

## TRAFFORD COUNCIL

**Report to:** Health Overview and Scrutiny Committee  
**Date:** 24<sup>th</sup> January 2019  
**Report of:** Accountable Officer, NHS Trafford CCG

### Report Title

Altrincham Health and Wellbeing Centre Update.

### Summary

Practical Completion of the Altrincham Health and Wellbeing Centre took place on 5<sup>th</sup> October 2018. At this juncture, NHS Property Services took on responsibility for both Headleases assigned to the development and ownership transferred from Citybranch Ltd to Canada Life Investments.

NHS Trafford CCG have indemnified an area within the build known as the Medical Suite over a thirty year period. At present, NHS Trafford CCG and other stakeholders including Trafford Council, NHS Improvement, Greater Manchester Health and Social Care Partnership (GMHSCP) and NHS Property Services are working proactively and in partnership to secure tenants to occupy the development. A Programme Board has been established to drive forward this, and other related matters. Key roles and responsibilities have been formally defined and several key actions have been agreed by the Programme Board for completion as noted in the attached report.

Given the increasing financial challenge facing the CCG, it is important that the new leadership team look at all options for the future use of the site. The preference for the CCG is to fully explore all options which will provide for health and wellbeing related uses, prior to considering any non-health use of the site. Going forward, any decision made will be on the basis of what is in the best interests of the people of Trafford and taxpayers.

The purpose of this report is to update Members on progress in respect of the scheme.

### Recommendation(s)

Members are asked to note the content of the report.

Contact person for access to background papers and further information:

Name: Louise Rigg  
Extension: 0161 912 4111

## **ALTRINCHAM HEALTH AND WELLBEING CENTRE UPDATE**

### **INTRODUCTION AND BACKGROUND**

Practical Completion of the Altrincham Health and Wellbeing Centre took place on 5<sup>th</sup> October 2018. At this point, NHS Property Services took on responsibility for both Headleases assigned to the development and ownership transferred from Citybranch Ltd to Canada Life Investments. NHS Trafford CCG have indemnified an area within the build known as the Medical Suite over a thirty year period. The purpose of this report is to update Members on progress in respect of the scheme.

### **PROGRAMME BOARD – PROGRESS UPDATE**

The CCG's Governing Body supported the creation of a Programme Board to oversee and lead discussions with partners regarding the future direction of the scheme. The board meets regularly on a three weekly basis with representation drawn from Trafford Council, NHS Trafford CCG, NHS Improvement, Greater Manchester Health and Social Care Partnership (GMHSCP) and NHS Property Services. It is evident that there is a willingness to work transparently and in partnership to reach a solution moving forward, although it is acknowledged by all that this will take time and may involve a phased approach to occupation, regardless of the ultimate end user.

Key roles and responsibilities have been formally defined and several key actions have been agreed by the Programme Board for completion. These actions include an exploration of all other healthcare options both within Trafford and beyond (pan Greater Manchester) to exhaust all opportunities in this regard. Furthermore, it has been agreed that GMHSCP colleagues will work with primary care to examine any possible opportunities.

Given the increasing financial challenge facing the CCG, it is important that the new leadership team look at all options for the future use of the site. The preference for the CCG is to fully explore all options which will provide for health and wellbeing related uses, prior to considering any non-health use of the site. Going forward, any decision made will be on the basis of what is in the best interests of the people of Trafford and taxpayers.

Significant progress has been made in recent months and a summary of key areas is provided below.

### **DEVELOPMENT OF A COMMISSIONING MODEL**

Trafford integrated commissioning for health and social care is based around our population, the people we serve and the place where they live. Therefore, the commissioning model to support the future use of the Altrincham Health and Wellbeing Centre will be part of the wider commissioning direction for health and social care services in Trafford.

As commissioners, we will work with our providers to develop the models of care to ensure the interdependency and integrated models for services that enable new ways of working across health and social care system, including primary, community and secondary care services.

Altrincham Health and Wellbeing Centre will represent a way of articulating the approach to create a focal point for the local population, bringing together health, social care and the voluntary sector. We envisage this including an intergenerational aspect appealing to all members of the community. This approach needs to be underpinned by excellent primary care services and other community based care to ensure maximum health gain being delivered from the hub.

We aim for the hub to act as the central point for the voluntary sector and will aim to work with this sector in areas such as provide co-ordinated access to local services, initiatives and focus on areas such as reducing social isolation.

We will endeavour to commission a model that will provide a vibrant experience for users whilst meeting health & social care needs and will reach out to a multigenerational population. As commissioners, NHS Trafford CCG will specify outcome based health & social care which is co-ordinated and integrated.

Examples of NHS services that have been identified as possible areas of provision that could be delivered in an integrated model are listed below. However, further work needs to take place on need and integrated delivery models.

- General Practice
- Community Pharmacy
- NHS Dentistry
- Frailty Assessment (Community Geriatric Clinics)
- Community Nursing
- Practice Nursing
- Children & Family Services
- Long Term condition management including group consultations
- Extended GP access
- Clinical services (phlebotomy, podiatry, treatment room)
- Mental health services (IAPT/PCMHWS)

Lessons will be learnt from similar developments in Trafford, including Limelight, to ensure the optimal use of space, opportunities for integration and improved flexibility.

#### **UPDATE FROM DISCUSSIONS WITH PROPOSED TENANTS**

Discussions are progressing well with several potential tenants. Our approach is to secure a primary care presence within the development as soon as possible, with a view to this attracting other interested parties and to facilitate the use of the ground floor facilities i.e. pharmacy and café. A longer term approach might be required to secure occupants for the top floors of the building.

To clarify the context of these discussions however, it is important to note that there is no impact upon the **current** level of service delivery, and therefore the experience received by Trafford patients, as the services proposed for relocation are already delivered within the local community.

GMHSCP and NHS Property Services' colleagues are reviewing other potential opportunities for healthcare and non-healthcare services across Greater Manchester. Discussions are ongoing and are at varying stages of development. An update will be provided accordingly as tenants are secured.

## **PHARMACY DEMISE**

Several viewings of this area within the development have recently been facilitated by NHSPS colleagues. This area is outwith Headlease 2, the area attributed to the CCG, but represents a commercial opportunity linked to securing a primary care presence in the build.

## **COMMUNICATIONS AND ENGAGEMENT PLAN**

Colleagues at the CCG are working alongside colleagues at NHS Property Services, NHS Improvement, GMHSCP and Trafford Council to ensure that accurate and consistent communications with the public, media and other key stakeholders are in place. Briefings have been given to update local Councillors and correspondence sent to local MPs.

## **SUMMARY**

At present, NHS Trafford CCG and other stakeholders including Trafford Council, NHS Improvement, GMHSCP and NHS Property Services are working proactively and in partnership to secure tenants to occupy the development. Our aim is to continue building a good relationship with GPs and other key stakeholders to help support the transformation process across Trafford and ensure the borough's residents have access to the best health services possible.

Given the increasing financial challenge facing the CCG, it is important however, that the new leadership team look at all options for the future use of the site. The preference for the CCG is to fully explore all options which will provide for health and wellbeing related uses, prior to considering any non-health use of the site. Going forward, any decision made will be on the basis of what is in the best interests of the people of Trafford and taxpayers.

## **RECOMMENDATION**

Members are asked to note the content of the report.