

ProCure 21: building for health and social care

In Yate, ProCure 21 was used to create a facility, which gives the town centre access to community health teams, children’s social services and family doctors as well as specialist outpatient, minor injury and X-ray services.

The Yate Health and Integrated Children’s Centre project, led by South Gloucestershire Primary Care Trust (PCT), is a fundamental part of the Bristol Health Services Plan (BHSP) to bring specialist healthcare services out of District General Hospitals and to the communities that use them. The centre will re-house PCT community services, a GP surgery and a pharmacy and provide a local base for outpatients, minor injuries and diagnostic services.



The Yate Health and Children’s Centre in Yate town centre – Shortly before completion

However this centre is more than an NHS project, it will also house a team from South Gloucestershire children’s services helping them to meet the requirements that arose from the Laming report into the physical abuse of children and the death of Victoria Climbié.

The Centre is being built in the heart of Yate, a small town north east of Bristol serving the locality population of around 65,000. It will be a truly accessible facility sited in Yate’s pedestrianised town centre surrounded by over 100 shops, next to the refurbished Library and Leisure Centre and well served by bus routes and by car parks.

The resulting project has multiple customer-stakeholders: an Acute NHS Trust, South Gloucestershire Council, a GP surgery and the Primary Care Trust. ProCure 21 was chosen as the method of procurement to re-assure all parties that the agreed cost would not be exceeded, an open book and collaborative approach would be taken and that the procurement process was approved by the Office of Government Commerce.

The ProCure21 framework was devised to support NHS projects. However, its partnership ethos ideally suits such a scheme. To quote the P21 guide (DH 2005)

“The overriding principle guiding the Parties in the operation of this agreement is their agreement to work together with each other and with any others engaged in relation to the Project in a co-operative and collaborative manner in good faith and in the spirit of mutual trust and respect.”

New services at the centre:

- ★ Outpatient department,
- ★ Diagnostic tests such as X-ray,
- ★ A minor injuries service

Existing services moving to the centre:

- ★ Local Authority Surestart children’s centre and services Young people and their families
- ★ A commercial pharmacy
- ★ Yate Health Centre,
- ★ A GP practice
- ★ Yate physiotherapy clinic.



The objectives of Yate health and children's centre

The Yate Health and Integrated Children's Centre project has two major objectives: it is a key element in the NHS's Bristol Health Services Plan (BHSP) and it will enhance children's and young people's services in South Gloucestershire.

The BHSP will improve the healthcare of people across North Somerset, South Gloucestershire and the City of Bristol. Its goals are to concentrate highly specialist services in centres of excellence and make more common specialist care available closer to where patients live and better integrated with their family doctor services. The Yate Health and Integrated Children's Centre project is one of a network of community facilities being constructed to support this plan.

The Yate West Gate Centre will also allow the Local Authority and NHS to address the requirements of Every Child Matters (ECM). ECM was launched in response to the death of Victoria Climbié and one of its key requirements is closer working between the agencies responsible for the care of children and young people. The Yate West Gate Centre will provide accommodation for family doctors, local authority children's services and paediatric health teams, facilitating closer working between the different teams of staff providing information, advice and support to children, young people and their families.

How ProCure 21 was used to meet these objectives

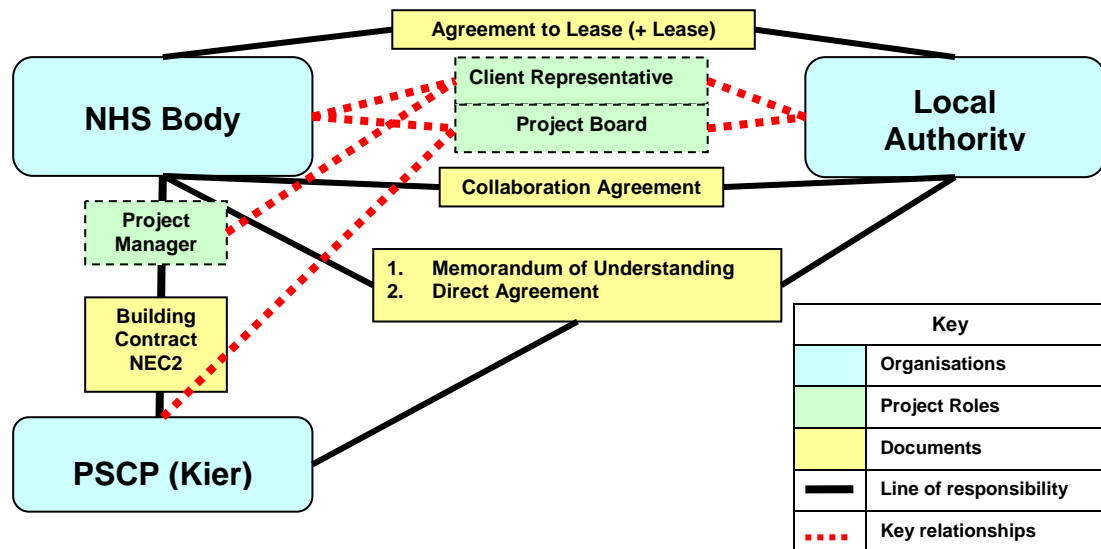
The services planned are provided from and by different organisations: an Acute NHS Trust, the South Gloucestershire Local Authority, a GP surgery and the Primary Care Trust. These organisations have come together to create a joint facility that serves patients and the public better and makes the best use of available funding.

For this scheme there is a single direct contract agreement between Kier as the PSCP and South Gloucestershire PCT, but also a unique buy-to-lease agreement between the PCT and South Gloucestershire Council as joint operators of service. This is supported by a memorandum of understanding and a direct multi-party agreement to the contract which together create a new approach to the administration of the P21 contract template.

The agreement structure allows the council to inject capital funding into the scheme, later credited through a reduced 99 year lease charge. The PSCP was able to invoice to the two contracting authorities as one organisation.

Careful consideration of the new contracting mechanism also enabled the Council to apply for additional VAT recovery for its elements of the project that would otherwise potentially not have been realised.

Structure of Agreements: Yate Health and Children’s Centre



West Walk GP Practice, North Bristol NHS Trust and Boots Pharmacy will complement NHS South Gloucestershire services in the centre. These facilities are the subject of leases between the PCT as landlord and the other service providers as tenants. The NHS will share the facility with South Gloucestershire Council’s Children and Young People’s Services. The Council has secured capital funding from Surestart, supplemented by its own capital contribution.

Further detail about the contractual arrangements

For more detail on the contractual mechanisms please see the Department of Health ProCure21 detailed Case Study “**Yate Health and Children’s Centre, Collaboration between the NHS and Local Authorities**” (DH 2009)

For further information on this scheme please contact

For South Gloucestershire NHS Primary Care Trust

Ian Longden: Project Manager,
Telephone & email: 0117 330 2463 Ian.Longden@SGlos-PCT.nhs.uk

For South Gloucestershire Council

Rebecca Toms: Property Services Manager,
Telephone & email: 01454 865072 Rebecca.toms@southglos.gov.uk

For Kier

Gary Barnes: Director,
Telephone & email: 01767 640111 Gary.Barnes@Kier.co.uk