

Shropshire, Telford and Wrekin – a community focused estates approach

Health and Wellbeing Board, 13th September
2018

Enabler for change

- Enabler for change.
- The estate has the possibility to **change lives** through transforming the way we approach service delivery.
- Viewing the rationalisation of the estate through the **lens of community need**, rather than short-term location of services and enabling self-sufficiency and resilience to grow within communities, thus reducing the reliance on public services.

Transformation - General estate principles

General Principles

- Rationalisation
- Better use of void space
- Better use of shared/bookable space
- Extended hours / longer opening hours less buildings
- Joint use of space across NHS organisations
- Joint use of space across public sector organisations – One Public Estate (OPE)
- Modern fit for purpose infrastructure
- Energy efficient low carbon buildings



AERIAL VIEW FROM THE SOUTH WEST

The approach - transformation

The proposed approach is one of prevention and wellness, building up communities, developing resilience and reducing the future cost of care with a clear focus on housing. This is based on the 'Northfield Principles'.



Northfields

- Northfields is a health village in Stafford, which has received University of Stirling Gold Award for dementia care, has extra care housing, integrated GP and pharmacy, affordable housing, women's refuge and a community hub and café.
- The financial model is built up to make the development viable, through using grants, disposals from premises that become redundant and investment from housing associations and local Councils, together with the revenue from the primary care element.

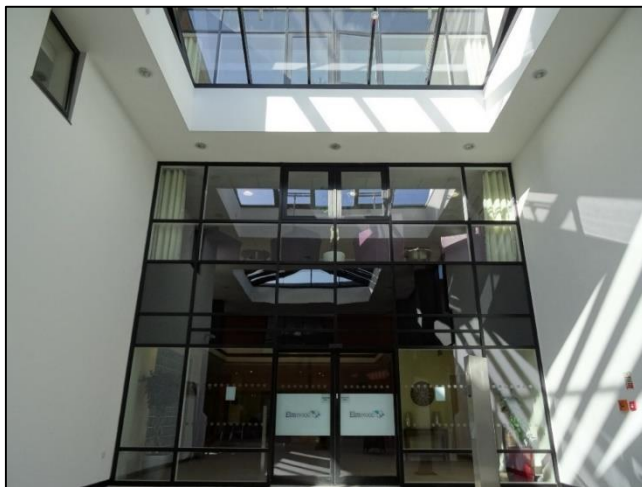
Northfields Principles – a community centric approach

Principles of the community centric approach

- To put people at the heart of decisions
- Understand the needs of the people in each area
- Empowering the community to support itself
- Enabling a change in community culture
- Supporting people through social action
- Building capacity within the voluntary sector offer space to deliver
- Targeting the specific needs of individual communities
- Providing new models of 'wrap around care'
- Developing the 'Community Hub'
- Up-scaling and enhancing the primary care offer
- Providing joined-up public services delivered at a local level
- Incorporating specialist housing
- Developing housing models for step down care

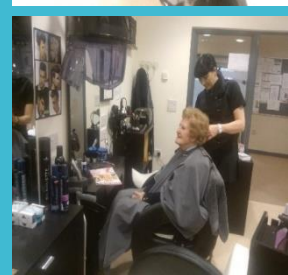






Key benefits

- Increase capacity for older peoples care
- Excellent facility for service users, Dementia services achieve gold standard
- ExtraCare model estimated at £1,115 per person NHS saving pa.
- Between 17.8% and 26% saving to social care
- Hub generates a wide range of activities delivering a Social Return on Investment of £5.90 per £1 spent
- Primary care now able to accommodate increasing patient list, and has seen a notable improvement in staff morale
- Women's refuge have seen significant improvement in outcomes and reduced level of mental health issues



