NOTICE OF MEETING

NORTH CENTRAL LONDON SECTOR JOINT HEALTH OVERVIEW AND SCRUTINY COMMITTEE

Contact: Robert Mack

Tuesday 19 September 2017 10:00 a.m.
Committee Room 4, Town Hall, Judd Street,
London WC1H 9JE

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Councillors: Alison Cornelius and Graham Old (L.B.Barnet), Alison Kelly (Chair) and Richard Olszewski (L.B.Camden), Abdul Abdullahi and Anne Marie Pearce (L.B.Enfield), Pippa Connor (Vice Chair) and Charles Wright (L.B.Haringey), Jean Kaseki and Martin Klute (Vice Chair) (L.B.Islington)

Support Officers: Anita Vukomanovic, Andy Ellis, Robert Mack, Pete Moore and Vinothan Sangarapillai

AGENDA

1.   **NORTH CENTRAL LONDON JHOSC - AGENDA PACK (PAGES 1 - 28)**

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Agenda

NORTH CENTRAL LONDON JOINT HEALTH OVERVIEW AND SCRUTINY COMMITTEE

TUESDAY, 19 SEPTEMBER 2017 AT 6.30 PM
COMMITTEE ROOM 4, TOWN HALL, JUDD STREET, LONDON WC1H 9JE

Enquiries to:	**Vinothan Sangarapillai, Committee Services**
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MEMBERS

Councillor Alison Kelly (London Borough of Camden) (Chair)

Councillor Pippa Connor, London Borough of Haringey (Vice-Chair)
Councillor Martin Klute, London Borough of Islington (Vice-Chair)

Councillor Danny Beales, London Borough of Camden
Councillor Alison Cornelius, London Borough of Barnet
Councillor Abdul Abdullahi, London Borough of Enfield
Councillor Jean Roger Kaseki, London Borough of Islington
Councillor Graham Old, London Borough of Barnet
Councillor Anne-Marie Pearce, London Borough of Enfield
Councillor Charles Wright, London Borough of Haringey

Issued on: Monday, 11 September 2017

NORTH CENTRAL LONDON JOINT HEALTH OVERVIEW AND SCRUTINY COMMITTEE - 19 SEPTEMBER 2017

AGENDA

1. **APOLOGIES**

2. **DECLARATIONS BY MEMBERS OF PECUNIARY, NON-PECUNIARY AND ANY OTHER INTERESTS IN RESPECT OF ITEMS ON THIS AGENDA**

   Members will be asked to declare any pecuniary, non-pecuniary and any other interests in respect of items on this agenda.

3. **ANNOUNCEMENTS**

4. **NOTIFICATION OF ANY ITEMS OF BUSINESS THAT THE CHAIR CONSIDERS URGENT**

5. **ST ANN'S HOSPITAL SITE REDEVELOPMENT**

   (Pages 5 - 14)

   To receive and consider a presentation on the St Ann's Hospital site redevelopment.

6. **ST PANCRAS HOSPITAL SITE REDEVELOPMENT**

   (Pages 15 - 28)

   To receive and consider a presentation on the St Pancras Hospital site redevelopment.

7. **ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT**

8. **DATES OF FUTURE MEETINGS**

   The dates and locations of future meetings will be:

   - Friday, 22nd September 2017 (Barnet)
   - Friday, 24th November 2017 (Enfield)
   - Friday, 26th January 2018 (Camden)
   - Friday, 23rd March 2018 (Islington)

AGENDA ENDS

The date of the next meeting will be Friday, 22 September 2017 at 10.00 am in Hendon Town Hall, The Burroughs, London NW4 4AX.

