
Meeting	Health and Well-Being Board
Date	19th September 2013
Subject	Use of Estates – Referral from the Health Overview and Scrutiny Committee to the Health and Well-Being Board
Report of	Overview and Scrutiny Office
Summary of item and decision being sought	The Board is requested to consider the referral from the Health Overview and Scrutiny Committee as set out in the report.

Officer Contributors	Andrew Charlwood, Overview and Scrutiny Manager
Reason for Report	Referral from Health Overview and Scrutiny Committee to the Health and Well-Being Board.
Partnership flexibility being exercised	N/A
Wards Affected	All
Contact for further information:	Andrew Charlwood, Overview and Scrutiny Manager, 020 8359 2014, andrew.charlwood@barnet.gov.uk

1. RECOMMENDATION

- 1.1 That the Health and Well-Being Board reviews the reference from the Health Overview and Scrutiny Committee in relation to GP Services and the financial impact on the Barnet Clinical Commissioning Group (CCG) and determines an appropriate course of action.**

2. RELEVANT PREVIOUS DISCUSSIONS AND WHERE HELD

- 2.1 Health Overview and Scrutiny Committee, 9 May 2013, GP Services – Brunswick Park Health Centre and Finchley Memorial Hospital
- 2.2 Health and Well-Being Board, 27 June 2013, Barnet CCG Recovery Plan
- 2.3 Health Overview and Scrutiny Committee, 4 July 2013, GP Services – Brunswick Park Health Centre and Finchley Memorial Hospital

3. LINK AND IMPLICATIONS FOR STRATEGIC PARTNERSHIP-WIDE GOALS (SUSTAINABLE COMMUNITY STRATEGY; HEALTH AND WELL-BEING STRATEGY; COMMISSIONING STRATEGIES)

- 3.1 Failure to utilise NHS estates in Barnet has financial implications for the CCG and will impact on delivering the CCG Recovery Plan, which has been developed to support the implementation of the Health and Well-Being Strategy and the achievement of the NHS Mandate and NHS Constitution standards.

4. NEEDS ASSESSMENT AND EQUALITIES IMPLICATIONS

- 4.1 None in the context of this report, but the Barnet CCG Recovery Plan identifies the main themes from the Barnet Joint Strategic Needs Assessment and how these will be managed.

5. RISK MANAGEMENT

- 5.1 To ensure that there is an effective oversight of this issue by the CCG and NHS England, the Health Overview and Scrutiny Committee have referred this matter to the Health and Well-Being Board to enable the Board to have oversight of these ongoing estates issues.

6. LEGAL POWERS AND IMPLICATIONS

- 6.1 Section 194 of the Health and Social Care Act 2012 created Health and Well-Being Boards and sets out their remit as local authority committees, and their responsibilities.
- 6.2 Section 244 of the National Health Service Act 2006 and Local Authority (Public Health, Health and Wellbeing Boards and Health Scrutiny) Regulations 2013/218; Part 4 Health Scrutiny by Local Authorities provides for the establishment of Health Overview and Scrutiny Committees by local authorities.

7. USE OF RESOURCES IMPLICATIONS – FINANCE, STAFFING, IT ETC

- 7.1 The CCG Recovery Plan, reported to the Health and Well-Being Board on 27 June 2013, details the financial implications of estates costs to the CCG. Estates costs affect the CCG's ability to invest in other services; Barnet CCG is currently spending 2% more than

the national average on estates (CCG Recovery Plan, May 2013). The CCG has identified that they need to reduce estates costs to deliver the CCG Recovery Plan by 2017/18. Barnet CCG estates costs for 2013/14 are £17.251 million and are significantly higher than for other CCG's in the North Central London area.

8. COMMUNICATION AND ENGAGEMENT WITH USERS AND STAKEHOLDERS

- 8.1 The issue of under utilised estates at the Brunswick Park Health Centre was included on the work programme of the Health Overview and Scrutiny Committee at the request of the Chairman of the East Barnet Residents Association. When this issue has been considered by the Committee, representations have been received from the Cabinet Member for Public Health and local Ward Members. The Cabinet Member for Public Health has also addressed the Committee.

9. ENGAGEMENT AND INVOLVEMENT WITH PROVIDERS

- 9.1 The Health Overview and Scrutiny Committee considered the issue of the use of estates at the Brunswick Park Health Centre and Finchley Memorial Hospital at their meetings on 9 May and 4 July 2013. At those meetings, the Committee received representations from NHS England and NHS Property Services. Minute extracts from those meetings are set out in section 10 below.