Approach

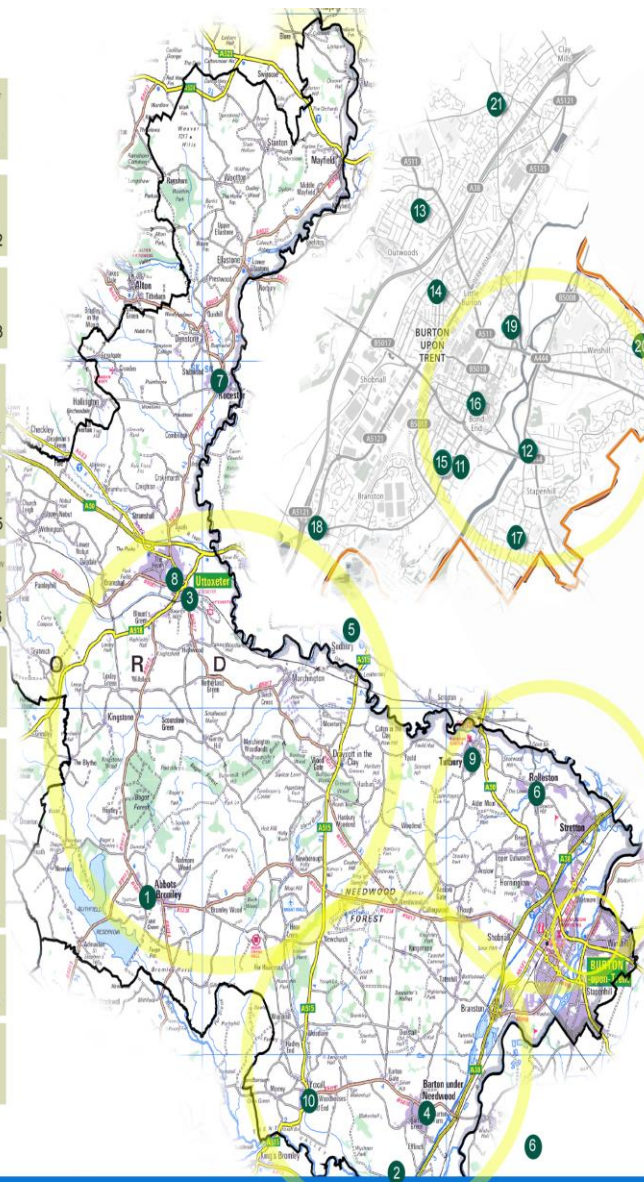
- Create independent living opportunities and appropriate housing to give people the lives they want
- Enable people and organisations to integrate, work together, share problems and solutions, all in one place – through **partnership** working
- Allow generational change to occur whereby people look to their own community for support, not to the public services



How can this be delivered?

