

Strategic Estates: Transforming underutilised space



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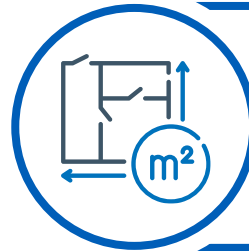
Primary Care Estate Strategy Lead

Transformation of existing space



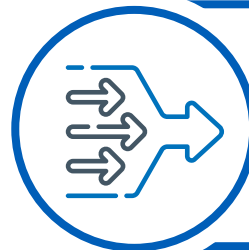
Adapt and optimise

Unlock the potential of the existing estate



Smarter spaces

Multifunctional, shared and flexible



Standardise and streamline

Align processes to simplify delivery

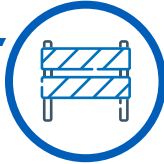


Case Study

A new flexible clinical space for primary care

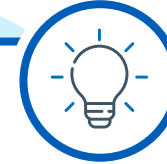
Acomb Garth Community Centre, Yorkshire

Problem



- **900m2** of underutilised space
- **Pressure** on GP services
- **Limited access** to capital
- **Constraints** of time and deliverability
- **No single organisational solution**
- Planning and delivery **at a neighbourhood level**

Solution



- **£750k NHSPS funding** contribution
- **'Bronze' refurbishment** of existing care facility
- Opened June 2022 **with 20 clinical rooms** - supporting **3 Primary Care Networks**
- **Bookable space** supports other community services and ARRS roles

Future development

- **Virtual frailty hub**
- North Yorkshire **Coordination hub** with GPs and Yorkshire Ambulance Service
- **Mental health hub**



Increased appointments, improved services

NHS

Property Services



Increased primary care capacity –
125,000 appointments



Neighbourhood focus for services



Improved local services including diagnostics



Targeted 22k patients in deprived communities
to **improve their health outcomes**



Social prescribing and the community café
used by a wide range of services and charities



