

# Out of Hospital Estates Coulsdon Health Centre

March 2024

# Overview and current position

Croydon's NHS remains committed to further improving primary and community care facilities across the borough to ensure local residents can receive the care they need, in the right place, at the right time.

A business case has been developed as part of a phased approach to improving access to these services. This includes the development of the former CALAT site on Malcolm Road/Woodcote Grove Road in Coulsdon, to create a local health centre, which includes 8 consulting and treatment rooms.

Work to continue the development of this dedicated health centre in Coulsdon has continued in recent months, with support to progress secured from SWL ICB and an agreement with Croydon Council to purchase the site reached in principle in February 2024. A procurement process to identify and assess a GP provider partner has also been commenced.

This investment in health services in Coulsdon forms part of our overall plans to join up health and care in the borough and we are committed to working with and for local residents to ensure services meet their needs.

There are still a number of challenges that we must overcome in order to deliver this programme, but we are continuing to make progress and committed to working with partners to ensure this project can be completed.

# Developing services that respond to local need

The delivery of a new health centre in Coulsdon seeks to tackle a number of existing and emerging issues affecting local residents:

### Health challenges

- 4.7% of the locality is classified as having “Health Challenges” on the ACORN wellbeing scale (a scale segmenting the UK population by analysing demographics, social, health & wellbeing characteristic) giving the borough the worst of the four ratings. Old Coulsdon is among the 20% most deprived wards in the country.
- The locality has the highest proportion of older people in Croydon, with 4.6% of those aged 65+ diagnosed with Dementia. High proportion of care homes in the area.
- Hypertension (high blood pressure) affects 13.7% of the population, although smoking and Diabetes rates are the lowest of the six localities
- Depression has been diagnosed in 9.8% of the population

### Demographic change

- GLA data suggests an increase in the SW locality population of 9.4% between 2021-2031. Within this growth, the total number of older people (aged 65+) is forecast to increase by 27.7%.
- Housing expansion in SW locality of more than 11k units, which will result in additional population growth of around 23k people, which represents a 31.0% increase over the current population.

### Access to services

- Since 2018, two GP practices have closed down – 5,000 patients affected had to find an alternative GP, among the already-stretched local practices
- There is a shortage of local provision, list sizes per GP are high, access is challenging. As a result, 31% of the patients are registered with a GP outside Coulsdon.
- Projected space shortfall will reach 3,214m<sup>2</sup> by 2039 (111.7%).

### Estates - Key issues

- Sites lack the capacity for their patients and new ARRS (Additional Roles Reimbursement Scheme) and PCN (Primary Care Network) staff, which are funded to improve access to primary care
- IT presents barriers to integrated work and without funding changes is expected to present greater cost to the practices
- Works which are needed do not fit criteria of improvement grants



