

Portsmouth Community Care Estate Review (Phase 2) Update for the Health Overview and Scrutiny Panel on planned service moves

February 2016

1. Background

- 1.1 NHS Property Services, Portsmouth City CCG and Solent NHS Trust are working in partnership with the City Council and other system stakeholders on a two phase programme of work aimed at ensuring that community health services in Portsmouth are being delivered from the most suitable and cost-effective buildings and facilities available.
- 1.2 Phase 1 of this two phase programme was completed in 2015 and saw the relocation of multiple services from the St James' site to various locations, primarily to St Marys Hospital. These relocations have enabled the disposal of part of the St James', which has now transferred ownership to the Homes and Communities Agency.
- 1.3 Since the last HOSP update in October '15, a Phase 2 Business Case has been produced outlining the scope and model for delivery of a programme of works to enable the release of a further area the St James' campus and completion of the overall project. This Case was agreed by the respective Solent NHS and Portsmouth CCG Boards in January '16.
- 1.4 Further to this agreement, Solent NHS have agreed to fund the design development of all schemes contained within the Business Case to enable full submission to the Trust Development Authority (TDA) in August '16. This submission will include Tendered figures required for construction and delivery of the project.
- 1.5 The projects within the Phase 2 Business Case to be worked up include
 - a) St Marys B Block Refurbishment
This project will involve the full refurbishment of the currently unoccupied St Marys B Block to provide a purpose built, modern healthcare environment. It will include the provision of a permanent Pharmacy base on the ground floor, a relocated podiatry suite and outpatients department from the St James site on the first floor, and clinical support hub on the second floor.
 - b) Junior Drs Mess Relocation
The Junior Doctors Mess currently occupies part of the St James' Main Block, this project seeks to re-provide that accommodation in Baytrees, a Solent NHS building on the retained section of the St James' site.
 - c) SJH Infrastructure
To enable the disposal and anticipated redevelopment of the St James' site, it is necessary to relocate the infrastructure that is currently fed via the Main Block to outlying retained buildings. This will include the re-provision of an emergency generator.
 - d) SJH ICT Infrastructure

Along with primary infrastructure and services, the ICT infrastructure will need to be demobilised. This will involve a combination of physical relocations and the transition to off site ICT infrastructure.

e) SMH Catering

This project will enable the main Central Processing Unit function currently based at St James' Hospital, and serving a number of locations, to relocate to St Marys. It will include the provision of sufficient cold storage for patient meals.

f) The Limes Remodelling

Doctors offices currently based within the St James' Main Block will be relocated to The Limes building on the same site. This project will repurpose existing identified rooms to enable this move.

g) SMH MSCP

A Multi Storey Car Park will be constructed at St Marys Hospital consisting of two decks and providing an additional 135 parking spaces. This increased capacity will allow for the increase in staff and patient activity when services move across from St James'.

- 1.6 Following the above noted recent respective Board approvals, the programme of work has progressed into detailed design. Formalised user group meetings have been set up to ensure that this design meets the clinical aspirations of staff and patients. The fully designed and Tendered schemes will be submitted in a Full Business Case to the TDA in August '16, with overall completion programmed for December '17. With the site vacated, NHSPS would then progress disposal in the January '18.
- 1.7 In line with the Solent project process and TDA guidelines, this detailed design development will include both staff and patient consultation and consideration as an inherent contributor to final proposals. It is envisaged that patient engagement will be take the form of a series of presentations and informal meetings. The aspirations of staff to provide a high quality facility are supported by the Trust Board and in line with National NHS guidance.
- 1.8 Following delivery of this programme of work, Solent will occupy and retain Freehold Ownership of part of the St James' Hospital site. This 'retained portion' will include Falcon House, Baytrees, Kite, The Limes, Oakdene and Orchards.
- 1.9 Upon successful completion of this programme of work it is envisaged that a further review of Solent occupation take place to build upon these successes and offer further system and patient benefits. As a first phase of this further review, Solent intend to bring forward a separate HOSP related to the future use of the Oakdene building.
- 1.10 Fully in line with the recently completed Portsmouth CCG Strategic Estates Plan, and the NHS Five Year Forward View, this significant first step in the Plans delivery will act as a catalyst for services to both co-locate and integrate. Current discussions again build on this platform and propose further integration and relocation of teams, particularly to St Marys Hospital, as outlined again in the PCCG SEP and Solent Clinical and Estates Strategies.
- 1.11 The investment and rationalisation proposals under Portsmouth Community Care project will continue to improve local facilities and patient care ensuring that more financial resources are dedicated to meeting the needs of patients rather than maintaining buildings that are no longer required.