

minutes



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| Meeting | LIFT (LOCAL IMPROVEMENT FINANCE TRUST) SELECT COMMITTEE |
| Date | Monday, 21st April 2008 (commencing at 10.30am) |

Membership

Persons absent are marked with `A`

COUNCILLORS

Chris Winterton (Chair)
Brian Wombwell (Vice-Chair)

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|---|----------------|---|------------------------|
| | Mrs K Cutts | A | Edward Llewellyn-Jones |
| A | Andy Freeman | | Martin Suthers OBE |
| | Pat Lally | | Parry Tsimbirdis |
| A | Bruce Laughton | | |

Co-opted Members: Ms Shirley Inskip)
 Mr Tom Turner) Patient & Public Involvement Forum
 Mr Glen Swanwick)

Also present:

Eleri de Gilbert – Managing Director – Nottinghamshire Community Health
Kay Fradley – Commissioning – Nottinghamshire County tPCT
John Horton – Nottinghamshire County tPCT
Lee Clayton – Chief Executive Nottinghamshire LIFT Co
Peter Jones – General Manager - Nottinghamshire LIFT Co

MINUTES

The Minutes of the last meeting on Monday 10th March were agreed and signed by the Chair.

APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Andy Freeman, Councillor Bruce Laughton and Councillor Edward Llewellyn-Jones.

DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

None.

DEVELOPMENT OF LIFT BUILDINGS – THE ROLE OF THE LIFT COMPANIES

Peter Jones, General Manager of LIFTCO, gave a presentation that detailed the process of providing a new building for use by the Public Sector, driven by the need to balance service provision with value for money and affordability.

The Strategic Services Development Plan sets out future requirements in terms of service delivery, areas of need and timescales. Following the Public Sector brief, the LIFT companies review space, timetables, site availability, begin to develop the design and identify core costs to confirm affordability. He explained that core costs include land purchase, construction and maintenance, operational management and finance provision. At this stage approval is required from the Strategic Partnership Board.

Mr Jones reported that Stage 2 involved further development of the design with input from the Project Team, the Planning Forum and user groups; agreement on all costs, tenants' requirements, planning consent, land purchase and all legal documentation before seeking final approval from the Public Sector Boards. He stated that much of the risk involved was retained by the LIFT companies, including development costs, maintenance and planning costs, construction costs with penalty if time is overrun, and third party income if the previously assessed income was not achieved. The terms of the contract to provide building to be leased to the Public Sector at an affordable cost for 25 years allows NCC PCT the option of extending the lease, purchasing the building at market value or moving out.

The Public Sector risks include Stage 1 development costs, some insurance costs, operation plus management of the building and provision of any required hard plans. Value for money would be assessed using bench marking and market testing of similar builds across the county.

In response to a question from Councillor Wombwell, Mr Jones confirmed that the PCT were responsible for lease costs on the unoccupied space at Stapleford Care Centre. Councillor Winterton asked how the situation with regard to this space would be resolved. He was informed that the LIFT companies would work with the PCT to identify other services that were needed, and who could make suitable use of the space, with the finance from the sub-let going to the PCT to subsidise the lease costs.

Councillor Suthers queried how value for money could be achieved when large areas of a building were unused. He suggested that tenants should be legally obligated to take up their allocated spaces.

Lee Clayton, Chief Executive of Nottinghamshire LIFT Co, explained to Councillor Tsimbiridis that the LIFTCO was 60% private ownership and 40% public, and that the shareholders included the Department of Health, the County Council and the City PCT. He gave an assurance that all valuations and financial assessments were carried out by the District Valuer and the Bank to ensure a fair and reasonable outcome.

Tom Turner, PPIF, disputed that the LIFT Companies had taken note of the recommendations made by themselves and other user groups in the design of the buildings, in particular, he pointed out the inability of the lifts to take stretchers and

motorised wheelchairs. Shirley Inskip agreed and noted that Disability Access was a standard requirement for both patients and the workforce using the building. Councillor Cutts was concerned about parking and access for patients, and suggested that the travel potential should be explored through contact with local bus companies to improve services.

