

Local Improvement Finance Trust (LIFT) Update

Governing Body meeting

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4 April 2013

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Sponsor	Ian Atkinson, Accountable Officer
Key messages	
This paper is intended to update CCG on the current position regarding the four Sheffield LIFT schemes.	
Assurance Framework (AF)	
<p>Risk Reference Number: 98</p> <p>BAF 2.2 Reducing Health Inequalities and improving health by improving facilities and access to a wider range of services in disadvantaged communities</p> <p>BAF 2.4 Healthcare Closer to Home: through provision of community facilities that enable more locally accessible service provisions</p> <p>This is an existing control - 23</p>	
Equality/Diversity Impact	
<p>Has an equality impact assessment been undertaken? YES/NO Yes</p> <p>The developments are intended to have a positive effect on equality and diversity, as covered in the Business Case i.e. disability</p>	
Recommendations	
The Governing body is asked to note the current position in relation to the LIFT developments in Sheffield and the potential financial risk, should tenants not be identified for the unoccupied clinical rooms.	

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1. Introduction

This paper is intended to update the Governing Body on the current position regarding the four Sheffield LIFT schemes.

2. Current Position

The four LIFT schemes are now operational, with Foxhill Medical Centre handed over on 24 January 2013 and brought into use on 11 February 2013.

Norfolk Park and The Flowers (Bluebell) have held local community open days and Foxhill's event is scheduled for Thursday 28 March 2013. Darnall Primary Health Care Centre is currently planning a community event to be held in the summer.

All four schemes have been required to discharge Public Art planning conditions and the PCT has commissioned two artists to work with the Practices, local communities and schools to deliver the art work, culminating in vinyl artworks on glass in Norfolk Park and The Flowers, the British Sign Language depicted in steel at Darnall and a canvas depicting the history of the area at Foxhill. The students involved in the design were subsequently invited to the respective Practices to witness installation of the artworks.

3. Commissioning Services in LIFT Buildings

Following the four new LIFT schemes being brought into use, it is important that CCG maximise the potential of the facilities, (in particular the clinical rooms), in all seven LIFT buildings, for providing care within a community setting in line with the CCG's strategic vision set out in the original LIFT Business Cases.

Under the terms of the lease arrangements, CCG will be responsible for the cost of the rooms (void space) until potential service providers have been identified. An initial report has been submitted to CET identifying the risks of room hire costs.

4. Disposal of Existing Premises

The disposal of Darnall Community Health and Norfolk Park Health Centres was completed on 28 November 2012 and 25 March 2013 respectively.

As part of the agreement to dispose of the Norfolk Park Health Centre to the Local Authority, a triangular piece of land has been made available by the council for additional car parking (up to a maximum of 12 car parking spaces). The land will be transferred into the ownership of Community 1st Sheffield for a 125 year period as per the lease for the Norfolk Park LIFT Development. Capital will be required to convert the land into car

parking to enhance the minimal number of spaces currently available, which will be undertaken by NHS Property Services in the new financial year.

5. Under Lease Negotiations - Foundation Trusts (FTs)

Under leases are being discussed and agreed with FT tenants in all LIFT buildings. Due to the complexity of the leases and, the approval processes required by the FTs Boards, the under leases will not be in an agreed format before the end of March 2013. Therefore the under leases will be agreed, signed and sealed by the PCT's successor body, Community Health Partnerships and the respective FTs.

6. Recommendations

The Governing Body is asked to note the current position and the potential financial risk of void space, outlined in Sections 3.

Paper prepared by Elaine Needham, LIFT and Capital Planning Manager

On behalf of Ian Atkinson, Accountable Officer

25 March 2013