

Case Study

Reconfiguring and modernising a Health Centre to accommodate a new GP and Pharmacy team

BURSCOUGH HEALTH CENTRE, LANCASHIRE

Background

Site:

Freehold owned by NHSPS, two storey purpose-built health facility.

Customers:

- West Lancashire Clinical Commissioning Group (CCG)
- 3 General Practices
- Virgin Care

NHSPS representatives:

- Kayley Riley, Senior Property Manager
- Mike Hill, Senior Construction Manager
- Karina Dare, Principal Portfolio Optimisation Manager
- Muhammad Arham, Principal Property Analyst Manager

The Challenge

West Lancashire CCG approached NHS Property Services (NHSPS) with the need to relocate a nearby GP practice and pharmacy advice team, which could potentially be accommodated in the existing NHSPS-owned Burscough Health Centre.

However, to accommodate this GP the building would need to be significantly reconfigured. The building would also benefit from modernisation to deliver optimum patient care.

The Solution

We led an options appraisal, assessing the relative strengths and challenges of finding an alternative location for this GP versus reconfiguring and rationalising this health centre. It was decided that the latter option would not only be the most cost-effective solution but help to deliver on wider NHS ambitions of consolidating health services into community hubs, and better use the space already within the NHS estate.

Rather than expanding the site's footprint, the NHSPS construction team found ways to better use the existing space, for example splitting up larger rooms, and moving the office and admin rooms to the first floor to free up space for key patient-facing services.

To fund this project, once approved by the CCG and NHSE, NHSPS used their customer capital scheme. This meant we provided the funding (over £600,000) upfront, paid back by the CCG through increased rent on the site. This was a cost neutral option for the CCG, as the additional rent required is less than the cost of keeping the lease on the original separate site.

The Result

The refurbishment of Burscough Health Centre has increased the clinical space from 15 to 19 rooms, better using the space to accommodate the three GPs and a range of other health and community services, serving circa 12,600 patients. The reconfiguration has enabled a modernisation and enhancement of the centre (e.g. clearing all backlog maintenance and bringing all clinical rooms up to CQC compliance standards) and has improved the utilisation of the building, reducing void space.

Work started in February 2019 and we are on track to complete it in October 2019, running on time and budget. We will update this case study as we progress through the project to completion.