

## **Portsmouth Community Care Estate Review (Phase 2)**

### **Update for the Health Overview and Scrutiny Panel on planned service moves**

**7 March 2017**

#### **1. Background**

- 1.1 NHS Property Services (NHSPS), Portsmouth Clinical Commissioning Group (CCG) and Solent NHS Trust are working in partnership with Portsmouth 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, including St Mary's Hospital. These relocations have enabled the disposal of part of the St James' site, which has now transferred ownership to the Homes and Communities Agency (HCA).
- 1.3 At the previous HOSP update in February 2016, we reported that a Phase 2 Business Case had been submitted and approved by the Solent NHS and Portsmouth CCG Boards. This outlined the scope and model for delivery of a programme of works to enable the release of a further area the St James' site and completion of the overall programme.
- 1.4 This programme will result in major improvements at St Mary's and generate significant revenue savings for the Portsmouth healthcare system overall that can be re-directed towards patient care in the city.
- 1.5 The approval of this Business Case allowed the detailed design work, tendering and planning approvals for the Phase 2 schemes to progress. This work has now been completed. The current status of each project under Phase 2 is as follows:
  - a) St Marys B Block Refurbishment  
This scheme is fully designed and has been tendered. A preferred contractor has been identified. All necessary planning approvals are in place.
  - b) Junior Drs Mess Relocation  
It is now planned to relocate the Junior Doctors Mess into a residential property to be purchased for this purpose, close to the St James' site. Work is underway with the service to identify a suitable property.
  - c) St James' Infrastructure  
This scheme has been designed and tendered, and a preferred contractor identified. A proposal to share the scope between NHS Property Services and Solent NHS Trust is being discussed. Planning approval for the new service yard was granted on 8 February 2017.

d) St James's ICT Infrastructure

Detailed planning is underway with our ICT provider, covering the demobilisation of the ICT within the St James' main site, and re-provision of services to allow the Limes and Orchards to become independent of the main site.

e) Catering

Detailed designs are in place for a new catering facility to be located within the ground floor of Block A at St Mary's to replace the existing facility in the St James' main building. In parallel, alternative locations are also being considered, which may prove more beneficial to the health economy in Portsmouth.

f) Parking at St Mary's

The proposed new multi storey car park did not receive planning approval. Instead, new parking controls at the site have considerably improved the availability of parking spaces for essential staff and visitors. Discussions are taking place to secure additional parking off site within a short walking distance of the site.

- 1.6 The detailed design work has progressed, and schemes have been tendered as noted above. In September 2016 the Business Case was updated, based on capital funding by NHS Improvements (NHSI) loan. Following various detailed discussions with NHSI over the business case, a final version was produced and submitted in November 2016. This was approved by Solent Board in December 2016.
- 1.7 The final loan required has been subject to agreement between NHSPS and Solent over the level of funding contribution by NHSPS towards the St James' Infrastructure. These discussions are well advanced and expected to conclude shortly. Once agreed, the loan application to NHSI can be completed, expected in March 2017.
- 1.8 NHSI have advised that loan funding will be available in the next financial year. Works are anticipated to commence in April 2017, with the target date for disposal of the land by NHSPS by the end of March 2018.
- 1.9 In line with the Solent project process and NHSI guidelines, this detailed design development has included both staff and patient consultation and consideration as an inherent contributor to final proposals. Patient engagement has taken the form of a series of presentations and informal meetings. The aspirations of staff to provide high quality facilities are supported by the Trust Board and in line with national NHS guidance.
- 1.10 The investment and rationalisation proposals under Portsmouth Community Care programme 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.