

## **REPORT TO THE HEALTH OVERVIEW AND SCRUTINY PANEL**

**DATE OF MEETING: 18<sup>TH</sup> MARCH 2021**

**SUBJECT OF REPORT: GRAHAM ROAD GP SURGERY RELOCATION  
PROPOSAL**

**OFFICERS PRESENTING: COLIN BRADBURY, AREA DIRECTOR – BRISTOL,  
NORTH SOMERSET & SOUTH GLOUCESTERSHIRE CLINICAL  
COMMISSIONING GROUP AND DR JOHN HEATHER, CLINICAL LEAD FOR  
WESTON, WORLE AND VILLAGES LOCALITY**

### **RECOMMENDATIONS**

That HOSP members:

- Note the update on the project to build a brand new primary care facility to replace the existing Graham Road surgery

#### **1. SUMMARY OF REPORT**

The CCG has an opportunity to submit a business case for £3.2m strategic transformation funds to develop a facility to replace the current Graham Road premises which are not fit for purpose in the long term.

A thorough and detailed appraisal of the available estate in Weston, set against a range of criteria including; long term sustainability, ability to support other local services, a fit for purpose environment for staff and patients, access and achievability. In total, 17 different sites were considered which ultimately resulted in a short list of three specific sites.

A panel made up of senior doctors and managers from Pier Health, patient representatives, North Somerset Council and the CCG then applied the criteria outlined above to the three shortlisted sites. The Rugby Club site scored significantly better than the other options overall, including on elements of accessibility criteria such as parking and building access. In total, the Rugby Club option scored 82.5% of the available weighted marks, with the second placed site scoring 47.5%.

#### **2. POLICY**

Access to excellent primary care services in central Weston is a high local priority. Engagement work undertaken as part of the Healthy Weston programme found that primary

care services in the town needed improvement. In particular, the Graham Road Surgery estate is of poor quality and constrained in ability to be extended or improve facilities to satisfactorily cater to the patient population, which includes the population of the former Clarence Park Surgery (c 4,000 patients) that closed in September 2019 when the landlord decided to sell the property. The registered list at Graham Road Surgery currently stands at just over 11,700 patients.

### **3. DETAILS**

In 2018, the CCG was successful in securing £3.2 million of Wave 4 NHS Strategic Transformation (STP) capital to develop a new primary care facility in central Weston, for relocation of GP services currently provided by Pier Health Group Ltd from the Graham Road Surgery estate.

The Central Weston Steering Group was launched in June 2019 with the purpose of identifying a suitable site in Weston and progressing to an outline and then full business case for a primary care centre of c.1,100m<sup>2</sup>, which could accommodate the relocation of Graham Road patients with room for growth and co-location of health and care services to deliver new, joined up service models.

Initially, the timeline for accessing the STP capital was set for draw down no later than 31<sup>st</sup> March 2022; however since October 2020 this deadline has subsequently been revised by NHS England, due to the inevitable disruption caused by Covid-19. Co-produced with patients and a range of local providers and stakeholders, an evaluation and scoring criteria was defined. A range of site options in and around Weston town centre were considered (17 in total) between June 2019 to June 2020 that would deliver a Full Business Case (FBC) for a preferred site that was achievable, accessible and affordable.

In June 2020 a final evaluation process was completed with clinical and managerial representation from Pier Health Group Ltd, patient representatives and staff from Sirona, North Somerset Council and the CCG. From a shortlist of three viable sites, the Weston Rugby Club was the highest scoring option overall. Working with the developer, Studio Hive and Outline Business Case (OBC) was developed with the Rugby Club as the preferred site option and approved by the CCG's Primary Care Commissioning Committee in July 2020.

The intention to develop a full business case for a new primary care facility on the Weston Rugby Club site was announced publically in December 2020. The next stages of the project include the development of a Full Business Case (FBC) to include public consultation and engagement, with full planning permission in place. Subject to approval of the FBC, the construction period will commence in early 2022 with completion anticipated in Spring 2023.

### **4. CONSULTATION**

Pier Health will lead a consultation process starting in the Summer of 2021 to put forward a proposal to close the Graham Road surgery, once the new building is completed in Spring 2023. The consultation will involve patients, the public and wider stakeholders in developing a state of the art and sustainable primary care for people registered with the Graham Road practice.

The CCG fully appreciates that there will be some people living in the heart of the town for which this will not mean a marked improvement in their proximity to a GP practice, even though the Rugby Club option is the close to the current surgery. When consulting on the

proposed closure of Graham Road we will be looking to hear ideas and develop mitigations to ensure that the new practice is as accessible as possible.

## **5. FINANCIAL IMPLICATIONS**

The funding envelope for this project is £3.2m. The new facility must comply with national standards for primary care services and also deliver good value for the taxpayer.

## **6. RISK MANAGEMENT**

Any capital programme of this nature carries with it risk. However, one of the attractions to the Rugby Club option is that it was already a major local regeneration project, including plans for new housing, shops and a school. The building of a state of the art new GP surgery can only increase the chances of the wider regeneration project succeeding.

## **7. EQUALITY IMPLICATIONS**

An Equality Impact Assessment (EIA) and a Quality Impact Assessment (QIA) have been drafted as part of the OBC process, both documents have been approved via the Joint Impact Assessment Panel (JIAP) in June 2020. However, as these are live documents, will continue to be updated and revised, informed by the pre-consultation engagement workshops planned from March onwards.

## **8. OPTIONS**

The options appraisal for this site to replace the Graham Road surgery is included as an Annex to this paper

## **AUTHOR(S)**

Colin Bradbury, Area Director – BNSSG CCG

## **BACKGROUND PAPERS**

Annex 1 is a redacted version (as per standard practice, commercially sensitive material has not been included) of the Outline Business Case. This document was prepared in mid-2020 as part of the approval pathway and therefore some timescales and details have been subject to change as the project progresses to a final Full Business Case.

Annex 2 is the latest iteration of the supporting Equality Impact Assessment.