

Committee:	Health and Adult Social Care Select Committee
Date of Meeting:	24 th May 2022
Report Title:	Whitehill & Bordon Health Hub update
Report From:	Sara Tiller Managing Director –South East Hampshire Hampshire, Southampton and Isle of Wight Clinical Commissioning Group

1 Purpose

- 1.1 This report provides an update to committee members on the proposal to develop a health hub in Whitehill and Bordon. Previous updates have been provided in September and February 2021 and February 2020, following a briefing paper initially provided to the committee in July 2019.
- 1.2 The health hub scheme represents a strategically important investment in the provision of health services to the northern part of the South East Hampshire area. When complete this will provide a primary and community health hub. This facility will provide a viable alternative to accommodation provided within the Chase Community Hospital and Forest Surgery, both in Whitehill and Bordon.
- 1.3 This proposed new development aligns with the CCG's strategic aim of providing a multidisciplinary primary care service from primary and community health hubs. The local community has pockets of high deprivation and poor public transport links. Therefore the new health hub will be developed in a central, easily accessible town centre location which is equally accessible for the existing town as well as residents in the new housing developments. This is important for patients as well as critical to the regeneration of the town.
- 1.4 The new building will enable the co-location of primary and community services, with expansion space for future health services. The development will relocate the Forest Surgery to the new town centre site, 0.7 miles from the existing community hospital and Forest Surgery, whilst retaining Pinehill Surgery (unaffected by the plans) in its current location close to the public library, Forest centre community pharmacy and supermarkets.
- 1.5 The health hub will be built on a new, town centre site, and form part of a residential development, providing appropriate clinical space for the proposed tenants to meet the needs of the growing local population.
- 1.6 As well as providing primary care, (general medical services), the hub will deliver accommodation for community services, provided by Southern Health Foundation Trust (SHFT) in purpose-built accommodation. In addition to this community space, the facility will provide appropriate clinical space for other providers using the Chase Community Hospital.

- 1.7 Committee members will be aware from previous updates that one of the main complexities of this programme of work was the financial sustainability of the scheme, which needed to be both affordable to the CCG and tenants and represent value in terms of use of public money.

2 Progress since previous update (September 2021)

- 2.1 Significant progress has been made in developing a financial appraisal which underpins the ongoing financial arrangements for the health hub. This has resulted in a positive outcome which would not have been possible without use of s106 developer contributions (£461,000) and a grant of £560,000 from East Hampshire District Council, with support and concessions from the Defence Infrastructure Organisation and Whitehill and Bordon Regeneration Company.
- 2.2 In April 2022 approval was sought from the Hampshire Southampton and Isle of Wight CCG's Primary Care Commissioning Committee for endorsement of the overall size and cost of General Medical Services (GMS) space, which are reimbursable under the provisions of the NHS (General Medical Services premises costs) Directions 2013 (Premises Costs Directions). The committee was advised that this would lead to the relocation of the primary care services delivered by the Forest Surgery in Whitehill and Bordon (Forest Surgery is a branch site to Badgerswood and Forest).
- 2.3 The approval, as outlined, was granted subject to:
- Southern Health NHS Foundation Trust and Badgerswood and Forest surgery's GP partners taking leases for the building (the Forest Surgery branch site only)
 - All parties' further engagement in the development of the healthcare space detailed design
 - the CCG (South East Hampshire - place) receiving a GMS space application for the final floor area and reimbursable costs which should be in the order of the space and costs agreed by Primary Care Commissioning Committee.
- 2.4 This decision is an instrumental first stage in overall financial approval signalling CCG commitment to the wider development of the proposed health hub in the new town centre.
- 2.5 Further CCG approvals will be sought at the appropriate time when the following elements have been secured:
- Agreement to lease for the community space of 623m² by Southern Health NHS Foundation Trust, based on the terms agreed within the financial appraisal
 - Agreement to lease and GMS space application for 881m² from Badgerswood and Forest Surgery, based on the terms agreed within the financial appraisal
 - Relocation of other tenants and sessional users of the Chase Community Hospital,

Planning permission for the new premises in the town centre site submitted by Whitehill and Bordon Regeneration Company, the development partner for the health hub.

3. Next steps

- 2.6 Whitehill and Bordon Regeneration Company (WBRC) will work with the building tenants to obtain legal agreements (leases etc). Once these have been agreed, then the practice and community providers can begin engagement with their patients and service users.
- 2.7 Local stakeholder engagement is planned to be conducted over the summer with the next public meeting hosted by Whitehill and Bordon Town Council due to be held on 21 June.
- 2.8 The CCG will expect a formal application from the practice in September. There will be an expectation that all the practice's current patients will have been contacted prior to the application being made, with any feedback relating to the practice relocation identified.
- 2.9 The planning application for the health hub will be further developed over coming months, with detailed design completed for the health hub elements. The expectation is that WBRC will be ready to submit this application for approval in October 2022.
- 2.10 We are aware that there remain some concerns about the future of Chase Community Hospital in the local community. The hospital will remain open until an alternative is available.
- 2.11 Chase Community hospital continues to provide a range of physical and mental health services delivered through a number of community providers which include therapies, baby and children's clinics, sexual health, substance misuse, counselling and screening services as well as child and adolescent, adult and older people's mental health. All of the services currently provided have been planned into the health hub.

3 Recommendation

- 3.1 The committee is asked to note this update. A further update can be provided later in the programme, if required.