North Central London JHOSC

19 September 2017

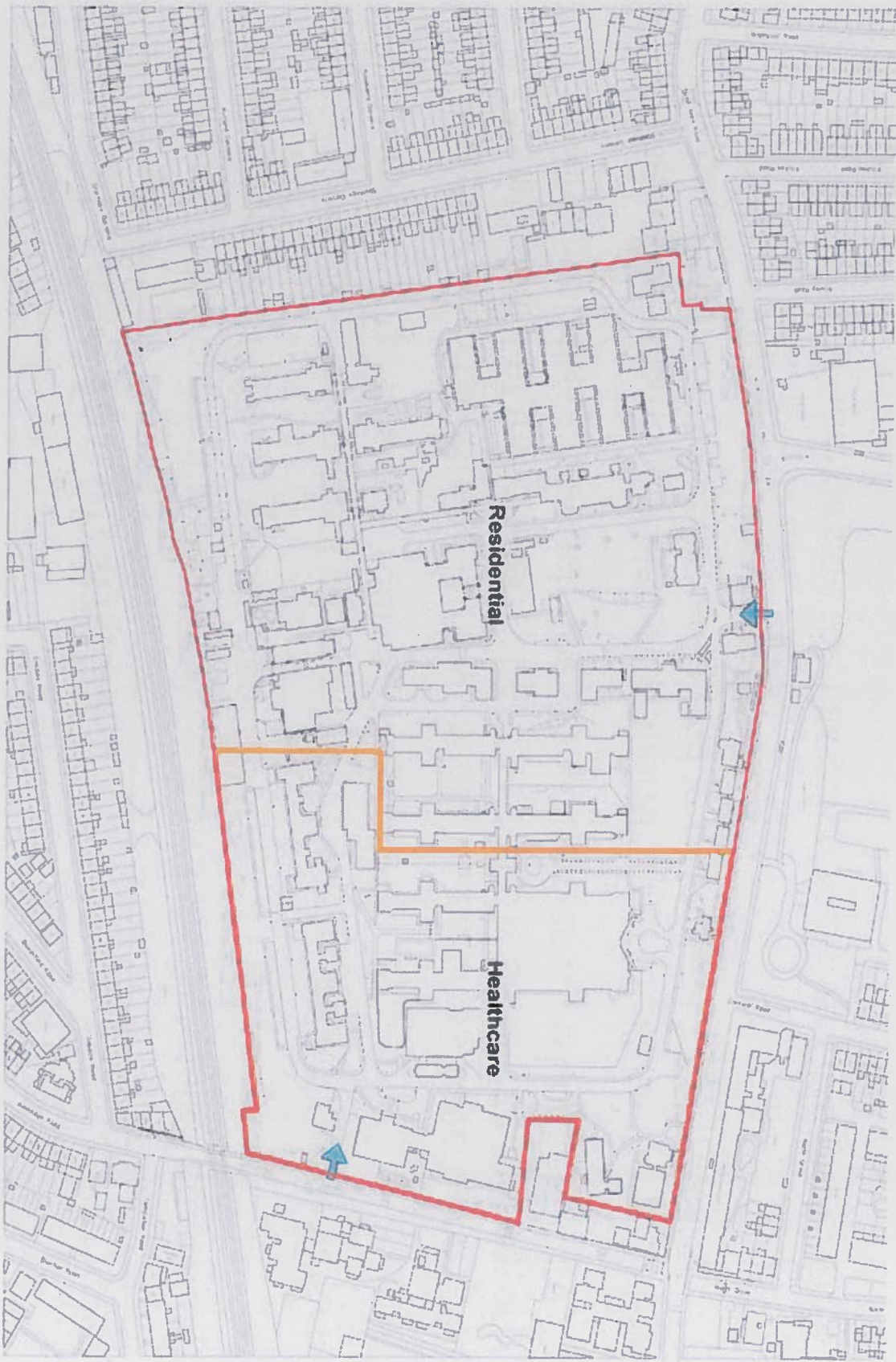# Update on redevelopment of St Ann's Hospital, Haringey

Andrew Wright

Director of Strategic Development, BEH-MHT

Barnet, Enfield and Haringey
Mental Health NHS Trust

NHS

Introduction

- The Trust's plans for the future of the St Ann's Hospital site have been in development for some time

- There has been extensive stakeholder engagement, including two formal public consultations, and there is now widespread support for the plans, including from Haringey Council and Haringey CCG

- The plans involve the sale of 2/3 of the current site, which is no longer needed for healthcare, for residential development. The sale proceeds will be reinvested to build new, purpose-built, mental health inpatient wards

- The project is affordable in capital terms (no external capital is needed) and revenue terms (there will be no additional costs to the Trust or to NHS commissioners)

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Summary of the plans

Clinical case for change

- Many of the current buildings at St. Ann's are out-dated and hinder the provision of high quality health services

- In particular, the current mental health wards are no longer fit for purpose, e.g. no single rooms, no ensuites etc

- Much of the current site is now vacant as services have been consolidated at the eastern end. The NHS is spending money on maintaining the site which could be better spent on patient care

- The redevelopment is also an opportunity to facilitate the regeneration of the wider area and to help meet local housing needs, including some affordable housing