10. DETAILS

- 10.1 The Health Overview and Scrutiny Committee agreed to submit a referral to the Health and Well-Being Board to consider the under-utilisation of NHS estates and the financial impact on the Barnet Clinical Commissioning Group (CCG). Minute extracts from the Health Overview and Scrutiny Committee held on 9 May and 4 July 2013 are set out below to inform the Board on the recent discussions that have taken place at Health Overview and Scrutiny Committee on this issue:

10.2 Minutes of Health Overview and Scrutiny Committee: 9 May 2013

The Committee received public comments from Mr Daniel Hope, Chairman of the East Barnet Residents Association, in relation to the Brunswick Park Health Centre. Members commended the work of the Association in highlighting this issue and seeking a resolution to enable GP services to return to the Brunswick Park Health Centre.

The Committee welcomed Neil Roberts (Head of Primary Care (North, Central & East London), NHS England) who provided an update on GP services at Brunswick Park Health Centre and Finchley Memorial Hospital.

Brunswick Park Health Centre

Mr Roberts reported that he had attended a meeting with the two displaced practices on 8 May 2013. Members noted that NHS Property Services, the landowners, had been unable to attend. Members noted that NCL London, the body which had been replaced by NHS England as of 1 April 2013, had failed to conclude negotiations in relation to the surgery.

The Committee were informed that NHS England and NHS Property Services had been working on a two track approach to returning services to the Centre. Track one was based on the two displaced practices (Dr Okonkwo and Dr Lakhani) merging, relocating back to the Health Centre and for the premises to be sold to the GPs. Track two was to

enter into an arrangement with Dr Okonkwo, with the centre being partially occupied. Members noted that unless the premises was fully occupied there would be an ongoing cost to the practice in relation to void space. It was noted that the preferred option was to enable the two practices to return at the same time.

Members questioned why the GPs were claiming in the local media that they would be subject to additional services charges for moving back into the Centre. Mr Roberts advised the Committee that service charges were governed by premises regulations which were defined by the District Valuer. It was noted that the last time that service charges had been levied was in 2009. Charges had been subject to inflationary increases which had resulted in the increased costs referred to by the GPs. He added that the GPs would be provided with a detailed breakdown of the figures.

Finchley Memorial Hospital

Mr Roberts updated the Committee on GP services at Finchley Memorial Hospital. He reported that the Chief Officer of Barnet Clinical Commissioning Group (CCG) had been updating local practices on the available space, adding that NHS England and NHS Property Services would soon be meeting with them too. Members noted that it was planned that all GP space at the hospital would be used.

Responding to a question regarding planning the location of GP practices, Mr Roberts advised the Committee that mapping software was used to identify local demand and capacity and that these measures were used to identify the preferred location for expanded or new practices. Members noted that the GP premises at Finchley Memorial Hospital were owned by LiftCo not NHS Property Services.

RESOLVED that:-

- 1. the update from NHS England on GP Services and the Brunswick Park Health Centre and Finchley Memorial Hospital as set out above be noted.**
- 2. NHS England be requested to provide the Committee with details of the cost of security at the Brunswick Park Health Centre.**
- 3. NHS England and NHS Property Services provide an update report on the Brunswick Park Health Centre at the next meeting of the Committee.**

10.3 Minutes of Health Overview and Scrutiny Committee: 4 July 2013

Councillor Andreas Ioannidis addressed the Committee in relation to GP services at the Brunswick Park Health Centre. He advised the Committee that he been in discussion with the Divisional Director of NHS Property Services, Tony Griffiths, who had advised him that services could be reinstated within four to six weeks of the lease being signed. He added that NHS England and NHS Property Services had been in discussions with the GP practices and their legal representatives regarding possible lease terms. He expressed disappointment at the length of time it was taking to reinstate services at the Medical Centre and the cost of providing security at the premises.

The NHS England Deputy Head of Primary Care – North Central and East London, Fiona Erne, and the NHS Property Services Associate Director Estates and Facilities, Martyn Hill, updated the Committee on GP services at Brunswick Park Health Centre and Finchley Memorial Hospital.

