

ENCLOSURE: 5

AGENDA ITEM: 7

Bromley Borough Based Board

DATE: 17 November 2020

Title	Update in the Bromley Health and Well Being Centre
This paper is for information/decision/discussion	
Executive Summary	<p>The CCG has developed a draft Outline Business Case (OBC) that seeks capital funding approval for £9m through the NHS Estates and Technology Transformation Fund (ETTF) and STP Wave 4 Capital Funding. This will fund the refurbishment of the former Adventure Kingdom building in Bromley Town Centre which will provide appropriately sized, fit for purpose new premises to house both Dysart Surgery and a range of community and Primary Care Network (PCN) services.</p> <p>This will enable modern multi-use and sustainable primary and community health services for the people living and working in central Bromley. The scheme will provide purposely designed modern healthcare facilities which will deliver a premises solution that will meet the current needs of the local population and Dysart Surgery; providing opportunities for integration between primary, community and secondary care that address the needs of the local population, existing registered patients and as well as growth for population and demographic expansion in the future.</p> <p>This project is consistent with One Bromley Local Care Partnership objectives, the South East London Integrated Care System (ICS) vision and the CCG's strategies for primary care, its local estates strategy and the overall approach to the integration of health and social care services across Bromley.</p> <p>The approach includes the integration of service provision "at scale", for populations of 30-50,000 and amalgamation in the use of estates. The investment will also enable sustainable provision of primary and community health care services for people in Bromley.</p> <p>The decision for the preferred option (Adventure Kingdom site) was made by the CCG and local health partners as this was the most credible and financially viable option. The options were also discussed and agreed with the representatives on the Project Board and was the basis for the Terms of Reference for this scheme.</p> <p>The existing Adventure Kingdom building is an asset owned by the London Borough of Bromley (LBB) on the Civic Centre site. LBB have been working together with the South East London CCG (Bromley Borough) team in its development of the scheme, with a view selling the site to allow it to be redeveloped and repurposed for dedicated primary and community healthcare</p>

	<p>services. Bromley Council has outlined the sale of the site is their preferred option, but this is being explored further with all parties at this stage.</p> <p>The development of the scheme has been progressing well, despite the current environment, with the initial designs and costings competed within the capital budget envelope. There have been productive initial meetings to scope the planning implications of the scheme. The draft OBC has been shared with the assurance leads within South East London CCG and wider with NHS England, with positive feedback received so far.</p> <p>For the commercial arrangement, the CCG had been engaging with Community Healthcare Partnership (CHP) – a property company owned 100% by the Department of Health - who expressed an interest in purchasing the site from Bromley Council and to act as development partner and landlord for the site to the CCG and Dysart Surgery. Unfortunately, when the proposal was put forward by CHP to take the scheme forward, the DH indicated that it was unlikely to receive approval. Therefore, the CCG project team are now urgently reviewing a number of other options available in taking the commercial aspects of the scheme forward. There have already been some positive meetings with other interested parties and the CCG will ensure that all stakeholders, including LBB, will continue to be informed of the progress of the development.</p> <p>Due to this recent development, this will impact on the timetable for the completion of the OBC and submission to the numerous committees to achieve approval for the respective STP and ETTF capital funding. However, it is expected that this will not have a significant impact on the overall timetable of delivery of the Health Centre.</p> <p>The CCG intention is to submit the OBC as soon as an outline commercial model has been agreed and the economic and financial analysis has been updated within the Business Case.</p>	
Recommended action for the Committee	This update is provided for information	
Potential Conflicts of Interest	None	
Impacts of this proposal	Key risks & mitigations	These are set out in the project risk register. The key risk relates to the commercial arrangements for the development, as set out above.
	Equality impact	An Equalities Impact Assessment will be completed as part of the Outline Business Case
	Financial impact	The overall financial impact of the scheme in respect of capital and revenue will be set out in the Outline Business Case
Wider support for this proposal	Public Engagement	Patient Representatives and Healthwatch are part of the Project Board. Further patient engagement will take place on approval of the Outline Business Case.



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	Other Committee Discussion/Internal Engagement	Updates have been provided on a regular basis to Bromley CCG Governing Body, the Health and Well Being Board and the South East London and Estates Committees.
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