- All the clinical services on the site will remain, most in improved facilities

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New health facilities

- Trust has appointed Integrated Health Projects (IHP) as contractor for new mental health inpatient facilities. IHP are also building the new Chase Farm Hospital in Enfield

- IHP are working up the detailed design for the new mental health inpatient wards with patients, carers and clinicians. Will be providing the same numbers of beds as now, but in a purpose-built building, which meets latest NHS standards

- Other buildings will be refurbished and overall site landscaped and way-finding improved

- Also developing an overall design concept for the whole new health campus – to show how additional services could be accommodated on the site in the future, if needed and funded

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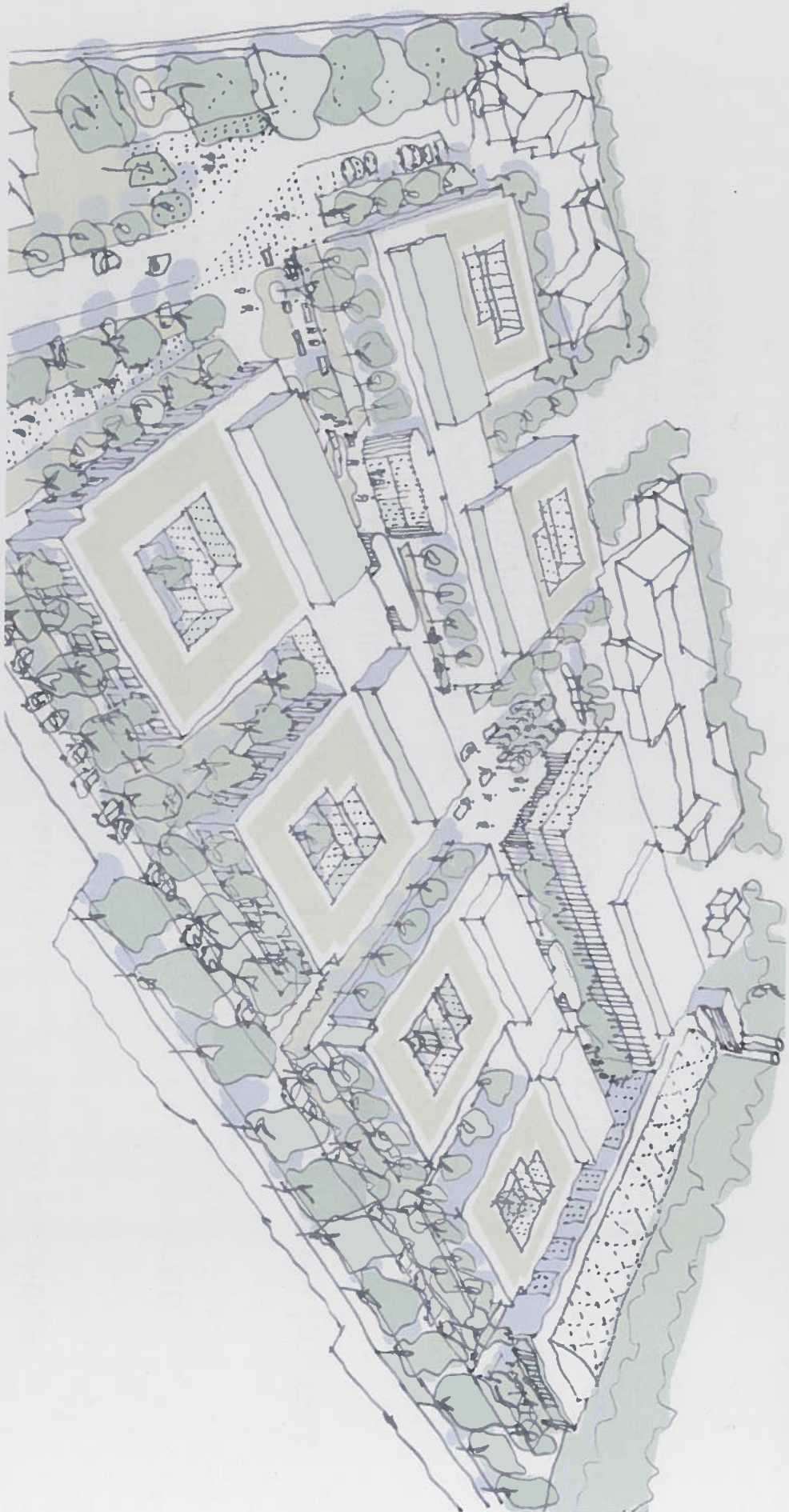
New mental health inpatient building

