

Merton Primary Care Estates Update

This paper provides Merton Healthier Communities and Older People Overview and Scrutiny Panel members with an update on the position on three schemes within Merton: Rowan Park, Mitcham Health and Wellbeing Hub and Colliers Wood. These facilities are part of plans to address health inequalities and improve outcomes in some of our areas with the highest degree of social deprivation.

NHS South West London will be evaluating all programmes in line with our prioritisation framework and discussing all programme plans with NHS England as required under new guidelines in place due to the Integrated Care Boards's financial position. We must demonstrate all investments represent value for money within a restricted financial environment.

1. Rowan Park

Background

- As part of the housing development at Rowan Park (on the former Rowan High School site, Rowan Road, SW16) we are working with the developers Crest Nicholson Homes and third-party developers, CMS Developments to design and build a new health facility, community space and scout hall, subject to governance and the Integrated Care Board approving the revenue element of the scheme and business case.
- The new health centre was planned to be a home for the nearby Rowan's surgery GP practice. However, conditions at the practice deteriorated such that an urgent decision was required on its future
- After carefully considering the feedback received during engagement activities, the ICB the decision to close the Rowan's surgery on 31 October 2022. We explored every practical option to keep the surgery open but believed this was the only way to ensure people receive services that are safe and high quality. The surrounding practices confirmed they had capacity to take on extra patients and will recruit additional staff as required.
- Practice staff worked to identify vulnerable registered patients and reached out to offer support. The East Merton Primary Care Network supported this work through their team of Care Coordinators. People who remained registered at the end of October were registered directly with a new practice they were within the catchment area of.

Current Update

- Over the last three months we have worked with Council and estates colleagues to complete an equitable process to select a practice to take up the lease on the new building. The selected practice is Wide Way Medical Centre. The new building is planned to become a branch site of the existing practice. We have also held early discussions with the partners of Wide Way Medical Centre, partners of those practices in the near vicinity and the developer to agree next steps. This will include the formation of a steering group involving key partners and a resident steering group. These groups will work together to define the primary care service model, develop the full business case and confirm rent for the new site. It is anticipated that services at the new facility will be delivered on behalf of the East Merton Primary Care Network.
- Crest Nicholson Homes are currently completing a partial redesign of the structural elements of the building. This is nearly finalised and drawings have been shared with CMS Development, who are responsible for fitting out the Primary Care element, for review. CMS and Crest have engaged with Merton Council colleagues who are taking forward plans for the community centre and scout hall.
- The developer has provided an appraisal and breakdown of fit out and rental costs for the GP practice premises for NHS South West London to consider. An options paper will be taken through governance over the coming weeks.

We will also be discussing the programme plans with NHS England as required under new guidelines in place due to NHS South West London's financial position. We must demonstrate all investments represent value for money within a restricted financial environment

2. Mitcham Health and Wellbeing Hub

Background

- The NHS is working closely with health and care partners, including Merton Council, to design a new health and wellbeing facility in Mitcham which meets the needs of local people. Supporting the development of the hub is a priority in the refreshed Merton Health and Care Plan and one of the key enablers for our shared plans locally.
- The hub will support people to stay healthy and stop health conditions getting worse, through prevention work, which is one of the most important ways to tackle health inequalities. It will be home to a range of integrated services, complementing and enhancing existing ones, including: wellbeing services, social prescribing, children's services, children and young people's mental health services and adult mental health services, subject to confirmation. There will also be outside community space as part of its wellbeing offer and bookable rooms for community use and multi-disciplinary team working. Discussions are ongoing about what else might be possible.
- The budget and affordability will be defined and finalised as part of the build strategy over the coming months.
- The programme board held a series of workshops in February 2022 to review the site options available in Mitcham for the location of the hub. The Wilson site remained the NHS favoured site for reasons to do with affordability, deliverability and long term flexibility. NHS Property Services has carried out several pre-planning surveys and work to advance the development at the Wilson.
- The Health and Wellbeing Board asked us to revisit the site options appraisal and review it with colleagues from NHS Property Services and Merton Council. This was done over the course of a series of meetings which discussed the site in more detail and what would be required to shift the project to Sibthorpe Road. Notwithstanding the town centre location and transport links, the site is unknown and it would take NHS Property Services at least two years to investigate the site for suitability for the scale and size of health development required. The group concluded that diverting the hub to Sibthorpe Road would delay the project and this has been set out in a separate detailed report. The Council has now agreed the Wilson as the preferred site.

Overview

Proposed health centre development at the Wilson hospital to service people living in Mitcham and the surrounding areas – home to a range of health and wellbeing services. There will also be outside community space as part of its wellbeing offer and bookable rooms for community use. The proposed current services to be included at the new Mitcham Health and Wellbeing Hub at the Wilson is as follows, to be confirmed via a series of stakeholder workshops as part of the business case process.

