

Healthier **Together**



Improving health and care in Bristol,
North Somerset and South Gloucestershire

North Somerset Health Overview & Scrutiny Panel

Graham Road GP surgery relocation proposal

18th March 2021



Overview

- NHS England have awarded Bristol, North Somerset and South Gloucestershire Clinical Commissioning Group (CCG) £3.2m of capital money to enable the closure of the existing Graham Road Surgery and relocation of services to the new facility
- 17 potential sites were considered, with an evaluation of shortlisted sites in June 2020. The evaluation was conducted by representatives from Pier Health Group, patients, Sirona, North Somerset Council and the CCG
- The Rugby Club site scored 87.5% of available weighted scores, with the second placed option scoring 47.2%
- A period of engagement and consultation on the closure of the Graham Road Surgery and relocation to the new facility is planned over Summer 2021
- A final proposal is planned to go to NHS England and the Department of Health and Social Care this winter

Site suitability criteria

The principles followed for identifying a suitable site to replace the Graham Road surgery building were based on the “Six Strategic Estates Principles” set out in the Healthier Together (BNSSG) Estates Strategy 2019 - 2024:

1. Improve quality and user experience.
2. Make best use of the existing buildings and create working environments that are modern and flexible and therefore improve service delivery
3. Take opportunities to dispose of land and buildings where appropriate, to generate funds for Healthier Together and enable sites to be put to good use in the community
4. Deliver best value for money for the taxpayer
5. Invest in buildings that help services work together better
6. Work in partnership to maximise regeneration opportunities

Sites considered

- Sovereign Centre – Ground floor
- Sovereign Centre – Roof top
- Dolphin Square retail units
- TJ Hughes building
- Former M&S building
- Former Magistrates' Court
- Victoria Methodist Church
- Police Station site (demolished)
- Vacant land adjacent to Dolphin Square
- Rugby Club development, Sunnyside Road
- Reconfiguration of part of first floor of Sovereign Centre car park
- Modular build on NSC owned land
- Churchill Business Centre
- Heathcarts Industrial Estate
- Manor Court, Beaufighter Road
- Weston Industrial Estates
- Regent House

Sites evaluated in June 2020

Of the 17 site options assessed, the majority of considered sites were not viable for progression to full evaluation due to not meeting **affordability, achievability and access** requirements.

Three final options were taken to final evaluation in June 2020:

- Sovereign Centre - modular build on top storey of car park
- Weston Rugby Club development
- Commercial units on Dolphin Square

A 'Do Nothing' option was also evaluated i.e. retaining current service provision at the Graham Road premises.

- The evaluation followed a two stage process. Presentations were provided on each site from the respective developers or property owners, with scoring undertaken individually by panel members. A second panel meeting was convened to moderate the individual scores to arrive at the final, agreed score for each site.
- The process was supported by a Senior Procurement Manager, who also chaired the moderation session.

Weston Rugby Club development



An exciting new housing scheme for the Sunnyside Road and Locking Road car parks has been proposed in conjunction with Homes England (HE). The HE site will see a new development that will dramatically improve access to the town centre, providing approximately 400 high quality, contemporary homes including apartments and houses.

The development will be a catalyst for the regeneration of Sunnyside Road area and also Station Gateway, providing new homes and workplaces boosting housing and employment.

Weston Rugby Club – proposed Primary Care facility



WSM RFC Regeneration - October 2018

Indicative Masterplan-subject to design development and therefore change

The inclusion of a primary care facility in the development has enabled acceleration of the development programme and Station Gateway regeneration; subject to full planning and approval of a full business case, Studio Hive intend to construct Block A first to deliver the new facility by spring 2023.



Opportunities at the new site

Within the Block A footprint a ~1,100m² state of the art health care facility would be constructed to a high quality specification, designed with clinicians, bespoke to the health and care needs of the local population.

