

Sinfin Health Centre Development

Aim of this paper

To provide an overview of the work undertaken to date on the proposed Sinfin Health Centre Development, the current position and actions needed to take the project forward.

Background

The CCG completed its Primary Care Estates Strategy in 2020, as it had been anticipated that the areas to the south and west of Derby would be identified as priorities for investment feasibility studies were conducted in those areas to provide a more detailed understanding of the challenges. The feasibility study for South West Derby identified Sinfin as the major pinch point and recommended that the CCG should undertake further work and develop a business case for redevelopment or relocation the existing health centre to increase capacity.

In June 2020 the primary care team was approached by the NHSEI Central Primary Care Estates team about a national programme, at that time called the New for Old Health Hub programme and was asked if there were any potential pilot sites in Derbyshire, a number of sites were discussed and Sinfin appeared to be the most suitable. NHSEI subsequently asked the CCG to develop a PID as a formal expression of interest and provided funding to appoint professional services.

The National Programme

The Sinfin development is one of six pioneer sites nationally, the programme has two aims running concurrently.

1. The six pioneer sites are being developed as a proof of concept.
2. The NHSEI nation team will be pursuing programme business case, which will inform a wider programme roll out beyond the pioneers, subject to comprehensive spending review (CSR) allocations, with the intention of developing centres across England.

The NHSEI Central Primary Care Estates team will facilitate meetings with the pioneer sites in a collaborative approach. Funding for business case development and the capital needed to develop the building will come from the central team and to be in addition to any other revenue or capital allocations to the Derbyshire Integrated Care System (ICS) and the CCG. The final building will be system owned and an asset for the ICS, the CCG is effectively acting on behalf of the system to take forward the business case. The ICS will need to make the final decision whether to proceed or to scale the development back to the original plan of simply replacing the existing health centre.

Work to date

The PID was submitted to NHSEI on 31st March 2021 and approved in early April. The CCG has hired a consultancy to support the next two stages of the project. Various engagement sessions have been held with the public to understand the need of the area. Public Health England data has also been analysed to understand what the area needs are too.

The OBC (initial design and costs) is due January 2021.

The following organisations are partners in the Sinfin Health Centre Project;

- JUCD
- DDCCG
- Derby City South PCN
- Hollybrook Medical Practice
- Derbyshire Community Health Services NHS Foundation Trust
- Derbyshire Healthcare NHS Foundation Trust
- University Hospitals of Derby and Burton NHS Foundation Trust
- Derby City Council
- Community Action Derby
- NHS Property Services (leaseholder for current site)

Next Steps

The timeline for the project is being set nationally and is very tight for a development of this scale, with the business case due to be completed by May 2022 with the site open for business in August 2024.

Clive Newman, Director of GP Development at NHS Derby and Derbyshire CCG is the Project Director for this piece of work with a Programme Board to oversee the project.

The next key steps are for the CCG and the current owner to agree the value for the land so the first steps procurement steps can begin. And to agree the final design so planning permission can be applied in early 2022.