Modern, fit for purpose accommodation for:

- Epsom & St Helier Out of Hospital services inc. Phlebotomy (decant)
- Epsom & St Helier Paediatrics (decant)
- Central London Community Healthcare (CLCH) Adult services (decant)
- CLCH Children's services (decant)
- South West London and St George's (SWLStG) Adult Mental Health services (decant)
- SWLStG Child and Adolescent Mental Health services CAMHS (decant)
- 'Wilson Wellbeing' services/bookable rooms (existing)
- Social Prescribing (existing)
- Multi-Disciplinary Team (MDT) space (new)
- Coffee point (new)
- Staff areas (new)

- Public drop-in area/reception (foyer/atrium - new)
- Outside community group activities, gardening etc for all ages/abilities.
- Outdoor electric point for mobile diagnostics as required (tbc)
- Car and mini-bus parking/electric charging point/bicycle parking
- Safe, well-lit, accessible mobility/walking and cycle routes.

Addressing health inequalities and improving access to modern facilities in line with SWL ICB's joint forward plan is a direct objective of the new health and wellbeing facility at the Wilson, as is improving healthy life expectancy from birth for residents of east Merton, with a particular focus on children and adolescent mental health, prevention and addressing the wider social determinants that contribute to poor health for residents in the most deprived wards.

Update on latest activity/information

- Over the past few months, the programme board has commissioned a team of specialist architects which is reviewing the schedule of accommodation - for the services that will decant to the new facility, as well as what new services could possibly be developed within an affordable funding envelope for the project. We will be holding a session with Councillors in the coming months to discuss options for the proposed service model.
- NHS Property Services have suggested carrying out detailed surveys of the existing building to assess viability for redevelopment and to determine what the cost of refurbishment would be. We are currently exploring cost and procurement options with NHS Property Services colleagues.
- We will be shortly evaluating the project in line with our prioritisation framework and discussing all programme plans with NHS England as required under new guidelines in place due to the Integrated Care Boards's financial position. We must demonstrate all investments represent value for money within a restricted financial environment and restricted amount of capital investment.
- We will also be discussing the programme plans with NHS England as required under new guidelines in place due to the ICB's financial position. We must demonstrate all investments represent value for money within a restricted financial environment.
- Wellbeing services are already being delivered on site in refurbished space (used recently as a vaccination centre). The Wilson Steering Group, which is responsible for championing the development of wellbeing services for the local community, has commissioned local charity Jigsaw4u to support community and voluntary organisations put in place what local people would like to see.

3. Colliers Wood

Overview

- Proposed health centre development plans to relocate Colliers Wood Surgery into new facilities and provide new accommodation for MertonVision, a local charity for blind and partially sighted people in Merton.
- The proposal set out in the full business case approved in June 2022 facilitates the delivery of Personal Medical Services (PMS) for a registered list of up to 13,000 patients, with flexibility for partner organisations and North Merton Primary Care Network to provide health and social care interventions from the new facility, including collaboration with other services as required and specialist diabetes care.
- We had made progress on this project after significant efforts over the last two years, despite challenges in previous years. The NHS approved the full business case for the scheme in June 2022 and the project was due to proceed to legal close at the end of October 2022. We had hoped to be in the position to start building work before the end of 2022.
- Unfortunately, we were advised by the building developer, Primary Health Properties (PHP), that they were pausing all new build projects with the NHS. They were reviewing the impact of rising

interest rates and other external factors which affect the developers view of the projects' financial viability and those of their investors. This was clearly extremely disappointing for everyone involved.

Update on latest activity/information:

- National increases in building and capital costs, as well as a fall in the capital value of commercial property, have resulted in a £1.6m shortfall in funding for this project.
- The original financing for the project was based on site at Clarendon Road, Colliers Wood, being purchased from Merton Vision in exchange for new premises for the charity, which would be housed in a new building alongside GP practice premises.
- The idea was that MertonVision would then occupy their part of the new building for a peppercorn rent. The rent for the GP practice premises would be covered by NHS South West London using allocated funding for local primary care services.
- The business case for the project was agreed based on an estimated cost for the combined building of £6.5m, funded by a corresponding capital value, of £6.5m. Unfortunately, since the business case was agreed, the capital value of the GP premises has reduced and building costs have continued to increase - leading to the funding shortfall of £1.6m.
- We have met with Merton Vision recently and have committed to:
 - Finalising the ICB position as soon as possible, looking at all possible options to move the project forward
 - Investigating a possible decant to the Wilson for Merton Vision as their building is in a state of disrepair – working group being established.
 - Working with the Council, looking at alternatives for MertonVision