ST. ANN'S HEALTHCARE CAMPUS
CLINICAL WORKSHOP 3
MA Amendments

IHP

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Potential future health campus development

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Proposed residential development

- Residential development is key to fund the new health facilities, there is no other source of the capital required

- Trust developed a proposed residential scheme and secured outline planning approval from Haringey Council in 2015

- Approved residential scheme involves 470 units, both family houses and flats, with 14% having to be affordable to local people

- A number of the more interesting old buildings, including the Water Tower, will be retained

- The existing central green will be enlarged and restored to its original condition, the current trees will be retained and the landscaping will be enhanced

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Agreed residential development proposal

Timetable for next steps

- **September**
  - Trust's Outline Business Case submitted to NHS Improvement
- **October**
  - Approval of Trust's OBC by NHS Improvement
- **November – January 2018**
  - Development of Trust's Full Business Case
- **February – March 2018**
  - Approval of Trust's FBC by NHS Improvement
- **Early summer 2018**
  - Commencement of construction of new mental health facilities
- **Spring 2020**
  - Completion of new mental health facilities

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St Pancras Redevelopment

The best care for local people
The best research for the world

Camden and Islington
NHS Foundation Trust

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St Pancras Redevelopment
Progress Report

- The Trust Board approved the Outline Business Case for submission to NHS Improvement (NHS(I)) at the end of June 2017.

- Following normal timeframes the Trust should receive approval by October, but the OBC is also likely to be reviewed by the Department of Health and HM Treasury.

- If approval is given the Trust will embark on a full business case that will involve a full public consultation on services led by the CCGs.

- This presentation sets out the key points of the business case.

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Our vision

- Provide excellent, therapeutic mental health facilities across Camden and Islington

- Invest in and move more of our services into the community, enabled by creation of vibrant and welcoming community facilities

- Build excellent, clinically proven, warm and welcoming inpatient facilities

- Create world-class research facilities to help us deliver the very best care

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Background/ Case for Change

The Trust has 35 sites including:

- Inpatient beds at St Pancras Hospital and Highgate Mental Health Centre

- Community facilities, offering a wide variety of clinical services across multiple sites

- Many of our buildings are old, not fit-for-purpose and highlighted as a problem by the CQC

- Our St Pancras site – part of it pre-war buildings - was never designed for mental health inpatient beds.

- It is no longer viable to bring our existing St Pancras buildings up to 21st century standards

- Our community services do not facilitate integrated multi-agency working

Now

The Future?

Strategic Context

'Early intervention, supporting people's wellbeing and driving research and innovation'

- Our clinical strategy aims to move more into the community/ closer to primary care
- A goal for the clinical strategy is greater alignment and integration of physical and mental health and social care

The St Pancras site provides strategic opportunity to achieve these priorities and to develop an accessible, visible, health and science campus

