

St Luke's Medical Centre Update

1. Background

St Luke's Health Centre is situated in the St Luke's ward of Southend-on-Sea, Essex. It sits in temporary portacabins in the car park at the back of the Cumberlege Lodge site on Pantile Avenue. The site is in a dense residential area which severely limits alternative land options. The current GP service is provided by Virgin Care UK under an APMS contract which commenced on 2nd June 2016 and is for a period of 10 years.

St. Luke's Practice moved into temporary portacabins in 2009 during initial plans for a new health centre on part of the Temple Sutton School site. The local LIFT Co, Prydium, has worked on many options for redevelopment over the last 5 years, none of which were taken forward due a variety of reasons including the varied and challenging NHS landscape and a series of restructures from 2010 – 2013.

The original 5-year temporary planning permission for the portacabins expired in February 2014 and Prydium extended the planning permission on the Service Development Proposal for the St. Luke's site in February 2014 for 3 years and expressed the importance of finding a permanent solution for the area. The current planning permission expires on 22nd May 2017.

The current plan is for the planning consent to be renewed for a maximum period of eighteen months to enable relocation from the portacabins to co-locate with intermediate care services within the Cumberlege Intermediate Care Centre (CICC).

The high level plan below provides milestones and timeframes to deliver the project, with the second table showing the phases of the project lifecycle.

2. High Level Project Plan – St Luke’s Health Centre

Milestone	From	To	Responsible Organisation
Work up design for the refurbishment works that are required to make the building compliant to operate as a primary medical care centre	Mar-17	Mar-17	NHS Property Services
Completion of and submission of planning permission for a period of eighteen months maximum	Mar-17	Mar-17	LSI Architects / NHS Property Services
Determination of planning application & expiration of existing permission	May-17	May-17	Southend Borough Council
Options Appraisal of the relocation of some integrated care services	Jun-17	Jun-17	Southend CCG, SEPT & Southend Borough Council
Architect drawings developed and submitted	April 17	Jul-17	LSI Architects
Agreement to alter and lease discussions	Jul-17	Sept 17	NHS Property Services / Southend Borough Council
Funding agreement gained for the refurbishment works	Sep-17	Sep-17	NHS England/Southend CCG
Identify route to market Tender & procure provider for refurbishment if value determines requirement	Sep-17	Nov-17	NHS Property Services/Southend CCG
Relocate services required to enable refurbishment works	Nov-17	Nov-17	Southend CCG, SEPT & Southend Borough Council
Refurbishment works carried out	Nov-17	Mar-18	Preferred Provider to be Identified
Move St Lukes medical practice into Cumberlege Lodge	Mar-18	Mar-18	NHS Property Services
Demolish Portacabins and level site	Mar-18	May-18	NHS Property Services
Surface site for parking	May-18	Jun-18	NHS Property Services

St. Luke's Development Phases

Phase 1 - Stability and Service Provision for Patients

Phase one will focus on gaining planning consent for the continuation of primary medical services to be delivered from the existing portacabins for a maximum period of eighteen months. This will enable the identification of the refurbishment works required at Cumberlege Lodge to ensure that the building is compliant and fit for service delivery as required with current infection control requirements and legislation.

Phase 2 – Technical & Financial

Phase two will ensure that all the technical aspects such as;

- Leases, (to include change of use)
- Consents (agreement to alter)
- Design and layout suitable to accommodate GP Surgery confirmed and signed off
- Finance
- Route to market identified and tender (if required)
- Identification of any re-location of exiting services required for refurbishment

Phase 3 – Refurbishment Works

Refurbishment will take place.

Phase 4 – Mobilise GP Service

St Luke's practice will be moved into Cumberlege Lodge co-located with CICC.

Phase 5 – Place Based Care

The CCG will continue to work on the delivery of place based care to maximise benefit and outcomes for patients.