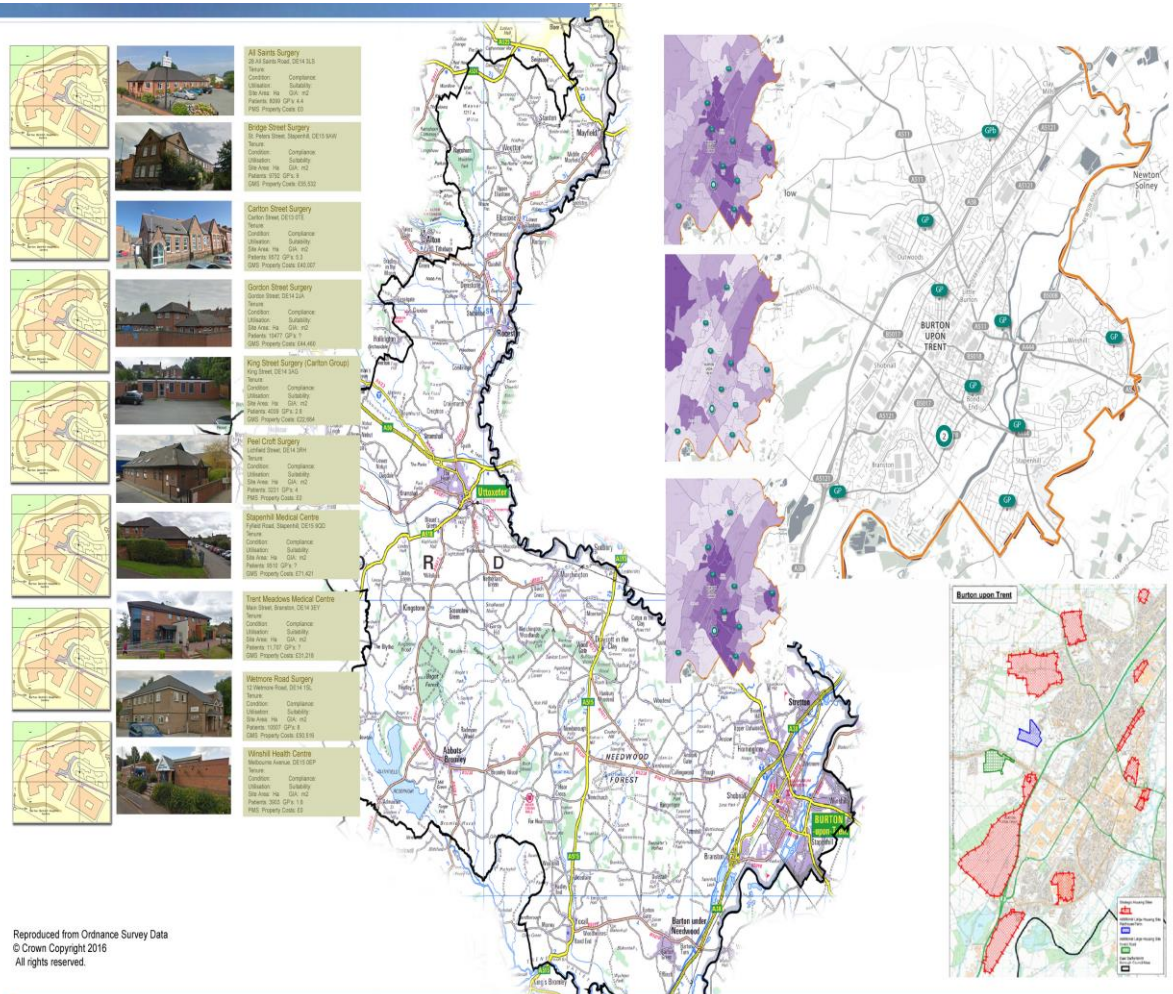
	Abbots Bromley Surgery School House Lane, Abbots Bromley, WV10 3BT Tenure: Freehold Condition: Compliance Utilisation: Substantially Site Area: Ha G/A, m2 Patients: 5,342 GPs, 4.4 PMS: Property Costs: £3	1
	Alrewas Surgery Exchange Road, Alrewas, DE19 1AS Tenure: Freehold Condition: Compliance Utilisation: Substantially Site Area: Ha G/A, m2 Patients: 5,639 GPs, 3.2 PMS: Property Costs: £3	2
	Balance Street Health Centre Balance Street, Uttoxeter, ST14 6JG Tenure: Freehold Condition: Compliance Utilisation: Substantially Site Area: Ha G/A, m2 Patients: 13,655 GPs, 8.6 PMS: Property Costs: £3	3
	Barton Surgery Short Lane, Barton under Needwood, DE13BLT Tenure: Freehold Condition: Compliance Utilisation: Substantially Site Area: Ha G/A, m2 Patients: 6,742 GPs, 3 PMS: Property Costs: £3	4
	Dove River Surgery Gill Lane, Salford, Walsworth, DE5 5HT Tenure: Freehold Condition: Compliance Utilisation: Substantially Site Area: Ha G/A, m2 Patients: 13,493 GPs, 8.7 PMS: Property Costs: £3	5
	Lookwood Jsf Branch Ridgion Medical Ctr, Wren St, Ridgion, DE19 6JN Tenure: Freehold Condition: Compliance Utilisation: Substantially Site Area: Ha G/A, m2 Patients: GPs PMS: Property Costs: £3	6
	Mill View Surgery Mill Street, Rowsley, ST14 5UX Tenure: Freehold Condition: Compliance Utilisation: Substantially Site Area: Ha G/A, m2 Patients: 1,554 GPs, 1.2 PMS: Property Costs: £3	7
	Northgate Surgery Caters Square, Uttoxeter, ST14 1FN Tenure: Freehold Condition: Compliance Utilisation: Substantially Site Area: Ha G/A, m2 Patients: 5,532 GPs, 3 PMS: Property Costs: £3	8
	Tubury Health Centre Tatensal & Pinn (Branch) Munk Street, Tubury, DE19 9BA Tenure: Freehold Condition: Compliance Utilisation: Substantially Site Area: Ha G/A, m2 Patients: 7,034 GPs, 4.9 PMS: Property Costs: £3	9
	Yoxall Health Centre Savay Lane, Yoxall, DE13 8PD Tenure: Freehold Condition: Compliance Utilisation: Substantially Site Area: Ha G/A, m2 Patients: 4,845 GPs, 3 PMS: Property Costs: £3	10