Councillor Winterton stated that compliance with DDA legislation was a key issue, and reported that wheelchair access from the car park into the care centre was difficult and reminded the PCT that public access to a health building needed to be a priority. He also asked whether, since the voluntary sector had no guaranteed resources, they could be offered space. Peter Jones said that consideration had been given to this in terms of services to complement the building, but that the extra costs to fund third party space was prohibitive. He pointed out that income from the Co-op Pharmacy currently subsidised PCT costs. He added that the LIFT Co had provided DDA to the minimum standard in earlier builds, but that this would be enhanced in any future projects.

DEVELOPMENT OF LIFT BUILDINGS - ROLE OF THE PCT

Eleri de Gilbert, Managing Director - Nottingham Community Health, gave a presentation detailing the development of health facilities through LIFT from Nottinghamshire County Teaching Primary Care Trust (NCTPCT). Ms de Gilbert listed the premises already commissioned and updated the Committee with details of the current unallocated space, including explanations for any under use and detailing NCTPCT plans for future developments. In particular, Stapleford Care Centre, the second largest in the country, and provided at a cost of £10.6 million, had space unallocated because NCC Social Services Department pulled out citing that the space was not suitable for integrated working; they did, however, meet the costs of development. Future plans for this space include Improving consulting rooms, transferring PCT staff from other sites, including nurses, health visitors, watch teams and speech language specialists. Ms de Gilbert assured the Committee that the NCTPCT were actively seeking potential customers and that consultations had already produced several other services and areas to be developed.

Councillor Wombwell pointed out that the original plans for Stapleford Care Centre had included GPs and hospital consultants providing clinics and using theatres to treat patients locally. He asked why this had not been achieved. Kay Fradley explained that, whilst the strategic plan remains to treat patients in the community, the PCT needs to guarantee a level of care at the new Independent Treatment Centre at the QMC. Tom Turner added that a new sports injury clinic at the QMC would also centralise more services. Councillor Wombwell stated that future plans needed to ensure that mistakes like this are minimised.

Tom Turner PPIF, commented that with current levels of MRSA he had been surprised that hand gel was not available around the Care Centre. Ms De Gilbert agreed and promised to look into procedures.

Councillor Mrs. Kay Cutts noted that, in spite of the new centre at Keyworth, patients were still being sent to QMC making access to services more difficult, particularly for elderly patients. She queried the strategic aim of developing outreach services in the community.

Councillor Lally said there had been legal, planning and logistical mistakes made with Stapleford Care Centre, the main error being its proximity to the City. He suggested that NCC Social Services should explain their decision to pull out of their agreed allocation and checks in place to ensure that this does not happen in the future. Councillor Suthers commented that re-organisation at the County Council could have contributed to the decision, and was disappointed that the agreement with the City & QMC to support outreach services had not come to fruition.

Councillor Wombwell proposed that alterations to the building, consultation with local GPs through Practice Based Commissioning, promotion of an increased range of services would ensure that facilities were fully utilised. Access, Travel and Parking also needed to be improved, and the centre made available to serve a larger area. Glen Swanwick suggested that space could be leased from the Arthur Mee Centre for additional parking. He thought it was illogical for patients to have to travel across the county to access services. Councillor Winterton commented that attention should be paid to costs, and the effective use of available resources.

Councillor Winterton thanked the representatives of the LIFT companies and the NCtPCT for attending the meeting and for the presentations which had been most informative, as had the tour of Stapleford Care Centre prior to the meeting

WORK PROGRAMME

It was agreed that representatives from Adult Social Care and Health, Practice Based Commissioning, and local GPs should be invited to attend the next meeting on 19th May 2008.

The meeting closed at 12.30 pm.

CHAIR

Ref: LIFT Select.21 April 2008