

CABINET

27th October 2020

EMPINGHAM SURGERY EXPANSION

Report of the Strategic Director for People

Strategic Aim:	All	
Key Decision:	No	Forward Plan Reference: N/A Urgent report
Exempt Information	No	
Cabinet Member(s) Responsible:	Cllr Alan Walters, Portfolio Holder for Safeguarding – Adults, Public Health, Health Commissioning & Community Safety	
Contact Officer(s):	John Morley, Interim Director of Adult Services	01572 758442 jmorley@rutland.gov.uk
Ward Councillors	Cllr Gale Waller, Cllr Ken Bool	

DECISION RECOMMENDATIONS

That Cabinet:

1. Approves the additional award of £31,220 from identified s106 monies to the East Leicestershire and Rutland CCG (CCG) for the purchase of a health service appropriate Portakabin, thereby enabling an increase in patient capacity to the surgery and ensuring continued COVID infection control.

1 PURPOSE OF THE REPORT

- 1.1 To provide the case for supporting the expansion of Empingham Medical Practice with a temporary structure with additional s106 monies. This follows an unexpected request from the surgery after emergency powers had been used to authorise an initial ask of £72,502 (inc VAT).

2 BACKGROUND AND MAIN CONSIDERATIONS

- 2.1 In August 2019 Empingham Medical Practice submitted a business case to the CCG seeking approval for funding of a Portakabin which would provide three additional consulting rooms.
- 2.2 The Business Case outlined the reasons for the application stating there had been a growth in the practice list size from 6251 in January 2017 to 6920 in August

2019 and therefore to manage this growth there was a requirement for additional space as they had reached a critical point being unable to provide consulting space for vital patient services.

- 2.3 The current Covid-19 pandemic has further highlighted that the size and layout of the practice building means they are unable to accommodate patients safely therefore making the case for the expansion urgent.

3 CASE FOR CHANGE

- 3.1 The practice states its list size has grown significantly with the closure of the Ketton Branch surgery and growth of population in Stamford
- 3.2 According to the CCG led 2020 Primary Care estate strategy, Empingham are only one of three practices who are classed as RED for size (m²) of building per head of population.
- 3.3 The NHS long term plan seeks to expand the primary care workforce by employing additional staff such as pharmacists, social prescribers, physiotherapist and mental health workers who work across the primary care network. With the increase in patient numbers, Empingham Medical Practice has no space to accommodate these professionals.
- 3.4 With the onset of the Covid-19 pandemic, the practices have needed to change their way of working to safely accommodate patients by having separate facilities for vulnerable and shielded patients. The expansion at Empingham Medical Practice would enable the practice to safely accommodate patients and to allow staff to socially distance.
- 3.5 If Empingham Medical Practice became unable to function safely this would impact on the other three surgeries' resilience in the event of a second surge in Covid-19 this winter with added winter pressures.

4 PROPOSED PORTAKABIN SOLUTION

- 4.1 To meet the responsibility to deliver effective primary care for Rutland patients, especially in a time of Covid-19, the proposal is to install - in the current car park - a Portakabin TN154 Consulting Room solution. This would give two 16m² consulting / treatment rooms and a 9m² review and consulting room.
- 4.2 The proposed Portakabin will offer modern premises which will be affordable, sustainable and provide the immediate space to ensure safe effective care and at this time form part of infection control management.
- 4.3 The proposal is to purchase the structure as this is better value for money than rental. The time from agreement to installation is between 6-12 weeks dependent on how long planning permission takes. Portakabin will arrange the planning application.
- 4.4 The Council agreed to fund the initial financial ask of £72,502 for the purchase and set up of the Portakabin under Covid-19 Emergency powers.
- 4.5 Once this was agreed and signed off, a final quote for the structure was received by the Practice which came out at £40,000 more than the initial estimate.