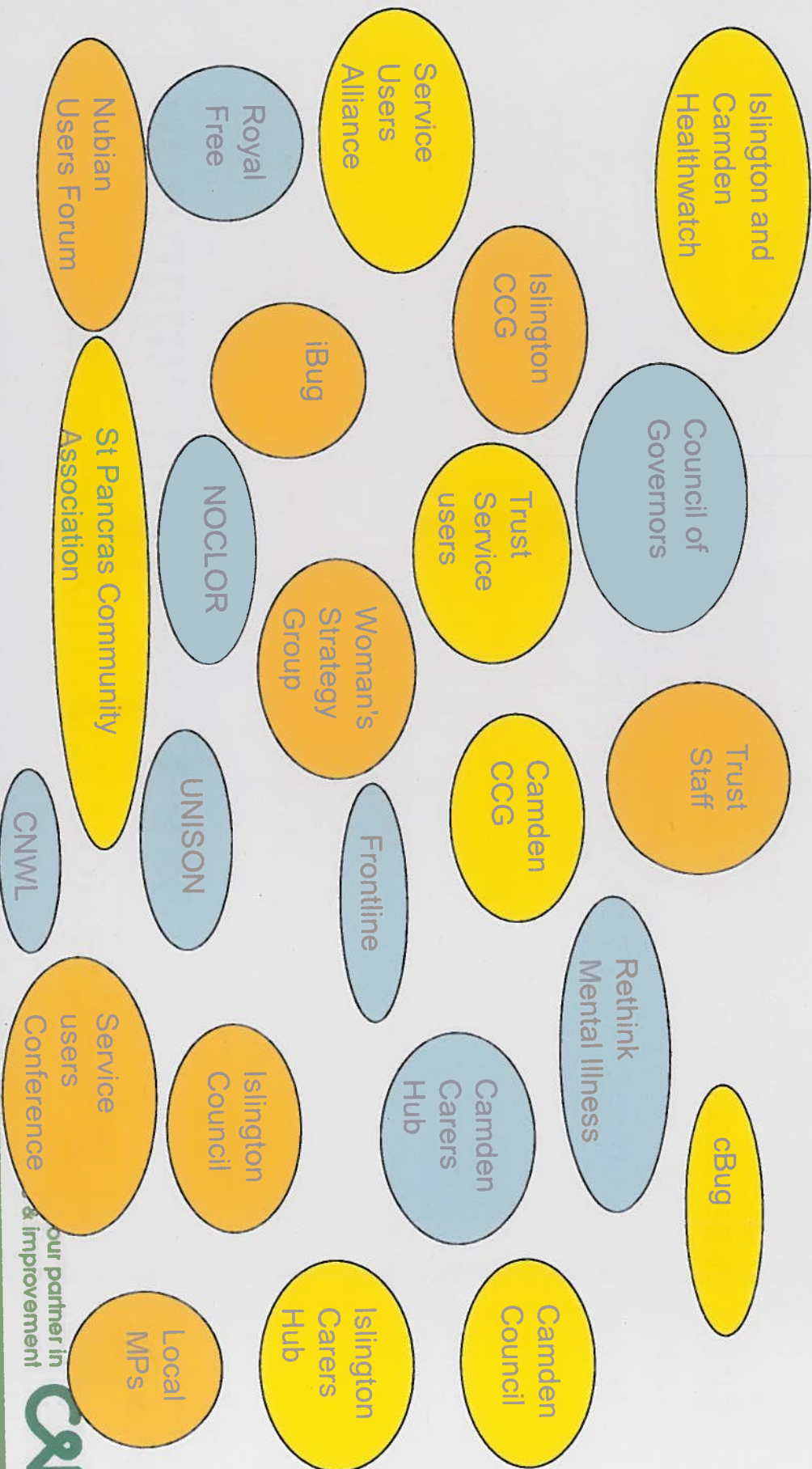Your partner in
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Strategic case

- The configuration of the estate at SPH is not inherently designed to meet mental health safety needs, no longer fit for purpose and cannot provide an appropriate environment to support modern models of care.

- This project provides the Trust with an opportunity to deliver its Clinical Strategy which will benefit service users by promoting recovery, resilience and independence via easy to access community-based services & specialist care-pathways.

- The project will re-provide inpatient accommodation of an excellent standard, deliver more community based services and creation of community hubs, whilst transforming St Pancras into a beacon for mental health services and research.

- The scheme will support an Institute of Mental Health alongside Trust services within a mixed use housing led development at St Pancras which can also accommodate a relocated Moorfields Eye Hospital.

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Three feasible options considered in the Outline Business Case

1. Just repair and maintain all our current buildings, including on our St Pancras site

2. Move our inpatient beds from St Pancras to a site at Whittington Hospital, Islington, invest in our community services, build new facilities, and bring our researchers and academics together on a single site (Preferred option)

3. Move our inpatient beds from St Pancras to the St Ann's site, next to Barnet, Enfield and Haringey Mental Health Trust, invest in our community services, build new facilities, and bring our researchers and academics together on a single site

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During our work we consulted with (amongst others):

