

18th October 2021

**ICO Health Group Business Case
Chinbrook Road Site Closure**

Aim

This aim of this business case is to outline the plan and provide assurances for the closure of the ICO Health Group Chinbrook Road site on the 28th of October 2021.

1. Background

The ICO Health Group (ODS Code G85104) is a GP practice in Lewisham and part of the Sevenfields Primary Care Network (PCN).

The practice holds a Personal Medical Services (PMS) contract and currently operates across four sites.

- i) Moorside Clinic, Downham Health and Leisure Centre. 7-9 Moorside Road BR1 5EP.
- ii) Chinbrook Surgery. 32 Chinbrook Road, SE12 9TH. (Branch)
- iii) Marvels Lane Surgery. 37 Marvels Lane, SE12 9PN. (Branch)
- iv) Boundfield Medical Practice. 103 Boundfield Road, SE6 1PG. (Branch)

See appendix A which contains a map of the four sites.

On 28 August 2021, the SEL Clinical Commissioning Group (the CCG) received formal notification from Dr Yog Malik that the availability of the site for Chinbrook Road Surgery branch site, will come to an end on the 28th of October 2021. Dr Malik, who is a partner of the ICO Health Group and owner of the Chinbrook Road Surgery branch site will sell the premises. This means the site will need to be vacated and will no longer be available for NHS use.

Due to the sudden nature of the situation the ICO Health Group has not been able to develop a full business case and associated plans. However, in order to avoid any disruption to services it has taken steps to engage its Patient Participation Group (PPG) and has informed patients of the imminent closure.

The ICO Health Group already has plans to request to consolidate its estates, from four to two sites and has consolidated all services provided at the Chinbrook site onto its main Downham site before the Covid-19 pandemic with most patients accessing services there. Prior to the pandemic the Chinbrook site was being used for 4 days per week and during the pandemic and the forced remote working of some of the clinical staff this had resulted in the Chinbrook site not being used at all with more reliance on its other premises.

Dr Malik will stay on with the ICO Health Group as a partner which will ensure continuity of services and will continue to provide clinical sessions at the Downham and other sites.

Improvements have been made to the Downham site allowing an increased number of clinical sessions to be held, and the practice is reviewing its services at the Marvels Lane site (in partnership with Lewisham & Greenwich Trust who currently own the site) which is the closest to Chinbrook site to ensure ease of access for Grove Park patients.

The distance between the Downham main site is 0.7 miles and is a 15 minute walk. There are also and has good public transport links to the Downham site including buses 136 and 181.

Furthermore, staff from the Chinbrook Road Surgery site will move to the Downham and other sites (much of which has already been facilitated during the pandemic due to changes in operational processes mandated by response to the pandemic).

2. Patient/Stakeholder Engagement

The short notice of closure of the Chinbrook Road site limited the practices' scope to undertake comprehensive patient engagement. However, all patients will remain registered with ICO Health Group and will continue to have access to services from any of the three remaining sites.

The ICO Health Group has been operational as a single entity since its merger on 1st January 2013 and all historic 'Chinbrook' patients are familiar with and use all ICO Health Group sites according to opening hours and their preference. ICO Health group has communicated with all patients through multiple channels about the closure of the Chinbrook Road site who are aware that all services will remain undisrupted.

Steps taken to ensure patients are aware of the site closure:

- i) Information about the site closure and changes have been published on the practice website.
- ii) Information notices have been displayed on the front of the surgery building and leaflets at the reception desk.
- iii) The Patient Participation Group have been informed of the closure and have given their support. A PPG meeting was also held in October 2021.
- iv) All vulnerable patients have been identified and contacted by telephone and are being supported through the process.
- v) The practice has sent text messages to patients who attend the Chinbrook Surgery site explaining the closure. As patients have been attending the Moorside Clinic at the Downham site over the past 18 months it would not be necessary to send letters explaining the closure.

ICO has informed Sevenfields PCN clinical director and the wider PCN of the closure.

Patient feedback and concerns will be collected (by email, telephone or face to face) and addressed at future patient engagement events and will be considered as part of ICOs future planning process.

ICO Health Group have engaged with all staff – all of whom are contracted to work across all four sites since the merger in 2013 and are familiar with the standard operating procedure.

