

Hornsey Central Hospital – Stakeholder Briefing / Update for Overview and Scrutiny Committee.

September 2006.

1. Introduction.

This paper provides a brief update on the TPCT's ongoing work in relation to the redevelopment of the Hornsey Central Hospital site.

2. Primary Care Resource Centre (PCRC) Development

In December 2004 HTPCT received planning permission to develop a Primary Care Resource Centre on the Hornsey Central Hospital Site.

The initial business case was to provide a wide range of primary and community health services as well as a dementia day care centre and a pharmacy. The plans included significant space for expansion and flexibility in the future.

However, the TPCT has not to date been in a position to approve the final business case for the scheme in the context of the TPCT's overall financial position and value for money / affordability of the scheme in the longer term. The PCT is continuing to review all options to improve value for money and affordability and is currently pursuing the following avenues:

- Modelling in impact of capital receipt from sale of phase 2 land (see below).
- Modelling in impact of potential capital receipts from other TPCT properties as part of an overall strategic review of estate. (Specifically reviewing option to dispose of Fortis Green clinic once New facility at Hornsey is operational.)
- Developing a bid against first tranche capital funding recently announced by DOH to support development of community health services (Community Hospitals funding). The original PCRC scheme is significantly in line with ethos and approach set out in community hospitals guidance but the TPCT is currently working with stakeholders to review options in the context of the new guidance. If the TPCT is successful in its bid the overall affordability of the scheme will significantly improve (i.e. the ongoing revenue costs of the scheme per m²) and this potentially opens up a range of options for the PCRC that had previously been discounted due to affordability – for example the

inclusion of staff accommodation for an integrated older people's team. The bid has to be prepared and submitted by end of September.

- Working with local GPs and the West Haringey practice based commissioning collaborative to ensure full clinical support and engagement in the development. This includes discussions with practices potentially seeking to relocate their core service to a PCRC at Hornsey Central and well as discussions with all practices about new, extended and collaboratively provided primary care services. The services would be accessible to all West Haringey residents regardless of which practice registered with and could include, for example, minor surgery, diagnostics, clinical assessment and urgent treatment services.
- At the date of the last stakeholder meeting the TPCT was in discussion with an independent sector company re. potential joint ownership / partnership arrangement. This option has not been completely discounted but we have decided to work on the options described above in the first instance.
- Additionally options that would see the overall size of the development and / or a proportion of the development being for non health usage have been explored but are not being actively pursued at the current time pending
- The **PUBLIC MEETING scheduled for the 13th September (see attached press release)** will be an opportunity for local residents and stakeholders to contribute to the development of practice based commissioning collaborative work plan / priorities for service redesign as well as an opportunity to contribute to our thinking as we develop the community hospitals bid.

3. Land disposal

As notified to stakeholders in February 2006 HTPCT has formally taken the decision to dispose of that part of the Hornsey Central Hospital site that is not required for the PCRC development set out above. The reasons for this decision were fully discussed at the time.

The capital receipt from the sale will contribute to the affordability of the PCRC development as set out above.

We are working jointly with Camden and Islington Mental Health Trust who currently own part of the land to take forward the land disposal. We expect to appoint agents and start marketing the sale of site within the next 6 – 8 weeks.

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