



meeting	JOINT CITY AND COUNTY HEALTH SCRUTINY COMMITTEE	
date	15 JANUARY 2008	agenda item number

## Report of the Head of Law and Democracy – Nottinghamshire County Council

### USE OF LOCAL IMPROVEMENT FINANCE TRUST (LIFT) BUILDINGS IN THE CONURBATION

#### Purpose of the report

1. To provide the Joint Health Scrutiny Committee with an opportunity to consider the development of the NHS Local Improvement Finance Trust (LIFT) across the conurbation.

#### Background

2. The Joint Health Scrutiny Committee identified LIFT buildings as a possible issue for Scrutiny at the meeting on 9 October 2007. The Joint Committee gave initial consideration to a report on LIFT buildings at the meeting on Tuesday 13 November 2007.
3. NHS Local Improvement Finance Trusts 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.
4. The Greater Nottinghamshire LIFT company developed:
  - Park House Health & Social Care Centre, Burton Road, Carlton (Nottinghamshire County tPCT) completed December 2005.
  - Clifton Cornerstone, Southchurch Drive, Clifton (Nottingham City PCT and Nottingham City Council) completed February 2006.
  - Stapleford Care Centre, Church Street, Stapleford (Nottinghamshire County tPCT) completed February 2006
  - Mary Potter Joint Access Centre, Hyson Green (Nottingham City PCT), Phase 1 completed March 2007 and Phase 2a completed August 2007.
5. The LIFTCo also developed the Keyworth Health Centre which is outside of the Conurbation and was completed in March 2007.

6. The LIFTCo currently has the following further phases of the Mary Potter Joint Access Centre, Hyson Green under construction:
  - Phase 2B (Nottingham City Council): due completion Nov 07
  - Phase 3 (Nottingham City PCT and Nottingham City Council): due completion Mar 08
  - Phase 4 (Nottingham City PCT and Nottingham City Council): due completion May 08
7. The LIFTCo currently has three further centres under development:
  - Bulwell Joint Access Centre (Nottingham City Council and Nottingham City PCT):  
Due Financial Close Oct 2008  
Due completion Oct 2010  
(Tranche 3)
  - Arnold and Bingham Health Centres (Nottinghamshire County tPCT):  
Due Financial Close Spring 2009  
Due completion: Spring 2011  
(Tranche 2)
8. The details for the Arnold and Bingham Centres are based upon LIFTCo receiving in January 08 a formal instruction to proceed with these schemes. Bingham Health Centre is outside of the conurbation.

## **Issues**

9. Information on services that were proposed for the completed LIFT buildings are attached as an appendix to this report. This information is available on the LIFTCo's public website.
10. The Primary Care Trusts have been invited to attend the meeting on 15 January 2008. Andrew Kenworthy, Chief Executive Nottingham City PCT and Eleri de Gilbert, Director of Provider Services/Deputy Chief Executive, Nottinghamshire County Teaching PCT will be attending the meeting.
11. The PCTs have been invited to discuss the following issues which were identified at the meeting on 13 November 2007. The Joint Committee may wish to explore these and other issues:
  - The current level of use of LIFT buildings
  - Any barriers to greater use of LIFT buildings (e.g. design, rent)
  - How initiatives such as practice based commissioning and the increase in the provision of services in the community could utilise LIFT buildings.

12. Additionally the PCTs have been asked to provide the Joint Committee with a list of services available at LIFT buildings in the conurbation, this is attached as an appendix to this report. Members may wish to compare this to the information considered in November 2007 indicating the services that were expected to be made available in each LIFT centre.

### **Recommendations**

13. It is recommended that

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

**Jayne Francis**  
**Head of Law and Democracy**  
**Nottinghamshire County Council**

Background papers: nil.

## **Proposed services for LIFT Buildings in Greater Nottingham**

Information from <http://www.gnlift.co.uk/>

### **Park House**

#### **Services provided in the new centre:**

- A GP practice (Dr Campbell & Partners)
- Community facilities including a café, welfare rights and meeting rooms
- Multi-purpose diagnostic and treatment clinics, e.g. diabetes, coronary heart disease, dermatology, phlebotomy, leg ulcer and continence clinics
- Office base for community primary healthcare teams, e.g. Health Visitors, District Nurses, School Nurses and Community Midwives
- Mental Health Team base and counselling rooms
- Social Services Teams
- Speech & Language Therapy
- Paediatric/Children's Clinics
- Podiatry
- Podiatric Surgery Theatre
- Radiodiagnostics
- Dental Surgery
- Community Pharmacy

**Proposed services for LIFT Buildings in Greater Nottingham**Information from <http://www.gnlift.co.uk/>**Clifton Cornerstone****Services provided in the new centre:**

- Joint Information and Service Desk
- GPs (Dr O'Shea & Partners and Dr Gregson & Partners) and Health Centre
- Community facilities including a café, information point, public toilets, baby-changing facilities and community meeting rooms
- Multi-purpose diagnostic and treatment clinics, e.g. diabetes, coronary heart disease, dermatology, phlebotomy, leg ulcer and continence clinics
- Mental Health Services
- Children's Clinic
- Counselling rooms
- Office base for community primary healthcare teams, e.g. Health Visitors, District Nurses, School Nurses and Community Midwives
- Physiotherapy, Occupational Therapy and Speech & Language Therapy
- Dental Surgery
- Podiatry
- Local Social Care Teams - Older People, Adult Services, Children & Families, Learning Disabilities
- Nottingham City Homes
- Area Focus Team
- Nottingham City Council payment desk

