

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

20 April 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 March 2017, we reported that the detailed designs for the schemes had been completed and the projects tendered. The final business case had been completed and reviewed by the Solent Board, Portsmouth CCG and NHS Property Services.
- 1.4 Discussions have continued between the trust, NHS Property Services and NHS Improvements over the apportionment of the capital funding for the scheme.
- 1.5 Individual project updates are 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. The scheme is ready to commence subject to release of funds.
  - b) Junior Drs Mess Relocation  
The requirement for the Junior Doctors has changed following changes to their contract, which has resulted in a change from an 'on call' rota to a shift based system. This means overnight sleeping accommodation is no longer required, and can be replaced with rest facilities. This means we no longer need to purchase a new property, and are reviewing existing facilities within the Orchards building that can meet the requirement.
  - c) St James' Infrastructure  
No further update since the previous meeting - 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 and detailed execution plans are being progressed for the phased demobilisation of ICT services within the existing buildings and the provision of new infrastructure to supply Limes and Orchards

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

Discussions with Portsmouth Football Club to use their car park at Fratton Park have progressed well. A detailed proposal has been developed with the club and is now with the Solent Board for review. This will initially provide 105 spaces, with the opportunity to extend to 150 if needed. The parking controls at St Mary's are currently working well.

At the previous meeting, Solent were asked to consider whether they would consider re-submitting their planning application for the new car park. This would place a significant additional capital burden on the trust. In addition, the parking controls that have already been implemented are working well and have resolved the previous issues over parking at the site. Taken in conjunction with the proposals to secure additional parking from Portsmouth FC, the Trust has concluded that they will not be seeking to resubmit their planning application for the new car park.

1.6 The programme is ready to commence once funding has been released.

1.7 The list of services to be relocated is as noted below:

<b>Service</b>	<b>Current Location</b>	<b>Proposed Location</b>
Various	Turner GF/FF	SMCHC Block B FF
Portsmouth Rapid Response Team	Turner GF	tbc
Older Persons Mental Health Clinics	Langstons GF	SMCHC Block A
Older Persons Mental Health Admin	Turner GF	SMCHC Block A
Catering	Main Building	SMCHC Block A
Junior Doctors Mess	Overton	Orchards
Centre for Primary Care Education - Wessex Deanery	Goddard GF	SMCHC Block C
Learning and Development - Moving and Handling	GF Beaton Training Suite	SMCHC DSU
Learning and Development - Training Room	Kestrel	SMCHC Block C
Human Resources 2 person	Kestrel	SMCHC Block C
Learning Disability	Kestrel	Civic
Intensive Support Team (IST)		
Domestics and Porters	Main Building	Orchards
Medicines Management	Main Building	Orchards
Reception	Main Building	SMCHC Reception
Security	Main Building	SMCHC Security