# Report

## **Parkgrove Medical Centre**

### **Edinburgh Integration Joint Board**

24 March 2017



#### **Executive Summary**

1. In 2016 due to operational difficulties encountered by the East Craigs and Parkgrove Medical Practice it became necessary for the Edinburgh Health and Social Care Partnership (EHSCP) and NHS Lothian to provide support. As part of this support, EHSCP and NHS Lothian took responsibility for the lease of one of the premises utilised by the practice at 22B Parkgrove Terrace. This lease runs until 2019 and the IJB needs to advise NHS Lothian on whether the lease should be extended further.

#### Recommendations

It is recommended:

- 2. that the IJB advise NHS Lothian to enter into discussions with the landlord about a further 10 year lease to 2029; and
- 3. the IJB ask NHS Lothian to support investment would help to develop the building as referred to in paragraph 7 of this report.

# **Background and Main Report**

- 4. To stabilise the East Craigs Practice, the EHSCP and NHS Lothian agreed to take over the Parkgrove branch surgery from 2016 as a 2C (directly managed) practice.
- 5. The initial patient list size at point of transfer to direct management was 2,000. However it should be noted that the CEC Local Development Plan finalised in September 2016 has indicated an increase in housing in the nearby Cammo area of 1,000 houses and approximately 2,000 people.
- 6. The building is well situated for the immediate area and has the physical capacity to house general medical services for up to 6,000 patients and some teams located within the practice can cover a wider area (e.g. midwifery services).
- 7. The building at Parkgrove Terrace is 22 years old but of flexible design and would benefit from a modest upgrading with an estimate of c£100K to carry out this work.





#### **Key risks**

- 8. If the building is not secured for general medical services then it would be necessary to invest in alternative facilities, and the cost of an appropriate new build would be in the region of £2.5M.
- 9. A National Working Party on GP premises concluded in late 2016 and is due to report shortly. What is anticipated is a move to allow Health Boards and Health and Social Care Partnerships to share more of the associated risk of buildings leased (not owned) by GPs. The financial implications of these recommendations for Health Boards are not yet understood but could be significant for NHS Lothian both in capital and revenue terms.

#### **Financial implications**

10. There will be no change to the annual rental for the building and therefore no financial implications for the IJB.

#### **Involving people**

11. There will be a communications exercise carried out with the incoming Cammo development population, to ensure they are aware that this is the GP practice linked to their development.

# Impact on plans of other parties

12. Nothing noted.

# **Background reading/references**

Nothing noted

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# Links to priorities in strategic plan

Ensuring a sustainable model of primary care: Actions 15, 16 and 18.