**Proposed services for LIFT Buildings in Greater Nottingham**Information from <http://www.gnlift.co.uk/>**Stapleford Care Centre****Services provided in the new centre:**

- Two GP practices (Saxon Cross Surgery - Dr Earwicker & Partners, and Linden Medical Group - Dr Jones & Partners)
- Community Nursing Services, including Health Visiting, District Nursing, School Nursing and Midwifery and associated clinics (e.g. leg ulcer & continence clinics, family planning, antenatal classes, etc)
- Chiropody / Podiatry (e.g. foot care clinics)
- Phlebotomy (e.g. blood taking clinics)
- Primary Care Mental Health Services
- Speech & Language Therapy
- New Leaf (Stopping Smoking) Services
- Substance Misuse Support
- Physiotherapy
- Walk in Centre (minor injuries)
- Outpatient clinics for adults and children (e.g. diabetes, pain management, community hand clinic, hearing services)
- Pharmacy
- Social Services
- NHS Dental Service
- Other community facilities (e.g. café, crèche).
- Diagnostic Services (e.g. ECG and ultrasound)
- Broxtowe & Hucknall PCT headquarters

**Proposed services for LIFT Buildings in Greater Nottingham**Information from <http://www.gnlift.co.uk/>**Mary Potter Joint Access Centre****Services to be provided in the new centre:**

- Joint Information and Service Desk
- GP practices (Dr Howson & Partners, Dr Khan and Dr Rudrashetty & Partners)
- Community facilities including a café, crèche and community meeting rooms
- Welfare rights, interpreting service, New Leaf (smoking)
- Multi-purpose diagnostic and treatment clinics, e.g. diabetes, coronary heart disease, dermatology, phlebotomy, leg ulcer clinics, continence clinics, family planning and sexual health
- Children's Clinic
- Counselling rooms
- Office base for community primary healthcare teams, e.g. Health Visitors, District Nurses and Community Midwives
- Physiotherapy, Occupational Therapy and Speech & Language Therapy
- Dental Surgery
- Podiatry
- Community Pharmacy
- Local Social Care Teams - Older People, Adult Services, Children & Families
- Physical & Sensory Impairment Service Teams e.g. visual impairment, deaf service, independent living, learning disabilities, health & disability
- Housing Adaptation
- Physical and Sensory Impairment Resource Centre
- Area Focus Team
- Nottingham City Council Payment Desk
- Nottingham City Homes
- Hyson Green and New Basford Children Centre

## **Arnold Primary Care Centre**

### **Proposed Services**

#### ***NHS***

The proposal is for a development within the town centre and ideally within the Gedling Borough Council Masterplan area. Access and parking are important considerations for the site. The new facility will incorporate a GP practice, PCT frontline service provision and act a 'shop window' for health promotion and health information. Community based health and social services for Arnold will be brought together in this one location improving opportunities for joint working and building on existing models in the PCT. The main components of the scheme will be:

#### ***PCT***

- Information reception & waiting areas
- Office base for existing Primary Care Teams and meeting rooms
- Multi-purpose consultation suite consisting of treatment & consulting rooms (separate adult & children's areas)
- Mental health counselling rooms
- Podiatry area
- Physiotherapy
- Dental (community & general dentistry)
- Health promotion/health education room
- Community facilities: café, meeting rooms

#### ***GP Practice***

- Dr Gard's Practice

#### ***Local Authority***

- Office base for Nottinghamshire County Council Social Services local Adult Care Team



**Proposed services for LIFT Buildings in Greater Nottingham**Information from <http://www.gnlift.co.uk/>**Eastwood**

- Centre was proposed but no longer features in forthcoming developments

**Existing Facilities**

Eastwood Clinic is a 2-storey 1960s CLASP building situated off Nottingham Road in the centre of the town housing community health services and the Registrar Service. There is currently no GP Practice in the clinic. The Clinic is very cramped with no room for expansion of services. Parking on site is inadequate, there is no disabled parking space, and there are issues around DDA compliance.

**Programme:** The scheme has been identified by Broxtowe & Hucknall Primary Care Trust (PCT) to go forward as one of the next LIFT developments. Work on the proposals began in Autumn 2005 and it is anticipated that construction will start in 2007.

**Proposed Services****NHS**

The development will accommodate the transfer of existing community services and some or all of the following:

- Co-location of District Nursing and Social Services Teams
- Multi-purpose consulting rooms
- Outpatient clinics for e.g. Diabetes and the Dietician, CHD, COPD and other chronic diseases
- Phlebotomy Service
- Leg Ulcer and Continence Clinics
- Substance Misuse
- Community Physiotherapy and Occupational Therapy
- An out of hours service based on the needs of the Locality
- Teenage Services (including a locally enhanced sexual health service)
- Health Promotion Room with training and resource facility
- Welfare rights and Voluntary services
- Community Room and Community Cafe

**Proposed services for LIFT Buildings in Greater Nottingham**

Information from <http://www.gnlift.co.uk/>

***Local Authority***

Nottinghamshire County Council will be seeking to co-locate relevant Social Services staff with Health staff based at this centre.

The District Council is supportive in principle of the possible joint development of the existing and adjoining sites as part of the wider redevelopment/regeneration of the area.