Ageing demographic



Housing developments



Specific health and care needs

# Scheme Proposal

### Description

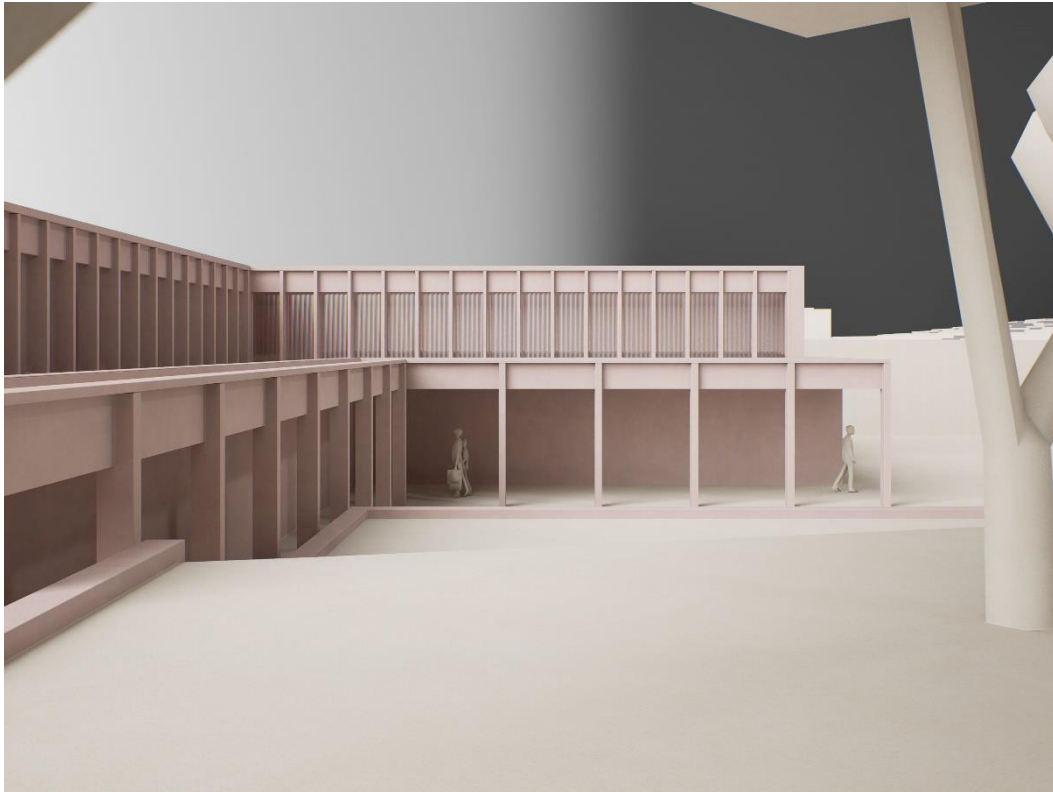
- Primary Care Capacity on Malcolm road site, with potential for integration with wider health and care team and voluntary sector.
- Initially a 460m<sup>2</sup> new build, with six consulting rooms and two treatment rooms.
- 'Future-proofed' design to allow for possible future expansion, to support further integration between primary and community care.
- Delivery in partnership with GPs who take ownership of the facility.

### Key Benefits

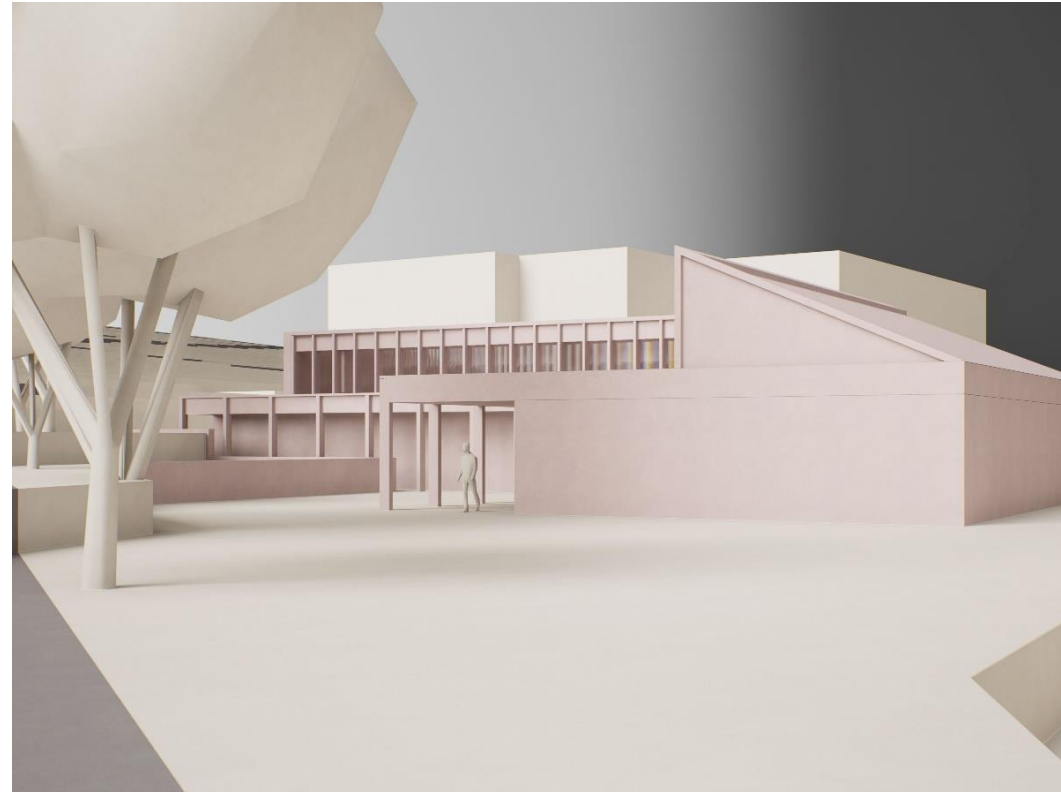
- Developing primary care premises that will enable integrated models of care.
- Care closer to home, in the community.
- Expanding the Primary Care Network model to include the development of Integrated Neighbourhood Teams (INT).