Built over two floors, the space would support new models of joined up health and care, with the potential to co-locate community and mental health services, for example:

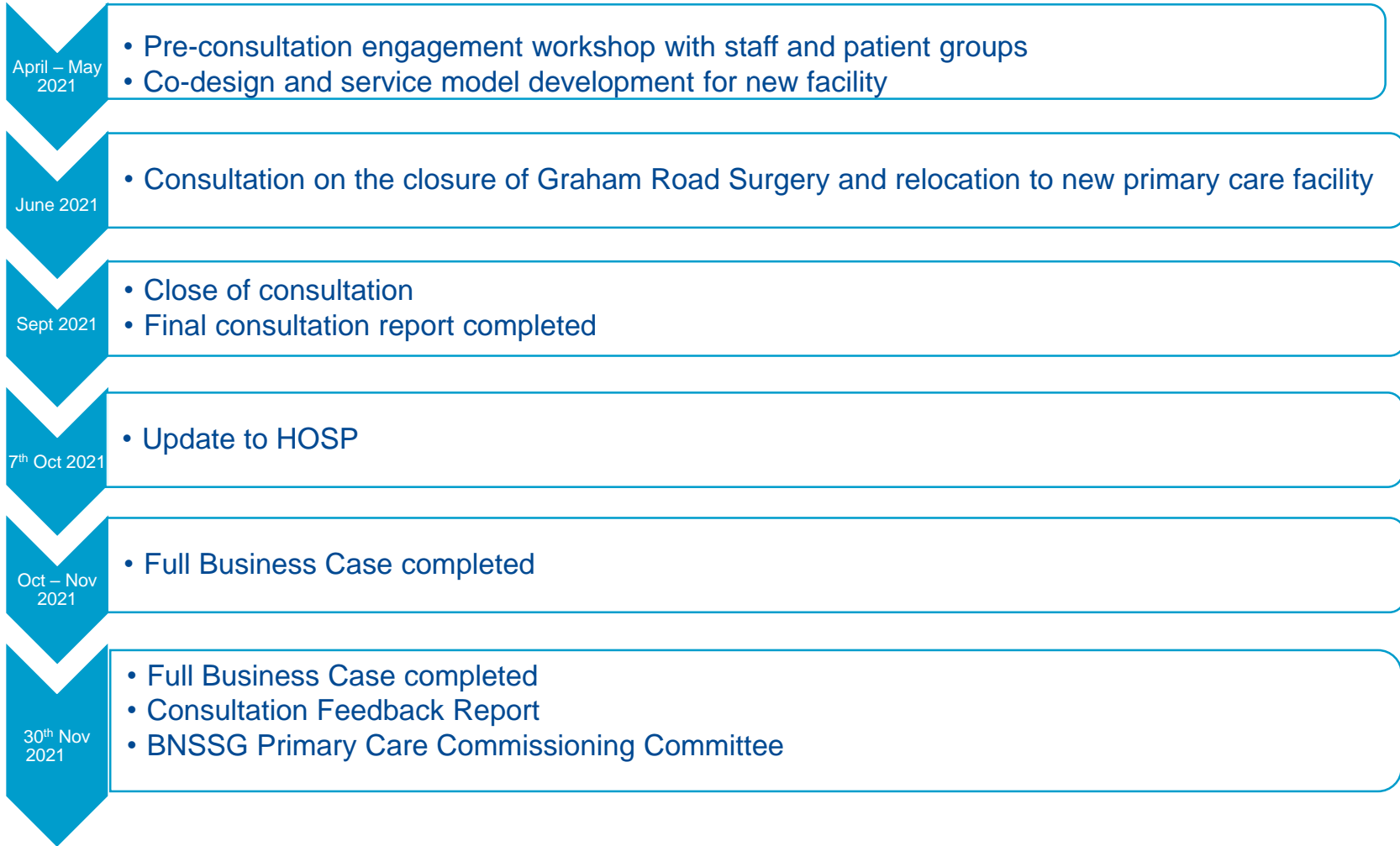
- A triage room has been specified in the layout, providing designated space for video and telephone consultations to be provided
- There are further opportunities to be explored in consideration of the site's proximity to recreational and green spaces and links to the new Rugby Club sporting facilities. This could include:
 - Increased social prescribing opportunities
 - Garden allotments
 - Patient use of sports ground and gym facilities planned as part of the wider development
- Securing the future of the Graham Road in-house pharmacy, that would be lost if the new location was too close to an existing pharmacy in the town centre

