

Briefing Paper: Closure of Northern Parade Clinic, Hilsea, and Relocation of Services to Battenburg Avenue Clinic, North End.

1. Introduction

1.1 The Northern Parade Clinic is located in a residential area of Hilsea, alongside a major route into the City.

Northern Parade Clinic is owned by NHS Portsmouth. The building infrastructure is in a very poor state of repair and would require considerable investment to bring it up to a suitable condition (NHS Estate code Condition B). In addition the internal environment is dated and is not “fit for purpose”. The Backlog Maintenance figure for the building currently stands at £250,000 but a comprehensive refurbishment scheme (to achieve full compliance and modernisation) is likely to cost in excess of £500,000 plus VAT.

1.2 The building accommodates a range of services commissioned by NHS Portsmouth for children and families. These include:

- Children’s community outpatient clinics (provided by Solent Healthcare)
- Children’s orthoptic clinics (provided by Portsmouth Hospitals Trust)
- Midwifery clinics (provided by Portsmouth Hospitals Trust)
- Office accommodation for the Community Paediatrician and associated Team members (employees of Solent Healthcare)

1.3 Northern Parade Clinic sits on the same site as two buildings owned by Portsmouth City Council. These are Northern Parade Day Centre and Alexandra Lodge Residential Care Home. Not only do the buildings sit on the same site but they also share a number of infrastructure services, for example a single boiler room serves the entire site.

1.4 Portsmouth City Council has announced that it intends to close both Northern Parade Day Centre and Alexandra Lodge Residential Care Home by mid 2011. These buildings will be demolished and the land redeveloped as part of the City Council’s Elderly Extra Care and Affordable Housing Redevelopment Project.

1.5 In late 2009 Portsmouth City Council officers expressed an interest in purchasing the Northern Parade Clinic building from NHS Portsmouth. This was with a view to demolishing the building and incorporating this small plot of land into the overall large redevelopment site.

In December 2009 NHS Portsmouth gave the Estates Team permission to

- a) Enter into initial negotiations with Portsmouth City Council and
- b) Undertake an Option Appraisal Study in respect of the future use of the Northern Parade Clinic site.

2. The Current Situation

2.1 During the period January 2010 to September 2010 the NHS Portsmouth Estates Team has completed a number of pieces of work and is currently finalising the production the production of an Option Appraisal Report (due for publication in November 2010). Work streams have included:

- Negotiations with Portsmouth City Council resulting in:
 - i) a site valuation which is acceptable to all parties (NHS Portsmouth, Portsmouth City Council, District Valuer) and
 - ii) agreement that ideally vacant possession of the Northern Parade Clinic site would be achieved by May 2011.
- Documenting the future accommodation requirements of the services currently accommodated at Northern Parade Clinic.
- Identifying accommodation options which might meet these documented needs. These options include:
 - Do minimum (undertake work at Northern Parade Clinic to achieve a freestanding, good condition, compliant and fit for purpose facility).
 - Relocate all Northern Parade Services to vacant accommodation within Battenburg Avenue Clinic, North End.
 - Relocate clinic services to other local Health Centres (eg Cosham Health Centre) and relocate offices to a suitable NHS base (eg St James' Hospital, St Mary's Hospital, Queen Alexandra Hospital).
- Discussions with the NHS provider services organisations to ensure that they are aware of and supportive of the option appraisal work. (NB. Discussions have taken place with both Children's Services and Orthoptic Services to date. A meeting with Midwifery Services is still to be scheduled).

3. The Preferred Approach

3.1 The Option Appraisal work undertaken so far has focused primarily on the estate-related issues. From an estates perspective the preferred option incorporates:

- a) the emptying and disposal of Northern Parade Clinic (a very poor quality and "not fit for purpose" property) and
- b) the relocation of children's services from Northern Parade Clinic to Battenburg Avenue Clinic.

3.2 Battenburg Avenue Clinic is located 0.72 miles (walking route) to the south east of Northern Parade Clinic, on Battenburg Avenue, North End.

The East Wing of Battenburg Avenue Clinic is already occupied by a range of Solent Healthcare Services, many of which are focused on children and their families (eg Child and Adolescent Mental Health, Speech and Language Therapy). The West Wing of Battenburg Avenue Clinic will be vacated in December 2010 when a team of

Portsmouth City Council staff (Educational Psychology) relocate to the Civic Offices. This vacated space is sufficient to accommodate all of the services from Northern Parade Clinic.

3.3 Accommodation at Battenburg Avenue Clinic is already in a reasonable condition (window and heating system replacement is currently underway). Approximately £175,000 would need to be spent on the West Wing to create a modern and fit-for purpose facility. Once this is completed the building will offer a high quality environment for both staff and patients.

3.4 The sites adjoining Battenburg Avenue Clinic are also utilised by services focused on Children and Families. These include: The Willows Nursery, The Family Resource Centre and Cliffdale School (all Portsmouth City Council Services).

3.5 There is already a large car park within the grounds of Battenburg Avenue Clinic. Part of this is currently reserved for the Portsmouth City Council Educational Psychology Team but would become available for general use once these moves have happened.

4. Next Steps

4.1 The Estates Team is aiming to complete the Option Appraisal Report in early November 2010.

Initial discussions with Service Providers have indicated that they are supportive of these proposals. However, in the coming weeks NHS Portsmouth Commissioners will need to engage more closely with the individual provider service managers to ensure that patient services will not be unduly compromised by the proposed relocation.

5. Conclusion

The Health Overview and Scrutiny Panel is asked to note the content of this Briefing Paper. Any comments or feedback would be welcomed.

Janet Kearney
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Attachments

1. City Plan showing walking route from Northern Parade Clinic to Battenburg Avenue Clinic
2. Site Plan showing Northern Parade Clinic, Northern Parade Day Centre and Alexandra Lodge