- Islington and Camden Healthwatch
- Nubian Users Forum
- Royal Free
- Service Users Alliance
- Islington CCG
- iBug
- St Pancras Community Association
- NOCLOR
- Trust Service users
- Council of Governors
- Woman's Strategy Group
- Trust Staff
- Camden CCG
- UNISON
- Frontline
- CNWL
- Rethink Mental Illness
- Service users Conference
- Islington Council
- Camden Carers Hub
- cBug
- Local MPs
- Islington Carers Hub
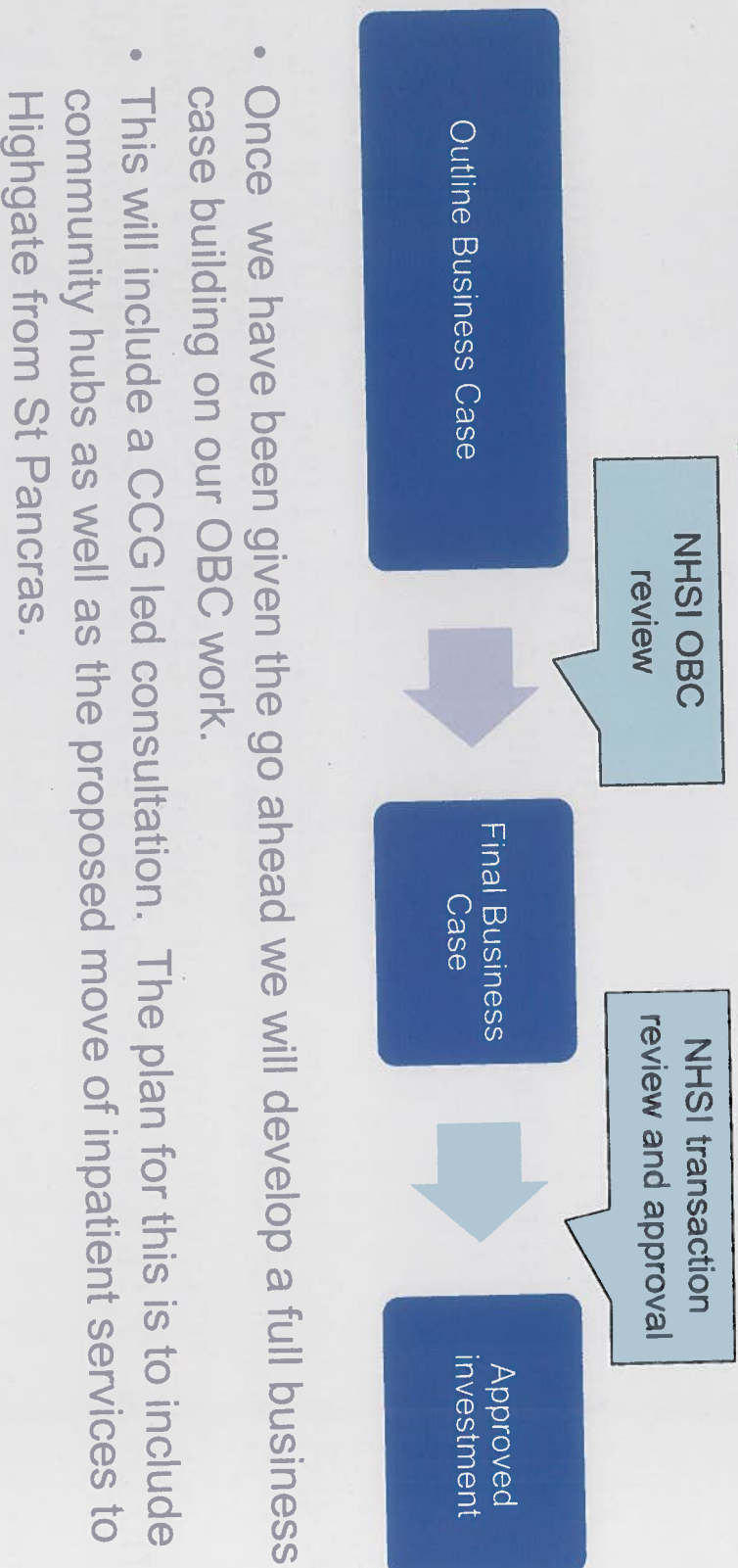- Camden Council

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Preferred Option

- The options were considered against 12 Quality Critical Success factors

- The overwhelming preference of our scoring panels was to move our inpatient beds from St Pancras to a site at Whittington Hospital, Islington, invest in our community services, build new facilities of community hubs, and bring our researchers and academics together on a single site.

- However, we recognise there may still be differing views and we plan more engagement with all key groups as plans are developed.

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Next Steps

Outline Business Case

NHSI OBC review

Final Business Case

NHSI transaction review and approval

Approved investment

- Once we have been given the go ahead we will develop a full business case building on our OBC work.
- This will include a CCG led consultation. The plan for this is to include community hubs as well as the proposed move of inpatient services to Highgate from St Pancras.

Community Hubs
Possible Consultation Points

- (Consistent with NCL JHOSC STP Paper (Dec 16))
- Community Hub aims:
  - Clinical service space
    - Mental health
    - Physical Health
    - Future Proofing
  - Community Space eg:
    - Community Café
    - Service user Group facilities
    - Community facilities
    - Space for the voluntary sector
  - Office space
- Community Hub Locations

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Thank you

- How would you like to be involved further?

- How would you like to feed in comments and observations to inform the programme?

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