5 WHY DID THE INITIAL AND FINAL QUOTE DIFFER BY £40,000?

5.1 On further investigation, the initial quote provided to Empingham Medical Practice was made by a member of the PortaKabin team who did not recognise the difference in specification necessary for a medical facility. The specification that was provided therefore did not include a significant number of upgrades that would be necessary. The list of these can be seen below:

- Upgrade to A/C from heaters in the consultation rooms– required for Building regulations
- Added a guard to the external a/c unit to protect public (these may be removed if in a secure area)
- Added extra wash hand basin Health Technical Memorandum (HTM) compliant
- Added full height IPS to wash hand basins to accommodate the water heaters and conceal pipework
- Upgraded on water heater from 10 litre to 15 litre HTM compliant
- Upgrade the lights in each consultation room to anti-glare /office spec
- Upgraded the flooring to self-coved and welded non -slip (flooring comes up the wall 100mm) - HTM requirement
- Added dado trunking as there is no low-level trunking to the rooms due to the flooring coming up the wall 100mm
- Added more double sockets – necessary to provide sufficient power for consultation room computers, prescription printers, exam lights and digital dictation units
- Added external emergency light – Health and Safety
- Upgraded the internal partitioning to 30 min fire protection to protect the lobby area in case of a fire
- Upgraded the internal partitioning to 45dbRw acoustic – needed for patient confidentiality
- Changed all the windows to top hung to give cross ventilation to the rooms - HTM requirement
- Added finger guards to doors – Health and Safety
- Added vision panel to external door – Health and Safety

5.2 In addition to this, the civil engineering quote for installation was only ever an estimate. When the civil engineering manager from Portakabin purchase division visited the site, the actual costs were provided. These included reinforcing the car park where the building sits, demolishing a wall to allow the building to be installed, connections to electrical mains, sewerage and IT infrastructure. These

added a significant cost to the initial quote

- 5.3 All these specific changes will ensure a safe, medical grade specification to the structure, which is building regulations and HTM compliant.

6 CONSULTATION

- 6.1 We have consulted with the CCG and Primary Care Network.

7 ALTERNATIVE OPTIONS

- 7.1 There are no alternatives to provide a rapid temporary solution to increase patient flow, accommodating more professionals and promoting infection control to the practice.

8 FINANCIAL IMPLICATIONS

- 8.1 The initial quote was for a total of £72,502 inc VAT. The revised quote is for £112,000 inc VAT. After some negotiation, Portakabin have agreed to reduce the cost by £5,000 (£6,200 inc VAT)

- 8.2 The additional request of cabinet is therefore £31,220 giving a total cost for the correct health grade Portakabin spec of £103,722.

- 8.3 The ownership of the building would be by the practice and the liability for upkeep and future disposal will fall to the practice

- 8.4 The Council are holding a number of section 106 agreements relating to Health Infrastructure Improvements, Officers of the Finance and Planning Policy Teams have reviewed the agreements and suggest using the contributions listed below to meet the cost, they are ranked in order due to expiry date. This does not include the latest discounted figure which is favourable to the council.

Planning Ref	Location	Amount
OUT/2008/0228	North Luffenham	£10,727.52
APP/2011/0048	Braunston	£980.00
2013/0956/OUT	Greetham	£24,389.88
OUT/2010/0954	Oakham	£45,660.75
2013/1042/FUL	Greetham	£28,135.24
APP/2011/0635	Gunthorpe	£2,165.71
OUT/2009/1306	Barleythorpe	£71.90
		£112,131.00

- 8.5 The Council will transfer the funding to the CCG with the assurances sought that the funding will be spent on the porta cabin on the Empingham surgery site

- 8.6 The CCG will prepare a document for the practice to sign agreeing all the terms and conditions of ownership of the porta cabin, upkeep and disposal

9 LEGAL AND GOVERNANCE CONSIDERATIONS

- 9.1 Cabinet has the authority to approve the funds as it is an executive function.

10 DATA PROTECTION IMPLICATIONS

10.1 A Data Protection Impact Assessments (DPIA) has not been completed because there are no risks/issues to the rights and freedoms of natural persons.

11 EQUALITY IMPACT ASSESSMENT

11.1 The proposal serves all members of society being available to all.

12 COMMUNITY SAFETY IMPLICATIONS

12.1 None

13 HEALTH AND WELLBEING IMPLICATIONS

13.1 None

14 CONCLUSION AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

14.1 The consideration of additional provision at Empingham has been ongoing for some time. The additional space is needed to enable the practice to cope with the additional pressures arising from COVID-19 and to protect the patients and staff. This requires swift sign off so that the structure can be put in place before winter pressures commence and/or COVID worsens

15 BACKGROUND PAPERS

15.1 None

16 APPENDICES

16.1 None.

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