

AGENDA ITEM NO: 13.0.

Meeting Title/Date:	Governing Body - 23 May 2017		
Report Title:	Alfred Barrow Development		
Paper Prepared By:	Kevin Parkinson	Date of Paper:	12 May 2017
Executive Sponsor:	Kevin Parkinson	Responsible Manager:	Kevin Parkinson
Committees where Paper Previously Presented:			
Background Paper(s):			
Summary of Report:	<p>The Alfred Barrow development has been worked on for a number of years by Cumbria CCG and NHS England. A number of delays in the approval process has meant that financial close of the development and the associated signing of a number of documents has transferred to Morecambe Bay CCG as a legacy issue due to boundary change.</p> <p>This report picks up the actions needed by Morecambe Bay CCG to finalise the sign off of the development.</p>		
Recommendation(s):	<p>It is recommended that the Governing Body authorises the signing of:</p> <ul style="list-style-type: none"> ➤ The Strategic Partnership Agreement. ➤ The under-lease for the CCG accommodation in the Alfred Barrow development. ➤ The Community Health Partnerships Ltd commitment letter. 		
			Please Select Y/N
Identified Risks:			N
Impact Assessment: (Including Health, Equality, Diversity and Human Rights)			N
Strategic Objective(s) Supported by this Paper:			Please Select (X)
To Improve the health of our population and reduce inequalities in health			X
To reduce premature deaths from a range of long term conditions			X

To develop care closer to home	X
To commission safe, sustainable and high quality Hospital Health Care	
To commission safe, sustainable and high quality Mental Health Care	X
To improve capacity and capability of primary care services to respond to the changing health needs of our population	X
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ALFRED BARROW DEVELOPMENT

1.0. CONTEXT

The Alfred Barrow development has been worked on for a number of years by Cumbria CCG and NHS England. A number of delays in the approval process has meant that financial close of the development and the associated signing of a number of documents has transferred to Morecambe Bay CCG as a legacy issue due to boundary change.

2.0. SUMMARY OF THE ALFRED BARROW DEVELOPMENT

2.1. The Alfred Barrow proposal develops a new, fully integrated facility in Barrow combining community, primary, mental health and links with nearby social care services. The development was initiated in order to support the Cumbria Clinical Commissioning Group's key objectives identified in the Cumbria Local Health Economy Strategic Plan 2014 - 2019, which were focused around improvement and integration of out of hospital services and the achievement of accessible, sustainable and high quality care for patients, which became a key part of Better Care Together.

2.2. The project will deliver a new health centre in the centre of Barrow-in-Furness on a site adjacent to the current Duke Street practice. Three of the five practices within the Alfred Barrow Integrated Care community (ICC population approximately 27,000) will reside in the building.

2.3. The building will be occupied by a number of sub-tenants who will integrate into the new facility to deliver patient centred services, these are as follows:-

- Three GP Practices covering a population of approximately 18,000 (Abbey Road, Risedale and Atkinson Health Centre).
- Morecambe Bay CCG administrative functions (relocation of Stafford House).
- Cumbria Partnership NHS Foundation Trust.
- North West Ambulance Service.
- BAE Systems.
- Pharmacy provider.

2.4. The following services will be provided in the new facility:-

- General Practitioner Services.

- Children's Services including Therapy Services, CAMHS, Community Paediatrics, School Nursing, Health Visitors, Community Nursing and Primary Mental Health Services.
- Mental Health Services including First Step and Community Mental Health Services.
- Community and specialist services including Physiotherapy, Podiatry, District Nursing and Specialist Nursing - Diabetes, Retinal Screening, Learning Disabilities and Autism, Neurosciences, Acquired Brain Injury.
- Ambulance Response Base.
- Occupational Health (BAE Systems).
- Pharmacy dispensing and minor ailments (Third Party).
- Third Sector information point.

2.5. Discussions with social care about co-location of social care services within the new Alfred Barrow Centre development were undertaken, but such services will not be included within the new facility. Cumbria County Council undertook an asset management review and the conclusion of the council was that social care services will be consolidated at Craven House, a site which is within 100 yards of Alfred Barrow site and so opportunities for integration are available.

3.0. **ASSURANCES**

The Alfred Barrow development has been transferred to Morecambe bay CCG as a result of the boundary change. Through this process it has been established that:-

- 3.1. Cumbria CCG has been through a robust process to approve the business case, involving NHS England, Property Assessment Unit (PAU) and the District Valuer.
- 3.2. The development remains within the financial envelope agreed within the Full Business Case, with confirmation that it will remain so for "financial close" towards end of May 2017.
- 3.3. Financial assumptions made in Cumbria CCG and NHS England North East has been transferred to Morecambe Bay CCG and NHS England Lancashire and South Cumbria.
- 3.4. Written confirmation has been received from Cumbria CCG that, had the boundary change not happened, they would have signed the documents that Morecambe Bay CCG are currently being asked to sign to complete the process.

4.0. **REQUIREMENTS OF MORECAMBE BAY CCG**

4.1. Strategic Partnering Agreement

One of the requirements for a CCG to use ELift to finance developments is that they are part of a Strategic Partnering Agreement, as Cumbria CCG were. The agreement does not bring any exclusivity to the use of ELift by the CCG but as Alfred Barrow is an ELift development, it needs to be in place.

4.2. Under-lease for CCG Accommodation in Alfred Barrow

As the CCG will be a tenant for approximately 5% of the building it needs to sign a lease for that space.

4.3. Community Health Partnerships Ltd (CHP) Commitment Letter

This letter goes from both Morecambe Bay CCG and NHS England to CHP to request that CHP enter into a lease for Alfred Barrow for a term of twenty five years, and gives commitment that both the CCG and NHS England will continue to commission services from the building for the term of the lease.

5.0. **RECOMMENDATION**

It is recommended that the Governing Body authorises the signing of:-

5.1. The Strategic Partnership Agreement.

5.2. The under-lease for the CCG accommodation in the Alfred Barrow development.

5.3. The Community Health Partnerships Ltd commitment letter.

**KEVIN PARKINSON
CHIEF FINANCE OFFICER**

12 MAY 2017