Brunswick Park Medical Centre

In relation to the Brunswick Park Health Centre, the Committee were advised by Ms Erne that there were two issues in relation to the reinstatement of services. Firstly, there was the issue of entering into a lease agreement with Dr Okonkwo. Secondly, there was the issue of the possible purchase of the Medical Centre by Dr Lakhani. Discussions had taken place regarding the property issues with both practices. The Committee were informed that Dr Okonkwo had concerns regarding the proposed fees and the financial viability of the practice following a move into Brunswick Park Health Centre. It was noted that financial assistance from NHS England had been discussed.

Mr Hill reported that there had been an initial meeting between Dr Okonkwo and NHS Property Services. Members were advised that the main issue was the financial impact on the practice, rather than the lease terms. It was noted that there may also be slight delays with the installation of the IT system and medical equipment.

Mr Hill advised the Committee that Dr Lakhani had withdrawn from negotiations with NHS England and NHS Property Services as he was primarily interested in purchasing the Medical Centre and was not interested in entering into a lease arrangement. Following this withdrawal, NHS Property Services had commenced discussions with another practice regarding a possible co-location.

The Committee received public comments from Mr Daniel Hope, Chairman of the East Barnet Residents Association, in relation to the Brunswick Park Health Centre.

Responding to questions from the Committee regarding the potential for part of the practice to be empty if Dr Okonkwo moved back into the premises, Mr Hill advised the Committee that following the fire in 2010, the premises had been expanded and enhanced with a view to increasing turnover, improving services, delivering economies of scale and developing synergies. He added that there was room for two or three practices on site, with Dr Okonkwo expected to be using between 33 – 40% of the available space.

Referring to lease charges, the Committee questioned whether Dr Okonkwo would be required to subsidise empty space in the practice. Mr Hill advised Members that the Clinical Commissioning Group (CCG) were being recharged for empty space. It was noted that NHS Property Services were paying for the cost of security at the building.

Finchley Memorial Hospital

Ms Erne updated the Committee on GP services at Finchley Memorial Hospital. The Committee were advised that a financial assistance package had been agreed and that a Task and Finish Group would be established to facilitate the two practices moving in. It was anticipated that services would commence operations in approximately six months time.

Mr Hill reported that NHS Property Services had been working with the Hospital on estates utilisation, adding that he was aware of the issues with void spaces. The Committee expressed disappointment that there had been no agreement before the hospital had been constructed regarding services that would be provided from the site.

Cabinet Member for Public Health – Submission on GP Services in Barnet

At the invitation of the Chairman, the Cabinet Member for Public Health, Councillor Helena Hart, addressed the Committee on all the work that had been undertaken to try and facilitate the re-opening of the Brunswick Park Health Centre and the proper utilisation of the GP space at Finchley Memorial Hospital. Councillor Hart emphasised that the failure to re-open the Brunswick Park Health Centre and to utilise the GP space at Finchley Memorial Hospital were Estates issues which needed to be resolved by NHS England and NHS Property Services. She added that both situations have significant implications for Barnet's residents and the CCG.

The Committee were advised that the Health and Well Being Board would be examining the progress being made to address Estates issues in the context of the CCG's Recovery Plan. It was noted that as both NHS England and the CCG were represented on the Health and Well Being Board, the Board was well placed to examine how the wider NHS Estate was used to support the delivery of the Health and Well Being Strategy and to deliver value for the taxpayer.

RESOLVED that:-

- 1. The Committee note the update on GP services at Brunswick Park Medical Centre and Finchley Memorial Hospital as set out in the agenda and as detailed above.**
- 2. The Committee encourage NHS England and NHS Property Services to continue efforts to reinstate GP services at the Brunswick Park Medical Centre as soon as possible.**
- 3. The Committee note the financial impact to the Barnet Clinical Commissioning Group and request that the Health and Well Being Board monitor progress on the provision of GP services at the Brunswick Park Medical Centre and Finchley Memorial Hospital as part of their wider review of the estates issue.**

10.4 The Health and Well-Being Board is requested to consider the referral and provide feedback to the next meeting of the Health Overview and Scrutiny Committee at their meeting on 3 October 2013.

11 BACKGROUND PAPERS

- 11.1 Health Overview and Scrutiny Committee, 9 May 2013, GP Services – Brunswick Park Health Centre and Finchley Memorial Hospital:
<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=179&MId=6561&Ver=4>
- 11.2 Health and Well-Being Board, 27 June 2013, Barnet CCG Recovery Plan:
<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=177&MId=7557&Ver=4>
- 11.3 Health Overview and Scrutiny Committee, 4 July 2013, GP Services – Brunswick Park Health Centre and Finchley Memorial Hospital:
<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=179&MId=6562&Ver=4>