We also know that modern, purpose built facilities are helpful in attracting new clinical staff to come and work in the local area

Conclusion

- This project provides an exciting opportunity to build a state of the art GP surgery, replacing a facility that we know is not sustainable in the long term
- This change would become part of a much bigger regeneration project to build significant numbers of new houses and public amenities on and around the Rugby Club site
- We are aware that there are long-standing concerns about the access to health care for people living in very centre of town, which a project like this could only ever partially address
- The CCG are committed to working with North Somerset Council, Pier Health, patient groups and other local partners to assess the level of ongoing unmet need across the whole of Weston as part of a strategic review of estates that covers the whole of BNSSG

Consultation & Engagement timeline (subject to approval)



Questions

Appendix A

Impact on walking times of relocation of Graham Road to site on Sunnyside Road

Table 1a: Total Patients per time band (Walking)

Mins	Graham Road	New Site (approx)
5	895	76
10	2725	2588
15	1863	2393
20	1107	1553
Over 20mins	5,131	5,111
Total	11,721	11,721

Table 1b: Proportion of total registrations

Mins	Graham Road	New Site (approx)
5	8%	1%
10	23%	22%
15	16%	20%
20	9%	13%
Over 20mins	44%	44%
Total	100%	100%

Table 1c: Culmulative Proportion

Mins	Graham Road	New Site (approx)
5	7.6%	0.6%
10	30.9%	22.7%
15	46.8%	43.1%
20	56.2%	56.4%
Over 20mins	100%	100%



Appendix B Evaluation criteria

The criteria and weighting for scoring different options was co-designed with members of Graham Road PPG and representatives from Pier Health Group, NSC and Sirona. All panel members received support and training in order to score the final shortlisted options.

Supports the long term delivery of sustainable services (15% weighting)	Provides system-wide sustainability (15% weighting)	Provide a fit for purpose environment (25% weighting)	Patient access (25% weighting)	Achievability (20% weighting)
<ul style="list-style-type: none">• Provides the required space for primary care services based on existing local need and likely future need and population growth• Provides secure and stable facility for service providers• Improves staff retention and recruitment• Supports integrated Information Management & Technology systems and opportunity for future innovations in service delivery through technology	<ul style="list-style-type: none">• A location and opening hours that reduces unnecessary pressure on other local services, and reduces unscheduled hospital attendances and admissions• Provides a long term, stable and purpose built facility to underpin the sustainability of primary and community services in North Somerset• A space that provides the flexibility and opportunity to support new and emerging models of service delivery• Maximises the opportunity to work with other community providers and the voluntary sector	<ul style="list-style-type: none">• Enables clinical care to be delivered in estate that is fit for purpose• Provides an appropriate environment for staff• Provides facilities that have multiple and flexible use. Have extended access and can be shared between providers• Provides opportunities for further expansion if/when required• Provides accommodation that is compliant with latest building and environmental standards	<ul style="list-style-type: none">• Improves local community access to healthcare• Relative distance from existing provision (Graham Road and Clarence Park)• Ease of access for patients, all consulting space can be easily accessed from ground floor level and if ground floor location isn't possible for all consulting space, then at least some must be for patients not able to use a lift• Adequate on site car parking• Enables provision of services outside of core hours	<ul style="list-style-type: none">• Timeliness - Relative ease and speed of delivery to achieve solution for patients at Graham Road• Provides a solution to NHS estates priorities in the area• Ease of fit out or building works reduces construction programme• Provides a procurement solution that can be delivered within the STP Capital programme timescales and rules - Mar 22

Whilst location is an important factor, it could never be the only thing taken into consideration in a project like this