

**Well-Being Partnership Theme Board****Item No:****Date:** 15<sup>th</sup> February 2007**Report Title:** Progress Update from St. Ann's Hospital Steering Group

- 1.1 The vast 29 acre St. Ann's site is owned by Barnet, Enfield & Haringey Mental Health Trust (BEHMHT), who are also the largest single occupier.
- 1.2 Other parts of the NHS that lease premises on the site are Haringey Teaching Primary Care Trust (HTPCT), Moorfields Eye Hospital NHS Foundation Trust, North Middlesex University NHS Trust and the London Ambulance Service. The site includes the headquarters of HTPCT.
- 1.3 With the exception of the newest facilities, most of the existing buildings are no longer fit for the provision of modern, effective health care. They do not meet modern accommodation standards and have sprawling layouts, poor sightlines and failing infrastructure.
- 1.4 Changes planned at St. Ann's are being driven by the reform and modernisation of the NHS set out in the 2000 NHS Plan and the National Service Frameworks for Mental Health, Older People and Children, respectively, as well as new legislation in this field.
- 1.5 The current layout and condition of St Ann's and certain models of care are no longer tenable, do not allow compliance with best clinical practice, and do not provide value for money. It is on this basis that BEHMHT presented a Strategic Outline Business Case to the Strategic Health Authority. Responding to the new service model, it makes the case for investment in new hospital and community-based facilities (e.g. to provide single room accommodation for patients, access to outdoor space and provide community teams based in the communities they serve). The Case will be moved forward to the next stage in March.
- 1.6 A Strategic Outline Business Case is a high level document which makes the case for change. It doesn't finalise options or commit anyone to anything. The Strategic Outline Business Case in question purely concerns the mental health services at St. Ann's. BEHMHT is using the Strategic Outline Business Case to demonstrate to the Strategic Health Authority that the current mode of operation not sustainable. It does not comment on or make proposals about the other services offered at the St. Ann's site.
- 1.7 Most of the work on the Strategic Business Case was done in early 2006. The delay in approval has been because of the reorganisation of the London health service, which is beyond the control local health services.

- 1.8 Running in parallel with the Strategic Outline Business Case is a master planning exercise regarding the whole site. This will bring together the formal decisions of all the site occupiers. This exercise has not yet started. Master planning involves full consultation with members of a community (including local authorities).
- 1.9 In the longer term, the other site occupiers will have to reach formal decisions about their own services and estate, but given current legislation and Governmental policy, it is likely HTPCT will want to shift some of its services to a community based setting through its planned network of neighbourhood health centres. This would be procured through the Local Improvement Finance Trust programme. Moorfields' remote operating theatre is likely to remain, whilst the North Middlesex remote services will be re-provided as part of its major Private Finance Initiative development on the main hospital site in Enfield. There is scope at St. Ann's to expand the existing London Ambulance Service station. Again, this has to do with master planning and is outside the scope of the Strategic Outline Business Case.
- 1.10 Only if and when all of these service and estate changes come to pass will there be land freed up for other uses, which could include social care, education, residential, employment, retail, etc. However, these would need to be shown as part of the overall master plan, subject to public consultation and town planning approval. In addition, they would need to be compatible with the majority usage and status of the site, which would continue to be *Health*.
- 1.11 The New Deal for Communities (NDC) boundaries include St. Ann's so that any future regeneration benefit from rationalisation of the site can be 'captured', at least in part, for the 'Bridge Neighbourhood'.
- 1.12 In the meantime the Mental Health Trust has received a modest Growth Area Fund Grant to begin site surveys and a feasibility study to examine whether a case could be made to the Department for Transport / Transport for London for an additional station stop on the Gospel Oak to Barking railway, which runs along the southern boundary of the site. This could provide much needed public transport access for staff, patients, visitors and other future users - other than the poorly served bus stops on St. Ann's Road.