Modern, pleasant facilities: **improved staff
working conditions and wellbeing**



Capital costs: **significantly lower than alternatives**



Unlocking Potential

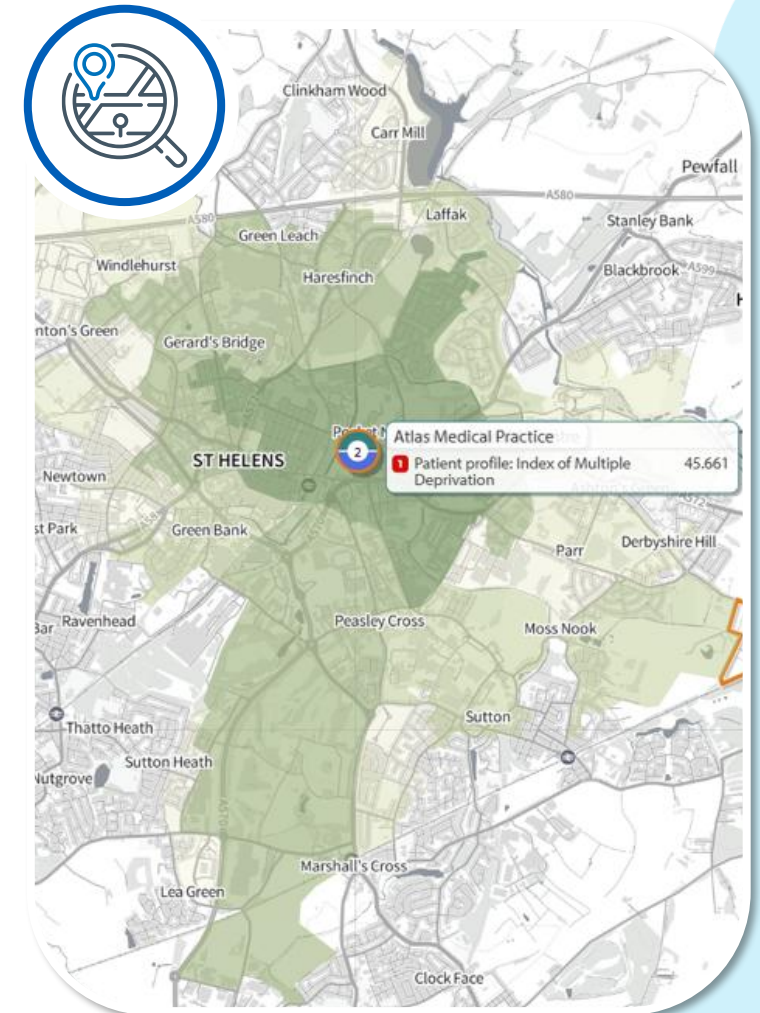
Fingerpost Health Centre, St Helen's

Scheme

- Leasehold site **GIA 2,031sqm**
- CFT Assessment - '**Core**'
- Main providers
 - Atlas Medical **11.6k patient list**
 - Merseycare – **podiatry and treatment services**
- **Sessional and OpenSpace areas.** Services are delivered by;
 - Mersey & West Lancashire Teaching Hospitals NHS Trust
 - Liverpool Adult ADHD - Ladders of Life Ltd
 - Hidden Hearing
 - Bullen Healthcare
- **NHSPS Town Planning** team are supporting the ICB to **maximise access** to Section 106 or CIL funding

Neighbourhood

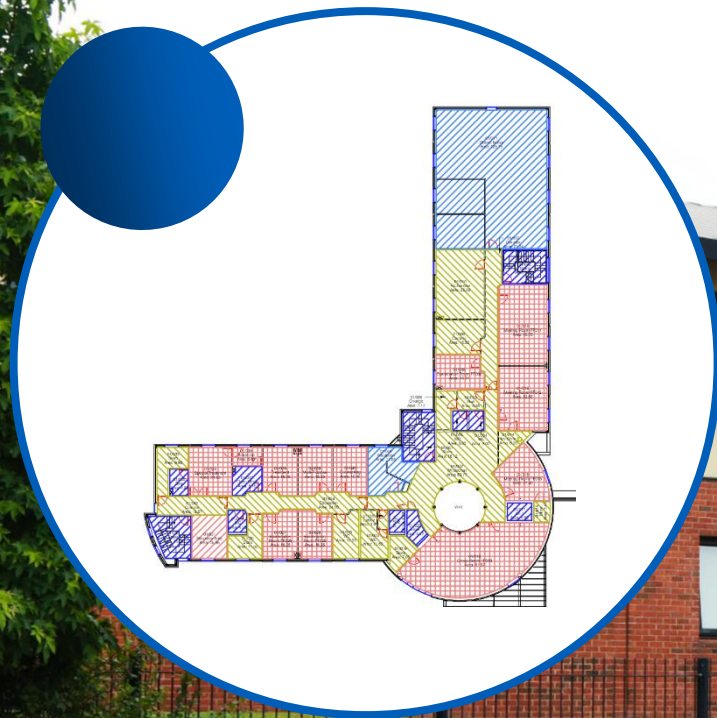
- St Helens population **c.180,000 people**
- HLE **Rank 16** and most **deprived 10%** of LSOA
- Catchment **20-30k patients**
- **Good** transport links
- **High levels** of Asthma, COPD, CHD and Peripheral Arterial disease, hospital admission for alcohol
- **13%** of adults smoke
- **66%** of adults are overweight or obese
- **20%** of adults are physically inactive
- **< 50%** eat the recommended '5 a day'
- ICBs **key priorities** in St Helens are:
 - Mental wellbeing
 - Healthy weight
 - Resilient communities



Opportunity

Data led decisions, partnership working and increased utilisation

- **Sensor led study** to explore the use of space in the facility
– with particular focus on **current sessional space**
- **Partnership** working with ICB and the Place estates groups
- **Repurpose space** to create clinical rooms following the merger of 3 GP practices
- **Increase utilisation of Open Space** to create:
 - 15k patient appointments or
 - 35k appointments with extended hours



01



Engage

With partners

02



Be clear

on partnership
arrangements
and appetite for
risk

03



Understand

the operating
costs at the start

04



Explore

the options –
taking a fresh
look at how
space is used

05



Use

the tech – obtain data
on room utilisation,
use scheduling and
booking tools and
drive culture change

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Estate optimisation and space utilisation



Introduction to estate optimisation
and space utilisation



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Thank you for listening!