All local services are aware that Chinbrook Practice as a branch site of ICO Health Group has remained closed during the pandemic. Since the merger of Chinbrook Practice to form the ICO Health Group in 2013 all physical medical records for patients have been filed in Moorside Clinic in the Downham site and was fully communicated to the original Chinbrook practice patients at the time.

3. Neighbouring Practices

A review of neighbouring practices was conducted by commissioners in September 2021, and they have capacity to register new patients should anyone choose to re-register. However, Marvels Lane Clinic site (a branch site of the ICO Health Group) is the closest

practice premises to the Chinbrook Practice site and it is not anticipated that any patients will need to re-register with another practice.

Practice	Distance	Location	Capacity
Novum Health Partnership. Baring Road Medical Centre, 282 Baring Road, SE12 0DS.	0.3 miles	Lewisham	Yes
Oakview Family Practice. 190 Shroffold Road, BR1 5NJ.	0.7 miles	Lewisham	Yes
The Links Medical Practice. 198 Court Farm Road, SE9 4JS.	0.8 miles	Bromley	Yes
Sundridge Medical Centre. 84 London Lane, BR1 4HE.	1.2 miles	Bromley	Yes
Torrison Road Medical Practice. 80 Torrison Rd SE6 1RB.	1.3 miles	Lewisham	Yes

4. Strategic Alignment

As an old house the Chinbrook site building is not Disability Discrimination Act (DDA) compliant, is not purpose built and is not fit for purpose and would require significant investment to ensure that it meets Health & Safety, Fire and DDA requirements.

The closure of the site aligns with the NHS Long Term Plan, GP Forward View and the CCGs strategy for larger practices utilising space and working together to deal with the pressures in primary care and extend the range of convenient local services, creating genuinely integrated teams of GPs, community health and social care staff.

The Chinbrook site consisted of only three clinical rooms and mainly administrative space due to the fact that it was an Edwardian semi-detached house. This would easily be accommodated at the other locations within the ICO Health Group particularly Marvels Lane Clinic which is the closest site to Chinbrook Practice (both based in Grove Park in neighbouring roads).

5. Financial Considerations

There is a financial saving for the practice consolidating its sites and a potential long-term saving for the CCG in relation to rent and rates reimbursements which would be released following the closure.

Rent:	£28,450.00.
Rates:	£12,475.00
Total	£40,925.00

The CCG would make an average annual saving of £40,925. However, the practice will need to expand its occupation of the Marvels Lane Clinic site (a separate business case is being developed for this) and in order for this to be viable, **we are requesting that the rent and rates from the Chinbrook Site would need to be protected and ring fenced for allocation against the increased space of the Marvels Lane Clinic site.**

Additionally, ICO will gain some financial efficiencies from reducing overheads incurred through the maintenance of the site.

The CSU has conducted a survey of the site and will decommission and dispose of the IT equipment. The cost for this work is £1,467.15 and will be paid for by the CCG.

6. Next Steps

- It is intended that the Chinbrook Surgery site will close on the 28 October 2021.
- The IT team have carried out a site survey to understand the IT assets, some of which will be transferred for use at the Downham site.
- Commissioners will work with ICO Health Group to ensure that the appropriate processes are followed in relation to further patient engagement and the close down of the site to ensure that the transition is managed appropriately.
- ICO Health Group will continue to review its services at the Marvels Lane site (which is closest to the Chinbrook site and serves Grove Park residents) in partnership with Lewisham & Greenwich Trust.
- It is intended that services will be intensified at the Marvels Lane Clinic site to ensure that patients who live in Grove Park are able to retain access to face to face services for their health care needs. The practice in partnership with the CCG are developing a business case to develop this existing site further and take up more clinical space to meet their patient's needs. The site will require investment to make it fit for purpose, which will be detailed in the business case.
- The business case will pick up evaluation of the needs of the practice and other stake holders in the local system namely their Primary Care Network (Sevenfields PCN) and Lewisham & Greenwich Trust. In order for the practice to be able to take up more space in this building, there is a requirement for the Rent and Rates costs associated with Chinbrook Practice to be ring fenced and protected to ensure that it can be utilised for covering the increased rent and rates associated with greater intensification of services within the Marvels Lane Clinic location.

Appendix A - Map of ICO Health Group sites