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	All Saints Surgery 28 All Saints Road, DE14 3LS Tenure: Freehold Condition: Compliance Utilisation: Substantially Site Area: Ha G/A, m2 Patients: 8,039 GPs, 4.4 PMS: Property Costs: £3	11
	Bridge Street Surgery St Peters Street, Stapenhill, DE15 9AY Tenure: Freehold Condition: Compliance Utilisation: Substantially Site Area: Ha G/A, m2 Patients: 3,132 GPs, 1 GMS: Property Costs: £35,107	12
	Carlton Street Surgery Carlton Street, DE13 9DE Tenure: Freehold Condition: Compliance Utilisation: Substantially Site Area: Ha G/A, m2 Patients: 8,072 GPs, 5.1 PMS: Property Costs: £43,007	13
	Carlton Street Surgery Carlton Street, DE14 2JA Tenure: Freehold Condition: Compliance Utilisation: Substantially Site Area: Ha G/A, m2 Patients: 10,477 GPs, 7 GMS: Property Costs: £34,460	14
	King Street Surgery (Carlton Group) King Street, DE14 3AG Tenure: Freehold Condition: Compliance Utilisation: Substantially Site Area: Ha G/A, m2 Patients: 4,026 GPs, 2.8 GMS: Property Costs: £22,864	15
	Peel Croft Surgery Lathwell Street, DE14 3BN Tenure: Freehold Condition: Compliance Utilisation: Substantially Site Area: Ha G/A, m2 Patients: 3,027 GPs, 4 PMS: Property Costs: £3	16
	Stapenhill Medical Centre Fylford Road, Stapenhill, DE19 9GD Tenure: Freehold Condition: Compliance Utilisation: Substantially Site Area: Ha G/A, m2 Patients: 6,020 GPs, 7 GMS: Property Costs: £71,421	17
	Trent Meadows Medical Centre Main Street, Burslem, DE14 3EY Tenure: Freehold Condition: Compliance Utilisation: Substantially Site Area: Ha G/A, m2 Patients: 11,767 GPs, 7 PMS: Property Costs: £21,219	18
	Valthmore Road Surgery 15 Valthmore Road, DE14 5L Tenure: Freehold Condition: Compliance Utilisation: Substantially Site Area: Ha G/A, m2 Patients: 10,037 GPs, 8 GMS: Property Costs: £38,516	19
	Winshill Health Centre Weston Avenue, DE19 8EP Tenure: Freehold Condition: Compliance Utilisation: Substantially Site Area: Ha G/A, m2 Patients: 3,600 GPs, 1.6 PMS: Property Costs: £3	20
	Tansley Branch Sutton Surgery, Lathwell Close, DE13 9FS Tenure: Freehold Condition: Compliance Utilisation: Substantially Site Area: Ha G/A, m2 Patients: GPs PMS: Property Costs: £3	21

Delivering future change



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Strategic property mapping Pan Staffordshire Strategic Estate Plan
East Staffs CCG
NHS England

Mapping the whole process



Dr. Chand / Dr. Sinha



Mayfield Surgery



Belgrave Medical Centre



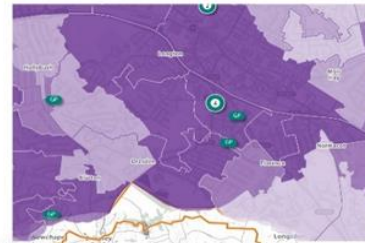
Longton Hall Surgery



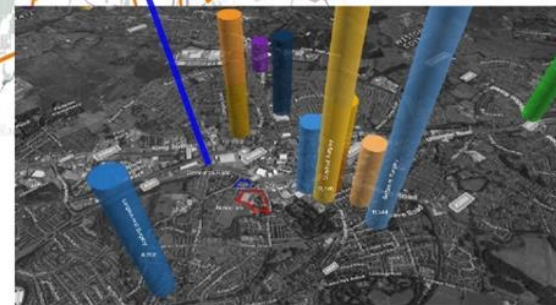
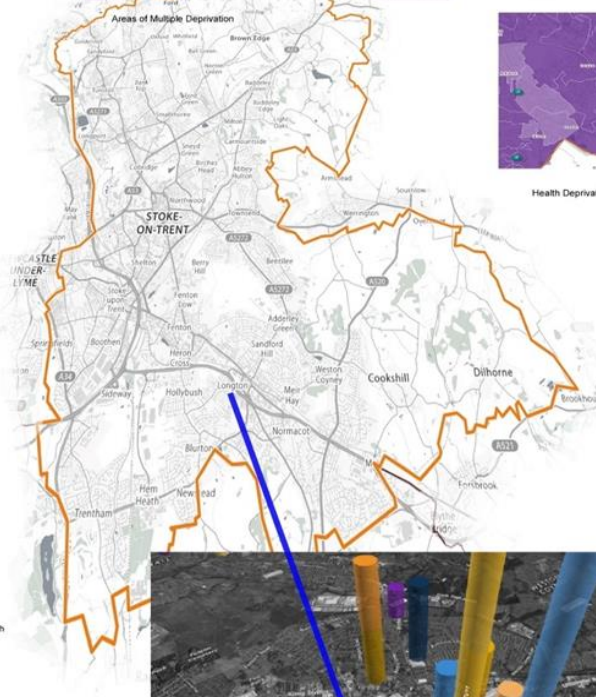
Dunrobin Street Medical Centre



