



meeting	<b>HEALTH SELECT COMMITTEE</b>	
date	<b>2 May 2006</b>	<b>agenda item number</b>

## **Report of the Chair of the Health Select Committee**

### **LIFT - Keyworth Health Centre**

#### **Purpose of the report**

1. To update the Health Select Committee on developments with the NHS Local Improvement Finance Trust (LIFT) project in Keyworth.

#### **Background**

2. The Select Committee identified the Keyworth Health Centre as a possible issue for Scrutiny at the meeting on 13 December 2005. Members of the Select Committee were frustrated by progress and requested that further information be sought.
3. The Keyworth Health Centre is being developed by the Greater Nottinghamshire LIFT Company, which covers Broxtowe & Hucknall, Gedling, Nottingham City and Rushcliffe Primary Care Trust areas. Mr Peter Jones, General Manager of the LIFT company has provided an update on progress with the Keyworth Health Centre which is contained elsewhere within this report.
4. NHS Local Improvement Finance Trusts (LIFTs) are public private partnerships which supplement current investment in the primary care estate. LIFTs rebuild local primary care premises, which they then own and lease back to GPs.
5. The Greater Nottinghamshire LIFT company developed
  - Park House Health & Social Care Centre, Burton Road, Carlton (Gedling PCT) which opened in January 2006
  - Clifton Cornerstone, Southchurch Drive, Clifton (Nottingham City PCT and Nottingham City Council) which opened in March/April 2006
  - Stapleford Care Centre, Church Street, Stapleford (Broxtowe and Hucknall PCT) which opened in March/April 2006

6. Preparation for these three developments began in 2003 and construction work started Summer/Autumn 2004.
7. The LIFT company currently has two new centres under construction Mary Potter Joint Access Centre on Gregory Boulevard, Hyson Green and the Keyworth Health Centre.

## Issues

8. Mr Peter Jones, General Manager, GRT Nottingham LIFT Company provided the following update in February 2006:
  - “The local concern and frustration over the delay in starting the development of the new Health Centre on the Bunny Lane Car Park is very understandable, and the GRT Nottingham LIFT Company (LIFTCo) is very conscious of, and very much regrets, the inconvenience this delay has caused not only to the inhabitants and traders of Keyworth but also to those, like yourself, who find themselves caught up in the matter. However, as financial close on this development was achieved at the end of November last year I can state categorically that the clock on the Keyworth development is now ‘ticking’ and that a programme of works is in place that will see:
    - The Health Centre and car park surrounding that Centre (ie: the area of the Bunny Lane Car Park) completed in March next year [2007].
    - The car park to be built upon the site of the current Health Centre completed 4 months later in July 2007.
  - It should be noted that the first three months following a financial close is very much focused on design development, with the design of the building being completed in detail prior to the start of major construction. This period is factored into the construction programme, so it is included in the timescales outlined above, but it is inevitably the case that activity on site is limited to enabling works and other relatively small activities during this short period. For example, at Keyworth, since financial close was achieved work has been limited to filling in the excavation that resulted from the archaeological dig that took place last summer and the laying of some kerbing and hard standing for subsequent use; over the coming month or so a main sewer will be diverted and a retaining wall built. These minor, but important, works are programmed to allow the major construction work to start in early March, at which point I expect the local population to be only too aware of that fact!
  - Given interest in this matter, it might well help if I also explain that the decision to conduct the archaeological investigations in

July last year was very much based upon an intention to commence development of the site immediately thereafter. Unfortunately, the structure of the Keyworth deal was very complex and, whilst this complexity provided significant benefit to the overall cost of the Keyworth scheme, it also resulted in an unexpected, and unwanted, delay in achieving financial close. I would also add that, for a number of commercial reasons, it was considered essential that the results of the archaeological dig be known before financial close was achieved. As a result, it was not possible to conduct the dig after financial close had been achieved, an option I appreciate might well have removed the ongoing concerns!"

9. In summary, a financial agreement for the Keyworth Health Centre was signed at the end of November 2005. Work on the centre should be completed by March 2007 and the new car park by July 2007. The perceived lull in development was caused by an architectural survey which had to be undertaken, giving the impression that work had commenced and then stopped.
10. A further update from Mr Jones confirmed that major construction started on the site in March 2006, with the main base, foundations and lift shaft having been completed. The project is currently reported to be on target for the completion dates set out above.
11. The Greater Nottinghamshire LIFT Company is currently constructing two centres, only one of which is located within the County. Issues specific to the Keyworth Health Centre could be local issues that could be addressed at a District level. The Health Select Committee has in the past chosen to address strategic issues and may therefore wish to consider whether issues with the LIFT Company are strategic or local that could be best dealt with at a local level.

## **Options**

12. The Select Committee may wish to:
  - make further investigations into this matter
  - adopt a watching brief
  - ask the appropriate Rushcliffe Borough Council scrutiny committee to monitor progress at the Keyworth Health Centre.

## **Recommendations**

13. It is recommended that

The Health Select Committee consider the information provided and identifies any additional action or information that is required.

**Councillor James T Napier**  
**Chair, Health Select Committee**

Background papers: nil.