# Coulsdon Health Centre proposed site



North East View



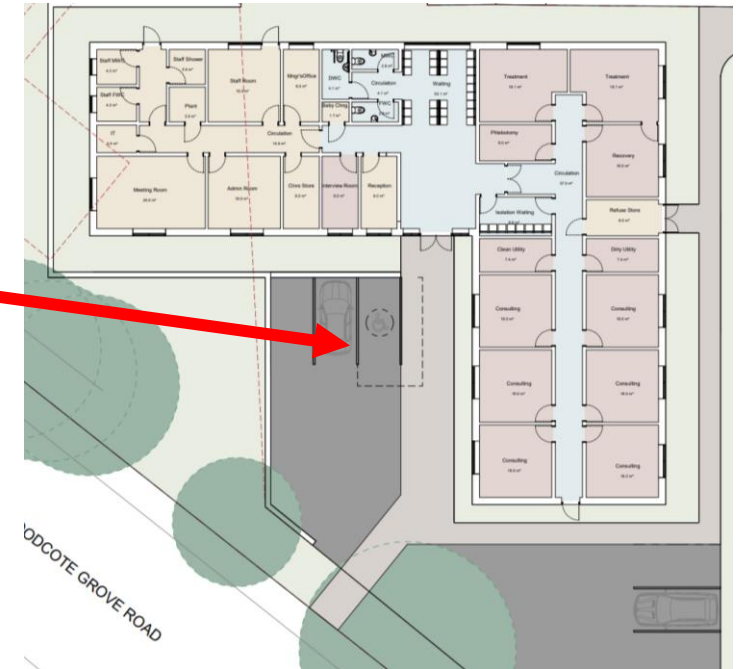
South West View

Artists impression of the site, subject to planning permission.

# Accessibility and parking

We recognise that accessibility remains a concern. Taking on your feedback, we have included a drop off area for patients with additional accessibility needs and ambulance access.

A small number of parking spaces are available within the site footprint and we are in ongoing discussions with neighbouring sites to increase the availability of parking on the DaVita Coulsdon Dialysis Unit.



The location remains well served by public transport.

# Next steps

- In order to secure approval from NHS England to proceed to build, the Trust will need to present a business case with a design developed to Royal Institute of British Architects (RIBA) stage 4 of full architectural and technical design.
- We are currently at RIBA stage 2 (concept design) This means:
  - We have a clear concept that fulfils our requirements
  - More work is needed to refine the architectural, structural and engineering details of the final build
- We are now able to progress as we have agreed the purchase of the land which was crucial to go to the next stage
- A stage 4 business case will take around 8-12 weeks and is already in progress
- The planning application will run in parallel to the business case to prevent any delay to the programme
- We are currently undertaking a selection process with local GP practices to identify a provider.
- Four Croydon practices have expressed an interest – we aim to have selected a provider by the end of April.



# Timings

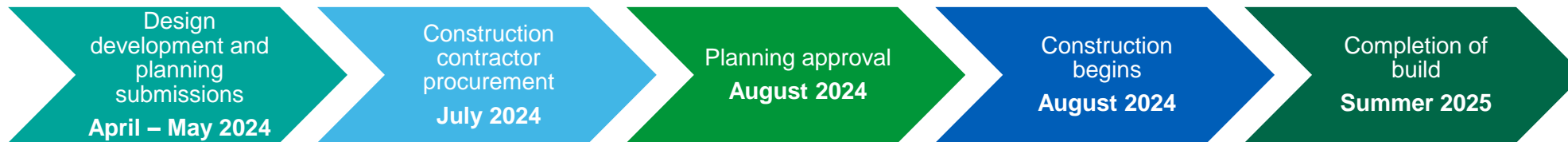
## Approval process



## Key milestones

- Planning application submitted:** June 2024
- Planning approval expected:** August 2024
- NHSE final business case submission:** July 2024
- NHSE final business case approval:** July 2024
- Construction begins:** August 2024
- Building opening:** July 2025

## Construction



## Delivery of primary care services