Willow Bank Surgery - Trentham Rd Branch



Health Deprivation and Disability





Identified opportunities



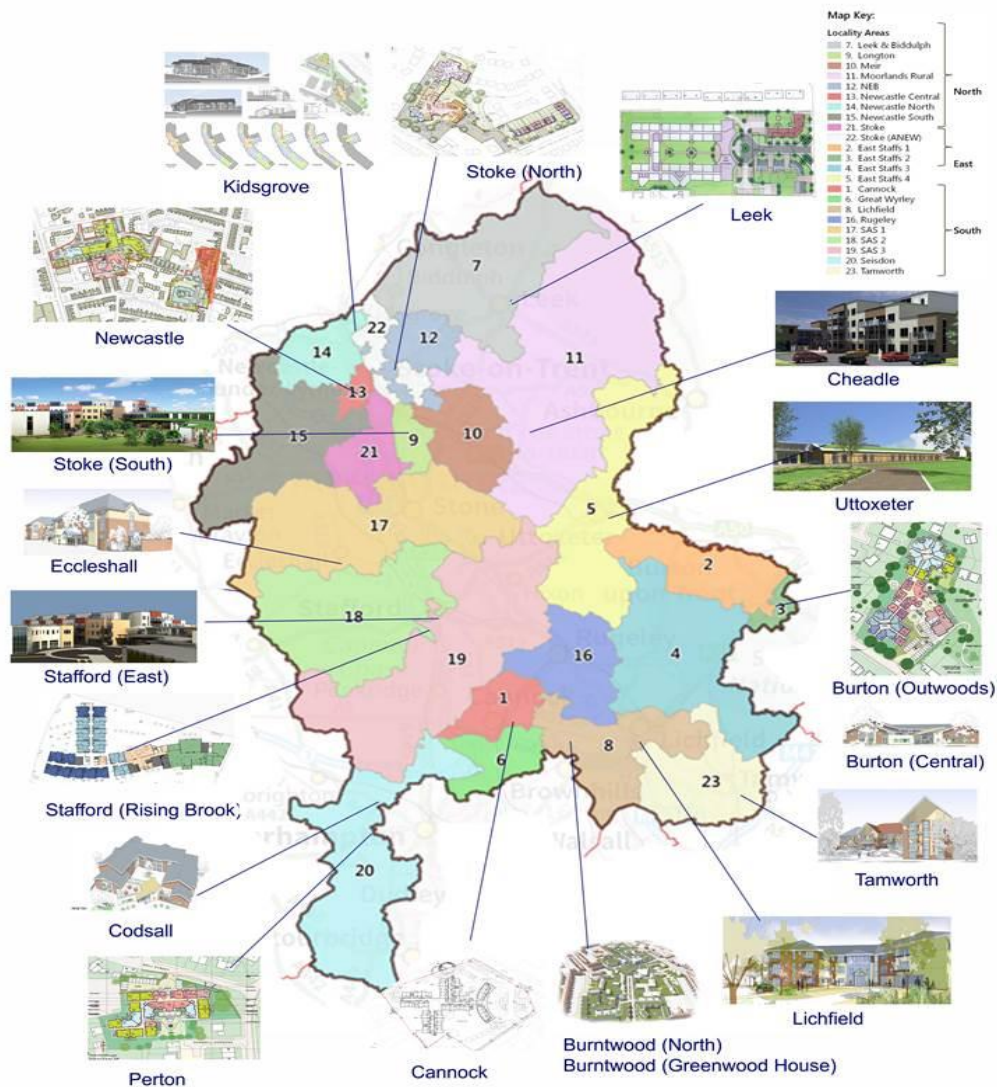
Strategic Property Mapping



Pan Staffordshire Estate Strategy

NHS England

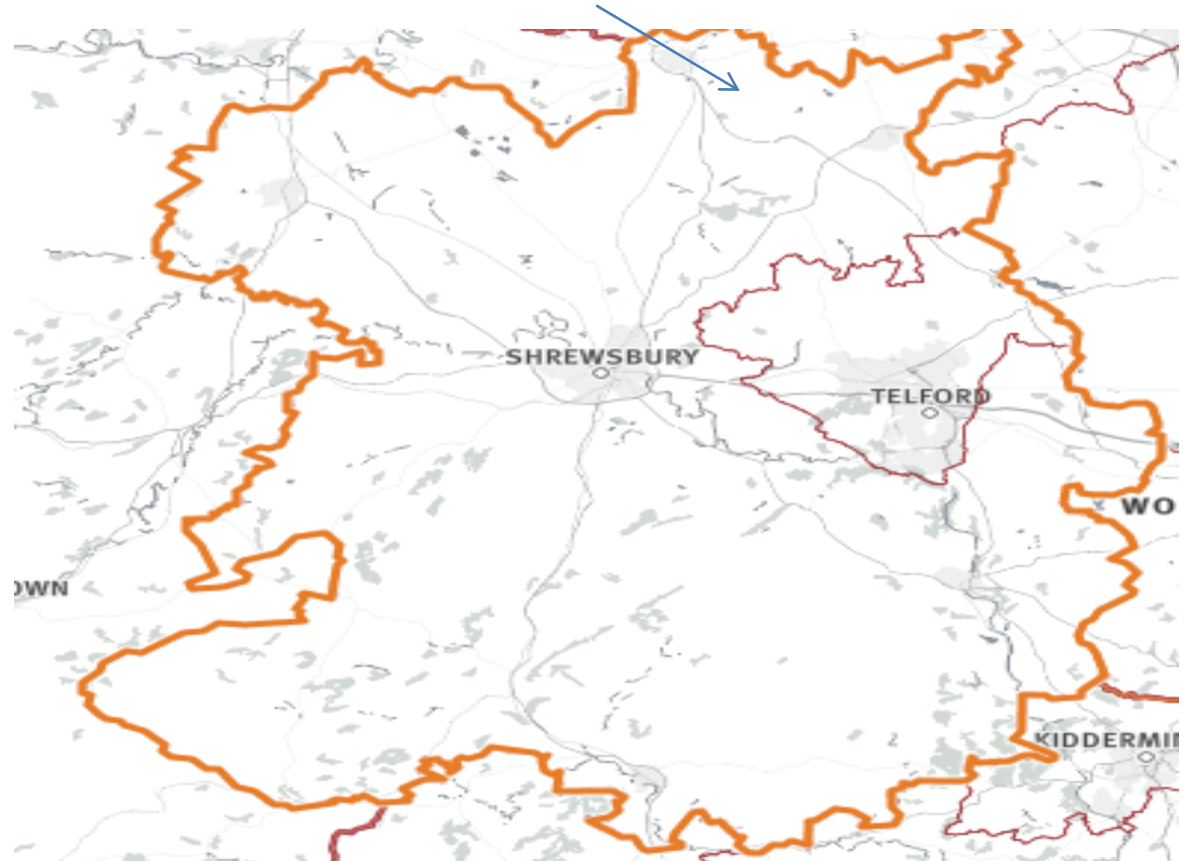
Opportunities mapped against STP localities



Shropshire,
Telford and
Wrekin –
what's
possible?



Whitchurch



Opportunities



Community Hub Interior View



Current position

- Whitchurch is an identified project with funding from both NHS and local Council
- Acting as a catalyst for partnership working and other potential opportunities are being identified as a result
- Working with colleagues in Shropshire Council, we are planning a whole system approach to future mapping of service provision requirements
- Possible opportunities being discussed in Telford
- OPE and STP are driving partnership working and relationships are being built which can impact upon future decisions

Partnership working

- This has to be true partnership working
- Not one organisation leading another and asking them to help them deliver their priorities
- Understanding:
 - the need of the community,
 - the regulatory requirements and;
 - timelines of ALL partner organisations and working in partnership to deliver all priorities to deliver the community need
- This demands trust, honesty and compromise in order to deliver for the people

Thank you!

- Any questions?