental reimbursement approved.
- F84096 Lawson Practice – Redevelopment of 2nd floor space previously unused for GMS service provision. Subject of IG application (see next slide).
- F84632 Greenhouse – Additional space at 92 Well Street development (see previous slide).
- Also approved the b/case from Shoreditch Park PCN to take on the vacated Whiston Road premises (which the PCN did not take up due to cost of NHSPS service charges)

Business cases expected in coming months

- Y00403 Trowbridge – request to take on vacant consultation rooms at Kenworthy Road, in addition to existing premises, following multiple previous attempts to address acute space issues at current site (portacabin project abandoned).
- F84015 Kingsmead – seeking approval for increased rental reimbursement for further reconfiguration of building to create additional consultation rooms.

London Improvement Grant (LIG)

- The ICB receives an annual capital allocation to support practices with premises improvements from Infection Prevention and Control (IPC) compliance to substantive redevelopments of their buildings.
- Current LIG regulations stipulate that grants can only cover 66% of the cost, with practices having to meet the remainder, which sometimes deter applications.
- All applications are subject to extensive due diligence processes involving processes to ensure value for money, validation of current lease arrangements and longevity, landlord permission and, for more substantive work, building and planning regulations. Practices do not always have the experience or expertise to manage this process.
- Grants awarded for works on practice owned buildings are subject to abatement on associated increases in rental reimbursement, meaning that a proportion of the increase resulting from the grant funded works will be deducted to compensate for NHS capital investment. This only applies to notional rental reimbursement.
- The table below contains a summary of approved LIG schemes at City and Hackney practices for 23/24 (some rolling over into 24/25). There was also expressions of interest submitted by practices at Fountayne Road Health Centre, Trowbridge Practice and Athena Medical Centre for various reconfiguration and IPC related works but these were subsequently withdrawn by the practices.

Practice	Description of works	Value of grant (66%)
Well Street Surgery (F84069)	Conversion of 2 admin rooms & 1 seminar room on 2nd floor to create 4 new clinical consulting rooms, associated works and fees	£78,200
Lawson Practice (F84096)	Conversion of 2nd floor office space into clinical rooms x 8 (please ensure room sizes meet minimum standards) and associated clinical compliant works to new rooms	£46,200
Elsdale Street Surgery (F84601)	Clinically compliant sinks, Clinically compliant flooring, Fire regulation works to exits, lighting in clinical rooms	£23,100
Allerton Road Medical Centre (F84716)	Installation of Lift (revenue), Installation of clinically compliant flooring to clinical rooms, Convert open plan areas into three clinical rooms	£137,940