

TRAFFORD COUNCIL

Report to: Health Scrutiny Committee

Date: 20 November 2019

Report to: Information

Report of: Martyn Pritchard, Accountable Officer, Trafford CCG

Report Title

Altrincham Health and Wellbeing Hub Update

Summary

The purpose of this paper is to update the Health Scrutiny Committee on the negotiations to secure appropriate tenants for the Altrincham Health and Wellbeing Hub (AHHW).

Recommendation(s)

It is recommended that the Health Scrutiny Committee note the progress made by the CCG and NHS Property Services in securing tenants for the AHHW and the approach taken to mitigate the financial risks.

Contact person for access to background papers and further information:

Name: Martyn Pritchard, Accountable Officer, Trafford CCG

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1. Update on the current position

- 1.1 The Governing Body (GB) of the CCG agreed in March 2019 an approach to the use of the Altrincham Hub development and a Programme Board to make this happen.
- 1.2 Each tenancy that is secured for the medical suite will be offset against the indemnification costs of the CCG. In line with the approach developed within the draft Locality Plan, health and social care organisations are working together to secure the best return for the Trafford pound and to minimise the overall cost of the estate used to provide services.
- 1.3 The Programme Board is continuing to implement the approach agreed by the Governing Body in March 2019. At this stage progress is being made to utilise each of the floors.
- 1.4 The table below sets out the progress made in each area.

Table 1: Update on the Proposed Use of the AHHW.

Area	Agreed Use	Update	Next Steps
Ground Floor (Medical Suite)	To use for health and social care	There is an active discussion with a potential tenant for the ground floor space. The use would be fully in line with the Locality Plan. These conversations are commercially sensitive at this stage and led by NHSPS.	To support NHS PS in concluding the commercial negotiations.
Ground Floor (Non-medical suite)	To support NHS PS in seeking a pharmacy and a café	<p>Now two GP practices have moved in NHS PS are concluding the commercial negotiations for a pharmacy.</p> <p>The café space is being actively marketed as either café or retail space.</p>	The timetable for opening will be determined by the pharmacy operator.
First floor	To use for health and social care.	<p>Agreement has been reached with two GP practices to move onto the first floor.</p> <p>Ongoing discussions with a range of NHS and non-NHS health care providers about the use of the remaining clinical rooms.</p>	<p>St John's moved in on 4 November.</p> <p>Barrington Road moved in on 11 November.</p>
Second floor	To use for health and social care.	In principle agreement has been reached with TLCO to re-locate the Integrated Health and Social care team for the south locality.	Confirm the timetable for moving in.
Third floor	To market for commercial use.	Following a marketing exercise NHSPS are in negotiations with an appropriate commercial organisation.	To support NHS PS in concluding the commercial negotiations.